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MEMORANDUM

Date: March 19, 2021
Revised March 30, 2021

To: City of San Luis
Department of Development Services

From: Douglas J. Nicholls, PE, RLS

Re: Rezoning Application for the North Half of Parcel 227-15-003;
North Half of the SW 1/4 of the NE 1/4 of Section 15, T11S, R24W
Avenue E-1/2 & County 24-1/2 Street, San Luis, AZ.

The owner is proposing to develop the north half of the lot APN 227-15-003 into R-1-6 residential subdivision. This request represents the north 20-acres of the 40-acre lot. This matches the recent subdivision development on the land adjacent to the north of this parcel. The owner has also engaged Core to prepare a lot split map of the overall parcel to isolate the north 20-acres. This will be submitted to the City of San Luis soon for review and approval.

The current status of the parcel is a native desert, undeveloped parcel with LI zoning. The request to change zoning to R-1-6 is in conformance with the 2020 City of San Luis General Plan designation of "Medium Density Residential". Attached is an exhibit of the proposed rezoning.