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TO WHOM IT MAY CONCERN,

Good day to you! On behalf of Jesus and Herman Ludwig, we are pleased to submit this written project description for the land located at Maricopa County Parcel number 137-05-034B, an unaddressed site located roughly on the northwest corner of University Drive and Stapely Drive in Mesa, Arizona. We are seeking a rezoning from RM-4 to RS-6 and will be applying for a lot split to divide the property into two lots at the same time.

We are attaching a site plan along with the intended lot split document survey for this application.

Upon successfully altering this property, the owner will be building two single family homes for two brothers. The proposed houses will be designed in accordance with the zoning requirements of RS-6 with no variances requested.

We have reviewed the Mesa 2040 General Plan and find the following three bullet points pertinent to this project:

1. The project is an appropriate infill project on an existing unbuilt lot adjacent to RS-6 zoning to the north and RM-4 on the remaining sides.
2. The new homes will utilize enhanced energy use as stipulated by the adopted International Building and Energy Conservation Codes. Vegetation that transitions from the desert sensitive landscape used currently at the commercial uses along University Drive to the residential neighborhood will minimize lawns and other water intensive uses to areas directly adjacent to livable space.
3. Development of this property as a residential property will assist in enhancing and maintaining property values in the adjacent Shepard Acres subdivision and the commercial properties as a consequence of development from an unused property.

The development of the property will therefore be consistent with the and conform with the Mesa 2040 General Plan. We look forward to working with staff to meet their goals for the property and bringing a great addition to the neighborhood. We look forward to hearing from you!

Sincerely yours,

Andrea Forman  
Principal

