

To whom it may concern,

We (Venture Homes) recently purchased Lots 1-3, Block 10, Country Oaks Estates Addition. These properties have the following parcel #s:

1170-1000-0100

1170-1000-0200

1170-1000-0300

Our intent is to take the three lots with a total frontage of 243.49 feet and divide them into four lots in order to allow us to build four single-family detached homes. This project is similar to many irregular plats that we have done previously including those that we completed in 2025 on Marilyn Way & Wahl Street (Lots 2-3, 18-19, Block 11, Koch's Meadow Hills 4th Addition).

There are currently three water and sewer stubs present, so we would need to go into the street to add a water and sewer stub for our proposed Lot 3. There is also a 10' utility easement on the south side of these lots, but our proposed replat would have no impact on that easement.

These lots are zoned R2 and all of our proposed lots would meet the minimum lot width and minimum lot area zoning standards required within the R2 district.

Please review this information and let me know if you have any questions. If not, we will submit this application. Thank you for your time and consideration!

Respectfully,

Aaron Grinsteinner

*Vice President*

*Venture Homes LLC*