

POLLARD & WHITED SURVEYING, INC.

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December 01, 2021

City Of Norman Planning Commission
and City of Norman Staff Members
201 W. Gray
Norman, OK 73070

Re: Variance Request for proposed Certificate of Survey (COS) Subdivision
to be known as "**Denver Estates**"
in the SE1/4 of Sec.35, T9N, R1W, I.M.
Norman, Cleveland County, Oklahoma

To all interested parties,

An application has been submitted to the City of Norman Staff for "**Denver Estates**". The proposed subdivision is located in the SE1/4 of Sec.35, T9N, RW. The location can be generally described as: Located on the East side of 108th Avenue SE approximately 3 tenths of a mile (1650') North of Lindsey Street in Norman.

This letter is a request for variance of the proposed COS Subdivision to be known as "**Denver Estates**" to the City of Norman, Cleveland County, Oklahoma. The applicant is asking the City of Norman to allow them to vary from the full 10-acre rule and to construct a private road of a minimum of Twelve (12) foot width.

The Survey of "**Denver Estates**" is based upon the on the Bureau of Land Management (BLM) Government Survey for Lake Thunderbird, approved October 22, 1968, which shows East line of SE1/4 of Section 35 (2633' measured vs 2640' standard). The property owned is currently described as an aliquot (40) acre tract being the S1/2-N1/2-SE1/4. The BLM survey dictates the size of the subject property and due to shortage of distance along the east line, the aliquot portions are short by nature. Because of this shortage, the applicant's property is only 39.98 acres instead of the standard 40 acres. "**Denver Estates**" will consist of Four (4) aliquot tracts containing 9.988 to 10.005 acres each. The Applicants would therefore request a variance for the minimum area to be allowed in their case.

"**Denver Estates**" will consist of only Four (4) residential tracts. Each tract will be accessed by a private road easement to be known as "Ellsworth Drive". Ellsworth Drive will originate on 108th Avenue SE and extend East to access each of the tracts. Only Four (4) tracts will be served by this private drive and the Applicants would request a variance be granted to allow this private drive to only be Twelve (12) feet wide.

If you have any questions or concerns about this request, please call me at my office (405)366-0001, mobile (405)443-8100, or you can email me at tim@pwsurveying.com.



Respectfully,

A handwritten signature in cursive script that reads "Timothy G. Pollard".

1474 Timothy G. Pollard, PLS