

Project Summary

419 S Pine Subdivision

Existing Parcels:

Parcel 1 – 03-32-123-001 – Current lot size 74 x 166 – proposed size 90 x 131

Parcel 2 – 03-32-123-011 – Current lot size 57 x 166 – proposed size 76 x 131

Parcel 1 does not currently meet the required minimum width of R3 zoning. I propose to subdivide the two existing parcels to (2) new parcels facing Pine Ave.

I intend to build (2) new single-family homes on the new parcels. I intend to apply for new construction permits upon subdivision approval with construction starting upon receipt of permits. Once receiving permits, the construction time frame would be approximately 6-8 months. The size of the houses to be constructed will be approximately 3,300 sq ft. The anticipated list prices of the homes will be approximately \$1,000,000. The homes will have high efficiency mechanicals, insulation and windows.