



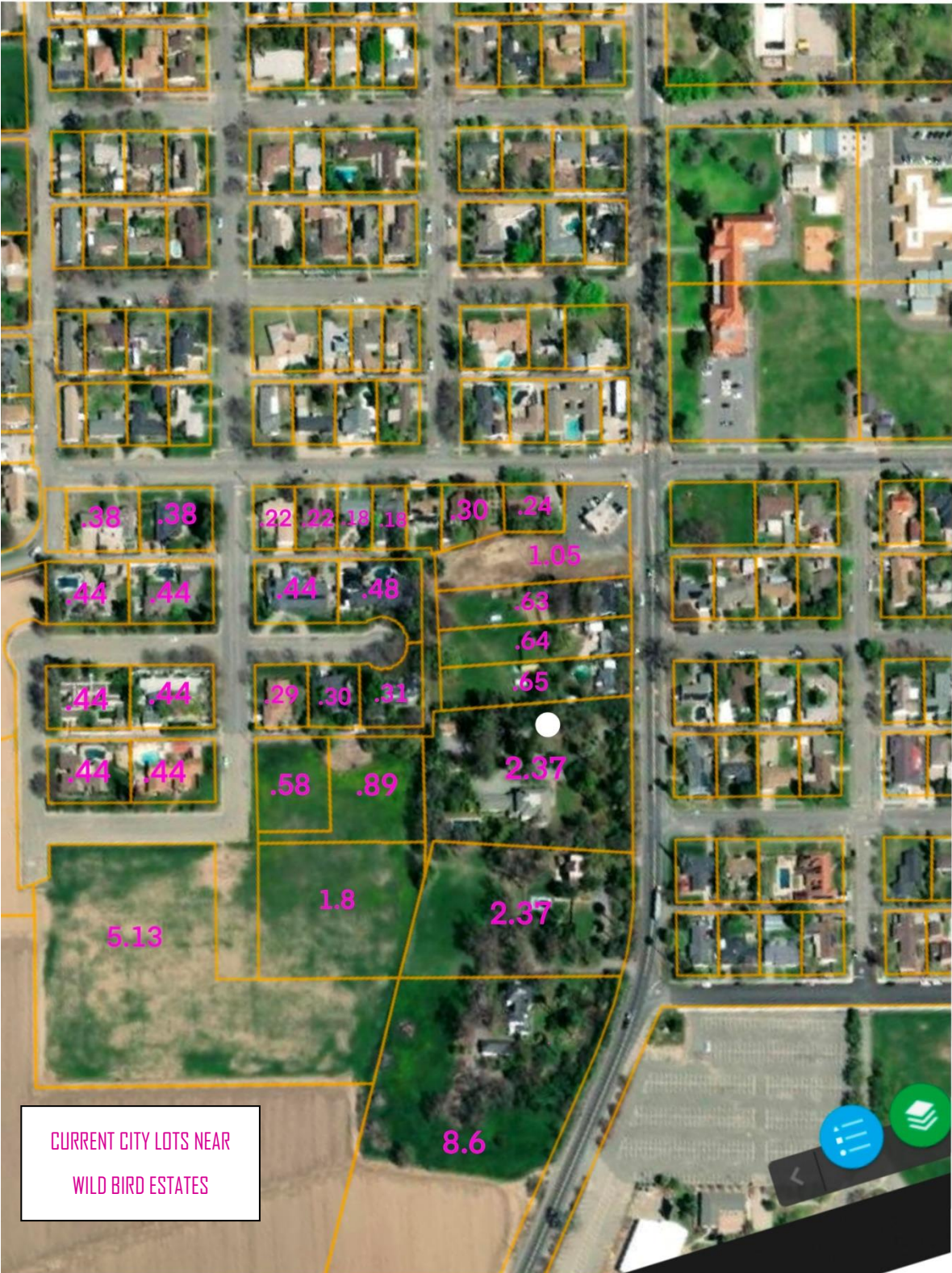
Builder:
A.B.S. BUILDERS, INC.
1023 Main Street
Colusa, CA 95932
530-458-2299



PROPOSED SUBDIVISION LOTS

Outlined in Blue





Hello,

Thank you for allowing us time to discuss a future improvement project for the city of Colusa. We have purchased the property at the end of 12th Street and are excited to begin developing the area. We wanted to bring our ideas to the Council for input before moving into the surveying and engineering phase of the project. As you can see by the drawing it is consistent with the current neighborhood configuration. We plan to build custom homes in the area, including one for ourselves.

Some important points for the subdivision are noted below.

PROPOSED SUBDIVISION FOR WILD BIRD ESTATES:

- 19 lot subdivision.
- Residential custom homes.
- Consistent with the current neighborhood configuration.
- Home prices in the \$700,000 range.
- Park area/tot lot designation.
- Infrastructure completion.

One thing of note is the current zoning for the area is .50 acre lots. The proposed configuration has lots ranging in size from approximately .30 acres to .44 (final sizes will be determined by surveying). This size is consistent with lots in the neighborhood and would lend the project to be more feasible given the infrastructure requirements.