

Jacob Qualls

From: Zion Homes <zionhomesid@gmail.com>
Sent: Friday, August 1, 2025 4:17 PM
To: Jacob Qualls
Subject: Subject: Proposed Duplex Builds in Pheasant Run Subdivision
Attachments: 6123 02 site Model (1).pdf; 6123 05 elev Model (1).pdf; 6106 05 elev 6-12 Model (1).pdf; PHEASANT R N PLOT MAP.pdf

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Hi Mac,

I hope you're doing well.

We'd like to move forward with building four duplexes in the Pheasant Run Subdivision. I've attached the plot map for reference. Our proposed duplex locations are:

- ~~Lot 1, Block 3~~
- **Lot 11, Block 3**
- **Lot 12, Block 3**
- ~~Lot 22, Block 3~~

All four lots share identical dimensions: **67 feet wide by 115 feet deep**, with the same curve data.

Also attached is the floor plan for the duplexes. Each unit is approximately **1,200 square feet** and includes a **two-car garage**. The design is very neighborhood-friendly — it creates the appearance of a single-family home, with garages entering from different streets to ensure natural curb appeal and flow.

Please let me know if you have any questions. We're hoping to get this approved and moving forward as soon as possible.

Thank you,
Mick Eells
Zion Home Builders
 208-608-9027

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