

LETTER OF PROPOSAL for Urban Lot Split Parcel Map

Date: November 2, 2023

Orange County-Public Works

601 North Ross Street, Santa Anna, CA 92701

To whom it may concern,

The applicant John Sheng and the property owner Alice Chen are requesting approval of plans to subdivide a 1.72- acre of land into 5 lots for the future construction of four new single-family units with one existing residence. The subject property is, zoned 100E4, located at the terminus of Lemona Lane (12,612 Lemona Lane, Tustin). APN is 103-512-41.

In order to develop the subdivision, a private street shall be built to County's standards and dedicated on the final map. A 40-foot radius turnaround shall be provided for the fire protection equipment use.

All lots will be over 10,000 square feet in size and more than 100 feet in width. The setbacks and preliminary floor plans for each lot are shown on proposed map. The scale and mass of the proposed project will be consistence with other dwelling units located in the neighborhood.

In the event that you have any questions please contact me at your convenience.

I can be reached at (626) 710-7403 or sheng.architect@gmail.com.

Sincerely,



John Sheng, AIA

AUTHORIZATION for LOT SPLIT PARCEL MAP APPLICATION

Date: October 26, 2023

Orange County, Public Works

601 North Ross Street, Santa Anna, CA 92701

To whom it may concern,

This letter is to authorize the architect **John Sheng** as an applicant to submit the plans and applications to subdivide the property at **12,612 Lemona Lane, Tustin, CA 92705 (APN 103-512-41)**. His contact information as follows: (626) 710-7403, Email: sheng.architect@gmail.com. Address: 1917 La Mesita Dr., Hacienda Heights, CA 91745.

Thank you for your assistance on this matter.

Sincerely,

Property owner signature

Yanan Wang

Date

11/1/23

Alice Chen

Date

11/1/23

