



November 22, 2019

El Paso County, CO Planning & Community Development
2880 International Circle, Suite 110
Colorado Springs, CO 80910

Dear El Paso County Planning:

RE: 9230 Mountain Road, Cascade, CO

This lot is zoned R-T and was legally established prior to the adoption of the Code and does not comply to the current zoning due to lot size which is .96 acres.

We would like this Nonconforming Lot Due to Lot Size to be considered conforming per 5.6.7.(B)(1). We feel this lot should be exempt from the minimum lot size requirements because "Central water is provided and the area of the legal lot is at least 20,000 square feet." The City of Colorado Springs did confirm they would service this lot. There is a hydrant one lot away. Sewer will need to be handled by a septic system.

The exact purpose of this request is to be certain we can market the property for sale where a tiny home could be placed on the lot due to the amended code allowing tiny homes on R-T properties.

You may reach me via email at aprildenio@gmail.com or call me at (719) 313-3813.

Sincerely,

A handwritten signature in blue ink that reads "April L. DeNio".

April L. DeNio
Broker/Owner, IBEX Realty Group