

# Determination of non-conformity request letter

04/16/2018

Regarding: Lot 2 and Lot 3 Block 2 Green Mountain Ranch Estates

Address: 4180 Green Mountain Drive / Schedule number 7133003008

El Paso County assessor's site has not been updated with the current information as Lot 2 and Lot 3 have different owners. Lot 3 is owned by Jim and Jeannie Muth. Lot 2 is owned by Cody Muth. El Paso County assessor lists both of these properties as 2.5 acre parcels which were originally subdivided in 1962. The entire property was purchased on 02/23/2018. The buyers intended to purchase and each party build a home on their 2.5 acre parcel. The purchasers relied heavily on the information from El Paso County Assessor's office showing each parcel is 2.5 acres. After purchase we were notified by addressing that the parcels were a bit under 2.5 acres – 2.47 acres and 2.49 acres. The owners of these properties need to start building their homes as soon as possible so this has created a hardship situation for the owners as they are carrying loans on multiple properties. The properties do not have a central water or sewer provider so both properties will be well and septic. Soils and percolation tests have been performed and both properties are suitable for well and septic. All county set-back requirements can easily be met due to the size of the parcel. Please let us know if you need any additional information. Thank you for your assistance!!

Thank You!

Jim Muth and Jeannie Muth and Cody Muth