

El Paso County Planning Department



October 17, 2002

ADM02003

John Cordasco
Certified Appraisals, Inc.
390 Buckeye Drive
Colorado Springs, Colorado 80919

Re: 4455 Heizer Street, Cascade, Colorado

Via: Fax 532-0117

Your request for an administrative determination of a non-conforming lot status for your property located at 4455 Heizer Drive, Cascade, Colorado, identified by Assessor's tax schedule number 83262-01-012 has been approved by the El Paso County Planning Department pursuant to the applicable criteria found within Section 35.2 K. of the Land Development Code.

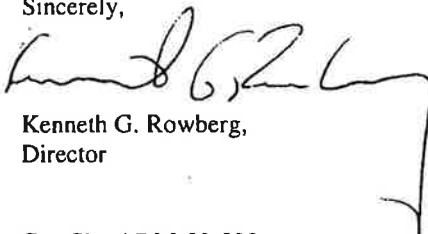
Please note that any party aggrieved by the determination of the Planning Department may appeal the decision to the County Board of Adjustment within thirty (30) days following the determination.

The determination made by the Planning Department does not relieve the property from compliance with regulations or criteria of other agencies, departments, or other provisions of the Land Development Code. Recognition as a nonconforming lot or parcel does not imply that that lot or parcel will be a "buildable lot" or that an Individual Sewage Disposal System permit will be issued.

Additionally, a nonconforming lot or parcel shall be benefited and burdened by the privileges and restrictions of the applicable Zoning District, except as otherwise provided in Section 35.2 K. of the Land Development Code. This will allow, among other things, and subject to compliance with the applicable provisions of the Development Standards of the A-35 (Agricultural) District, the reconstruction of a dwelling if it is destroyed by any means.

Should you have any questions, feel free to contact this office.

Sincerely,



Kenneth G. Rowberg,
Director

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per craig 12/9/19
Dennis

Cc: file ADM-02-003