

07/12/2020

To Whom It May Concern,

My name is Carl Galloway, and my wife Shelly Galloway and I are applying for a Determination of Non-conformity from EDARP in regards to placing a "tiny home" on our 1.08 acre property at 8640 Nampa Rd., Cascade, CO 80809.

We have been owners of this property in Cascade for the last three years and are full time residents. I am fully retired and my wife Shelly is an employee of the Manitou Springs School District. We moved here from Missouri to be near our three adult children and one grandson.

We are requesting to add a tiny home to our property to house guests when they come to visit. With the joy of being nearer our family, comes the struggle of not having enough bedroom space to accommodate everyone when they are all here to visit us at the same time. Having a tiny home in addition to our current house would eliminate problems of having enough space and privacy for all guests.

We will adhere to all tiny house requirements of the El Paso County Land Development Code. We also intend for this tiny home to be very pleasing to the eye, in accordance to the stature of our current home.

If you would like to speak with either of us, please don't hesitate to call or email. Our contact information is as follows:

Address: Carl and Shelly Galloway
8640 Nampa Rd.
Cascade, CO 80809

Email: (Carl's), reverendcarl777@gmail.com
(Shelly's), chefshelly12@gmail.com

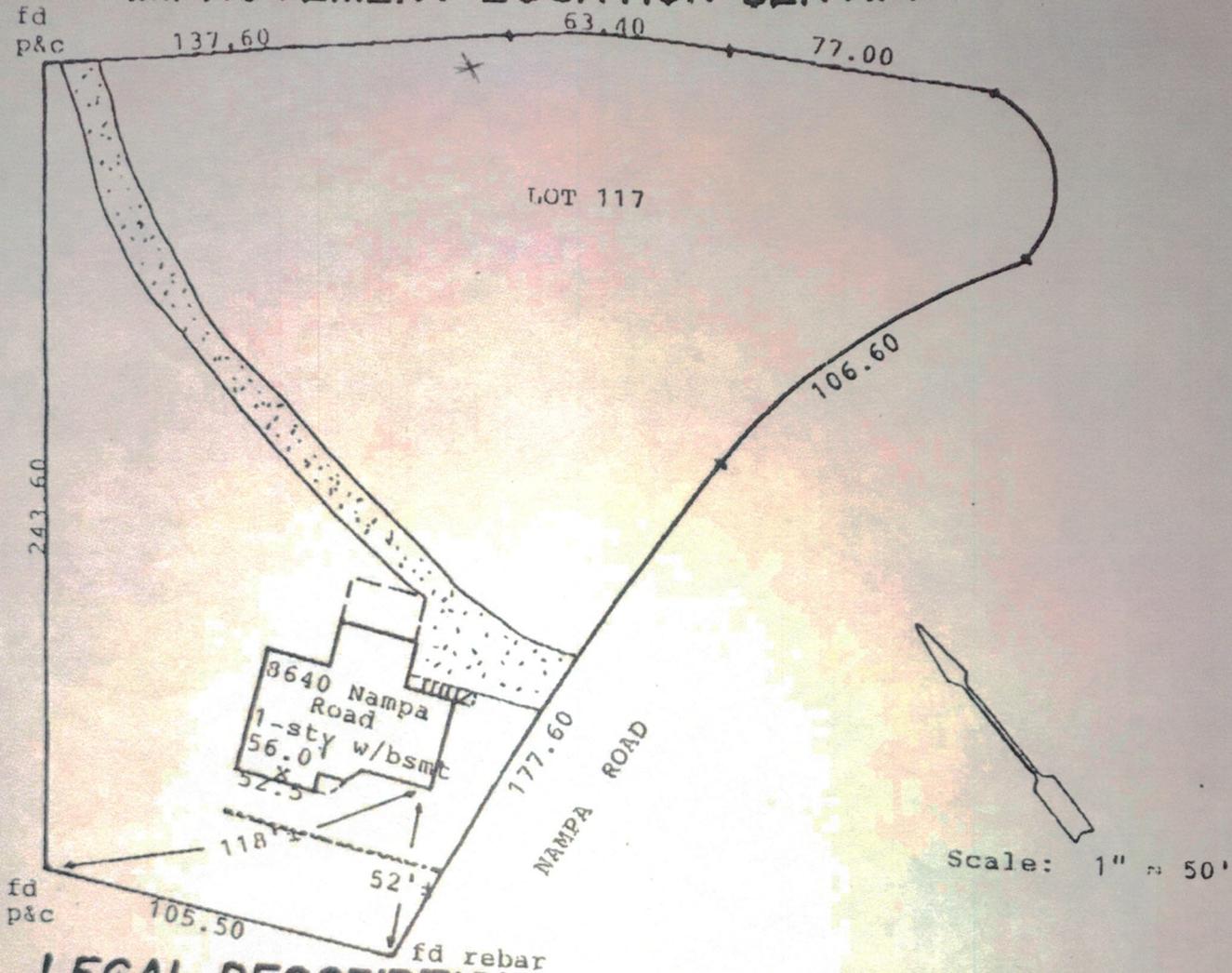
Phone Number: (Carl's) 816-419-7190
(Shelly's) 816-419-6692

Thank you for your consideration in our request of the Determination of Non-conformity for our tiny home. We look forward to hearing from you soon.

Sincerely,

Carl Galloway

IMPROVEMENT LOCATION CERTIFICATE



LEGAL DESCRIPTION

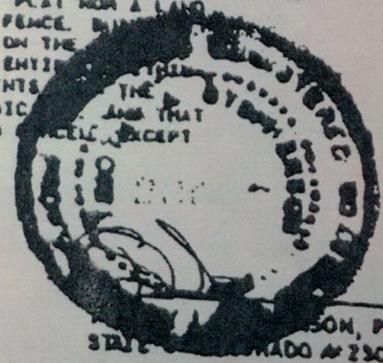
8640 Nampa Road
 Lot 117 in THE UTE PASS SUMMER HOMES CO SUBDIVISION NO. 1,
 El Paso County, Colorado.
 Unified Title #49373

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR THE Vectra Bank MORTGAGE LENDER AND TITLE COMPANY, AND THAT IT IS NOT AN IMPROVEMENT SURVEY PLAT NOR A LAND SURVEY PLAT, AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BOUNDARY OR OTHER FUTURE IMPROVEMENT LINES. I FURTHER CERTIFY THAT THE IMPROVEMENTS ON THE DESCRIBED PARCEL ON THIS 13 DAY OF 2003, EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN, THAT THERE ARE NO ENCROACHMENTS DESCRIBED PREMISES BY IMPROVEMENTS ON ANY ADJOINING PREMISES, EXCEPT AS INDICATED THERE IS NO EVIDENCE OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL, EXCEPT AS NOTED.

FLOOD STATEMENT:
 PROPERTY ABOVE IS NOT IN FLOOD AREA PER FIA FLOOD HAZARD BOUNDARY MAP NO. _____

PREPARED BY
STEPHENSON SURVEYING
 (719) 535-9124



CLIENT: Jones
 DATE: 6/23/03
 JOB NO.: 03-203
 DRAWN BY: