

16150 SPENCER RD PARCEL/SCHEDULE 42230-00-011
LEGAL W2E2SE4SW4 SEC 23-12-64 UNPLATTED ZONE A35

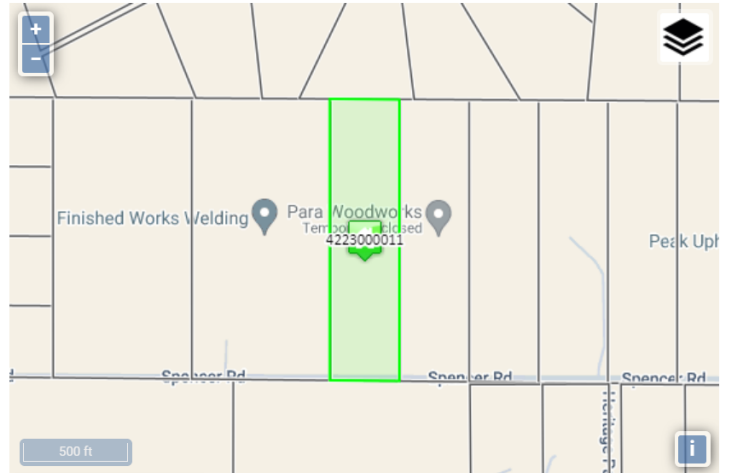
El Paso County COLORADO County Home Assessor Home E-Darp El Paso County ASSESSOR

Results 16150 SPENCER All [Search] [Filter] (0) [Print]

4223000011
16150 SPENCER RD

Total Market Value
\$399,370

No Photo Available



Overview Land Details Buildings Details Sales History Appeals My Community Comper Deeds More

OVERVIEW

Owner:	MARTIN WILLIAM ASA
Mailing Address:	16150 SPENCER RD PEYTON CO, 80831-8307
Location:	16150 SPENCER RD
Tax Status:	Taxable
Zoning:	A35
Plat No:	-
Legal Description:	W2E2SE4SW4 SEC 23-12-64

MARKET & ASSESSMENT DETAILS ?

	Market Value	Assessed Value
Land	\$145,600	\$9,850
Improvement	\$253,770	\$17,170
Total	\$399,370	\$27,020

LAND DETAILS

SEQUENCE NUMBER	LAND USE	ASSESSMENT RATE	AREA	MARKET VALUE
1	SINGLE FAMILY RESIDENTIAL	6.765	10 Acres	\$140,600
2	WELL AND SEPTIC CONVERSION VALUE	6.765	0 Acres	\$5,000

EDARP

Electronic Development Application Review Program



Submit and review Development Applications online for unincorporated El Paso County, CO.

Planning and Community Development

[Main Website >](#)

Phone: (719) 520-6300

Email: plnweb@elpasoco.com

Location:
2880 International Circle, Suite 110
Colorado Springs, CO 80910

Project Details

Project Name KERR NOLAN AND JERRIE
File Number INT04031
File Prefix INT - Interpretation Files
Year 2004
Description LEGAL NON CONFORMING LOT
Parcels 4223000011
Project Address
Status Closed

LEGAL DOCUMENTS-LEGAL DESCRIPTION

Parcel: 4223000011 MB4 Txd Status Neigh Plat Created Master Parcel User:HOOK
 4223000011 MB4 95 0 10/09/2002 42000-00-054 Form:ADITOP1
 Owner: KERR NOLAN R & KERR JERRIE S Proc:ADI_ADITOP

Value Change Date: 03/28/2003

Land :	60690	4850
Imp :	82143	6540
Total :	143033	11390

Property Location(s):
16150 SPENCER RD

Legal:
W2E28E4S4 SEC 23-12-64

Levy: 55.317 mills
EL PASO COUNTY
Zone: A35
PEYTON SCHOOL NO. 23

Query (PF3) Exit (PF4) Value* (Do) Sales (F11) Legal (F14) > :

MISCELLANEOUS DOCUMENTS-OTHER

OCT-28-2004 12:07 PM EL PASO COUNTY ASSESSOR 719 520 6462 P. 01

ADDRESS OF PROPERTY: W2E28E4S4 SEC 23-12-64
 ASSESSOR'S DESCRIPTION: 10.00A
 TAX DIST: 23-
 PARCEL NO: 42000-00-054

INT 04 031

GRANTEE	BOOK	PAGE	DATE	KIND OF INSTRUMENT	REMARKS
SCHWINDY FRED & RATTERREE LEON PEYTON, COLO					
Parker, George E. & Opal E.	2120	185	3/1/86	466235	
Smith, Teney J. & Guniyo	2485	228	4-28-72	881649	WD
Keith, Kaitan W. & Wanda F.	3212	590	8-9-79	585185	WD JT
	3225	118	9-10-79	595218	WD JT
Keith, Wanda F.	3957	780	12-19-84	1194668	W/D
Meyer, Edward J. & Catherine J.	3447	1429	12-10-84	1191261	W/D
Hedberg, Elden J.	6040	532	9-15-92	2198213	W/D

2002-To: 42230-00-011

ADDRESS OF PROPERTY: 5252 SEC 23-12-64
 ASSESSOR'S DESCRIPTION: 160.00A
 TAX DIST: 23-
 PARCEL NO: 42000-00-026

GRANTEE	BOOK	PAGE	DATE	KIND OF INSTRUMENT	REMARKS
SCHWINDY FRED & RATTERREE LEON PEYTON, COLO					
					1965 to WADCO - 049
					050
					051
					052
					053
					054



Land Development Code

Supplement 2

Online content updated on May 25, 2023

LAND DEVELOPMENT CODE County of EL PASO, COLORADO Codified through Resolution No. 22-400, enacted November 15, 2022. (Supp. No. 2)

Chapter 5 - USE AND DIMENSIONAL STANDARDS

5.1. - USE TABLES

Table 5-1. - Principal Uses.

Notes:

"A" = Allowed Use, "S" = Special Use, "T" = Temporary Use

Use Type	Agricultural Zoning Districts			Residential Zoning Districts					
	F-5	A-35	A-5	RR-5	RR-2.5	RR-0.5	RS-20000	RS-6000	RS-5000
Dwelling, Detached Single-Family	A	A	A	A	A				

Table 5-2. - Accessory Uses.

Use Type	Agricultural Zoning Districts			Residential Zoning Districts			
	F-5	A-35	A-5	RR-5	RR-2.5	RR-0.5	RS-20000
Additional Dwelling Unit		A					

El Paso County, Colorado - Land Development Code Chapter 1 - INTRODUCTORY PROVISIONS
1.15. - DEFINITIONS OF SPECIFIC TERMS AND PHRASES

Dwelling, Additional — A dwelling unit, allowed in the A-35 District only, either within or added to an existing single-family detached dwelling or located as a separate accessory structure on the same lot or parcel as the principal single-family dwelling, for use as a complete, independent living facility with provisions within the dwelling unit for cooking, eating, sanitation, and sleeping. The additional dwelling shall be considered an accessory use to the principal dwelling.

Lot — An area of land in which is typically platted for development as part of a subdivision, the plat of which has been legally approved by the BoCC and recorded in the office of the Clerk and Recorder. (see Lot, Legal and Lot of Record)

Lot, Legal — A lot, parcel or tract of land created by a legal conveyance of the lot, parcel or tract prior to July 17, 1972; a lot, parcel or tract shown on a subdivision plat which was approved and recorded prior to July 17, 1972, according to the subdivision regulations in effect at the time of approval; a lot, parcel or tract created by legally prepared survey dated prior to July 17, 1972; a lot, parcel or tract created by approval of the County commissioners in conformance with the subdivision regulations in effect at the time of approval; a lot, parcel or tract created by a contract for deed or signed but unrecorded deed, each dated prior to July 17, 1972; a parcel exempted from subdivision by the BoCC, or any parcel of 35 acres or more, which, when created, did not cause a parcel of less than 35 acres to remain; a parcel created by any court pursuant to the law of eminent domain, operation of law, or by order of any court if the BoCC has been given timely notice and opportunity to join in the action; a parcel modified or reduced in size due to land acquisition by a governmental entity.

Lot, Zoning — A single lot or parcel of land which, at the time of application for a building or use permit, is designated by the owner as a lot or parcel to be used, developed or built on as a unit, under single ownership and control. A zoning lot shall coincide with a lot of record except where an owner merges or combines 1 or more lots or parcels using a merger by contiguity or combination agreement in conformance with Chapters 5 and 7 where the merged or combined lots or parcels shall be considered a zoning lot.

Structure, Accessory — A subordinate detached structure, the use of which is customarily incidental to that of the principal structure or to the principal use of the land, which is located on the same lot or parcel (or on a contiguous lot or parcel in the same ownership upon the recording a combination or use agreement that binds the accessory structure to both lots or parcels in common ownership) with the principal structure or use.

Structure, Principal — A structure or combination of structures of chief importance or function on a lot or parcel. In general, the principal use of the site is carried out in a principal structure. The difference between a principal and accessory structure is determined by comparing the size, placement, similarity of design, use of common building materials, and the orientation of the structures on a site.