

MERGER BY CONTIGUITY OF PROPERTIES
SITUATED WITHIN UNINCORPORATED EL PASO COUNTY

By this document, it is hereby acknowledged that the properties listed below are merged together pursuant to the Nonconforming Lot or Parcel and Merger by Contiguity Sections of the El Paso County Land Development Code.

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The property owner(s) formalizing the merger by contiguity are:

Matthew D. Pickett Anna K. Pickett

Address or location of property to be merged:

15915 Park Ave. Colorado Springs, CO 80921

Current Tax Schedule number(s):

6128402038

Legal Description:

LOTS 9, 10 BLK 3 BLACK FOREST PARK SUB

The properties described above have merged together pursuant to the Nonconforming Lot or Parcel and Merger by Contiguity Sections the El Paso County Land Development Code and are considered as one (1) parcel for purposes of zoning administration as the properties do not contain the required minimum lot area as specified within the RR-5 zoning district which is applicable to this property.

No portion of this merged property shall be sold or conveyed away individually or separately unless said portion and/or remaining portion:

- 1) Is brought into compliance with the zoning on the property, or
- 2) Is otherwise approved by El Paso County in accordance with applicable regulations.

Property Owner(s) signature:




Date: 4-5-2021

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NOTE: Merger does not relieve the property of compliance with regulations or criteria of other agencies or departments or of other applicable sections of the Land Development Code, except as otherwise expressly provided for in the Nonconforming Lot or Parcel and Merger by Contiguity Sectins of the Code.

Merger does not eliminate lot lines or any easements associated with the property.

Merger does not guarantee that the affected parcel will be considered as a "buildable parcel."

SUBMITTED IN CONFORMANCE WITH THE
NONCONFORMING LOT OR PARCEL AND MERGER BY
CONTIGUITY SECTIONS OF THE EL PASO COUNTY LAND
DEVELOPMENT CODE

4/19/2021
Date


Director, Planning and Community Development

Exhibit A: Merger Map

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El Paso County, CO

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