

EL PASO



COUNTY

COMMISSIONERS:
DARRYL GLENN (PRESIDENT)
MARK WALLER (PRESIDENT PRO TEMPORE)

STAN VANDERWERF
LONGINOS GONZALEZ
PEGGY LITTLETON

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

January 22, 2018

Matthew Pickett
15995 Park Avenue
Colorado Springs, CO 80921

Chuck Broerman
01/24/2018 03:17:51 PM
Doc \$0.00 2
Rec \$18.00 Pages

El Paso County, CO



218009341

RE: Administrative Determination regarding lot size pursuant to Section 5.6.7.B.2 of the Land Development Code (2016)

Parcel ID: 61284-02-035

To Whom It May Concern:

The subject parcel located at 15995 Park Avenue can be legally described as Lots 13 & 14 Black Forest Park Subdivision. The Black Forest Park subdivision was recorded on November 18, 1920. Zoning was initiated for this portion of the county in 1955 when the property was zoned A-1. Due to changes in the nomenclature of the El Paso County Land Development Code (2016), the A-1 zoning district was renamed as the RR-5 (Rural Residential) zoning district.

The RR-5 (Residential Rural) zoning district requires a minimum lot size of 5 acres. A request has been made for a merger by contiguity to combine Lots 13 & 14 of the Black Forest Park Subdivision. These parcels will be considered one zoning lot following the recording of the completed merger by contiguity form. Section 5.6.7.B.2, Nonconforming Lots Made Conforming, of the Land Development Code (2016) states:

Where a legal lot does not meet the above requirements to be exempted from the minimum lot size requirements, contiguous legal lots under the same ownership shall be combined through a merger by contiguity process to create a zoning lot and the resulting parcel shall be considered conforming with respect to the minimum lot size requirement where:

- Central water is provided, but not central sewer, and the resulting zoning lot after any required merger is at least 10,000 square feet; or
- No central water or central sewer is provided and the resulting parcel after any required merger is one acre or more in area.

A remainder nonconforming lot or parcel not required to meet the minimum lot size requirement for the subject property to be considered a conforming zoning

2880 INTERNATIONAL CIRCLE, SUITE 110
PHONE: (719) 520-6300



COLORADO SPRINGS, CO 80910-3127
FAX: (719) 520-6695

lot shall be considered conforming provided the owner requests and receives a zoning lot determination from the DSD Director, and files the determination for recording with the Clerk and Recorder within 30 days of the date of the determination.

This letter is to inform you that the Planning and Community Director has determined that the lot size of 1.38 acres for parcel no. 61284-02-035 is considered legal pursuant to Section 5.6.7.B.2, Nonconforming Lots Made Conforming, of the El Paso County Land Development Code (2016).

Should you have any questions, please contact the planner at (719) 520-6313.

Sincerely,

A handwritten signature in black ink, appearing to read "Craig Dossey". The signature is fluid and cursive, with the first name "Craig" being more prominent than the last name "Dossey".

Craig Dossey, Executive Director
El Paso County Planning and Community Development Department