



**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 Section 35.2 K., Nonconforming Lot or Parcel and Merger by Contiguity, of the El Paso County Land Development Code.

12-19-00: PLEASE NOTE: **(PLEASE TYPE)**
THIS MERGER FORM WILL NOT BE PROCESSED UNLESS IT IS TYPED.
The property owner(s) formalizing the merger by contiguity are:

Matthew D. Pickett

Location of merged property: *15995 Park Avenue Colorado Springs, CO 80921*

Current Tax Schedule number(s): *6128402035*

Legal Description: *Lots 13 & 14 BLK 3 Black Forest Park Sub*

The properties described above have merged together pursuant to Section 35.2 K. of 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 El Paso County 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:

X *[Signature]*

Date: *1-10-2018*

Date: _____

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 subsection K.

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 SECTION 35.2 K.
OF THE EL PASO COUNTY LAND DEVELOPMENT CODE

[Signature]
Director, El Paso County Planning Department

1/22/18
Date

Exhibit A: Merger Map

