

Kenneth G. Rowberg  
Planning Director

R. W. F. Carl F. Schueler  
Assistant Director

# El Paso County Planning Department

APR 10 1998

WATER RESOURCES  
STATE ENGINEER  
COLO.



April 7, 1998

*Confirm  
Parcel creation  
Date.*

Arlene Little  
7820 C & S Road  
Fountain, Colorado 80817-2920

RE: Assessor's Schedule 33000-00-128  
Coyote Lane

You have requested information regarding the legality of a 10-acre tract located on Coyote Lane and identified as Assessor's Schedule #33000-00-128.


\*\* { Planning Department records reflect that Doris and Everette Eis entered into a number of contracts to sell 10-acre tracts of land in this area around 1970, not recording the deeds until the land was paid off. The Department has tracked the original conveyance deeds for the parcels surrounding the parcel in question and find that all of them were signed prior to July 17, 1972. You have provided an Affidavit from Karl Parker that he entered into a sales contract to purchase the subject property in 1970.

As a result of this information, this Department considers the property, as described in the attached Affidavit, as legally created pursuant to El Paso County regulations since it was created prior to July 17, 1972.

It should be noted, however, since this parcel was created prior to El Paso County's adoption of Subdivision Regulations, typical subdivision-related issues such as water and wastewater service, soils and geology concerns, drainage and erosion control, and access have not been addressed.

Should you have any questions, please contact Mark Gebhart of my office.

Sincerely,

  
Kenneth G. Rowberg, Director

cc: File: EX-74-009