

Agency Review Comments

Project

Project Name

6035 Coyote Ln ADM

Applicant

Patti Berens

File Number

ADM2179

Project Manager

John Green (johngreen@elpasoco.com)

Status

Active

Created

12/21/2021 7:39:04 AM

Review Comments (1)

Agency	Comment	Date
PCD Project Manager	Deed information appears to only describe master parcel (approximately 240 acres). Please submit additional information specific to this 20 acre property showing it was created prior to 1972.	1/12/2022 8:32:41 AM

6035 Coyote Ln - 240, 1964

↓

Nov 1973 ↘

Pruitt

Warranty Deed

Bk 2634 pg 802

(Clerk + Recorder)

5925 Coyote Lane 1964

↓

100 Everett EIS -

356952

↓

5/21/1975 -

→ Doug P

↓ 10 acres

Book 2752 pg 319

1976 - Assessor

DATE

107 (orig 183 AC owned by
E(S) 356952

3500000
113 20 AC

Now
6035 Coyote lane
3315000014
20 AC

114 163 ACRES

~~1000~~ 9 new
properties
including

3300000128 Parker
5925 Kurla Mary
Coyote

3315000015
3/9/1982

Bk 3540 pg 322
10 AC

~~1000~~ 6000
33058129

5/21/75
2752

pg 319
Now
3315000011
10 AC

115

10 AC

5740
331500000
2/1974
Bk 265
pg 804

REE ~~33000002~~
Split Nov 13(?)
1973

John +
Patric
(Pruett)

Book 2634 pg 802

(card 1)
(another doc)

Nov 14
1973

Pete + Beatrice
Muller

Book 2637 pg 18



Kenneth G. Rowberg
Planning Director

R. W. V. 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

RESIDENTIAL PROPERTY INVENTORY INPUT CARD

(AZ) CARD OF 2 CARDS

1 PARCEL NUMBER (AA) **33000-00-113**

(AA) TYPE NUMBER **113**

(AN) DESIGN **113**

(AO) ROOMS (AO) **4** BEDROOMS (AP) **3** BATHS (AQ) **1**

Col. 20-6

WALL CONSTRUCTION	CODE (1) (2) (3)	CODE (4) (5) (6)	CODE (7) (8) (9)	SQ. FT. AREA
1ST FLOOR	AB (FR) MA	AA (X)	BA	550
ABOVE 1ST	AD (FR) MA	AA	BB	
1/2 STORY/FIN	AD (FR) MA	AJ	BC	

Col. 28-8

UNP. BSMT.	AC	FL PT NO	AK	BD
FIN. BSMT.			AL	BE

Col. 60-9

CARPET	AF	P	F	A	E		BF
--------	----	---	---	---	---	--	----

GARAGE

AH	FR. MA.	AG		BB
	AI	ATT.	DET.	BSMT.

Col. 12-8

(N) PORCHES	AM	(1) (2) (3)	CODE	SQ. FT. AREA
COVERED PORCHES			OA	550
WOOD BALCONIES			OB	
ENCLOSED PORCHES			OC	158
TERRACE			OD	
CONC. STAIRS & STAINWELL			OE	

Col. 43-11

(Z) OTHER IMP.	CODE	COST	AREA	EST. RCN
FIREPLACE	ZA			
YARD IMP.	ZB			
WOOD SHED	ZC			

Col. 12-11 (OPTIONAL)

ZD				
ZE				
ZF				
ZG				

Col. 18-5

QUALITY ADJ.	(AT TIME OF CONSTRUCTION)	
DESIGN (MAX 2%)	CA	21
EXTERIOR (MAX 3%)	CB	21
INTERIOR (MAX 1%)	CC	21
NET VARIANCE	CD	

Col. 27-8

(D) DEPRECIATION		
YEAR BUILT	DA	1962
YEAR REMODELED	DB	
% REMODELED	DC	
ADJ YEAR BUILT	DD	
NORMAL % GOOD	DE	
CONDITION FOR AGE	DF	39
FUNCTIONAL OBS.	DG	
ECONOMIC OBS.	DH	

Col. 89-8

Col. 76-8 (AY) REV. BY **RV**

(AW) DATE **5-16-78**

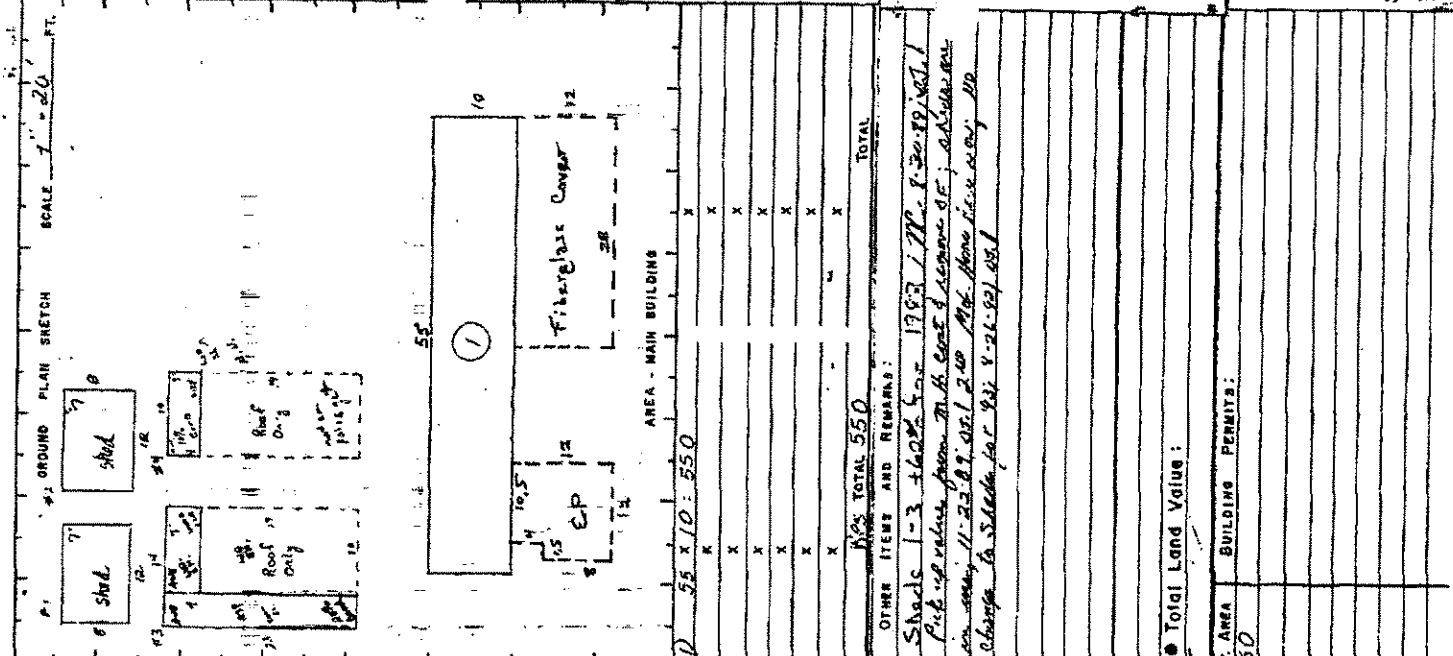
(AX) DATE **8-28-79**

Col. 50-4	APPLIANCES & MECHANICAL			
	(K) APPLIANCES	II	12/13	NO.
COOKING TOP	KA			
WALL OVEN	KB			
DROP-IN RANGE W/OVEN	KC			
HOOD (STANDARD)	KD			
HOOD, CUSTOM STR.	KE			
HOOD, CUSTOM CON.	KF			
ELECTRONIC OVEN	KG			
ELECT. B.P.O.	KH			
DOUBLE OVEN	KI			
CENTRAL VACUUM	KJ			
INTERCOM. AM - FM	KK			
INTERCOM. AM	KL			
INTERCOM. REM. STA.	KM			
	KZ			

Col. 12-4	PLUMBING			
	(L) PLUMBING	II	12/13	NO.
BASE	LA			
3 FIXTURE BATH	LB			
3/4 BATH	LC			
2 FIXTURE BATH	LD			
LAVATORY	LE			
WATER CLOSET	LF			
BATH TUB	LG			
ROMAN TUB	LH			
STALL SHOWER	LI			
ST. SHOWER W/DOOR	LJ			
KITCHEN SINK	LK			
WATER HEATER	LL			
LAUNDRY TRAY	LM			
DISPOSAL	LN			
DISHWASHER	LO			
R.I.S FIXTURE BATH	LP			
SEPARATE STACK	LQ			
SLIDING TUB ENCL.	LR			
WATER SOFTENER	LS			
SAUNA BATH	LT			
BIDET	LU			
	LZ			

Col. 60-7	HEATING & COOLING			
	(M) HEATING & COOLING	II	12/13	NO.
ELECT. AIR CLEANERS	MJ			
HUMIDIFIERS	MK			
EL. WALL HEAT - 160W	ML			
EL. WALL HEAT - 1600W	MM			
ATTIC EXT. FAN (W/TIMER)	MN			
THRU. WALL AIR COND.	MO			
	MZ			

Col. 80-7	BUILDING PERMITS			
	(N) BUILDING PERMITS	II	12/13	NO.
FORCED AIR	NA			
GRANITE	NB			
HOT WTR. OR STEAM	NC			
BASMT. HOT WTR. HEAT	ND			
ELECTRIC	NE			
WALL OR FL. PUSH	NF			
A.C. (IN HEAT DUCT)	NG			
A.C. (W/OVN DUCT)	NH			
EVAPORATIVE COOLERS	NI			



SUPPLEMENTAL RECORD CARD

ADDRESS: _____ PARCEL NUMBER: **33000-00-113**

CITY OR TOWN: _____
 OWNER'S NAME AND ADDRESS: _____

INDEX

LEGAL DESCRIPTION: **W² SEC 15-13-63** SECTION: **15** TOWNSHIP: **13** RANGE: **65** BLOCK: **871** LOT: **20.001C**

MISCELLANEOUS BUILDING RECORD

Building Number	Grade	Foundation	Walls	Roof/Reefing	Floors	Size	Area	Unit Cost	R. C. N.	Condition	Age	% Good	R. C. D.
1	SALED	MU WINDSUK AC	AC	CE	5-WOOD	8X12	7' 96	4.78	459		1981	20%	92 81
2	SALED	MU WINDSUK AC	AC	CE	5-WOOD	8X12	7' 96	4.78	459		1981	20%	92 81
3	SALED	AY POLE	AY	ASPSH	CONCRETE	23X14	7' 322	4.45	423-254-108/168			20%	224 252
4	SALED	MU POLE	AY	WDSK	DIRT	23X10	7' 230	2.98	989-315-2174			10%	47 64
							744						
												ACTUAL VALUE	
												1980	485
												1981	170
												Total	

Building Permit _____

Costs _____

Vests _____

174 # 13000-00-100

93000-00-420

93000-07-186

43000-07-940

+ 93000-00-387

PROPERTY APPRAISAL RECORD

PARCEL NUMBER	CHG	DLT	NEW	TXD	EX	NEIGH	PLAT	MASTER PARCEL
331500004			<input checked="" type="checkbox"/>	KB4		97		3300000113

OWNERSHIP	MO	DAY	YR	RECEPTION NO.	INSTR	DOC FEE
Little, Arlene A.	7	13	95	95070448	WD	10.00

MAILING ADDRESS: 7820 Cand S Rd.
 Fountain, CO 80817

LOT:	BLOCK:
SUBDIVISION:	
LEGAL DESCRIPTION:	
TRACT IN W2 SEC 15-13-63 AS FOLS, COM AT NE COR OF S2NW4 OF SD SEC, TH W PARA TO S SEC LN 880.00 FT, S PARA WITH N-S C/L OF SEC 1433.00 FT FOR POB, TH E 880.00 FT TO E LN OF SD W2 N ALG SD E LN 990.00 FT, W 880.00 FT, TH S 990.00 FT TO POB	

PROPERTY LOCATION: 6035 Coyote Ln.

SEQ	LAND USE	MARKET VALUE	B-YEAR	AC	AREA	NOTES
1	112	49875	01	1	20.00	
2	1141	5000	01	-	-	
3	1141	5000	81	-	-	
4	1141	5000	01	-	-	

SEQ	IMP USE	MARKET VALUE	B-YEAR	BC	FLR AREA	BLT	STOR	DU	CD	BLDG	TOTAL (+ OR -)
1	FI	15,601	2001		550	1966	1.0	1	R	1	20.00 A
2	UB	81	2001		96	1982	1.0	0	C	1	ACREAGE OR SQ FT/LAND
3	UB	81	2001		96	1983	1.0	0	C	2	80,954
4	UB	252	2001		322	1983	1.0	0	C	3	TAXABLE
5	UB	64	2001		230	1984	1.0	0	C	4	
6	MH	0	2001		952	1972	1.0	1	-	0	EXEMPT
7	MH	0	2001		994	1981	1.0	1	-	0	RW
8	MH	0	2001		784	1972	1.0	1	-	0	INITIALS
9	MH	0	2001		576	1971	1.0	1	-	0	3/4/03
10	MH	0	2001		882	1978	1.0	1	-	0	DATE

GIS MAPPING RW LAND Leah GIS SCANNING RW DATA ENTRY _____ 2/99

Attn:
Joanne

SEPTIC SITE REVIEW

DATE 8-18-97

PROPERTY ADDRESS 6035 Coyote Ln

TAX SCHEDULE # 33000-00-113

LEGAL DESCRIPTION Tr in W2 Sec 15...

SUBDIVISION PLAT# BOOK PAGE RECORDED

LOT AREA 20 AC ZONE UNZONED

CHECKLIST/REMARKS

APPROVED BY
PLANNING Jan Rothmeyer 9/24/97 DISAPPROVED BY
Jan Rothmeyer

FLOODPLAIN

ADDRESSING

PLAT NOTES/REMARKS (House on parcel) ok - UNZONED
Created 11-14-73 Possible Illegal Parcel?
CRW-97-009 - Action Complaint filed.
See Planning Dept. (Ok per research) Book 2637
EX-74-009 Page 18

INTENDED SOLELY AS A CHECKLIST TO FOREWARN BUILDER/LANDOWNER OF POTENTIAL DEVELOPMENT PROBLEMS.

PLAT INFORMATION AND GENERAL REMARKS MAY AFFECT DEVELOPMENT AND SHOULD BE NOTED.

PRIOR TO ISSUANCE OF A BUILDING PERMIT FINAL PLOT PLAN APPROVAL IS REQUIRED.

EL PASO COUNTY PLANNING DEPARTMENT
27 E VERMIJO AVE 5TH FLOOR
COLORADO SPRINGS CO 80903
PH # 520-6300

Regional Building Department-Floodplain/Addressing
Ph # 327-2889

JUL 17 1964

Filed for record this 17th day of July 1964 A. D. 1964

356952

BOOK 2024 PAGE 670

Reception No. _____

HARRIET BEALS RECORDER

This Deed, Made this 8th day of March In the year of our Lord

one thousand nine hundred and fifty eight between

John O. Phillips and Dorothy M. Phillips

of the County of El Paso and State of Colorado, of the first part, and

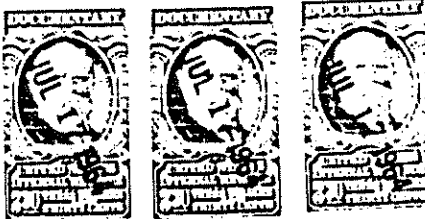
Everette E. Eis and Doris H. Eis

of the County of El Paso and State of Colorado, of the second part;

Witnesseth, That the said parties of the first part, for and in consideration of the sum of *****
One Dollar and other valuable consideration*****DOLLARS,
to the said parties of the first part in hand paid by the said parties of the second part, the receipt whereof is
herby confessed and acknowledged, have granted, bargained, sold and conveyed, and by these presents do
grant, bargain, sell, convey and confirm unto the said parties of the second part, not in tenancy in common but in
joint tenancy, the survivor of them, their assigns and the heirs and assigns of such survivor forever, all the following
described lot or parcel of land, situate, lying and being in the County of El Paso and State
of Colorado, to-wit:

The South half of the Northwest quarter and the Southwest quarter
of Section 15 in Township 13 South, Range 63 West of the 6th P.M.,

Excepting instruments relating to County Roads.



711

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise apper-
taining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the
estate, right, title, interest, claim and demand whatsoever of the said parties of the first part, either in law or
equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

To Have and to Hold the said premises above bargained and described, with the appurtenances, unto the said
parties of the second part, the survivor of them, their assigns and the heirs and assigns of such survivor forever.
And the said parties of the first part, for them selves their, executors, and administrators, do
covenant, grant, bargain and agree to and with the said parties of the second part, the survivor of them, their assigns
and the heirs and assigns of such survivor, that at the time of the en sealing and delivery of these presents,
well seized of the premises above conveyed, as of good, sure, perfect, absolute and indefeasible estate of inheritance,
in law, in fee simple, and have good right, full power and lawful authority to grant, bargain, sell and convey
the same in manner and form aforesaid, and that the same are free and clear from all former and other grants,
bargains, sales, liens, taxes, assessments and incumbrances of whatever kind or nature soever.

and the above bargained premises in the quiet and peaceable possession of the said parties of the second part, the
survivor of them, their assigns and the heirs and assigns of such survivor, against all and every person or persons
lawfully claiming or to claim the whole or any part thereof, the said parties of the first part shall and will
WARRANT AND FOREVER DEFEND.

In Witness Whereof, The said parties of the first part have hereunto set their hands
and seals the day and year first above written.

Signed, Sealed and Delivered in the Presence of

John O Phillips
Dorothy M Phillips

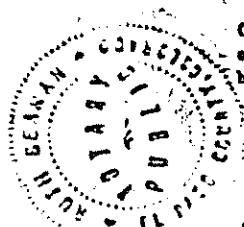
STATE OF COLORADO,

County of El Paso

The foregoing instrument was acknow-
ledged before me this 8th day of March, 1964,
by John O. Phillips and Dorothy M. Phillips

Witness my hand and official seal.

My commission expires JUNE 21, 1960.



Ruth Beaman
Notary Public

Judith Espinoza
RE: Follow up email to our phone conversation earlier today.
Sep 25, 2019 at 11:22:14 AM
Patti Berens

Hi Patti,

The parcel located at 5740 Coyote Ln (TSN 33150-00-007) and parcel located at 6060 Coyote Ln (TSN 33150-00-011) are legal non-conforming, and are geographically the same as they were when created in July 1964. The parcels were re-numbered on to section map 33150 from section map 33000 in 2003. These two 10-acre parcels are zoned in A-35 zoning district.

There is an existing zoning code violation for 3 rentals on parcel located at 5740 Coyote Ln (TSN 33150-00-007). The attached Principle Use and Accessory Use tables identifies uses which may be located on a lot or parcel within each zoning district.

El Paso County ("EPC") Land Development Code ("LDC") Section 5.1.2. states the following.

5.1.2. Types of Uses and Limit on the Number of Uses per Lot or Parcel

The following table provides a list of the types of uses that are permitted in each zoning district. The table also provides the maximum number of uses that are permitted on a lot or parcel. The table also provides the maximum number of uses that are permitted on a lot or parcel. The table also provides the maximum number of uses that are permitted on a lot or parcel. The table also provides the maximum number of uses that are permitted on a lot or parcel.

Please note the following EPC LDC section regarding nonconforming pre-1976 mobile homes.

5.6.6. Lots and Specific Facilities and Uses

Mobile homes pre-1976 shall be permitted in all residential zoning districts. Mobile homes pre-1976 shall be permitted in all residential zoning districts. Mobile homes pre-1976 shall be permitted in all residential zoning districts. Mobile homes pre-1976 shall be permitted in all residential zoning districts.

The EPC LDC is available on line for review at https://library.municode.com/co/el_paso_county/codes/land_development_code.

The original inquiry on these two parcels can be referenced in file number PS19194.

Should you or your client(s) have any additional inquiries regarding these parcels, please contact our front desk at (719) 520-6300 and request to speak with the Planner-Of-The-Day for an Administrative Determination-Zoning Interpretation, Determination of Nonconformity, Zoning Compliance Request. The cost for this service \$262. Additional research can be requested on these parcels at an hourly rate of \$50.

Judy Espinoza
Administrative Technician I

El Paso County
Planning & Community Development
2880 International Circle
Colorado Springs, CO 80910
Business Hours: 7:30am – 4:30pm MST
Phone: (719) 520-6318
Fax: (719) 520-6695

From: Patti Berens [<mailto:merit.pattiberens@gmail.com>]
Sent: Sunday, September 22, 2019 8:32 PM
To: Judith Espinoza
Subject: Re: Follow up email to our phone conversation earlier today.

CAUTION: This email originated from outside the El Paso County technology network. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message.

Hi Judy

The potential Buyer emailed me this evening. Have you been able to find out any information yet?



Patti Berens, Broker Associate, MRP, ABR, GRI
Merit Co, Inc
6710 S. US Hwy 85-87
Fountain, CO 80817
[**merit.pattiberens@gmail.com**](mailto:merit.pattiberens@gmail.com)
719-671-2723 (cell)
719-390-7877 (office)
Web [**Home Solutions by Patti**](#)
Web [**Patti Berens on Realtor.com**](#)

"
Helping you buy or sell your home is my passion.
Doing it right is my mission."

On Mon. Sep 16. 2019 at 3:43 PM Patti Berens
<merit.pattiberens@gmail.com> wrote:

Hello Judith

I'm representing a client on the sale of her properties located on Coyote lane in Peyton. The parcels are zoned A-35, are 10 acres in size, have a permitted well and septic. Each parcel has 2 or 3 mobiles, are currently rented and have been there for years.

I just received a call today from a potential Buyer stating she spoke with someone name Carrie(?) in zoning and was told that the mobiles could not be replaced in the future because the zoning is illegal. Will you please clarify and address this issue? Seller has the properties listed as income property because of the rental potential. I've confirmed with Colorado Division of Water that the mobiles could be replaced and still in compliance with water law because of the well permit on file. I wrote to PPRD and asked if there would be a problem with replacement because of the well/septic. I was told no as long as septic passed inspection.

Will you please clarify this issue for me regarding building permits, zoning and mobile replacements over the next several years? The mobiles are not purged and all 1982 or older. Each mobile has its own electric meter. Interested parties want to know that as replacement is required, that they will be able to replace the mobiles with like kind. (Per Colorado Division of Water new residences can't have more bedrooms than existing mobiles). This request is for replacement only. All potential buyers are told they can't increase the number of mobiles due to water law and told to call Co

DOW with questions.

All mobiles are noted on the county assessors office with VIN numbers as are the real properties.

Sched#: **3315000007**

Sched#: **3315000011**

Another question, if purchased as land, can someone remove the mobiles and build a residential property with the current zoning? The call I received today seemed to indicate that no building permit would be issued because the zoning is illegal.

If I'm sending this to the wrong department will you please point me in the right direction?

Thank you in advance for a response as detailed as possible. I will add it to the file to discuss with Seller and provide to all potential Buyers.

[Redacted]

Patti Berens, Broker Associate, MRP, ABR, GRI

Merit Co, Inc

6710 S. US Hwy 85-87

Fountain, CO 80817

merit.pattiberens@gmail.com

719-671-2723 (cell)

719-390-7877 (office)

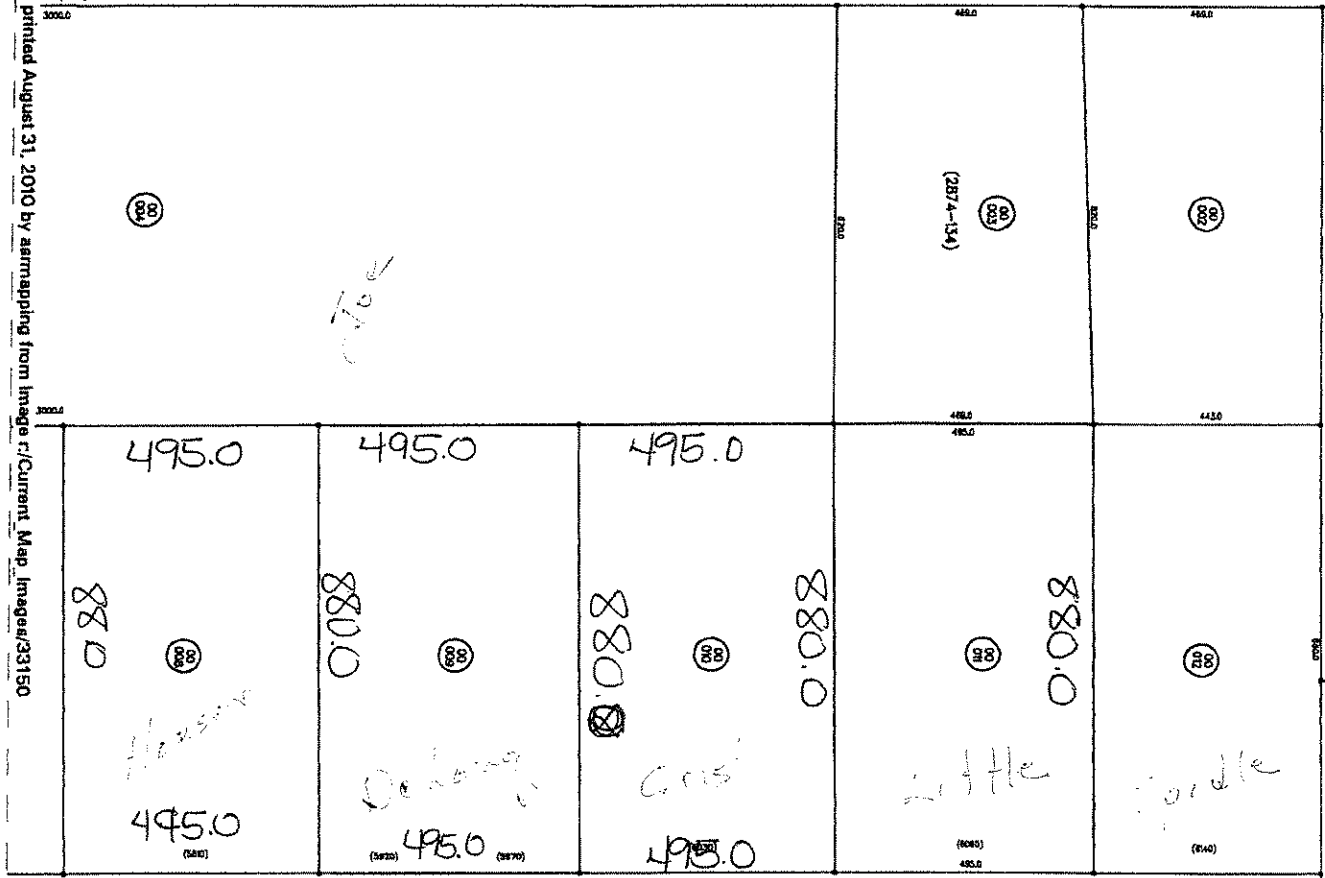
Web [Home Solutions by Patti](#)

Web [Patti Berens on Realtor.com](#)

JOHNSON

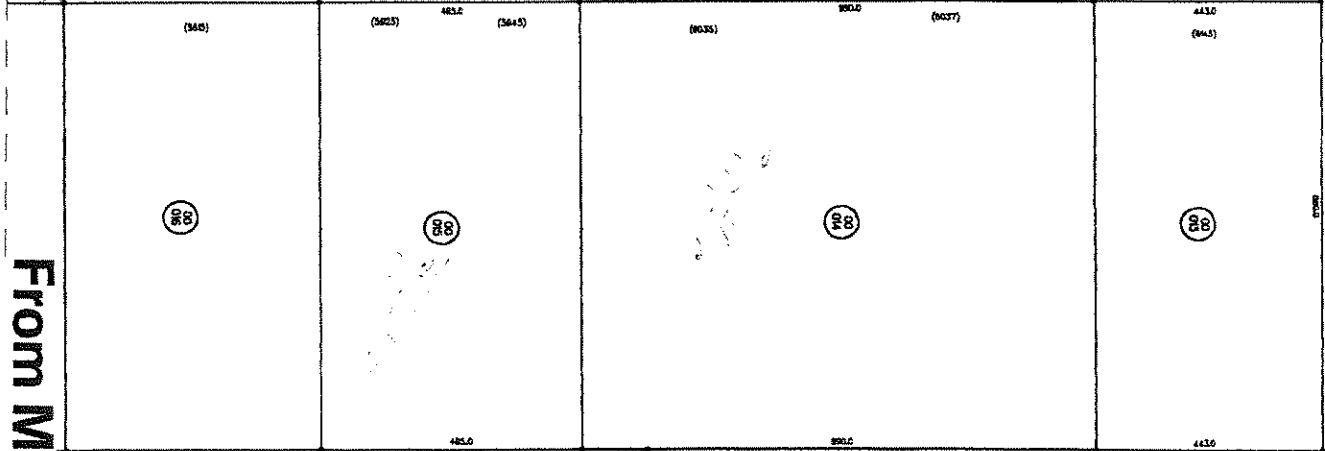
RD.

11 x 8.5 printed August 31, 2010 by aeromapping from Image r:/Current_Map/Images/33150



COYOTE

LN.



From Map 33150

33150
880
88