

EL PASO

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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

April 22, 2019

Kevin Bristow
Remax Properties Inc.
102 South Tejon Street Suite 100
Colorado Springs, CO 80903

Re: ADM-19-008
4065 Crosslen Lane
Colorado Springs, CO 80908

Parcel No.: 62140-00-119

To Whom It May Concern:

You have requested a determination letter regarding whether a home can be built on the property located at 4065 Crosslen Lane, Colorado Springs, CO 80908, which is located within unincorporated El Paso County.

The subject parcel is a 10-acre parcel having a legal description dating back to a deed submitted by the applicant from October 19, 1965. The legal description of the parcel, known as parcel number 62140-000-081, was created on July 21, 1970, which was prior to when subdivision regulations took effect in Colorado (July 17, 1972). Parcel number 62140-00-081 was combined with parcel number 62140-00-089 in 1989. Parcel number 62140-00-089 was also a 10-acre parcel, but was created on June 22, 1977, which was after subdivision regulations took effect in Colorado. The combined parcels were assigned parcel number 62140-00-107. The two parcels were combined for tax purpose as there are no deeds on record merging these properties. Parcel number 621240-00-107 was then split on January 27, 2016, which effectively reinstated the legal description for parcel number 62140-00-081 (as parcel number 62140-00-119), which, again, was legally created prior to subdivision regulations taking effect on July 17, 1972.

The area of the County where the subject parcel (62140-00-119) is located was initially zoned into the A-5 (Rural) zoning district on January 4, 1955, and due to nomenclature changes, that zoning district is now known as the RR-5 (Residential Rural) zoning district. Both zoning districts have required five (5) acres since 1955 and the subject parcel exceeds the minimum requirement of five (5) acres since the time of their creation.

Therefore, the subject parcel, now known as parcel number 62140-00-119, is considered a legally created parcel, and a building permit could be authorized on the property pursuant to approval of a residential site plan application.

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



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

If you have any further questions, please contact the planner at 719-520-6447.

Thank you,

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

Craig Dossey
Executive Director
El Paso County Planning and Community Development