

EL PASO



COUNTY

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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

November 9, 2017

Stefanie Selden
Selden Law PC
625 Snow Peak Lane
Lafayette, CO 80026

Re: ADM-17-027
Subject Property: 83162-01-056

To Whom It May Concern:

In response to your request for information regarding the above referenced property, we have researched our files and present the following:

1. The subject parcel was legally created January 10, 1956, before subdivision regulations came into place.
2. According to the El Paso County Assessor's Office the larger structure was built in 1956 and the smaller structure was built in 1961.
3. The area that this parcel is located was initially zoned R-T (Residential Topographic) on July 28, 1967.
4. Per the affidavit submitted with this document the second dwelling has been continuously occupied since 1984.

The subject parcel is a legally created parcel due to it being created before subdivision regulations came into place on July 17, 1972. The second dwelling has been continuously occupied by a tenant since 1984 as noted in the affidavit signed by Stefanie Selden. Since the two structures were built prior to the area being zoned, the second dwelling on the property is considered legal nonconforming. The legal nonconforming status of the parcel and structures are bound to the regulations in the El Paso County Land Development Code (2016) Section 5.6, Legal Nonconformities.

Both dwellings may be used as separate residences.

This information was researched on November 9, 2017 by the undersigned, per request and as a public service. The undersigned certifies that the above information contained herein is believed to be accurate and is based upon, or relates to the information supplied by the requestor. The Authority assumes no liability for errors and omissions. All information was obtained from public records, which are available online.

Please contact me if you have any questions or require additional information.

Thank you,

Len Kendall, Planner I
El Paso County
Planning and Community Development Department
719-520-6447

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



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