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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR

December 23, 2020

ATTN: Levi Regalado, Stauffer & Sons Construction  
15 South Wahsatch  
Colorado Springs, CO 80903

RE: Administrative Determination for 6425 Highline Place

File: ADM-20-046  
Parcel ID: 5207000101

Dear Mr. Regalado:

A request has been made for an interpretation regarding the above referenced parcel to confirm that the property is considered a legal division of land pursuant to the El Paso County Land Development Code.

Section 1.15 of the Code defines a "Legal Lot" as:

"A lot, parcel or tract of land created by a legal conveyance of the lot, parcel or tract prior to July 17, 1972; a lot, parcel or tract shown on a subdivision plat which was approved and recorded prior to July 17, 1972, according to the subdivision regulations in effect at the time of approval; a lot, parcel or tract created by legally prepared survey dated prior to July 17, 1972; a lot, parcel or tract created by approval of the County commissioners in conformance with the subdivision regulations in effect at the time of approval; a lot, parcel or tract created by a contract for deed or signed but unrecorded deed, each dated prior to July 17, 1972; a parcel exempted from subdivision by the Board of County Commissioners (BoCC), or any parcel of 35 acres or more, which, when created, did not cause a parcel of less than 35 acres to remain; a parcel created by any court pursuant to the law of eminent domain, operation of law, or by order of any court if the BoCC has been given timely notice and opportunity to join in the action; a parcel modified or reduced in size due to land acquisition by a governmental entity."

According to historical zoning maps of the area, the metes and bounds parcel has existed in its current form since at least 1968 (see attached exhibits). Due to the parcel being created prior to the Board of County Commissioners adopting modern subdivision regulations on July 17, 1972, the parcel is considered a legal lot.

**Discussion and Conclusion:**

The property is zoned RR-5 (Residential Rural) and is 14.52 acres in size, which exceeds the minimum lot size requirement for the district. The parcel is considered a legal lot due to it being

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created prior to adoption of the subdivision regulations and is considered conforming to all other standards of the RR-5 zoning district.

Any proposed development shall comply with all other applicable County, State, and Federal Regulations.

If you have any questions or concerns regarding this determination, please contact myself or John Green, Planner II, at (719) 520-6442 or [johngreen@elpasoco.com](mailto:johngreen@elpasoco.com).

Sincerely,

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 Department