

# EL PASO



# COUNTY

COMMISSIONERS:  
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MARK WALLER (PRESIDENT PRO TEMPORE)

STAN VANDERWERF  
LONGINOS GONZALEZ  
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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR

October 24, 2019

Mountain States Telephone and Telegraph  
1801 California St.  
Denver, CO 80202

*Completed  
10-28-19 DD  
to be mailed  
10-29-19*

RE: Administrative Determination for tract 32-11-62

File: ADM-19-009  
Parcel ID: 2100000084

Dear Property Owner:

You have requested administrative determination regarding the above referenced property to confirm that the property was created in conformance with the El Paso County subdivision regulations and is considered a legal lot under the County regulations. You have also requested a determination of non-conformity for the existing tower. Authorization of building permit or zoning permit issuance is contingent upon a parcel's compliance with both the subdivision and zoning regulations of the El Paso County Land Development Code (2019).

The El Paso Land Development Code defines a legal lot as follows:

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.

### **Compliance with Subdivision Regulations:**

The applicant is requesting confirmation that the parcel is a legal lot and is not subject to the El Paso County subdivision regulations as described in Section 7.2.1 of the Land Development Code. Based on staff research, parcel number 2100000084 was created by a warranty deed on April 13, 1970. The legal description and acreage of the parcel has remained unchanged since

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



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

Currently, there are two existing 10-foot diameter microwave antennae located at the top of the existing tower that were installed when the tower was originally constructed. The Code requires that microwave antenna be no larger than 4 feet in diameter.

Because the tower was constructed prior to the date that El Paso County zoning applied to the location of the subject parcel, the non-compliant setbacks and the larger than allowed microwave antennae are considered legally non-conforming with regard to the current regulations.

**Discussion and Conclusion:**

With aforementioned circumstances, the telecommunication tower is non-conforming in regards to the use and dimensional standards. Any proposed modifications to the tower shall comply with the provisions of the Land Development Code, Section 5.6.6(B) Nonconforming Telecommunications Towers (see attached), and 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 Lindsay Darden, Planner II, at (719) 520-6302 or [lindsaydarden@elpasoco.com](mailto:lindsaydarden@elpasoco.com).

Sincerely,

A handwritten signature in cursive script, appearing to read "Craig Dossey".

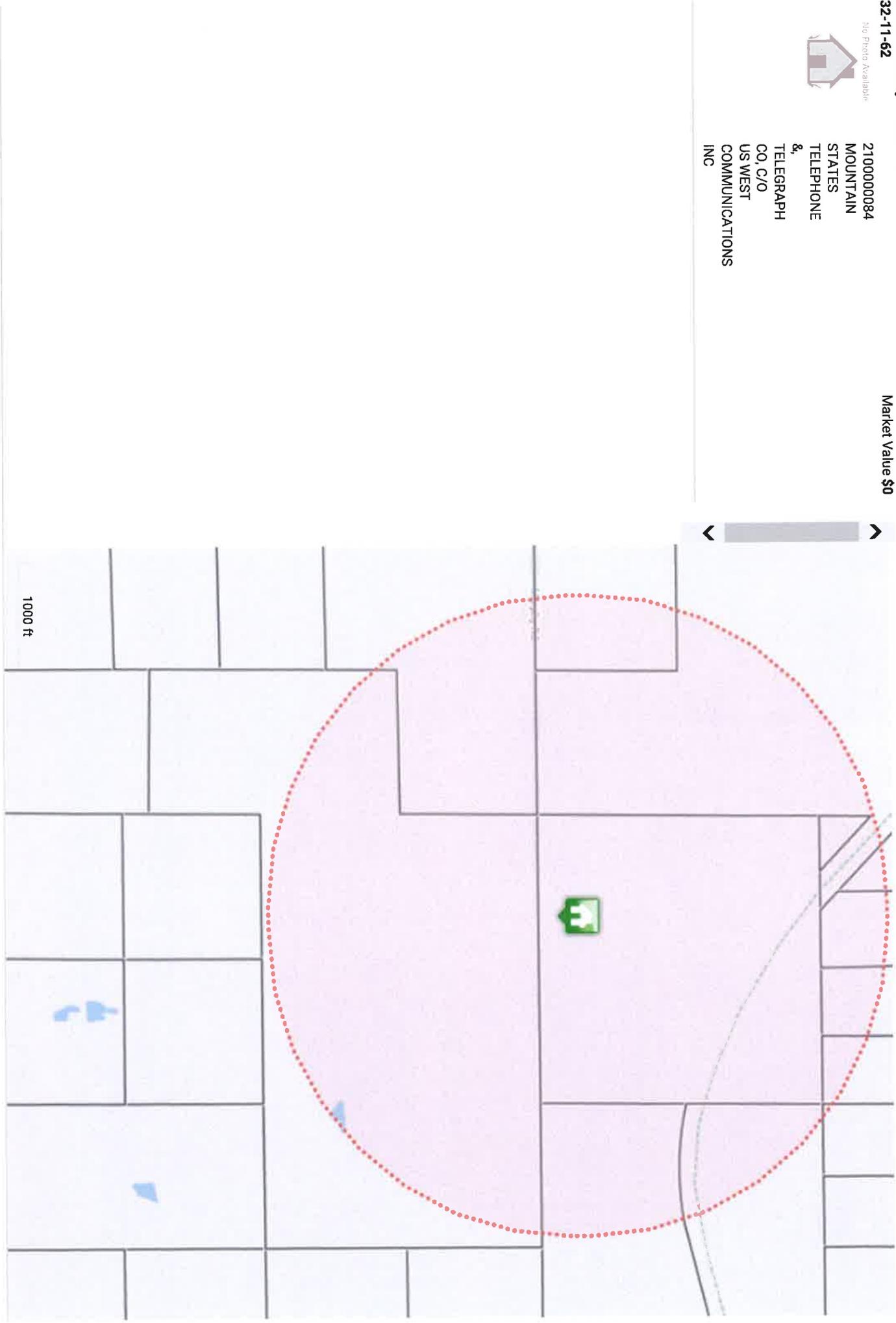
Craig Dossey  
Executive Director  
El Paso County Planning and Community Development Department

Attachment: Nonconforming Telecommunications Towers

No Photo Available



2100000084  
MOUNTAIN  
STATES  
TELEPHONE  
&  
TELEGRAPH  
CO, C/O  
US WEST  
COMMUNICATIONS  
INC



Disclaimer

We have made a good-faith effort to provide you with the most recent and most accurate information available. However, if you need to use this information in any legal or official venue, you will need to obtain  
ps://property.spatialst.com/co/elpasso/  
10/28/20

MOUNTAIN STATES TELEPHONE &  
1801 CALIFORNIA ST STE 4600  
DENVER CO 80202-2664

PRITCHARD JAMES M  
PO BOX 201  
HANKSVILLE UT 84734-0201

YIRKU GERALD R & DEBORAH J  
24505 KOBILAN RD  
CALHAN CO 80808-9557

ROSKOS JOSEPH E & MARIA M  
PO BOX 75  
CALHAN CO 80808-0075

KUCHARIK RONALD J  
4941 JONES RD SE  
SALEM OR 97302-4834

BRAZEAU CRAIG &  
25161 KOBILAN RD  
CALHAN CO 80808-9556

SCHEUERMAN JACK J  
24921 KOBILAN RD  
CALHAN CO 80808-9572

RICHARDSON JEFFREY C  
2910 N POWERS BLVD #15  
COLORADO SPRINGS CO 80922-2801

TAYLOR SAMUEL R  
PO BOX 246  
CALHAN CO 80808-0246

CLINE JEANNE L  
25401 KOBILAN RD  
CALHAN CO 80808

BLUBAUGH STEVEN E  
24360 MURPHY RD  
CALHAN CO 80808

MANYIK MILDRED L  
14420 FAIRPLAY RD  
CALHAN CO 80808-8657

FREDRICKSON MIKE  
3656 PONY TRACKS DR  
COLORADO SPRINGS CO 80922-3061

Schedule Number    Owner Name

2100000084 MOUNTAIN STATES TELEPHONE &, TELEGRAPH CO, C/O US WEST COMM  
2100000131 PRITCHARD JAMES M, PRITCHARD WILLIAM L, PRITCHARD CHERYL K  
2100000242 YIRKU GERALD R & DEBORAH J  
2100000244 ROSKOS JOSEPH E & MARIA M  
2100000256 KUCHARIK RONALD J  
2100000373 BRAZEAU CRAIG &, BRAZEAU MARILYN K  
2100000377 SCHEUERMAN JACK J, SCHEUERMAN DARLA L  
2100000378 RICHARDSON JEFFREY C  
2100000424 TAYLOR SAMUEL R, TAYLOR SHERESE  
2100000425 CLINE JEANNE L, KRUG RAYMOND H  
2100000428 BLUBAUGH STEVEN E, BLUBAUGH RHONDA A  
2200000599 MANYIK MILDRED L  
2200000606 FREDRICKSON MIKE, FREDRICKSON MEGAN

| Location         | Market Value |
|------------------|--------------|
| 32-11-62         | \$0          |
| 32-11-62         | \$4,597      |
| 24505 KOBILAN RD | \$118,382    |
| 32-11-62         | \$4,210      |
| 32-11-62         | \$8,378      |
| 25161 KOBILAN RD | \$495,107    |
| 24921 KOBILAN RD | \$204,187    |
| KOBILAN RD       | \$69,900     |
| KOBILAN RD       | \$268,893    |
| 25401 KOBILAN RD | \$297,582    |
| 31-11-62         | \$1,681      |
| FAIRPLAY RD      | \$12,846     |
| 24365 MURPHY RD  | \$4,286      |

## Website

<https://property.spatalest.com/co/elpaso/#/property/2100000084>  
<https://property.spatalest.com/co/elpaso/#/property/2100000131>  
<https://property.spatalest.com/co/elpaso/#/property/2100000242>  
<https://property.spatalest.com/co/elpaso/#/property/2100000244>  
<https://property.spatalest.com/co/elpaso/#/property/2100000256>  
<https://property.spatalest.com/co/elpaso/#/property/2100000373>  
<https://property.spatalest.com/co/elpaso/#/property/2100000377>  
<https://property.spatalest.com/co/elpaso/#/property/2100000378>  
<https://property.spatalest.com/co/elpaso/#/property/2100000424>  
<https://property.spatalest.com/co/elpaso/#/property/2100000425>  
<https://property.spatalest.com/co/elpaso/#/property/2100000428>  
<https://property.spatalest.com/co/elpaso/#/property/2200000599>  
<https://property.spatalest.com/co/elpaso/#/property/2200000606>