



PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

April 16, 2019

Matthew J Bartlett
6055 Vessey Road
Colorado Springs, CO 80908

Jared R Dixon
5945 Vessey Road
Colorado Springs, CO 80908

Alessi and Associates, INC
ATTN: Joseph Alessi
2989 Broadmoor Valley Road
Colorado Springs, CO 80906

Re: ADM-19-013
Subject Property: 52060-00-047, 52060-00-048

To Whom It May Concern:

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

1. Both parcels are unplatted.
2. Based on the evidence provided in Exhibit A-1, attached, the creation of parcels depicted as B-1 and D-1 were created by deed, prior to the subdivision regulations established on July 17, 1972.
3. The owner, Jared Dixon, of parcel depicted as B-1 has conveyed 0.53 acres to the owner, Matthew Bartlett, of parcel depicted as D-1 by a boundary line adjustment.
4. The following are claims from the applicant's request for determination letter, Exhibit B, attached,
 - a. No additional parcels will result from the action.
 - b. The boundary line adjustment will not adversely affect access, drainage, or utility easements or right of ways serving the property or other properties in the area.
 - c. The boundary line adjustment will not result in creating a nonconformity.
 - d. The boundary line adjustment will not result in a change in the water supply for either lot.
 - e. The resultant parcels will meet the required minimum lot width standards of the applicable zoning.
5. The parcels are in the RR-5 (Residential Rural) zoning district, and were originally zoned via a County initiated rezoning on September 21, 1965.
6. The minimum lot size for the RR-5 (Residential Rural) zoning district is five (5) acres, parcel No.52060-00-048 does not meet the minimum acreage of five (5) acres per the zoning requirements.

Per Section 7.2.2(E)(4)(c), Criteria of Approval for Boundary Line Adjustment between Unplatted Parcels, of the Land Development Code (2019) states:

"The resultant parcels will meet the required minimum lot size and lot width standards of the applicable zoning district or where one or both lots are nonconforming with respect to minimum lot size or lot width, the boundary line adjustment does not increase the nonconformity."



Also per Section 5.6.7(B)(2), Nonconforming Lots Made Conforming, of the Land Development Code (2019) states:

“A remainder nonconforming lot or parcel not required to meet the minimum lot size requirement for the subject property to be considered a conforming zoning lot shall be considered conforming provided the owner requests and receives a zoning lot determination from the PCD Director, and files the determination for recording with the Clerk and Recorder within 30 days of the date of determination.”

In conclusion, the El Paso County Planning and Community Development Department has determined that the parcel in question, which is parcel No. 52060-00-048, as depicted as D-1 in combination with C-1 on Exhibit A-1, attached, is considered a legally conforming lot. The boundary line adjustment does not increase a nonconformity and the applicant has requested a determination to make the nonconforming lot conforming as stated above. All uses allowed by the Land Development Code (2019) within the RR-5 (Residential Rural) zoning district are permitted on this parcel.

This information was researched on April 16, 2019, by the undersigned, by 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, Gabe Sevigny, at 719-520-7943 if you have any questions or require additional information.

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.

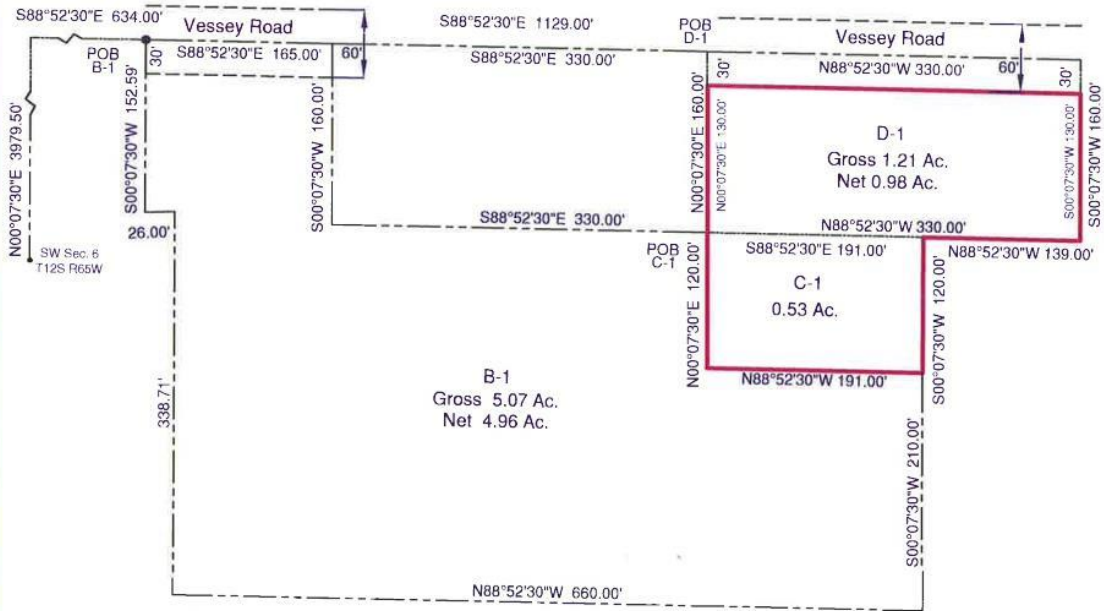
Craig Dossey, Executive Director
El Paso County Planning and Community Development Department

Attachments:

A-1- Depiction of Boundary Line Adjustment

B- Request Letter

Exhibit A-1



Scale: 1"=130'



PREPARED BY:



ALESSI & ASSOCIATES, Inc.

APPRAISERS • ENGINEERS • SURVEYOR'S

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 Colorado Springs, CO 80906
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PURPORTED STREET ADDRESS:

Exhibit A-1

**Legal Description
 5945 Vessey Road**

DATE: 03-04-2019
 PROJECT: Vessey Road Property
 JOB NUMBER: 191120



April 2, 2019

Gabe Sevigny
El Paso County Planning

RE: 5945 Vessey Road
Request Letter

Dear Gabe:

Boundary Line Adjustment between Unplatted Parcels

Criteria for Approval

1. The parcels subject to the boundary line adjustment were legally created prior to SB-35 1972.
Attached please find the deeds issued prior to 1972.
2. No additional parcels will result from the action
3. The boundary line adjustment will not adversely affect access, drainage or utility easements or right of ways serving the property or other properties in the area.
4. The boundary line adjustment will not result in creating nonconformity.
5. The boundary line adjustment will not result in a change in the water supply for either lot.
6. The resultant parcels will meet the required minimum lot width standards of the applicable zoning
7. The deeds to be recorded will serve the purpose of both transfer of title and recombination of land to result in a legal parcel.

Note: C-1 And D-1 property to be owned by Bartlett Matthew will remain less than a five acre site Zoned RR-5

Furthermore, D-1 parcel was created prior to County Subdivision and Zoning requirements.

Sincerely

A handwritten signature in blue ink, appearing to read "Joseph Alessi".

Joseph Alessi PLS
Alessi and Associates, Inc.