

June 25, 2020

Jason Adams  
1930 Village Center Circle, Suite 37200  
Las Vegas, NV 89134

El Paso County and Community Planning  
1675 Garden of the Gods Rd Suite 2300  
Colorado Springs, CO 80907

Attn: Ryan Howser, AICP, Planner I

Re: Administrative Determination for Property APN # 4130000001 - 16154 N. Meridian Rd.,  
Elbert, CO – Amended Request Letter

Dear Ryan:

Thanks for your help with this so far. Based on information from your office I am amending this request letter to include only information you are able to provide from your records research. The main purpose for this administrative determination is to determine the legality of this parcel to build on. I am interested in purchasing and eventually selling this property to build a single-family residence on it. I understand that at this point, it is currently considered an illegal nonconforming property. I am unclear if this is due to its size (i.e., 4.11 acres – zoned RR5) or if it is for other reasons.

The main purpose of this request for an administrative determination is to determine when this parcel was created and whether it falls under an exemption because it existed prior to 1972 or whether it would fall under an exemption due to eminent domain because it was due to the realignment of Meridian Rd on or before 1973. Please answer the following.

- Did this lot exist in its current configuration prior to 1972? If so when was it created?
- Is this lot considered by the county as a legal lot and can all necessary permits be obtained to build on it now?
- If not considered legal does it fall under any exemptions?
- Will there be any need to create a new minor subdivision to build on this property?

Thanks for your prompt attention to this matter and please keep me informed of the progress. Take care and have a nice weekend.

Sincerely,

Jason Adams  
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