

**ADD22267
UNPLATTED
ZONE RR-2.5**

**LEGAL PARCEL
ADM-22-014**



ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OBLIVATE THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE, OR LOCAL LAWS AND/OR REGULATION

Planning & Community Development Department approval is contingent upon compliance with all applicable notes on the recorded plat.

An access permit must be granted by the Planning & Community Development Department prior to the establishment of any driveway onto a County road.

Diversion of blockage of any drainage way is not permitted without approval of the Planning & Community Development Department

**APPROVED
Plan Review**

05/17/2022 9:15:57 AM
dsdarchuleta

EPC Planning & Community
Development Department

**Not Required
BESQCP**

05/17/2022 9:16:02 AM
dsdarchuleta

EPC Planning & Community
Development Department



It is the owner's responsibility to coordinate with easement holders to avoid impact to utilities that may be located in the easements.

Scale 1"=60'

Owner: Benjamin R Malcolin
Eileen Regan Malcolin

Mail Address: 12030 Meadow Glen Ln, Colorado Springs CO 80908
Physical Address: 12030 Meadow Glen Ln, Colorado Springs CO 80908

Zone RR-2.5

Legal Desc.: S 200.00 Ft of W 630.00 Ft of SE4NW4 Sec 9-12-65

Kevin Mastin, Interim Executive Director
El Paso County Planning & Community Development
O: 719-520-6300
KevinMastin@elpasoco.com
2880 International Circle, Suite 110
Colorado Springs, CO 80910

Board of County Commissioners
Holly Williams, District 1
Carrie Geitner, District 2
Stan VanderWerf, District 3
Longinos Gonzalez, Jr., District 4
Cami Bremer, District 5

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
KEVIN MASTIN, INTERIM EXECUTIVE DIRECTOR

May 11, 2022

ATTN: Benjamin Malcom

RE: 12030 Meadow Glen Ln - ADM
File: ADM-22-014
Parcel ID: Multiple (see attached)

Dear Mr. Malcolm:

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."

The Planning and Community Development staff was unable to locate a survey plat for the parcels addressed on Meadow Glen Lane. However, Zoning Map Number 522, dated January 26, 1972,

depicts the parcels in the current configuration (see exhibit A attached). Due to the parcel being created prior to the Board of County Commissioners adopting modern subdivision regulations on July 17, 1972, the parcels are considered a legal parcel and may be legally conveyed.

Discussion and Conclusion:

Due to the parcel being created prior to the Board of County Commissioners adopting modern subdivision regulations on July 17, 1972, the parcels are considered a legal parcel and may be legally conveyed and are eligible for building permit authorization.

If you have any questions or concerns regarding this determination, please contact myself or Ashlyn Mathy, Planner I, at (719) 520 6447 or ashlynmathy2@elpasoco.com.

Sincerely,



Kevin Mastin
Interim Executive Director
El Paso County Planning and Community Development Department



RESIDENTIAL

2017 PPRBC



Parcel: 5209000013

Address: 12030 MEADOW GLEN LN, COLORADO SPRINGS


Plan Track #: 161260  Received: 22-Apr-2022 (BECKYA)

Description: **DETACHED GARAGE** Required PPRBD Departments (3)

DETACHED GARAGE

Contractor: MORTON BUILDINGS, INC.

Type of Unit:

<p>Floodplain (N/A) RBD GIS</p>	<p>Construction Released for Permit 04/25/2022 04:37 PM  CONSTRUCTION</p>
<p>Mechanical</p>	

Required Outside Departments (1)

County Zoning
APPROVED
Plan Review
05/17/2022 9:16:26 AM

EPC Planning & Community
Development Department

Release of this plan does not preclude compliance with all applicable codes, ordinances and other pertinent regulations. This plan set must be present on the job site for every inspection.