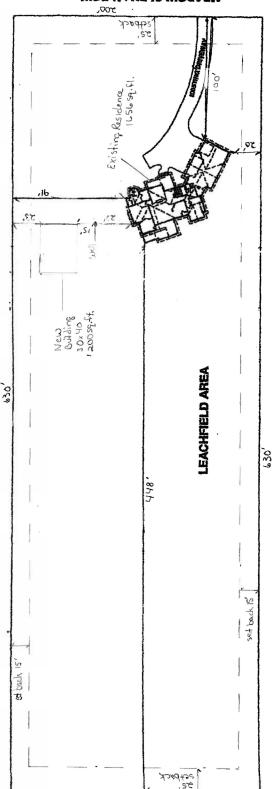
HTAON-

MEADOW GLEN LN ROW



ADD22267 **UNPLATTED ZONE RR-2.5**

LEGAL PARCEL ADM-22-014



ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OBVIATE 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.

Owner: Benjamin R Malcolm

Scale 1"=60'

Eileen Regan Malcolm

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



COLORADO

Kevin Mastin, Interim Executive Director
El Paso County Planning & Community Development
0: 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 <u>El Paso County Land</u> 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

Received: 22-Apr-2022

ceived: 22-Apr-2022 (BECKYA)

Required PPRBD Departments (3)

Re

Floodplain
(N/A) RBD GIS

Type of Unit:

Contractor: MORTON BUILDINGS, INC

DETACHED GARAGE

Description:

Construction
Released for Permit
04/25/202 \$ 54:37 PM
Pikes Peak
Pikes Peak
Pikes Peak
CONSTRUCTION

Mechanical

Required Outside Departments (1)

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