

Chuck Broerman
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El Paso County, CO



221016651

**MERGER BY CONTIGUITY
OF PROPERTIES SITUATED
WITHIN UNINCORPORATED EL PASO COUNTY**

By this document, it is hereby acknowledged that the properties listed below are merged together pursuant to Section 35.2 K., Nonconforming Lot or Parcel and Merger by Contiguity, of the El Paso County Land Development Code.

12-19-00 : PLEASE NCIT'E: (PLEASE TYPE}
THIS MERGER FORM WILL NOT BE PROCESSED UNLESS IT IS TYPED.

The property owner(s) formalizing the merger by contiguity are:

Joseph S. Polonsky and Kimberly A. Polonsky

Location of merged property: **0 Clovenhoof Drive, Palmer Lake, CO 80133**

Current Tax Schedule number(s):

7109001015

Legal Description:

Lots 1-10 MEYERS MEADOW TOG WITH A RW CONV BY BK 3073-423

The properties described above have merged together pursuant to Section 35.2 K. of the El Paso County Land Development Code and are considered as one (1) parcel for purposes of zoning administration as the properties do not contain the required minimum lot area as specified within the RR 0.5 zoning district which is applicable to this property.

No portion of this merged property shall be sold or conveyed away individually or separately unless said portion and/or remaining portion:

- 1) Is brought into compliance with the zoning on the property, or
- 2) Is otherwise approved by El Paso County in accordance with applicable regulations.

Property Owner(s) signature:

Date: 1/6/2021

Date: 1/6/2021

NOTE: Merger does not relieve the property of compliance with regulations or criteria of other agencies or departments or of other applicable sections of the Land Development Code, except as otherwise expressly provided for in subsection K.

Merger does not eliminate lot lines or any easements associated with the property.

Merger does not guarantee that the affected parcel will be considered as a "buildable parcel."

SUBMITTED IN CONFORMANCE WITH SECTION 35.2 K.
OF THE EL PASO COUNTY LAND DEVELOPMENT CODE

January 25, 2021

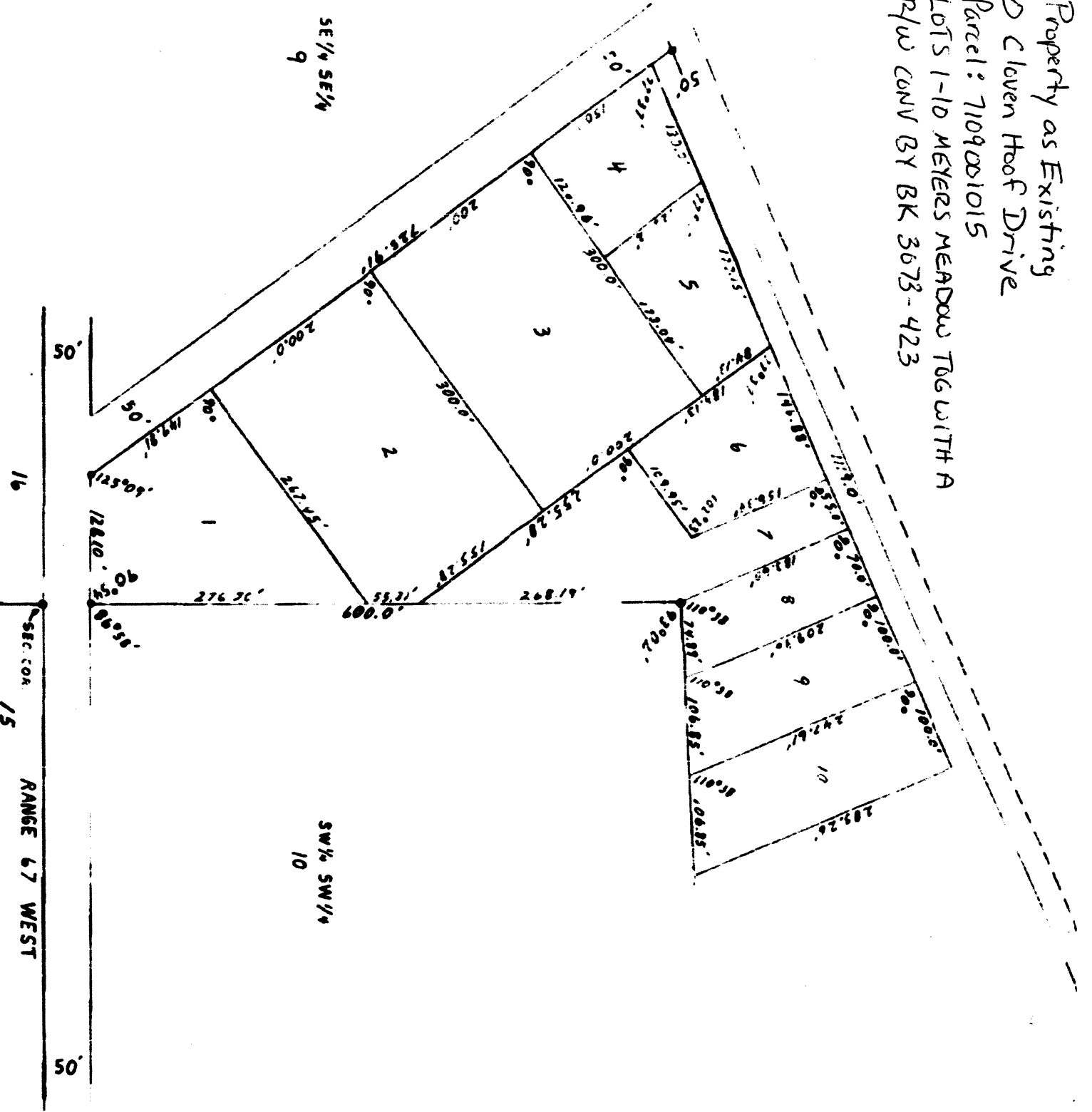
Date

Exhibit A: Merger Map

Director, El Paso County Planning Department

MER 21001

Property as Existing
 D Claven Hoof Drive
 Parcel: 7109001015
 LOTS 1-10 METERS MEADOW TCG WITH A
 P/W CONV BY BK 3673-423



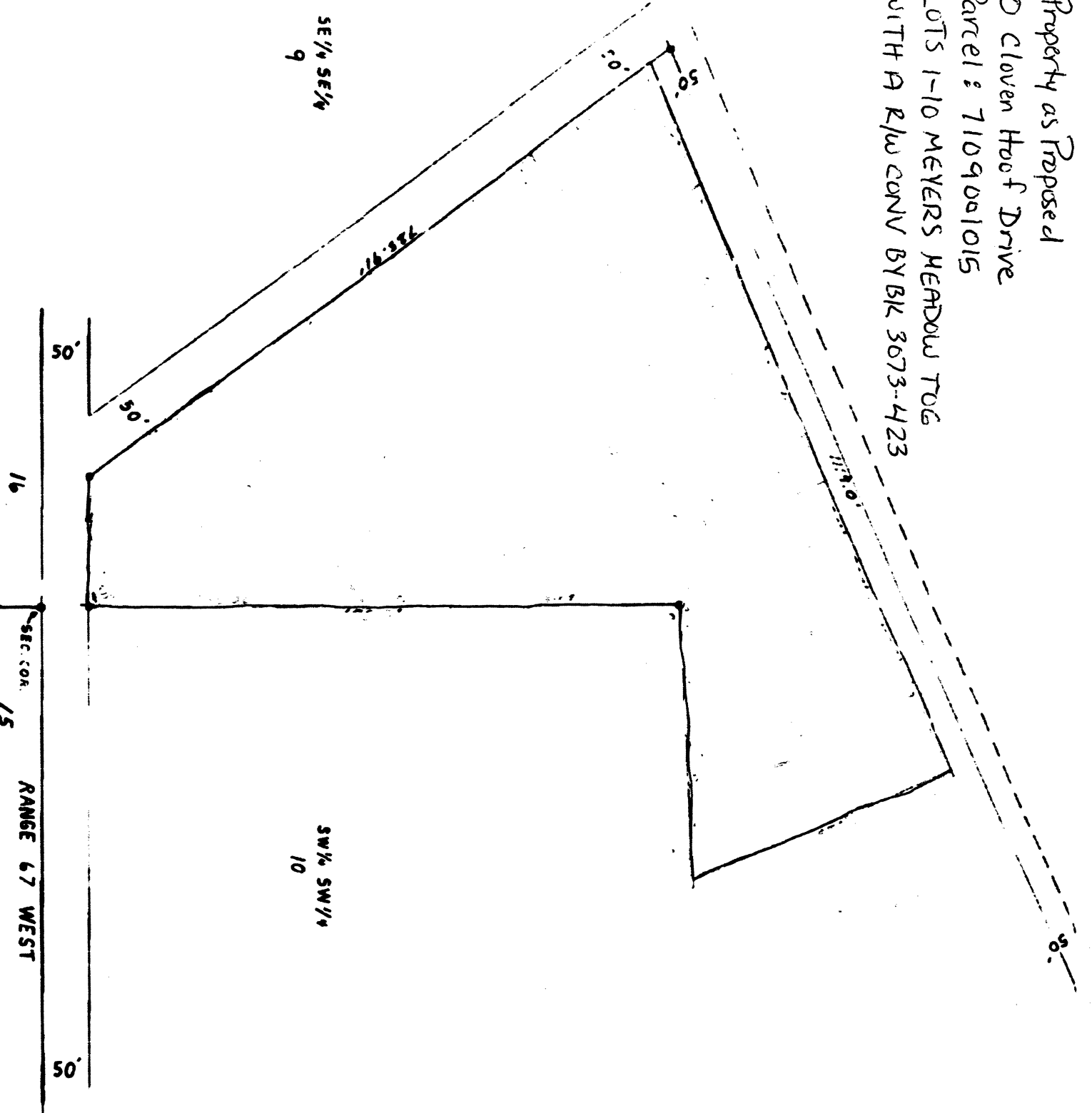
16
 SEC. COR. 15
 RANGE 67 WEST

Scale = 1/2" = 100'

TOWN SHIP 11 SOUTH

100'

Property as Proposed
O Cloven Hoof Drive
Parcel: 7109001015
LOTS 1-10 MEYERS MEADOW TUG
WITH A R/W CONV BY BK 3073-423



16
SEC. COR. 15
RANGE 67 WEST

SE 1/4 SE 1/4
9

SW 1/4 SW 1/4
10

Scale = 1/2" = 100'



TOWN SHIP 11 SOUTH

100'

50'