

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 the Nonconforming Lot or Parcel and Merger by Contiguity Sections of the El Paso County Land Development Code.

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

Address or location of property to be merged: 11750 WOODLAND RD. WOODLAND PARK

Current Tax Schedule number(s): 82174-04-019  
82174-04-020

80863  
TIMBER RIDGE LOT 12  
LOT 18

Legal Description:  
LOTS 12 & 18 OF TIMBER RIDGE SUBDIVISION  
FILING NO. 2 EL PASO CO.

The properties described above have merged together pursuant to the Nonconforming Lot or Parcel and Merger by Contiguity Sections 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 A-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:

Kevin Bois Date: 8-2-21  
TIM GEARER APPLICANT DPUT Date: 8-2-21

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 the Nonconforming Lot or Parcel and Merger by Contiguity Sectins of the Code.

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 THE  
NONCONFORMING LOT OR PARCEL AND MERGER BY  
CONTIGUITY SECTIONS OF THE EL PASO COUNTY LAND  
DEVELOPMENT CODE

\_\_\_\_\_  
Date

\_\_\_\_\_  
Director, Planning and Community Development

Exhibit A: Merger Map