

Chuck Broerman

El Paso County, CO

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**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 NOTE:

**(PLEASE TYPE)**

THIS MERGER FORM WILL NOT BE PROCESSED UNLESS IT IS TYPED.  
The property owner(s) formalizing the merger by contiguity are:

William E. and Melba M. Odneal Family Irevocable Trust

Location of merged property:

Crystal Park, El Paso County, Colorado

Current Tax Schedule number(s): 7418002001, 7418002002

Legal Description: Lots 1, 2, 3, 16, 17, Block 2, Crystal Park Subdivision No. 1

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 F-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:

X Anna Marie Chestnut (Trustee)

Date: 3-12-20

Anna Marie Chestnut, Trustee

Date: 3-12-20

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."

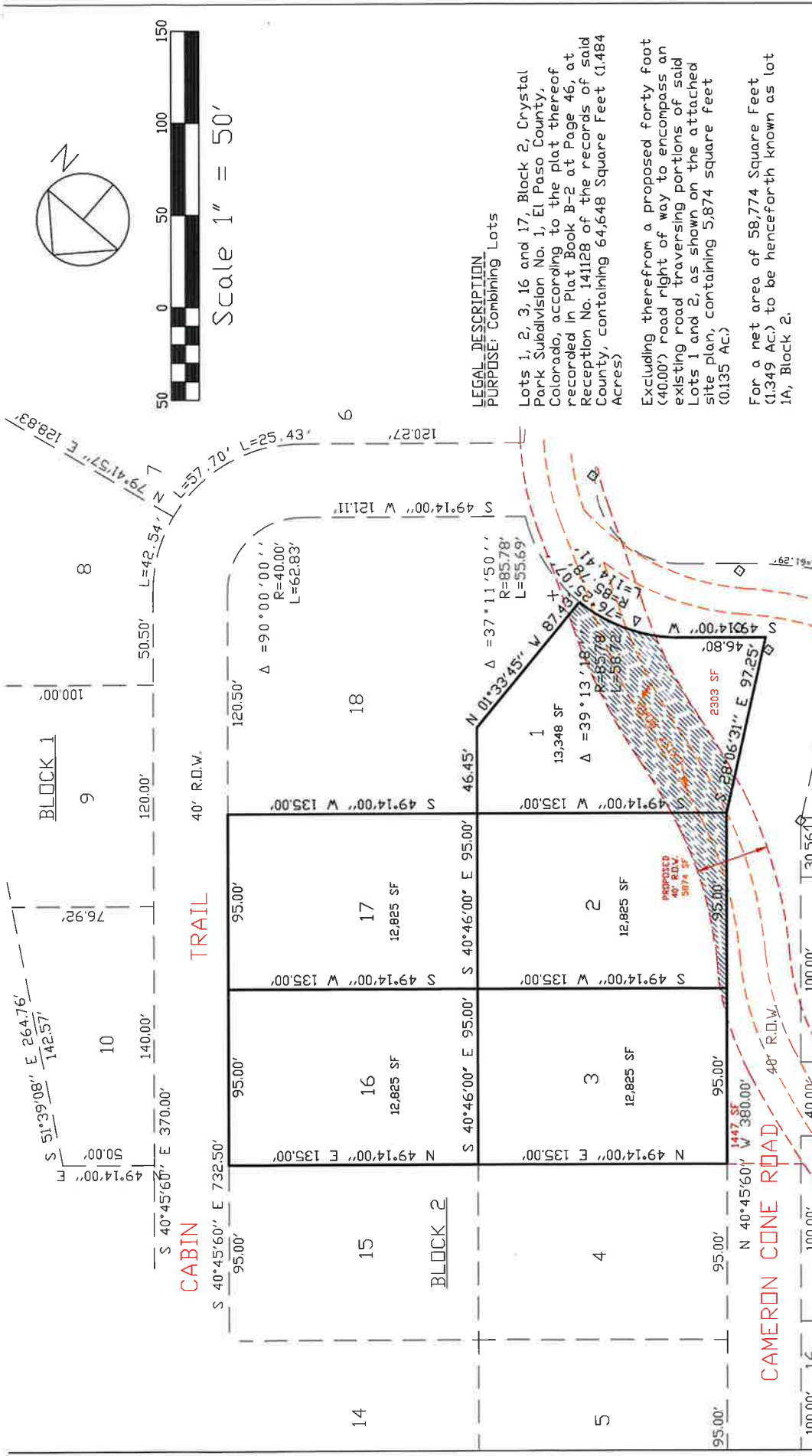
SUBMITTED IN CONFORMANCE WITH SECTION 35.2 K.  
OF THE EL PASO COUNTY LAND DEVELOPMENT CODE

March 30, 2020

Date

Craig Dyer  
Director, El Paso County Planning Department

Exhibit A: Merger Map



DRAWN BY: DE. WATTS		REVISIONS		2-19-20 COMBINE LOTS		PROJECT		SHT. NAME		SHT. NO.	
DATE: 5-18-18						LOT 1,2,3,16&17, B2		SITE PLAN		1	
DWG. NO.: 18-5183-03						CRYSTAL PARK SUB. NO. 1				OF	
SURVEYED BY: DEV. ESU, 6-4-18						EL PASO COUNTY				1	