

Chuck Broerman
01/20/2021 11:18:02 AM
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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.

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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:
GARY D. GARRELT

Location of merged property:
13185 RAVINE DRIVE WEST, COLORADO SPRINGS, CO, 80908

Current Tax Schedule number(s): 5208232036

Legal Description: LOTS 25, 26, 27, BLOCK 31, BRENTWOOD COUNTRY CLUB & CABIN SITES, TRACT NUMBER 1, EL PASO COUNTY, COLORADO

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-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 Gary D Garrelt

Date: 9/29/2020
Date: _____

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.

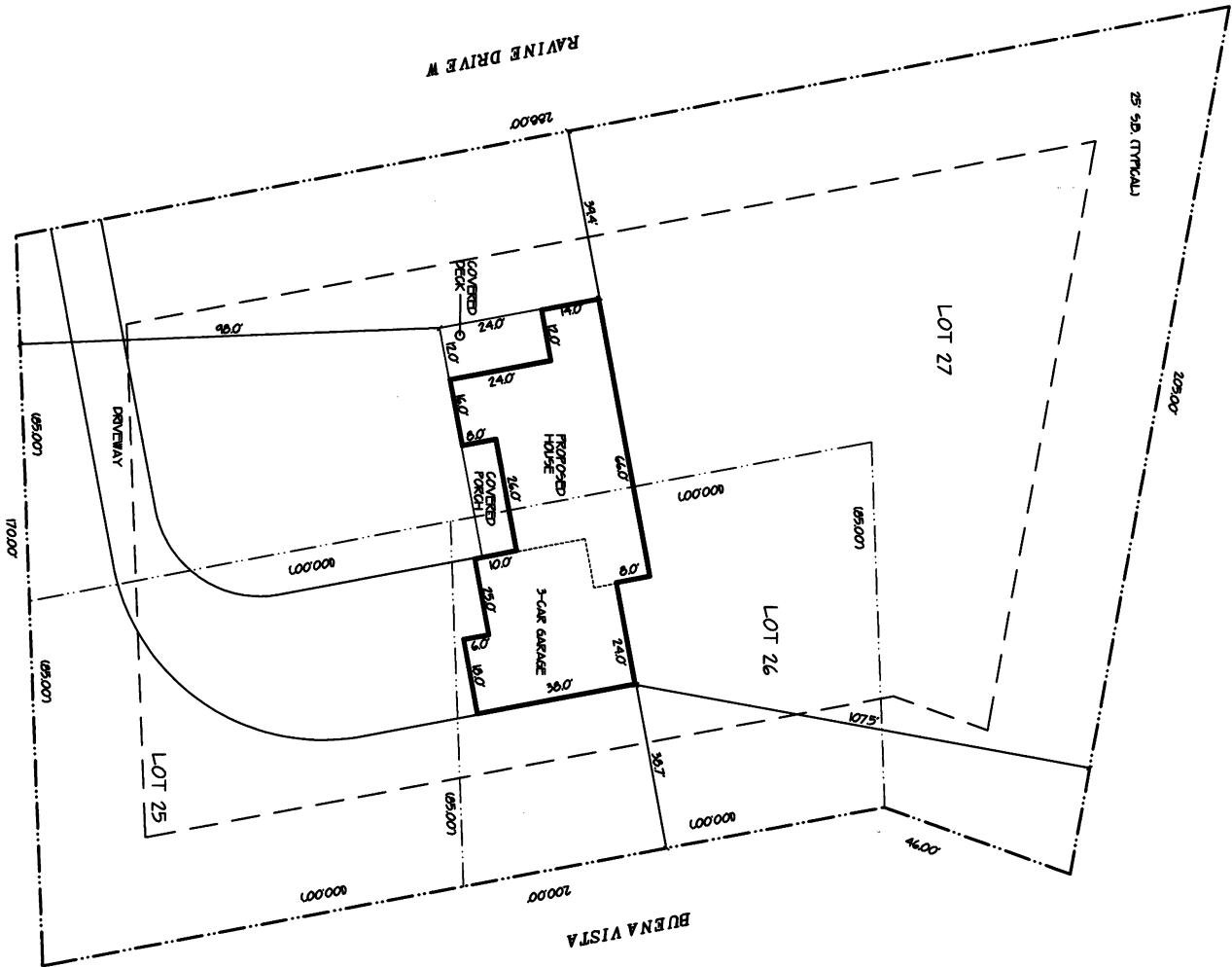
Merger does not guarantee that the affected parcel will be considered as a "buildable parcel."

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

1/11/2021
Date

[Signature]
Director, El Paso County Planning Department

Exhibit A: Merger Map



OWNER/APPLICANT:
 GARRY GARRETT'S
 1910 FRANK ROAD
 COLORADO SPRINGS, CO 80908
 714-684-5547

LEGAL DESCRIPTION
 LOTS 25, 26, 27, BLOCK 3, PRENTISSWOOD COUNTRY
 CLUB + GOLF COURSE, TRACT I, EL PASO COUNTY, CO
 AKA: 695 RAVINE DRIVE W
 COLORADO SPRINGS, COLORADO
 ZONING: RR-5
 TAX ACCOUNT NUMBER: 20082320K
 LOT SIZE: 49,476 SF
 BUILDING AREA: 34,609 SF
 EXCLUDED COVERED PORCH + DECK
 LOT COVERAGE: 7.46%
 MAXIMUM ROOF HEIGHT: 26'-6"

SITE PLAN
 SCALE: 1" = 20'-0"



LORING'S CADD HOUSE
 11 N 15TH ST
 COLORADO SPRINGS, CO 80904
 632-9448

GARRY GARRETT'S RESIDENCE
 1910 RAVINE DRIVE W
 COLORADO SPRINGS, CO 80908

GARRY GARRETT'S
 1910 FRANK ROAD
 COLORADO SPRINGS, CO 80908
 714-684-5547

20053
 04/25/20

REVISIONS:
 04/25/20 - ENLARGED LOT LABELS

SPI