



ARAPAHOE COUNTY
COLORADO'S FIRST

Public Works and Development

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DAVID M. SCHMIT, P.E.
Director

June 20, 2018

Frank Linnebur
Colorado Land Realty
7487028@gmail.com (via email only)

RE: Parcels 1985-00-0-00-172 and 1985-00-0-00-173 (Pyo Properties)

Dear Mr. Linnebur:

Thank you for your inquiries regarding Parcels 1985-00-0-00-172 and 1985-00-0-00-173, currently owned by Pyo Han Seung and Pyo Young Suk and located at 299 S County Road 173(S Bradbury Road). You provided a letter (attached) from Tammy King, Zoning Administrator faxed on February 12, 2002 stating that parcel -172 was created on November 30, 1972 and was grandfathered in its current size of 5 acres. Parcel -173 was not mentioned in that letter; however Parcel -173 was created on October 13, 1972 at Book 2066, Page 687, more than one month before the parcel Tammy King mentioned in her letter.

Based on the documentation identifying Parcel 1985-00-0-00-172 as a legal nonconforming parcel, Arapahoe County finds that parcel 1985-00-0-00-173 benefits from the same status. Neither parcel is required to be platted as a subdivision. Both parcels, each of which are approximately five acres in area, are eligible to receive building permits for allowable uses in the A-2 Agricultural zoning district. Any uses will have to meet A-2 zoning district performance standards, including setbacks and height limits.

I have updated our parcel tracking system with this information so that we can find it more easily in the future.

If you have any questions, please give me a call at 720-874-6664 or email me at jreynolds@arapahoegov.com.

Sincerely,

Jason Reynolds
Current Planning Program Manager

Attachment: 2002 Zoning Administrator Letter

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Development Services/Infrastructure Management

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 Director

To Whom It May Concern:

Parcel 1985-00-0-00-173 was created November 30, 1972 and recorded under Book 2079
 Page 772 at the Arapahoe County Clerk and Recorder and therefore this parcel is
 grandfathered in it's current size of 5 acres.

Tammy King
 Zoning Administrator

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