



Park County Planning & Zoning Department

P.O. Box 1598 • Fairplay, CO 80440

Phone: 719-836-4292

Information Regarding Lot Consolidations in Park County

Before consolidating your lots, you must first be aware of the following:

1. All lots must be in the same zone district.
2. If in a subdivision, all lots must be in the same filing/block/unit.
3. All lots must be contiguous and adjacent to one another.
4. All lots must have unity of ownership and form of tenure:
 - a. Names of owners must be exactly the same on all deeds.
 - b. Type of tenure (joint tenants, tenants in common, etc.) must be the same. If not, this can be corrected with a Quit Claim Deed recorded at the Park County Clerk & Records Office.

If items 1 or 2 are not met, the properties will require further review by a Planner to determine the best course of action.

If item 3 is not met, the lots cannot be consolidated.

If all are met, the process consists of the following:

1. A pre-application phone call or email correspondence with someone from the Planning and Zoning Department.
2. A completed Lot Consolidation Application must be turned in and reviewed by the Planning and Zoning Department.
3. A Monumented Boundary Line Survey with a Lot Consolidation Plat, completed by a Colorado Registered Land Surveyor.

Applications can be found on the Planning and Zoning page of the Park County website at <https://www.parkcountyco.gov/183/Planning-Zoning>

It is important to note that once a consolidation has been done, it cannot be undone, it is a permanent change to the property and the lots would not be eligible to be subdivided in the future.

Also, please note that if all lots consolidated are vacant (there is no existing dwelling), tax savings will be minimal as the tax classification will not change.

For further information on the process, or if you have any questions, please contact the Planning and Zoning Department at 719-836-4292 or by emailing planning.zoning@parkcountyco.gov.

Checklist for Lot Consolidation

1. Application
2. Tax receipt showing payment of current taxes for each property
3. Proof of ownership in the form of a recorded warranty deed for each property
4. Lot Consolidation plat
5. Letter of consent to vacate utility easements
6. Address posting
7. A \$13.00 check made to the Park County Clerk and Recorder to record the mylar