



TOWN OFFICE USE ONLY	
Date Received: <u>4/15/24</u>	By: <u>CLB</u>
Amount: \$ <u>1000.00</u>	Pmt Type: <u>CK # 1567</u>
<input type="checkbox"/> Approved <input type="checkbox"/> Denied	Date: _____
Expires: _____	By: _____

### VACATION & REPLAT APPLICATION

Name of Applicant/Property Owner: Ethel Engel

Name of Proposal: Replat of 278 Lower Glenway St.

Address: PO Box 3 City: Palmer Lake State: CO Zip: 80133

Email: engelicecream@gmail.com Tax Schedule #: 7105309058

**This is a Vacation Plat** – A map indicating a proposed elimination of a dedicated street, road easement or subdivision. It shall be prepared by a Colorado Registered Land Surveyor in accordance with a Subdivision Regulations. If approved, it shall be recorded with the County Clerk and Recorder's Office.

**This is a Replat** – A map which indicates an alternation from an approved Subdivision Final Plat. Such a proposal shall abide by the same regulations which affect a Final Plat submittal.

Please fill out the appropriate submission checklist to complete the application.

Location of Property: 278 Lower Glenway St., Palmer Lake, CO 80133

Nearest Street Intersection: Lower Glenway St. and High St. Existing Subdivision: Lavelett Properties Sub. & Palmer Lake Am'd Fil.

Current Zoning and Uses of Surrounding Property: N:	<u>R3</u>	<u>Borders Middle Glenway St.</u>
E:	<u>R3</u>	<u>Single Family Residential</u>
S:	<u>R3</u>	<u>Borders Lower Glenway St.</u>
W:	<u>R3</u>	<u>Single Family Residential</u>

Signature of Owner: Ethel Engel Date: 4-15-24

Applicants Name: Ethel Engel

Address/Location: PO Box 3 / 53 High St., Palmer Lake, CO 80133

*PC - 5/15  
5/30*

# Letter of Intent

April 15, 2024

Ethel Engel  
53 High St.  
PO Box 3  
Palmer Lake, CO 80133

Town of Palmer Lake  
42 Valley Crescent  
PO Box 208  
Palmer Lake, CO 80133

Re: Replat of 278 Lower Glenway Street (Tax Schedule 7105309058)

I am respectfully requesting a replat of property I own at 278 Lower Glenway Street. The legal description of said property is *LOTS 4-6 INC BLK C PALMER LAKE AMENDED FIL, TOG W/LOT 1 LAVELETT PROPERTIES SUB*. I am requesting the property be replat into two lots in order to sell the East Lot (Lot 1) to my granddaughter and her husband, Amanda and Michael Wilkinson, for them to build a house.

The proposed property line dividing the two lots will be nine feet West of the existing Lot 1 property line to give more room on the existing lot for a reasonably sized house within the R3 zoning code setback requirements. This requires jogging the dividing property line around the East side of the existing barn in order to meet the setback requirements of 7.5 feet for side property lines. This keeps the barn on the West lot with the existing house that I will retain (Lots 4-6, which will be Lot 2 with the replat).

The East portion of 278 Lower Glenway St. has been sitting vacant up until now and is one of the last few good lots to build a home in the area called Residential Old Town in the 2022 Palmer Lake Community Master Plan. The future house on this site built by Amanda and Michael will follow all R3 zoning code requirements, and their new build will add another charming house to add to the unique character of the Residential Old Town area. They intend to connect to the Town's water and sewer systems. Water drainage will not change due to this replat until a new improvement is built, at which time the proposed drainage compliance will be provided with a land use application.

I have been a resident of Palmer Lake all my life and would love to give my granddaughter the chance of a more permanent residence in this Residential Old Town area. This replat will preserve the unique historical improvements currently on the lot,

while also allowing new residential use of the unused lot. Thank you for your consideration in this matter.



Ethel Engel  
719-481-3772

**Attachments:**

1. Replat Application
2. Site Plan
3. Letter of Authorization for Representation

April 15, 2024

Ethel Engel  
53 High St.  
PO Box 3  
Palmer Lake, CO 80133

Town of Palmer Lake  
42 Valley Crescent  
PO Box 208  
Palmer Lake, CO 80133

**Letter of Authorization**

Regarding: A Colorado property legally described real estate in the County of El Paso as *LOTS 4-6 INC BLK C PALMER LAKE AMENDED FIL, TOG W/LOT 1 LAVELETT PROPERTIES SUB*, known as 278 Lower Glenway St., Palmer Lake, CO 80133.

I am the owner of record for the referenced property. I hereby grant Jeannine Engel permission to represent me and act on my behalf to request replat approval from the Town of Palmer Lake.

Ethel Engel

Printed Name (Ethel Engel)

Ethel Engel

Signature (Ethel Engel)

4-15-24

Date Signed