



42 Valley Crescent
PO Box 208
Palmer Lake, CO 80133
719-481-2953 - Office

Office Use Only	
Date:	<u>10-18-2021</u>
Fees:	<u>\$500.⁰⁰</u>
Check #:	<u>0079</u>
Rec'd By:	<u>[Signature]</u>

Rezoning Application Form

Fee: \$500

Name of Applicant: Randy Brenne man
 Applicant's Address: 3433 Julia St Phone #: 720 984-8565
Denver CO 80211
 Applicant's Email: Rbrenne man 05@icloud.com
 Name of Proposal: _____
 Tax Schedule #: 71090-00-061

This is a Rezoning – A request for a change in the existing designated land use. This request must be accompanied by those items outlined in the Palmer Lake Zoning Regulations.

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

Nearest Street Intersection: Red Rock Ranch Rd & 105 Existing Subdivision: No

Current Zoning and Uses of Surrounding Property:

N:	<u>PUD</u>	<u>Bur lager - Donkey farm</u>
E:	<u>PUD</u>	<u>Comme sicut Hospital</u>
S:	<u>Miller Trust</u>	<u>Outside of City Limits/RF</u>
W:	<u>R1</u>	<u>71090-00-033/Vacant la</u>

Randy Brenne man
Signature of Owner

10/17/21
Date

May 29, 2021

Dawn Collins
Bob Radosevich
Town of Palmer Lake Administration

Hello Bob and Dawn,

I am writing in regards to parcel 7109000061 object ID 289. It is 6.78 acres. I would like to put a house and a barn on this parcel and rezone it residential agriculture. The barn would have a living quarters on the top floor. The barn and land would eventually be a home to 12 merino sheep and three llamas. Once the barn is established we would start with 3 lambs and slowly grow the flock. My primary goal with the land is for the incorporation of the livestock to regenerate and enhance the beauty and health of the soil and vegetation. I intend to plant vegetation that will increase and diversify pollinators.

Our understanding is that this parcel is not serviced by Palmer Lake sanitation and we would need to put in a septic system and a well. Our preference would be to tap into the Dawson aquifer. I should note that I also own Parcel 7109000106, object id 304 which is on 1.01 acres with an existing house where my Sister lives. The lot we want to build on is zoned R1.

My mission is to be community and environmentally focused, enhancing the natural landscape and beauty of the community.

Sincerely,



Randy Brenneman

rbrenneman05@icloud.com

720-984-8565



RA

CHAPTER 17.16

RA RESIDENTIAL AGRICULTURAL ZONE

Sections:

- 17.16.010 Principal Permitted Uses.
- 17.16.020 Conditional Uses.
- 17.16.030 Lot Sizes and Dimensions.
- 17.16.040 Structure Height and Area.
- 17.16.050 Required Off-Street Parking.
- 17.16.060 Signs.
- 17.16.070 Septic Tanks.

17.16.010 Principal Permitted Uses. Principal permitted uses in an RA Zone are agricultural uses, including but not limited to the following:

- (A) General farming, forestry, ranching, etc.
- (B) Farm houses for resident owners and laborers actually engaged in the principal permitted use or accessory uses
- (C) Churches
- (D) Schools
- (E) Public uses and essential services
- (F) Private and commercial stables
- (G) Private and commercial kennels
- (H) Foster Homes: Subject to the home being licensed by the State and subject to receipt by the town of notification in writing by the licensing authority that the occupant of the home is licensed and for how many children.

(Ord 5-1999 §1, 1999; Ord. 15-1973 § III:5:a, 1973).

17.16.020 Conditional Uses. The following conditional uses may be permitted as specified:

- (A) Animal hospitals, provided the principal structures or uses are not less than one hundred feet from any residential district and provided that adequate buffer or screen protection is provided;
- (B) Deleted (Ord 17-2000 §1, 2000)
- (C) Deleted (Ord 17-2000 §1, 2000)

- (D) An individual mobile home may be permitted provided it is placed on a permanent foundation with the wheels removed. The home shall be connected to the appropriate utilities. The individual mobile home must be HUB or UBC approved. (Ord 17-2000 §1, 2000; Ordinance 15-1973 § III:5:b, 1973).
- (E) Repealed (Ord. 5-1999 §8, 1999; Ord. 15-1978).
- (F) Water Tanks. (Ord. 3-1984 § 1, 1985).
- (G) Day Care Homes. (Ord. 1-1987 §2, 1987).
- (H) Group Homes for the Aged. Owner occupied or non-profit Group Homes for the exclusive use of not more than eight persons 60 years of age or older per home. The Board of Trustees shall consider the following criteria in determining whether a conditional use for a Group Home for the Aged should be granted:
 - (1) The size of the house and available yard space of the applicant;
 - (2) Satisfactory evidence of the applicant's good character;
 - (3) The character of the neighborhood surrounding the proposed group home for the aged, and in the density of the neighborhood.
 - (4) The compliance of the group home with State, County and Municipal health, safety and fire codes;
 - (5) The number of persons 60 years of age or older who would be housed in the Group Home, which number shall not exceed eight;
 - (6) That the proposed use is not for persons 60 years of age or older who need skilled or intermediate facilities;
 - (7) That no other group home for the aged is located within 750 feet of the applicant;
 - (8) The wishes and desires of nearby property owners. (Ord. 7-1990 §4, 1990).

17.16.030 Lot Sizes and Dimensions. The sizes and dimensions for a lot in an RA zone are as follows:

- Minimum lot size, five acres;
- Minimum lot width, two hundred fifty feet street frontage;
- Minimum front yard setback from property line, fifty feet. (Ord. 15-1973 § III:5:c, 1973).

(17.16.040 - 17.60.070)

17.16.040 Structures Height and Area. The structure height and area requirements for an RA zone are as follows:

- Maximum residential structure height, thirty feet;
- Maximum building height, fifty feet;
- Maximum area to be covered by buildings, ten percent. (Ord. 15-1973 § III:5:d, 1973).

17.16.050 Required Off-Street Parking. For required off-street parking for an RA zone, See Chapter 17.60. (Ord. 15-1973 § III:5:e, 1973).

17.16.060 Signs. Signs in the RA zone are permitted provided they comply with Chapter 17.56 and Chapter 14.50. (Ord 17-2000 §2, 2000; Ord. 15-1973 § III:5:f, 1973).

17.16.070 Sewerage: Septic tanks may be permitted if all of the following conditions are met:

- A) Inability to tap existing sewer lines.
- B) Ability to meet current El Paso County "Sewage Disposal Regulations."
- C) Compliance with the provisions of Chapter 16.48 of the Palmer Lake Municipal Code.

(Ord 17-2000 §3, 2000; Ord. 14-1987 §1, 1987).

127704

AFFIDAVIT OF PUBLICATION

STATE OF COLORADO
COUNTY OF EL PASO

I, Lorre Cosgrove, being first duly sworn, deposes and says that she is the Legal Sales Representative of The Tri Lakes Tribune, L.L.C., a corporation, the publishers of a daily/weekly public newspapers, which is printed and published daily/weekly in whole in the County of El Paso, and the State of Colorado, and which is called Tri Lakes Tribune; that a notice of which the annexed is an exact copy, cut from said newspaper, was published in the regular and entire editions of said newspaper 1 time(s) to wit 10/27/2021

That said newspaper has been published continuously and uninterruptedly in said County of El Paso for a period of at least six consecutive months next prior to the first issue thereof containing this notice: that said newspaper has a general circulation and that it has been admitted to the United States mails as second-class matter under the provisions of the Act of March 3, 1879 and any amendment thereof, and is a newspaper duly qualified for the printing of legal notices and advertisement within the meaning of the laws of the State of Colorado.

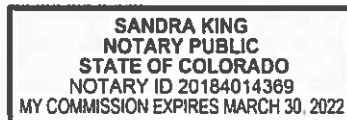


Lorre Cosgrove
Sales Center Agent

Subscribed and sworn to me this 10/27/2021, at said City of Colorado Springs, El Paso County, Colorado.
My commission expires March 30, 2022.



Sandra King
Notary Public
The Gazette



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NOTICE OF PUBLIC HEARING TOWN OF PALMER LAKE

Notice is hereby given that Palmer Lake Planning Commission will hold a public hearing on November 17, 2021, at 5 PM at the Palmer Lake Elementary School Library, Upper Glenway, Palmer Lake, to consider a request to rezone tax schedule ID 7109000061 located at Hwy 105 (near Red Rock Ranch Rd) from R1 zoning to RA. A recommendation will be made to the Board of Trustees on the same matter scheduled to hear on December 9, 2021, at 5 PM. A copy of the complete application is on file at the Town Clerk office, at 719-481-2953.

/s/ Dawn A. Collins, Town Clerk

Published in the Tri-Lakes Tribune October 27, 2021.