



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

**Office Use Only**

Date: 6/13/2023

Fee: \$750.00

Check #: \_\_\_\_\_

Rec'd By: WAZ

*Note: A minimum of 10 days are required to process this application.*

July PC

### Minor Subdivision/Replat Application Form

Name of Applicant/Property Owner: Scott Phillips

Address: 550 Rockridge Rd. Phone#: 719-493-4255

Email: ScottyPhillips2002@gmail.com

Name of Proposal: Rock Ridge Reserve

Legal Description or Address: \_\_\_\_\_

**Minor Subdivision** – A Minor Subdivision is a subdivision, in which all the following occurs:

- A. The proposed plat or subdivision contains less than five lots.
- B. All lots within the proposed plat abut a dedicated and accepted town thoroughfare or street.
- C. The proposed plat meets all the minimum requirements of Chapter 16.36.010, the zoning ordinance, and other applicable Town ordinances and resolutions.
- D. There are no requests for waivers of any of the requirements of the various Town Regulations and resolutions.

**Criteria for approval of a Minor Subdivision** - For approval of a Minor Subdivision, the Planning Commission must find, based upon evidence provided by the application, both factual and supportive, that:

- A. The proposed lots are not part of any other subdivision approved within one year;
- B. The proposed division would not constitute a subdivision of a large tract or parcel of land into five or more building sites, tracts, or lots within five years;
- C. The lots from the proposed subdivision will each be accessible from an existing public road.

**Current Zoning and Uses of Surrounding Property:** N: R3

E: R1

S: R1

W: Nat. Forest

By signing this application, all parties agree to the following:

- Town of Palmer Lake staff or its consultants may enter the property to inspect the property and evaluate the proposal.
- The applicant/petitioner is liable for all fees and costs associated with the Town’s review of this application. These may include, but are not limited, to engineering and consultant fees, public notice costs, recordation fees, and any other fees paid by the Town in connection with or related to review of this application.
- Payment of fees as described above will be due within 10 days of the date of invoice, and if not received within 30 days will be considered past due. Payment of the above fees shall not relieve the payment of any other fees imposed by the Town.

*If the applicant is someone other than the property owner, the applicant must provide a notarized letter from the property owner giving permission to be represented in this action).*

As owner/applicant, I affirm the information contained in this application is accurate, and I agree to the above conditions.

Applicant – Print: Scott Phillips

Applicant Signature: SP Date: 6/13/2023

If the applicant is not the owner:  
As owner of the above property, I agree to the application.

Owner – Print: \_\_\_\_\_

Owner – Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Rock Ridge Reserve Sub-Divide Letter of Intent:

Scott Phillips

550 Rockridge Rd, Palmer Lake, CO. 80133

C: 719-493-4255

Email: scottyphillips2002@gmail.com

Dear Town of Palmer Lake,

I would like to propose a sub-divide of my property located at 550 Rockridge Rd here in Palmer Lake. The purpose of this division would be for me to split my current 5.2+ acreage into 3 separate plots where-by two new 1+ acre plots would be available for sale, and I would retain the remaining furthest west plot of 2.5 acres along with my home for my personal use.

I am looking to do this sub-divide based on the current price for open lots in Palmer Lake along with already existing interest in the two new proposed single-family home properties. I am not looking to personally develop these two new pieces of property myself.

Sincerely,

Scott Phillips



**EL PASO COUNTY - COLORADO**

7108200022  
550 ROCKRIDGE RD

Item 2.

Total Market Value  
\$734,501

**OVERVIEW**

Owner:	PHILLIPS SCOTT M
Mailing Address:	PO BOX 536 PALMER LAKE CO, 80133-0536
Location:	550 ROCKRIDGE RD
Tax Status:	Taxable
Zoning:	R1
Plat No:	-
Legal Description:	TRACT IN SW4NW4 SEC 8-11-67 AS FOLS, BEG AT POI OF W SEC LN WITH NLY R/W LN OF ROCKS RIDGE RD, TH NLY ON AFSD W LN 299.33 FT TO SW COR OF BLK 50 IN GLEN PARK PALMER LAKE, ELY ALG S LN OF SD LOT 269.13 FT TO MOST SLY COR OF LOT 1 BLK H IN CHERRY HILLS, RUN ALG SLY BDRY LN OF SD BLK IN NELY DIRECTION TO AN ANG PT IN LOT 6 IN SD BLK, S 11<55'42" W 422.78 FT TO INTSEC NLY R/W LN OF ROCKS RIDGE RD AT AN ANG PT, TH WLY ALG NLY R/W LN OF AFMD RD TO POB

**MARKET & ASSESSMENT DETAILS**

	Market Value	Assessed Value
Land	\$161,900	\$10,950
Improvement	\$572,601	\$38,740
Total	\$734,501	\$49,690

**SPLIT LEVEL (1)**

Market Value \$572,601

Assessment Rate	6.765	Above Grade Area	1,932
Bldg #	1	First Floor Area	996
Style Description	SPLIT LEVEL	Above First Floor Area	936
Property Description	FRAME AVERAGE QUALITY	Lower Level Living Area	0
Year Built	1972	Total Basement Area	-
Dwelling Units	1	Finished Basement Area	
Number of Rooms	6	Garage Description	-
Number of Bedrooms	4	Garage Area	-
Number of Baths	2.00	Carport Area	-

**LAND DETAILS**

Sequence Number	Land Use	Assessment Rate	Area	Market Value
1	SINGLE FAMILY RES.	6.765	3.5 Acres	\$161,900

**SALES HISTORY**

	Sale Date	Sale Price	Sale Type	Reception
+	04/20/2010	\$0	-	210036190
+	04/16/2007	\$386,000	Good sale; Changes not yet assessed	207050738
+	03/14/1997	\$0	-	97028725
+	04/01/1986	\$0	Cannot Verify; no TD1000	-

**TAX ENTITY AND LEVY INFORMATION**

County Treasurer Tax Information

Item 2.

Tax Area Code: PDZ Levy Year: 2022 Mill Levy: 73.312

Taxing Entity	Levy	Contact Name/Organization	Contact Phone
EL PASO COUNTY	7.732	FINANCIAL SERVICES	(719) 520-6400
EPC ROAD & BRIDGE SHARE	0.165	-	(719) 520-6498
TOWN OF PALMER LAKE	21.238	DAWN A COLLINS	(719) 481-2953
EPC-PALMER LAKE ROAD & BRIDGE SHARE	0.165	-	(719) 520-6498
LEWIS-PALMER SCHOOL NO 38	40.500	BRETT RIDGWAY	(719) 488-4705
PIKES PEAK LIBRARY	3.512	RANDALL A GREEN	(719) 531-6333
PALMER LAKE SANITATION	0.000	BECKY ORCUTT	(719) 481-2732



No Photo Available



**Disclaimer**

We have made a good-faith effort to provide you with the most recent and most accurate information available. However, if you need to use this information in any legal or official venue, you will need to obtain official copies from the Assessor's Office. Do be aware that this data is subject to change on a daily basis. If you believe that any of this information is incorrect, please call us at (719) 520-6600.

## 17.24.010. - Permitted uses.

Permitted uses in an R1 zone are as follows: Single-family dwelling and accessory uses.

(Code 1973, § 17.20.010; Ord. No. 15-1973, § III:6:a, 1973; Ord. No. 5-1999, § 3, 1999)

## 17.24.020. - Conditional uses.

The following conditional uses may be permitted as specified:

- (1) Education institutions, provided that a frontage of 100 feet will be necessary and that there will be 50 feet between the principal structure and the neighboring lot line and that appropriate screening will be provided and that the design of the use and grounds will be in keeping with the residential character of the neighborhood.
- (2) 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.
- (3) Churches and synagogues restricted as educational institutions.
- (4) Town, county and neighborhood parks.
- (5) Private stables and kennels, provided that the lot size is five acres or more.
- (6) Water tanks.
- (7) Day care homes.
- (8) Group homes for the aged. Owner occupied or nonprofit 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 should be granted:
  - a. The size of the house and available yard space of the applicant;
  - b. Satisfactory evidence of the applicant's good character;
  - c. The character of the neighborhood surrounding the proposed group home for the aged, and in the density of the neighborhood;
  - d. The compliance of the group home with state, county and municipal health, safety and fire codes;
  - e. The number of persons 60 years of age or older who would be housed in the group home, which number shall not exceed eight;
  - f. That the proposed use is not for persons 60 years of age or older who need skilled or intermediate facilities;

g. That no other group home for the aged is located within 750 feet of the applicant;

h. The wishes and desires of nearby property owners.

(Code 1973, § 17.20.020; Ord. No. 15-1973, § III:6:b, 1973; Ord. No. 15-1978; Ord. No. 2-1980, § 3, 1980; Ord. No. 3-1985, § 2, 1985; Ord. No. 1-1986, § 20, 1986; Ord. No. 1-1987, § 2, 1987; Ord. No. 7-1990, § 6, 1990; Ord. No. 7-1992, § 3, 1992; Ord. No. 5-1999, § 8, 1999)

#### 17.24.030. - Lot sizes and dimensions.

The sizes and dimensions for a lot in an R1 zone are as follows:

- (1) Minimum lot size: one acre.
- (2) Minimum lot width: 150-foot street frontage.
- (3) Minimum front yard setback from property line: 25 feet.
- (4) Minimum side yard setback from property line: ten feet.
- (5) Minimum rear yard setback from property line: 25 feet.

(Code 1973, § 17.20.030; Ord. No. 15-1973, § III:6:c, 1973)

#### 17.24.040. - Structure height and area.

The structure height and area requirements for an R1 zone are as follows:

- (1) Maximum building height: 30 feet.
- (2) Maximum area covered by structure: 35 percent of lot.

(Code 1973, § 17.20.040; Ord. No. 15-1973, § III:6:d, 1973)

#### 17.24.050. - Required off-street parking.

For required off-street parking, see chapter 17.84.

(Code 1973, § 17.20.050; Ord. No. 15-1973, § III:6:e, 1973)

#### 17.24.060. - Signs.

Signs in the R1 zone are permitted provided they comply with chapter 17.76.

(Code 1973, § 17.20.060; Ord. No. 15-1973, § III:6:f, 1973; Ord. No. 18-2000, § 5, 2000)

#### 17.24.070. - Sewerage.

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

- (1) Inability to tap existing sewer lines.

(2) Ability to meet current county sewage disposal regulations.

(3) Compliance with the provisions of chapter 16.48.

(Code 1973, § 17.20.070; Ord. No. 3-1981, § 1, 1981; Ord. No. 14-1987, § 3, 1987)

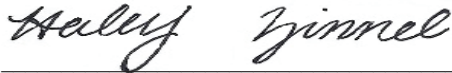


# AFFIDAVIT OF PUBLICATION

STATE OF COLORADO  
COUNTY OF El Paso

I, Haley Zinnel, being first duly sworn, deposes and says that he is the Legal Sales Representative of The Tri Lakes Tribune, LLC., 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 06/28/2023**

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.



Haley Zinnel  
Sales Center Agent

Subscribed and sworn to me this 06/28/2023, at said City of Colorado Springs, El Paso County, Colorado.

My commission expires June 23, 2026.



Karen Hogan  
Notary Public  
The Gazette

**KAREN HOGAN**  
**NOTARY PUBLIC**  
**STATE OF COLORADO**  
NOTARY ID 20224024441  
MY COMMISSION EXPIRES 06/23/2026

**PUBLIC NOTICE**  
**NOTICE OF PUBLIC HEARING**  
**TOWN OF PALMER LAKE**  
Notice is hereby given that Palmer Lake Planning Commission shall hold a public hearing on Wednesday, July 19, 2023, at 5 PM at the Town Hall, 28 Valley Crescent, Palmer Lake, to consider an application for a minor subdivision for Rock Ridge Reserve subdivision - Parcel 710820022 located at 550 Rockridge Rd, Palmer Lake. A recommendation will be made to the Board of Trustees on the same matter scheduled for Thursday, July 27, 2023, beginning at 6 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  
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