

**NOTICE OF PUBLIC HEARING**

**TOWN OF PALMER LAKE**

Notice is hereby given that Palmer Lake Board of Adjustments will hold a public hearing on Tuesday, November 5, 2024, at 5:00 pm at the Palmer Lake Town Hall, 28 Valley Crescent, Palmer Lake, to consider a variance for street frontage of 25 feet, located at 0 Aurelia St, Palmer Lake, parcel 7105100010. A copy of the complete application is on file at the Town office, 42 Valley Crescent, Palmer Lake, at 719-481-2953. /s/ Dawn A. Collins, Town Clerk

204969

# AFFIDAVIT OF PUBLICATION

STATE OF COLORADO  
COUNTY OF El Paso

I, Kate Dickens, being first duly sworn, deposes and says that she 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 10/16/2024

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.



Kate Dickens  
Sales Center Agent

Subscribed and sworn to me this 10/16/2024, 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

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/s/ Dawn A. Collins, Town Clerk  
Published in the Tri-Lakes Tribune October 16, 2024



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

received  
9-17-2024

PAID  
check # 158

Office Use Only

Case Number: \_\_\_\_\_

Date: 9-17-2024

Fees: ~~\$200~~ (non-refundable) Res. 300.00

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

Rec'd By: [Signature]

Application Complete: 9/18 (BOA 11/5)

Note: Allow up to 10 days for review and requires a minimum of 15 days for publication and property posting.

### Variance Application Form

Name of Applicant/Property Owner: Nanette S. Drobniak

Address: physical: 57 Pineview St. Phone#: 719-322-1300  
Palmer Lake, CO 80133 P.O. Box 522

Email: nanusue@yahoo.com

Name of Proposal: \_\_\_\_\_

Legal Description or Address: 0 Aurelia St. Monument, CO 80132  
Tax Schedule # Parcel # 7105100010

*This is a Variance* – A deviation from Subdivision or Zoning Regulations. This consists of a written request which, if it affects the design of a subdivision, must be so noted on the appropriate Plat.

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

Current Zoning and Uses of Surrounding Property:	N: <u>R3</u>	<u>RESIDENTIAL</u>
	E: <u>R3</u>	<u>RESIDENTIAL</u>
	S: <u>R3</u>	<u>RESIDENTIAL</u>
	W: <u>RA</u>	<u>VACANT</u>

State your variance request exactly as you would like it approved, including the benefit to yourself, neighborhood and the community.  
WE WOULD LIKE THE 50' ALONG A CITY STREET TO BE REDUCED TO THE 25' THAT WAS DEEDED  
WHEN THE PROPERTY WAS PURCHASED.



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Please state the regulation/code that directly relates to the variance request.

17.36.030 MINIMUM LOT WIDTH 50 FEET STREET FRONTAGE

Explain how the variance would benefit to the health, safety, appearance, and general welfare of the community, if granted.

IT WOULD MAKE NO IMPACT AS THIS PROPERTY HAS ONLY HAD 25 FEET AT THE DEAD END OF AURELIA STREET SINCE BEING PURCHASED.

Explain how adjacent properties will be affected if the variance is granted.

THE ADJACENT PROPERTIES WOULD NOT BE AFFECTED BY THE STATUS QUO

State how strict application of the zoning would place an unusual and unnecessary hardship on you and/or other parties involved.

A BUILDING PERMIT WOULD NOT BE OBTAINABLE.

IT WOULD BE A FINANCIAL BURDEN ON THE OWNER IF THEY HAD TO PURCHASE AN ADDITIONAL 25 FEET FROM THE ADJACENT OWNER TO THE SOUTH.

Do you own any adjoining lots? If so, how many and what are the square footage of these adjoining lots?

YES, FOUR LOTS LOCATED AT 57 PINEVIEW STREET 12,500 S.F.



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Palmer Lake, CO 80133  
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As owner/applicant, I affirm the information contained in this application is accurate, and I agree to the above conditions.

Applicant Signature: Nanette Drobnick Date: 9-17-24

If the applicant is not the owner:

As owner of the above property, I agree to this application.

Owner - Print: Nanette Drobnick

Owner - Signature: Nanette Drobnick Date: 9-17-24



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719-481-2953 - Office

## PROCEDURAL CHECKLIST

All applications must be submitted to the Town office 30 days before the Board of Adjustment meeting. Board of Adjustment meetings are held the 1st Tuesday of each month as need, or as otherwise posted date.

*All submittals must be in compliance with the corresponding Palmer Lake Municipal Code.*

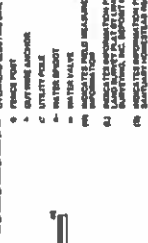
### Submittal Requirements

- ✓ Application
- ✓ Plot Plan or Site Plan. A dimensioned plan that provides a graphic representation of the subject property and the adjacent streets and properties, showing all of the following:
  - The boundaries of the parcel proposed for a variance, based on the legal description, and using a scale of one-inch equals 100 feet or larger.
  - Existing buildings and structures on the parcel, including all property line setback measurements.
  - Related physical conditions that may influence the variance request.
  - Adjacent properties and parcels, including information on their existing zoning, existing land use(s), and existing project/property names, if known.
  - Adjacent streets, including street names, right-of-way widths.
- ✓ An ILC (Improvement Location Certificate) will be required BEFORE and AFTER construction and be filed with El Paso County Clerk/Recorder by applicant when completed.
- ✓ All requested set back variances must be shown depicting distance from the property boundary to the outer edge of the roof eaves (provide a “bird’s eye” view).
- ✓ Applicant is responsible for locating and marking property (boundary) corners and staking the area of the proposed variance. Stakes must be painted orange or have red flags attached. Utility locates must be called for and marked properly.
- ✓ Upon receipt and review of the Application, the Town will prepare and place a sign on the property posting the meeting date/time. The sign must be left in place until after the Board of Adjustment meeting/hearing.

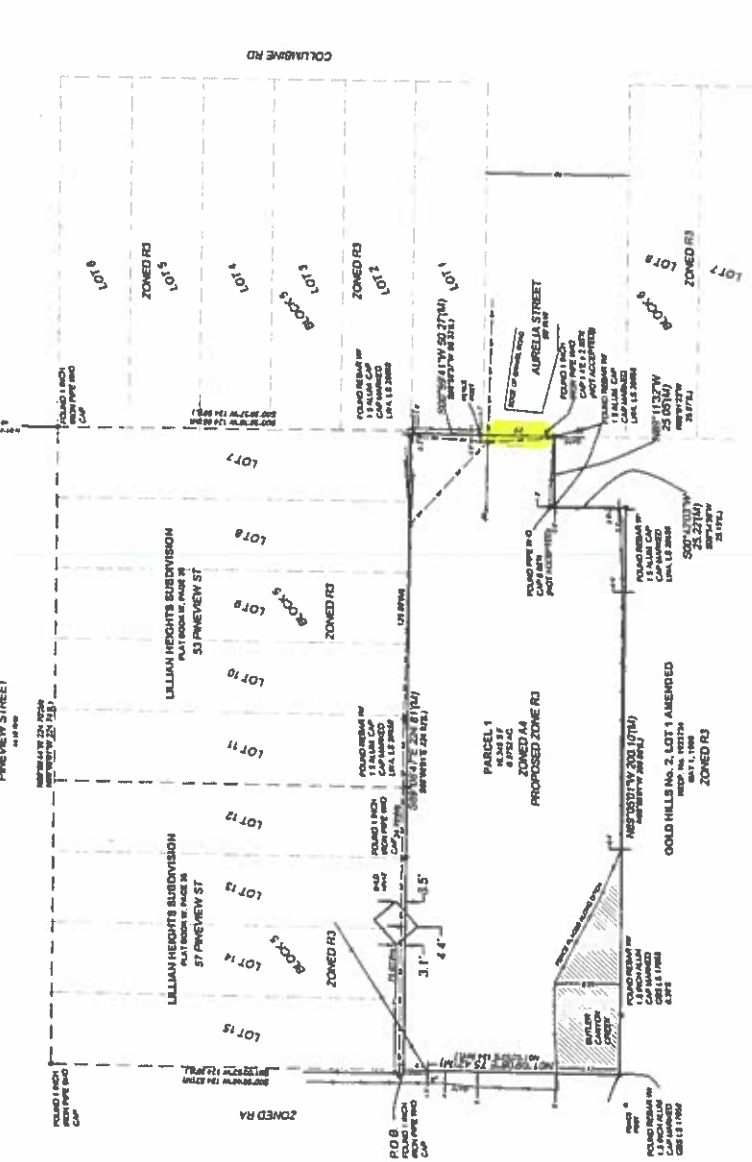
Note: If the applicant is different than the property owner, applicant must provide a notarized letter giving permission to be the representative in this action.

# LAND SURVEY PLAT PALMER LAKE

A PARCEL SITUATE IN THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO.



FOUNDED BY: [Name]  
CAP. LOC. INC.  
FILE NO. [Number]



ADDRESS:  
700 AURELIA STREET, PALMER LAKE, CO 80113

**LEGAL DESCRIPTION:**

PARCEL 1: DESCRIPTION: [Detailed legal description of Parcel 1, including lot numbers and acreage].  
A.P. No. 198-0894

**CERTIFICATION:**

I, HAROLD J. PONSERELLA, Surveyor, do hereby certify that the above described land is situated in the State of Colorado, and that the same is being surveyed and platted in accordance with the laws of the State of Colorado, and that the same is being surveyed and platted in accordance with the laws of the State of Colorado, and that the same is being surveyed and platted in accordance with the laws of the State of Colorado.

Deposited, signed by  
**HAROLD J. PONSERELLA**  
13,30531-0007

**NOTES:**

1. THE ABOVE PLAT IS A PART OF THE SURVEY OF THE LANDS OF THE STATE OF COLORADO, AND IS SUBJECT TO THE RIGHTS OF THE STATE OF COLORADO.
2. NOTICE: ACCORDING TO COLORADO LAW, YOU MUST CONSIDER ANY LEGAL, EASEMENT, OR INTEREST THAT MAY AFFECT THE SURVEYED PROPERTY AFTER YOU HAVE RECEIVED THIS SURVEY. IT IS YOUR RESPONSIBILITY TO DETERMINE THE STATUS OF ANY SUCH INTERESTS.
3. THE SURVEYED PROPERTY IS SUBJECT TO THE RIGHTS OF THE STATE OF COLORADO, AND IS SUBJECT TO THE RIGHTS OF THE STATE OF COLORADO.
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6. THE SURVEYED PROPERTY IS SUBJECT TO THE RIGHTS OF THE STATE OF COLORADO, AND IS SUBJECT TO THE RIGHTS OF THE STATE OF COLORADO.
7. ACCORDING TO THE COLORADO PUBLIC UTILITIES ACT, ANY UTILITY COMPANY WHICH WISHES TO LOCATE OR MAINTAIN ANY UTILITY LINE ON THE SURVEYED PROPERTY MUST OBTAIN A LICENSE FROM THE PUBLIC UTILITIES COMMISSION.
8. THE SURVEYED PROPERTY IS SUBJECT TO THE RIGHTS OF THE STATE OF COLORADO, AND IS SUBJECT TO THE RIGHTS OF THE STATE OF COLORADO.

COTTONWOOD SURVEYING  
AND ASSOCIATES, INC.  
P.O. BOX 684  
STRASBURG, COLORADO  
(303) 549-7992

LAND SURVEY PLAT  
PALMER LAKE  
RANGE 67 WEST OF 6TH P.M.  
COUNTY OF EL PASO,  
STATE OF COLORADO.

Sheet 1 of 1  
Date 2/28/2024  
File No. 2024-19

Revisions  
1 REV N/A SHEETS 51 8/7/2024

17.36.030. - Lot sizes and dimensions.

The sizes and dimensions for a lot in an R3 zone are as follows:

- (1) Minimum lot size: 5,000 square feet.
- (2) Minimum lot width: 50 feet street frontage.
- (3) front yard setback from property line: 25 feet.
- (4) Minimum side yard setback from property line: 7.5 feet.
- (5) Rear yard setback from property line: 25 feet.

(Code 1973, § 17.28.030; Ord. No. 15-1973, § III:8:c, 1973)

17.36.040. - Structure height and area.

The structure height and area requirements for an R3 zone shall not exceed 30 feet.

(Code 1973, § 17.28.040; Ord. No. 15-1973, § III:8:d, 1973)

17.36.050. - Required off-street parking.

For required off-street parking, see chapter 17.84.

(Code 1973, § 17.28.050; Ord. No. 15-1973, § III:8:e, 1973)

17.36.060. - Signs.

Signs in the R3 zone are permitted provided they comply with chapter 17.76.

(Code 1973, § 17.28.060; Ord. No. 15-1973, § III:8:f, 1973; Ord. No. 18-2000, § 9, 2000)

17.36.070. - 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, § 17.28.070; Ord. No. 14-1987, § 5, 1987; Ord. No. 3-1981, § 1, 1981)