



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

Office Use Only	
Date:	<u>6/13/2023</u>
Fee:	<u>\$ 750.00</u>
Check #:	_____
Rec'd By:	<u>VAZ</u>
<i>Note: A minimum of 10 days are required to process this application.</i>	
<u>July PC</u>	

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