

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