



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

Office Use Only	
Date:	ck 3268 6/29
Fees:	\$1000.00
Check #:	pd 3268
Rec'd By:	MAC
*Minimum submittal of 30 days	

Aug PC

Annexation / Rezoning Application Form

Name of Applicant: JAMES E. PARCO

Applicant's Address: 19105 FOREST VIEW RD Phone #: 719-694-4242

Applicant's Email: JIMPARCO@MAC.COM

Name of Proposal: PARCO - FITZGERALD ANNEXATION / DE-ANNEXATION PETITION

Tax Schedule #: 7109013007 (ANNEX) AND 7109013008 (DE-ANNEX)

Rezoning of existing or annexation of property – A request for a change in the existing designated zoning or property annexation. This request must be accompanied by those items outlined in the Palmer Lake Zoning requirements (section 17.12.030).

Nearest Street Intersection: FOREST VIEW RD
at DOUGLAS AVE

Existing Subdivision: COLD WATER

Current Zoning and Uses of Surrounding Property: R-1 / R1E

EP County

N:	<u>RR-5</u>	<u>RESIDENTIAL (BROWN)</u>
E:	<u>RR-5</u>	<u>RESIDENTIAL (FITZGERALD)</u>
S:	<u>RR-5</u>	<u>RESIDENTIAL (FITZGERALD)</u>
W:	<u>RR-5</u>	<u>RESIDENTIAL (PARCO)</u>

[Signature]
Signature of Owner

6/12/2023
Date

PROCEDURAL CHECKLIST FOR REZONING

All initial application will be submitted to the Town office a minimum of 30 days before the regular Planning Commission.

Planning Commission meetings are held the 3rd Wednesday of each month.
Town Board of Trustees meetings are held the 2nd and 4th Thursday of each month.

*All submittals are required to be in compliance with the corresponding Palmer Lake Municipal Code.
Coordination is required with staff/Departments.*

Recommend United Notification Cost Center (UNCC) be Contacted Prior to Submittal - 811

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

Criteria for Rezoning – A *preliminary* meeting with Town staff is required prior to submittal.

A Letter of Intent should include:

- ✓ Plot Plans 1- 24"x36"
- ✓ 1- electronic file
- ✓ Complete Application
- ✓ Letter of Intent
- ✓ Fee (\$500)

- ✓ The proposed rezoning promotes the health, safety or welfare of the inhabitants of the Town – (17.04.030)
- ✓ The proposed zoning is consistent with the goals of the Master/Comp Plan
- ✓ There has been a material change in the character of the neighborhood or in the Town, so that the proposed zoning would be in the public interest and consistent with the change
- ✓ The proposal, as evidenced by the Site Plan, is compatible with surrounding uses or in the case of redevelopment that the proposal is an improvement to the area (section 17.12.070)
- ✓ The proposal enhances significant natural characteristics of the site by preservation or incorporating the features into the development's open space plan if applicable

Day of Submittal \$500.00 Fee payment (non-refundable) Any additional fees will be paid by the applicant (outsourced reviews)	Application is reviewed by the Town staff for completeness – application will not be scheduled for the Planning Commission until all required documentation is complete.
Once completed application materials are received, review process begins by staff.	Planning Commission will receive application at least 1 week prior to the meeting/hearing.
The property is posted and notice of Public Hearings will be published at least 15 days prior to the Planning Commission and Board of Trustee meetings.	Applicant shall notify by certified mail all surrounding property owners from the boundary of the subject properties.
The third Wednesday of the month the Planning Commission will have a Public Hearing and make a recommendation to the Board of Trustees. A second hearing may be required.	APPLICANT MUST BE PRESENT
On the second Thursday following the Planning Commission meeting/hearing and recommendation, the Board of Trustees will hold a Public Hearing and take action on the application.	Board of Trustees will hear comments from the developer and the public. The Board can decide or continue the hearing/action. APPLICANT MUST BE PRESENT

Application Received: 6/29/23

Planning Commission Meeting: 8/16

Board of Trustees Meeting: 8/24

ANNEXATION PETITION TOWN OF PALMER LAKE

The undersigned landowners (hereafter "Petitioners"), in accordance with the provisions of Section 31-12- 101 et. seq. C.R.S., and known as the Municipal Annexation Act of 1965, as amended, hereby petition the Board of Trustees of the Town of Palmer Lake for the annexation of Parcel 7109013007 (hereafter "Parcel A") into the Town of Palmer Lake.

In support of this Petition, the petitioners allege and submit the following and make the within a request that it is desirable and necessary to create a single parcel of record with the El Paso County Assessor's Office, for each of the Petitioners from the Cold Water Subdivision replat (Lots 1 & 2), as recorded in the El Paso County Clerk and Recorder's Office on 9 June 2015, reception number 215713630, as shown on Exhibit A, by annexing the property shown on Exhibit B, attached hereto, as Parcel A, comprising a total of 0.18159 acres (7,910 square feet) more or less, into the Town of Palmer Lake.

2) That the area sought to be annexed to the Town of Palmer Lake meets the requirements of section 31-12-104 and 105 C.R.S. of the Municipal Annexation Act of 1965, as amended, in that:

- a. Not less than one-sixth of the perimeter of the described property is contiguous to the Town of Palmer Lake. The property for which annexation is sought has a total of approximately 480.48 feet, more or less, contiguous to the Town of Palmer Lake.
- b. The area for which annexation is sought shares a community of interest with the Town of Palmer Lake.
- c. The area for which annexation is sought will be urban in character (residential);
- d. The area for which annexation is sought is integrated with or is capable of being integrated with the Town of Palmer Lake;
- e. Within the area for which annexation is sought, no lands held in identical ownership shall be divided into separate lots or parcels without the written consent of the landowners thereof;
- f. No land held in identical ownership comprising twenty (20) acres or more shall be included within the annexation without the written consent of the landowners thereof;
- g. The annexation which is sought will not result in a detachment of area from any school district and will not result in the attachment of the annexed area to another school district other than that in which it already is;
- h. The annexation of the area proposed to be annexed will not have the effect of extending the boundary of the Town of Palmer Lake more than three miles in any direction from any point of the Town's boundary in any one year.

3) That the signers of this Petition comprise the landowners of one hundred percent (100%) of the territory included in the area for which annexation is sought.

4) That the petitioners request that the Town of Palmer Lake approve this annexation.

5) That the legal description of the territory proposed to be annexed is attached hereto as Exhibit C.

6) The names and addresses of adjacent property owners to the property for which annexation is sought and within 300 feet of the boundary of the property for which annexation is sought are attached as Exhibit D; the applicant must inform each property owner within 300 feet of the boundary of the property of the annexation petition by way of certified mail or FedEx with the return receipts and/or proof of delivery, will be required to complete the applicants file.

7) No annexation proceedings have been commenced for the annexation to another municipality of part or all of the territory proposed to be annexed.


8) If a portion of a platted street or alley is to be annexed, the entire width of said street or alley is included within the area to be annexed.

9) Upon annexation, property owners must dedicate water rights, based on proposed water use to the Town of Palmer Lake (Ordinance 8-1985).

10) The Town of Palmer Lake will distribute a copy of the annexation plat to the affected agencies for comment, including public entities of school district and various utilities (i.e., gas, cable, sewer).

11) That upon the Annexation Ordinance becoming effective, all lands within the area sought to be annexed shall become subject to the Colorado Revised Statutes and all ordinances, resolutions, and regulations of the Town of Palmer Lake.

WHEREFORE, the undersigned petitioners request that the Town of Palmer Lake approve the annexation of the Property.


James E. Parco, Petitioner Date
Co-owner, Lot 1, Coldwater Subdivision 12 Jun 2023


Pamela S. Parco, Petitioner Date
Co-owner, Lot 1, Coldwater Subdivision 6/12/23

[NOTARIZATION OF PETITONER SIGNATURES ON THE FOLLOWING PAGE]

STATE OF COLORADO)
) ss.
COUNTY OF DENVER)

Subscribed and sworn to before me this 12th day of ~~June~~^{June} June, by James Edward Parco.


Notary Public

ZACHARY J WEISS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20204013742
MY COMMISSION EXPIRES APRIL 15, 2024

My commission expires: April 15, 2024

STATE OF COLORADO)
) ss.
COUNTY OF DENVER)

Subscribed and sworn to before me this 12th day of June 2023, by Pamela Sue Parco.


Notary Public

ZACHARY J WEISS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20204013742
MY COMMISSION EXPIRES APRIL 15, 2024

My commission expires: April 15, 2024



Jim & Pam Parco

19105 Forest View Rd
Monument, CO 80132
jimparco@msn.com

June 12, 2023

Town of Palmer Lake
42 Valley Crescent St
Palmer Lake, CO 80133

To whom it may concern,


In 2014, we (Jim and Pam Parco, who live at 19105 Forest View Rd) worked together with our neighbors, (Jim and Laurra Fitzgerald, who live at 19055 Forest View Rd) to change the interior property line between our parcels. In doing so, Jim and Laurra transferred a 7,910 square foot parcel (Parcel A in the plat) to us, and simultaneously, Pam and I transferred a 7,910 square foot parcel (Parcel B in the plat) to them. This resulted in both parties keeping their Lots the exact same size after the action as compared to before.

Collectively, we filed the replat of our subdivision (Cold Water) with the El Paso County Clerk & Recorder's office on 9 June 2015, under reception number 215713630. On 2 November 2021, the Fitzgeralds deeded Lot 1 to the Parcos, and simultaneously on the same date, the Parcos deeded Lot 2 to the Fitzgeralds.

The only remaining issue that Parcel A of Lot 1 (19105 Forest View Rd owned by the Parcos) remains located within unincorporated El Paso County, whereas Parcel B of Lot 2 (19055 Forest View Rd owned by the Fitzgeralds) remains located within the town limits of Palmer Lake. Because of the different taxing jurisdictions, the final step to create a single parcel of record with El Paso County is to petition the Town of Palmer Lake to annex Parcel A into the town limits (this annexation application), and de-annex Parcel B into unincorporated El Paso County (the Fitzgerald letter of deannexation request), placing the entirety of Lot 1 in the Town of Palmer Lake and the entirety of Lot 2 in unincorporated El Paso County. After meeting with Town Staff on this issue, we were provided the application to petition the Town of Palmer Lake to change the town limits by the adjustment needed from the swap of these two parcels.

After meeting with Dawn Collins on this issue back in November 2022, and a legal review by Town Attorney Krob in April, 2023, we respectfully submit the attached Annexation Petition request (for Parcel A), along with a letter from the Fitzgeralds to simultaneously requesting deannexation (Parcel B). Attached to this letter are all of the required documents to submit our application for your consideration.


James E Parco


Pamela S Parco

Jim & Laura Fitzgerald
19055 Forest View Rd
Monument, CO 80132
jamesfitzgeraldjr@mac.com

Town of Palmer Lake
42 Valley Crescent St
Palmer Lake, CO 80133

16 June 2023

To whom it may concern,


In 2014, we (Jim and Laura Fitzgerald, who live at 19055 Forest View Rd) worked together with our neighbors, (Jim and Pam Parco who live at 19105 Forest View Rd) to change the interior property line between our parcels. In doing so, we transferred a 7,910 square foot parcel (Parcel A in the plat) to the Parcos, and simultaneously, the Parcos transferred a 7,910 square foot parcel (Parcel B in the plat) to us. This resulted in both parties keeping their Lots the exact same size after the action as compared to before.

Collectively, we filed the replat of our subdivision (Cold Water) with the El Paso County Clerk & Recorder's office on 9 June 2015, under reception number 215713630. On 2 November 2021, the Fitzgeralds deeded Lot 1 to the Parcos, and simultaneously on the same date, the Parcos deeded Lot 2 to the Fitzgeralds.

The only remaining issue that Parcel A of Lot 1 (19105 Forest View Rd owned by the Parcos) remains located within unincorporated El Paso County, whereas Parcel B of Lot 2 (19055 Forest View Rd owned by the Fitzgeralds) remains located within the town limits of Palmer Lake. Because of the different taxing jurisdictions, the final step to create a single parcel of record with El Paso County is to petition the Town of Palmer Lake to annex Parcel A into the town limits, and de-annex Parcel B into unincorporated El Paso County, placing the entirety of Lot 1 in the Town of Palmer Lake and the entirety of Lot 2 in unincorporated El Paso County.

After a legal review by Town Staff on this issue in April 2023, we were subsequently advised to provide this deannexation request, by letter, to accompany the Parco's annexation request.

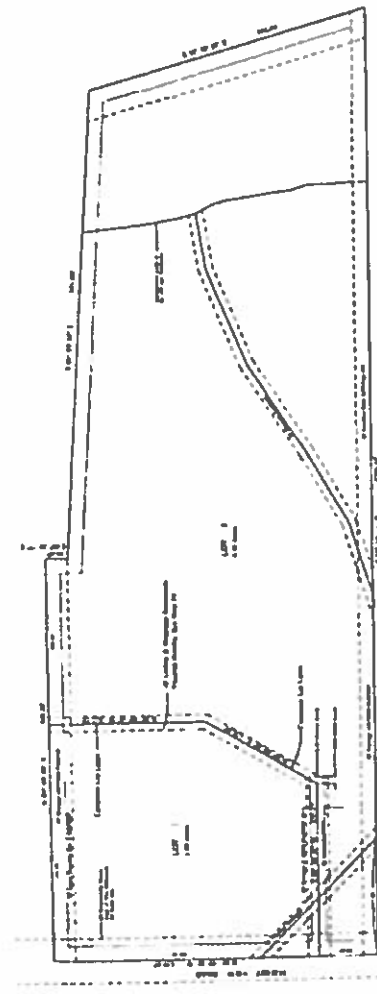
The purpose of this letter is to formally request that Parcel B be deannexed from the Town of Palmer Lake, concurrently, with the Annexation Petition filed by Jim and Pam Parco.


James E. Fitzgerald, Petitioner Date
Co-owner, Lot 2, Coldwater Subdivision 6/16/23

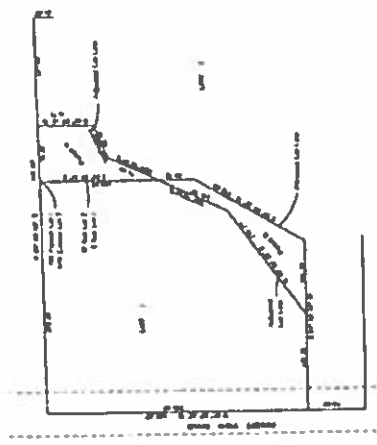

Laura B. Fitzgerald, Petitioner Date
Co-owner, Lot 2, Coldwater Subdivision 6/16/23

COLD WATER SUBDIVISION AMENDMENT No. 1

Adjusting the Lot Line common to Lots 1 & 2, Cold Water Subdivision in Section 9, T 11 S, R 67 W, 6th P.M., El Paso County, Colorado



Cold Water Subdivision As Currently Platted
1"=30'



Exchange Area
1"=30'

PROPERTY DESCRIPTION PARCEL A
 1.1 Parcel A is 1.147 acres, more or less, situated in the 1/4 Section 9, T11S, R67W, 6th P.M., El Paso County, Colorado. Parcel A is bounded on the north by the 1/4 Section 9, T11S, R67W, 6th P.M., El Paso County, Colorado; on the east by the 1/4 Section 9, T11S, R67W, 6th P.M., El Paso County, Colorado; on the south by the 1/4 Section 9, T11S, R67W, 6th P.M., El Paso County, Colorado; and on the west by the 1/4 Section 9, T11S, R67W, 6th P.M., El Paso County, Colorado. Parcel A is shown on the attached plat of the 1/4 Section 9, T11S, R67W, 6th P.M., El Paso County, Colorado, as being 1.147 acres, more or less.

PROPERTY DESCRIPTION PARCEL B
 1.2 Parcel B is 1.147 acres, more or less, situated in the 1/4 Section 9, T11S, R67W, 6th P.M., El Paso County, Colorado. Parcel B is bounded on the north by the 1/4 Section 9, T11S, R67W, 6th P.M., El Paso County, Colorado; on the east by the 1/4 Section 9, T11S, R67W, 6th P.M., El Paso County, Colorado; on the south by the 1/4 Section 9, T11S, R67W, 6th P.M., El Paso County, Colorado; and on the west by the 1/4 Section 9, T11S, R67W, 6th P.M., El Paso County, Colorado. Parcel B is shown on the attached plat of the 1/4 Section 9, T11S, R67W, 6th P.M., El Paso County, Colorado, as being 1.147 acres, more or less.

Notes
 1.1 Parcel A is 1.147 acres, more or less, situated in the 1/4 Section 9, T11S, R67W, 6th P.M., El Paso County, Colorado. Parcel A is bounded on the north by the 1/4 Section 9, T11S, R67W, 6th P.M., El Paso County, Colorado; on the east by the 1/4 Section 9, T11S, R67W, 6th P.M., El Paso County, Colorado; on the south by the 1/4 Section 9, T11S, R67W, 6th P.M., El Paso County, Colorado; and on the west by the 1/4 Section 9, T11S, R67W, 6th P.M., El Paso County, Colorado. Parcel A is shown on the attached plat of the 1/4 Section 9, T11S, R67W, 6th P.M., El Paso County, Colorado, as being 1.147 acres, more or less.

As Hereby Replatted into Cold Water Subdivision Amendment No. 1
1"=30'

EL PASO COUNTY LAND RECORDS DIVISION 119-041-0392 - 7-AS-11-0-01-001 11/17/2011 1:04 PM		Combined Preliminary/Plat Fee for Cold Water Subdivision Amendment No. 1 El Paso County, Colorado Fee: \$100.00 Date: 11/17/2011
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Copy,

Dawn Collins

From: jimparco@icloud.com
Sent: Monday, July 17, 2023 12:24 PM
To: Dawn Collins
Cc: Jim Fitzgerald; Pam Parco
Subject: !! AFFIRMATION OF NOTICE TO SURROUNDING LANDOWNERS: Town of Palmer Lake application #710 901 3007 (James E and Pamela S Parco)
Attachments: 2023-07-17 12-07.pdf

-----WARNING: This email originated from outside the Town of Palmer Lake. DO NOT CLICK on any attachments or links from unknown senders or unexpected emails. Always check the sender's display name and email address are correct before you communicate.-----

Hi Dawn,

Happy Monday.

This email serves as notice to the Town, that we (Parcos and Fitzgeralds) have now sent out the *Notice of Public Hearing* to all required local neighbors, by USPS Certified Mail with Return Receipt.

Below you will find, as proof of the notice sent out today (Monday, 17 July 2023):

- (1) USPS Certified Mail receipt showing the name and address of all six recipients;*
- (2) Picture of the contents of each envelope sent out (all six mailings were identical in contents);*
- (3) A copy of the USPS payment receipt showing the tracking number for both the notice as well as the return receipt.*

We ask that you kindly reply acknowledging receipt of this email.

Please let us know if there is anything else you require of us at this time. Otherwise, Jim Fitzgerald and I will be at Town Hall on **Wednesday, 16 Aug at 5pm** for the Planning Commission meeting, and then the following week on **Thursday, 24 Aug at 6pm** for the Town Council meeting.

Until then, be well!

Best,

Jim & Pam (and Jim & Laurra)

--
Jim Parco
719-694-4242
jimparco@mac.com

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com

Palmer Lake CO 80133

Certified Mail Fee \$4.35
 Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$3.55
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00

Postage \$9.65
 Total Postage and Fees \$17.55

0082
 MONTEBELLO POST OFFICE
 Postmark
 JUL 17 2023
 DENVER CO 80221
 07/17/2023
 NY Wd 11 01 6 7 8 9 10

Sent To **JAMES + SUSAN Mc CRIMMON**
 Street and Apt. No., or PO Box No.
P.O. Box 1634
 City, State, ZIP+4®
PALMER LAKE, CO 80133

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 2720 0000 8354 3852

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Palmer Lake CO 80133

Certified Mail Fee \$4.35
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 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00

Postage \$9.65
 Total Postage and Fees \$17.55

0082
 MONTEBELLO POST OFFICE 37
 Postmark
 JUL 17 2023
 DENVER CO 80221
 07/17/2023
 NY Wd 11 01 6 7 8 9 10

Sent To **D+B FAMILY TRUST**
 Street and Apt. No., or PO Box No.
P.O. Box 567
 City, State, ZIP+4®
PALMER LAKE CO 80133

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 2720 0000 8354 3831

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Monument CO 80132

Certified Mail Fee \$4.35
 Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$3.55
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00

Postage \$9.65
 Total Postage and Fees \$17.55

0082
 MONTEBELLO POST OFFICE
 Postmark
 JUL 17 2023
 DENVER CO 80221
 07/17/2023
 NY Wd 11 01 6 7 8 9 10

Sent To **ROBERT + KIM GUTIERREZ**
 Street and Apt. No., or PO Box No.
601 FOREST VIEW WAY
 City, State, ZIP+4®
MONUMENT CO 80132

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 2720 0000 8354 3848

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Monument CO 80132

Certified Mail Fee \$4.35
 Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$3.55
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00

Postage \$9.65
 Total Postage and Fees \$17.55

0082
 MONTEBELLO POST OFFICE 37
 Postmark
 JUL 17 2023
 DENVER CO 80221
 07/17/2023
 NY Wd 11 01 6 7 8 9 10

Sent To **JEFF + SUE VOYZEY**
 Street and Apt. No., or PO Box No.
603 FOREST VIEW WAY
 City, State, ZIP+4®
MONUMENT, CO 80132

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 2720 0000 8354 3853

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Monument CO 80132

Certified Mail Fee \$4.35
 Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$3.55
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00

Postage \$9.65
 Total Postage and Fees \$17.55

0084
 MONTEBELLO POST OFFICE
 Here
 Postmark
 JUL 17 2023
 DENVER CO 80221
 07/17/2023
 NY Wd 11 01 6 7 8 9 10

Sent To **CATHERINE FISH-WILCOX**
 Street and Apt. No., or PO Box No.
599 FOREST VIEW WAY
 City, State, ZIP+4®
MONUMENT CO 80132

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 2720 0000 8354 3886

U.S. Postal Service™
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For delivery information, visit our website at www.usps.com

Palmer Lake CO 80133

Certified Mail Fee \$4.35
 Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$3.55
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00

Postage \$9.65
 Total Postage and Fees \$17.55

0082
 MONTEBELLO POST OFFICE 37
 Postmark
 JUL 17 2023
 DENVER CO 80221
 07/17/2023
 NY Wd 11 01 6 7 8 9 10

Sent To **MARCIA BROWN**
 Street and Apt. No., or PO Box No.
P.O. Box 220
 City, State, ZIP+4®
PALMER LAKE CO 80133

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 2720 0000 8354 3855



ATTACHMENT TO CERTIFIED LETTER ANNEXATION & DE-ANNEXATION PROPOSAL WITH SURROUNDING NEIGHBORS WITHIN 300'



This letter was sent on 12 June 2023 via USPS, tracking # 7021 2720 0000 8354 3602



Jim & Pam Parco

19105 Forest View Rd
Monument, CO 80132
jimparco@msn.com

Jim & Laurra Fitzgerald

19055 Forest View Rd
Monument, CO 80132
jamesfitzgeraldjr@mac.com

June 9, 2023

D&B Family Trust (% Dave and Beverly Miller)
P.O. Box 567
Palmer Lake, CO 80133

Dear Mr & Ms Miller,

In 2014, we (Jim & Laurra Fitzgerald, who live at 19055 Forest View Rd, in collaboration with Jim and Pam Parco, who live at 19105 Forest View Rd) worked together to change the interior property line between our respective lots. In doing so, Jim and Laurra transferred a 7,910 square foot parcel (Parcel A in the plat) to the Parcos, and simultaneously, Pam and Jim transferred a 7,910 square foot parcel (Parcel B in the plat) to the Fitzgeralds. This resulted in both of parties keeping their Lots the exact same size after the action as compared to before. On the reverse of this letter is a diagram reflecting the property line change.

Collectively, we filed the replat of our subdivision (Cold Water) with the El Paso County Clerk & Recorder's office on 9 June 2015, under reception number 215713630. On 2 November 2021, the Fitzgeralds deeded Lot 1 to the Parcos, and simultaneously on the same date, the Parcos deeded Lot 2 to the Fitzgeralds.

The only remaining issue is that Parcel A of Lot 1 (19105 Forest View Rd owned by the Parcos) remains located within unincorporated El Paso County, whereas Parcel B of Lot 2 (19055 Forest View Rd owned by the Fitzgeralds) remains located within the town limits of Palmer Lake. Because of the different taxing jurisdictions, the final step to create a single parcel of record with El Paso County is to petition the Town of Palmer Lake to annex Parcel A into the town limits, and de-annex Parcel B into unincorporated El Paso County, placing the entirety of Lot 1 in the Town of Palmer Lake and the entirety of Lot 2 in unincorporated El Paso County. After meeting with Town Staff on this issue, we were provided the application to petition the Town of Palmer Lake to change the town limits by the adjustment needed from the swap of these two parcels.

As part of the requirements of the town's zoning application, we are required to send this letter via certified mail to all property owners within 300 feet of the affected area. As your property was determined to be within the 300' radius, we are sending this to you ahead of our application to the town.

Sincerely,

Jim Parco

Jim Fitzgerald

This letter was sent on 12 June 2023 via USPS, tracking # 7021 2720 0000 8354 3040

JUL 05 2023

Allen D. (Dave) & Beverley B. Miller
D & B Miller Family Trust
P.O. Box 567, Palmer Lake, CO 80133
719-481-2003

June 30, 2023

Jim & Pam Parco
19105 Forest View Rd.
Monument, CO 80132

Jim & Laura Fitzgerald
19055 Forest View Rd.
Monument, CO 80132

Subject: Certified Parco-Fitzgerald Letter, dated June 9, 2023

Dear Parcos and Fitzgeralds:

Per your attached Certified June 9, 2023 letter, we have no objection to Parcel A, now owned by Parcos's, to be transferred to El Paso County, and Parcel B, now owned by the Fitzgerald's, to remain in Town of Palmer Lake.

However, it should be noted that since our original sale of the total property to the Fitzgeralds, the Town of Palmer Lake has paved its Douglas Avenue, and created a 2½ feet Drainage Easement along the north side of our 30 foot wide Access Easement to our Miller's five acre property in Town of Palmer Lake. This 2½ foot Palmer Lake Drainage Easement also crosses the Fitzgerald's lower property, that remains in Town of Palmer Lake.

It should be noted that Town of Palmer Lake's north side Douglas Avenue Drainage needs to be physically realigned under Forest View Road to properly connect to the Town's recently established drainage easement along our originally recorded 30 foot wide access easement.

Thank you for considering these fundamental facts and drainage requirements.

Sincerely,



Allen D. Miller



Beverley B. Miller

encl: Certified June 9, 2023 letter from Parco-Fitzgerald

cc: All Leaders and Staff, Town of Palmer Lake, and El Paso County

P.S. All Parco installed gates, rises, and other artificial obstructions should be immediately removed from our original and permanent 30 foot wide access easement to our five acre parcel in Town of Palmer Lake. Thank you!

NOTICE OF PUBLIC HEARING

TOWN OF PALMER LAKE

Notice is hereby given that Palmer Lake Planning Commission shall hold a public hearing on Wednesday, August 16, 2023, at 5 PM at the Town Hall, 28 Valley Crescent, Palmer Lake, to consider an application for annexation and rezone of Parcel 7109013007 from El Paso County to the Town of Palmer Lake. A recommendation will be made to the Board of Trustees on the same matter scheduled for Thursday, August 24, 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