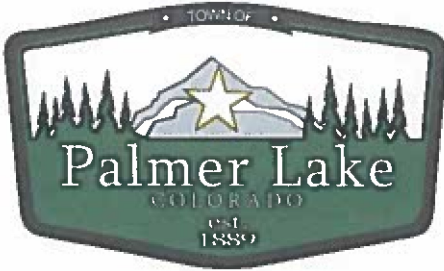


NOTICE OF PUBLIC HEARING

TOWN OF PALMER LAKE

Notice is hereby given that Palmer Lake Planning Commission shall hold a public hearing on Wednesday, November 20, 2024, at 5 PM at the Town Hall at 28 Valley Crescent, Palmer Lake, to consider an application for minor resubdivision/replat of Blocks 38 and 39 and vacated portion of Largo Ave., of Glen Park, Palmer Lake. A recommendation will be made to the Board of Trustees on the same matter scheduled to be heard on Thursday, December 12 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



TOWN OFFICE USE ONLY

Date Received: 9-3-2024 By: LG
 Fee: \$ 1,000⁰⁰ Pmt Type: check #102
 Property #: _____

LAND USE REGULATIONS/DEVELOPMENT APPLICATION

TYPE OF SUBMITTAL (CHECK ALL THAT APPLY)	
<input type="checkbox"/> Certificate of zoning compliance (17.12.060)	<input checked="" type="checkbox"/> Minor Subdivision (Attach Minor Subdivision Application - 16.36.020)
<input type="checkbox"/> Annexation (CRS 31-12-101 et seq.)	<input type="checkbox"/> Resubdivision (Attach Subdivision Application- 16.64.010)
<input type="checkbox"/> Zoning Change (Ordinance required-Attach Rezoning or Map/Text amendment Application)	<input type="checkbox"/> Conditional Use Permit (Attach application-17.100.010)
<input type="checkbox"/> Planned Unit Development (Attach PUD Plan 17.72.100 or PUD Final Development Plan Application 17.72.110)	<input type="checkbox"/> Variance from Zoning Regulations (Attach Variance Application- 17.64.160)
<input type="checkbox"/> Site Plan Review (Attach Site Plan Application-17.12.070)	<input type="checkbox"/> Sign Permit (Attach Sign Application-17.76.040)
<input type="checkbox"/> Subdivision Master Plan (16.16.010)	<input type="checkbox"/> Grading and Erosion Control Plan (Attach application-17.68.080)
<input type="checkbox"/> Major Subdivision Preliminary Plat (Attach Major Subdivision Application- 16.20.010)	<input type="checkbox"/> Hillside Overlay District (Attach application-17.68.110)
<input type="checkbox"/> Major Subdivision Final Plat (Attach Major Subdivision Application-16.028.010)	<input type="checkbox"/> Floodplain Development Permit (Attach application-17.64.130)

Please submit the following with this application:

- Attach Vicinity Map
- Attach County Assessor Parcel Information showing property & lot lines (<https://assessor.elpasoco.com>)

Property Address: 201 POCO AVE

Applicant Name: Joseph BELTRAN Phone: 719-201-9301

Email: CPUSER2003@YAHOO.COM

Mailing Address: PO BOX 758 PALMER LAKE

City: PALMER LAKE State: CO Zip: 80133

Owner(s) of Record Name (if different from above): _____

Email: _____

Mailing Address: _____ Phone: _____

City: _____ State: _____ Zip: _____

APPLICANT SIGNATURE - I certify the information & exhibits I submitted are true & correct to the best of my knowledge. In filing this form, I am acting with the knowledge & consent of the property owners. I understand that all materials & fees required by the Town must be submitted prior to having this application processed. Form may be signed electronically by typing your name in the Signature field or manually printing & signing.

OWNER CERTIFICATION - I certify that I am the lawful owner of the parcel(s) of land or mineral interests which this application concerns and consent to this action.

Joseph Beltran 09-02-24 Joseph Beltran 09-02-24
 Applicant Signature Date Owner Signature Date

RE: 201 Poco.Ave. Replat Application

Dear Board Members,

I would like to replat my property locate at 201 Poco ave. from one to three sections in accordance with our towns ordinances and procedures.

A thorough and complete survey of the property was completed August 16th, 2024 by WLR Services Garry Rohleder. (303-243-1309).

If there are additional items or concerns to be addressed in the interim, please feel free to contact myself or Garry Rohleder.

Thank you for your consideration.

Truly yours,  08-29-2024
Joseph Beltran
(719)-201-9301

LAND DETAILS

SEQUENCE NUMBER	LAND USE	ASSESSMENT RATE	AREA	MARKET VALUE
1	SINGLE FAMILY RESIDENTIAL	6.700	2.02 Acres	\$185,000

BUILDINGS DETAILS

^ RANCH 1 STORY (1)		Market Value	\$363,561
Assessment Rate	6.700	Above Grade Area	1,836
Bldg #	1	First Floor Area	1,836
Style Description	RANCH 1 STORY	Above First Floor Area	0
Property Description	SINGLE FAMILY RESIDENTIAL	Lower Level Living Area	0
Year Built	1995	Total Basement Area	1,836
Dwelling Units	1	Finished Basement Area	Attached
Number of Rooms	6	Garage Description	699
Number of Bedrooms	3	Garage Area	-
Number of Baths	2.00	Carport Area	-

v RANCH 1 STORY (2)		Market Value	\$209,366
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SALES HISTORY

SALE DATE	SALE PRICE	SALE TYPE	RECEPTION
06/03/2019	\$0	-	219060271

TAX ENTITY AND LEVY INFORMATION

TAXING ENTITY	LEVY	CONTACT NAME/ORGANIZATION	CONTACT PHONE
EL PASO COUNTY	6.862	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 DISTRICT #38	37.500	BRETT RIDGWAY	(719)488-4705
PIKES PEAK LIBRARY DISTRICT	3.061	RANDALL A GREEN	(719)531-6333
PALMER LAKE SANITATION DISTRICT	0.000	BECKY ORCUTT	(719)481-2732

MAP SHEET

[Click to view Map Sheet 1](#)

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.



OVERVIEW

Owner:	BELTRAN JOSEPH A
Mailing Address:	PO BOX 758 PALMER LAKE CO, 80133-0758
Location:	201 POCO AVE
Tax Status:	Taxable
Zoning:	.
Plat No:	R00391
Legal Description:	LOTS 1-16 INC BLK 39 GLEN PARK TOG W/ LOTS 1-6 NC BLK 38 GLEN PARK TOG W/ VAC LARGO AVE BY ORD NO 10-2017 AT REC# 219060271

MARKET & ASSESSMENT DETAILS ?

	Market Value	Assessed Value
Land	\$185,000	\$12,400
Improvement	\$572,927	\$38,390
Total	\$757,927	\$50,790

Item 2.



Minor Subdivision Checklist form date: May 29, 2024

Notes:

- Town staff will strive to review the submitted application for completeness within ten (10) days of receipt. Once an application is deemed complete, required payment of fees are received, and cost reimbursement agreement is signed, the application will be forwarded to appropriate staff and referral agencies.
- Land use applications fees can be found on the Town website - see adopted Master Fee Schedule.
- For submittal and drawing items listed below, see code section 16.20.110(a) for more information.
- On this checklist, check off items included in the application and shown on the drawings.

SUBMITTAL REQUIREMENTS	
	Number of paper copies to be determined
	Digital copy (PDF) of all submittal items
	Land Use application form, completed & signed
	This checklist – check off all items submitted and drawing requirements that have been met
	Application fee
	Cost reimbursement agreement
	30-day requirement signed waiver
	Title commitment
	Mineral rights affidavit
	Minor subdivision plat (see Drawing Requirements below)
	Site development plan
	Project narrative

DRAWING REQUIREMENTS	
	24" x 36" sheet, unless other size is approved
	Title of project
	North arrow
	Written & graphic scale
	Vicinity map
	Date of preparation
	Name of person or firm that prepared drawing
	Legal description of the entire subdivision
	Basis of established bearing
	Closure calculations
	Name/business name/address/phone/email:
	- Owner(s)
	- Applicant (if not the owner)

DRAWING REQUIREMENTS (continued)	
	- Designer(s)
	- Engineer(s)
	- Surveyor(s)
	Bearings, distances, and curve information for the perimeter and all lots, blocks, ROW's, and easements
	Excepted parcels note
	Lot and block numbers
	Existing and proposed ROW
	Existing and proposed street names
	Existing and proposed easements
	Location and description of monuments
	Floodplain boundary
	Signature and certification blocks for:
	- Registered land surveyor
	- Owners and mortgagees
	- PC, BOT, Town Clerk, County Clerk & Recorder
	- Utility providers
	- Ownership and dedications

REVIEW PROCESS	
<i>The following is a general description of the steps involved in processing your Minor Subdivision with an estimate of the time required. NOTE: PC means Planning Commission, BOT means Board of Trustees.</i>	
Step 1: Pre-application conference	Applicant may request conference before submitting the application.
Step 2: Submit application	Applicant submits a complete application.
Step 3. Certification of completeness	Staff reviews the application and either certifies that it meets submittal requirements, or notifies the Applicant of what deficiencies that need to be corrected before the application is accepted.
Step 4: Referral of application	If accepted, Staff refers the application to other staff and parties of interest.
Step 5: Staff review	Staff reviews the application and sends comments to the applicant.
Step 6: Applicant responds to comments	Applicant addresses comments and submits revised documents.
Step 7: Staff review and report	Staff reviews revisions, prepares staff report, and sets PC hearing date.
Step 8: Public notice 15 days before PC hearing	By certified mail, Applicant provides notice to property owners within 300 feet. Staff posts sign and submits notice to the newspaper.
Step 9: PC public hearing and recommendation	Staff provides all information to PC at least 1 week prior to hearing. On 3rd Wednesday of the month , PC holds hearing and makes a recommendation. APPLICANT MUST BE PRESENT FOR THE HEARING.
Step 10: Applicant addresses PC recommendations	Applicant revises documents and resubmits to the Town Clerk.
Step 11: Final Staff review	Staff reviews revised submittal and prepares staff report.

Step 12: BOT public hearing and action	BOT makes a decision or continues to a specific date. APPLICANT MUST BE PRESENT AT HEARING.
Step 13: Prior to recording	Applicant submits required documents prior to recording
Step 14: Plat recording	Applicant submits signed mylar of plat to Town Clerk. After Town signs mylar, Applicant submits document(s) to County Clerk and Recorder. Within 14 days of recording, Applicant must submit to Town Clerk copy of recorded documents.

CRITERIA FOR APPROVAL SUMMARY	
A minor subdivision has the same criteria for approval as a final plat. For the full text of the criteria, see code section 16.20.100(c).	
	Final plat conforms to preliminary plat and conditions.
	Substantially complies with Title 17 standards.
	All technical standards have been met.

Application received date: 9/3/2024
 Accepted as complete date: 9/18/2024
 PC hearing date: 11/20
 BOT hearing: 12/12
 Recording date: _____

MEMO

Date: September 10, 2024 DRAFT

To: Dawn Collins, Town Administrator and Town Clerk, Town of Palmer Lake

CC: Scott Krob, Krob Law, Town Attorney
Mark Morton, PE, GMS Inc., Consulting Engineers for the Town of Palmer Lake

From: Mike Davenport, AIA, AICP, Community Matters Institute
Barb Cole, Executive Director, Community Matters Institute

RE: **Poco Replat – Completeness Review**

SUMMARY

This memo is a completeness review of the application for approval of the proposed Largo Terrace minor subdivision replat. Joseph Beltran is the owner and applicant, and the property address is 201 Poco Avenue. The Applicant proposes dividing the existing parcel into three lots and dedicating a narrow tract of land to public right-of-way. See “Findings” at the end of this memo for additional information that is needed before the application goes to the next step in the review process.

REVIEW PROCESS

Most resubdivisions are classified as either a minor subdivision or a major subdivision. A proposed subdivision meeting the criteria in Municipal Code section 16.20.040(a) is a minor subdivision. Briefly, a minor subdivision is subject to a Planning Commission public hearing and recommendation and then a Board of Trustees public hearing and decision. A fuller description of the minor subdivision process is listed in section 16.20.110(a).

PROJECT INFORMATION

Project information:

Address: 201 Poco Avenue
Legal description: Block 38, Block 39, and a vacated portion of Largo Avenue
Bounded by: East – Poco Avenue
North - Largo Avenue
West – Verano Avenue
South – Rosita Avenue
Property size: 2.130 acres±
Owner: Joseph Beltran
Consultant: Gary Rohleder (303-243-1309) of WLR Services, Surveyor (303-648-9755)
Proposed lots : Lot 1 – 1.33 acres

	Lot 2 – 0.36 acres
	Lot 3 – 0.40 acres
	Tract A to be dedicated as right-of-way – 1,950 square feet (SF)
Existing zoning:	R-3 (Medium Density Residential Zone) on the Town’s zoning map
Proposed zoning:	No change proposed in the application
Surrounding zoning:	R-3 on all sides
Existing land use:	Single family residential
Proposed land use:	No change of use is proposed in the application

COMPLETENESS REVIEW – PART 1: ITEMS TO BE SUBMITTED

Listed below are the submittal requirements and items that were received. See section 16.20.110(a)(2) for the list of requirements.

- Land Use Application Form, completed and signed – received
- Application Fee – received (per application form)
- Cost Reimbursement – It is our understanding this is not being required
- Title Commitment – not received
- Mineral Rights Affidavit – not received
- Minor Subdivision Plat – received
- Site development plan – not received

COMPLETENESS REVIEW – PART 2: INFORMATION TO BE PROVIDED ON THE DRAWING(S)

Listed below are the submittal requirements. See section 16.20.110(a)(2) for the list of requirements.

- 24"x36" sheet, unless other size approved – OK
- Title of project – OK
- North arrow - OK
- Written and graphic scale - OK
- Vicinity map - OK
- Date of preparation - OK
- Name of person or firm preparing the drawing - OK
- Legal description of the entire subdivision - OK
- Basis of established bearing - OK
- Closure calculation(s) – may not be needed, the closure calculations are usually a separate document and not on the plat, up to the Town’s engineering consultant if required
- Owner information - OK
- Applicant information – OK, same as owner
- Surveyor information – OK, please provide the email address if there is one
- Bearings, distances, and curve information – OK

- Excepted parcel(s) note – not applicable
- Lot and block numbers - OK
- Existing and proposed right-of-way - OK
- Existing and proposed street names - OK
- Existing and proposed easements – none shown
- Location and description of monuments - OK
- Floodplain boundary – not in a floodplain, see Note 4, OK
- Signature and certification blocks for:
 - Registered land surveyor - OK
 - Owners and mortgagees – owner, OK, not known if there are mortgagees
 - Planning Commission - OK
 - Board of Trustees (Mayor) - OK
 - County Clerk and Recorder - OK
 - Ownership and dedications – OK

FINDINGS

The application is complete, except for the following additional information that is needed before the application proceeds to technical review.

1. **Proof of ownership.** This may be an attorney’s opinion, a title commitment no more than 30 days old, or an older title commitment with an update letter no more than 30 days old. The title information would also answer whether there are mortgagees that would need to sign the plat.
2. **Mineral rights affidavit.**
3. **Site development plan.** A site development plan is similar to a preliminary plat. This is needed to determine if the proposed lots can meet the minimum requirements of the Town’s zoning and subdivision regulations.
4. **Closure calculations.** The Town’s consulting engineer needs to determine if closure calculations are required for the proposed subdivision and proposed right-of-way dedication.

/mjd

AFFIDAVIT

I, JOSEPH A. BELTRAN, 201 POCO AVE. PALMER LAKE, FORMALLY ATTEST TO MEETING WITH EL PASO COUNTY COLORADO COMMISSIONER, RICK VAN DYKE. ON THURSDAY, SEPTEMBER 12TH, 2024.

MR. AVN DYKE STATED THERE ARE 'NO SEVERED MINERAL RIGHTS ASSOCIATED WITH MY PROPERTY" AT 201 POCO AVE, PALMER LAKE.

SIGNED



JOSEPH BELTRAN SEPTEMBER 14TH, 2024

SITE PLAN 201 POCO AVE.

IT HAS BEEN DETERMINED THERE IS NO REZONE FOR 2012 POCO. AVE., AND THEREFORE NO SITE PLAN IS REQUIRED OTHER THAN STATING:

"THE APPLICATION FOR A SIMPLE REPLAT OF 201 POCO AVE. INTO THREE SECTIONS IS FOR THE PURPOSE OF PROPERTY INTEGRITY."

SIGNED SEPTEMBER 14TH, 2024



JOSEPH A. BELTRAN

Perimeter Boundary of Largo Terrace Replat

Point of Beginning : North: 1470290.4053' East: 3166478.6797'

Segment #1 : Line

Course: S01° 29' 47.54"E Length: 80.830'
 North: 1470209.6029' East: 3166480.7907'

Segment #2 : Line

Course: S56° 49' 45.50"W Length: 267.057'
 North: 1470063.4864' East: 3166257.2519'

Segment #3 : Line

Course: N02° 08' 30.94"E Length: 258.853'
 North: 1470322.1583' East: 3166266.9265'

Segment #4 : Line

Course: N03° 10' 59.46"W Length: 97.197'
 North: 1470419.2056' East: 3166261.5293'

Segment #5 : Curve

Length: 195.789' Radius: 249.996'
 Delta: 044.8722 (d) Tangent: 103.225'
 Chord: 190.824' Course: N32° 00' 25.45"E
 Course In: S80° 25' 44.47"E Course Out: N35° 33' 24.64"W
 RP North: 1470377.6388' East: 3166508.0458'
 End North: 1470581.0206' East: 3166362.6703'

Segment #6 : Line

Course: S27° 41' 09.70"E Length: 25.764'
 North: 1470558.2061' East: 3166374.6411'

Segment #7 : Curve

Length: 132.638' Radius: 50.430'
 Delta: 150.6957 (d) Tangent: 192.884'

Chord: 97.580' Course: S58° 34' 02.15"E
Course In: S73° 13' 09.82"E Course Out: S43° 54' 54.49"E
RP North: 1470543.6466' East: 3166422.9236'
End North: 1470507.3185' East: 3166457.9014'

Segment #8 : Line

Course: N40° 12' 46.29"E Length: 77.611'
North: 1470566.5862' East: 3166508.0094'

Segment #9 : Curve

Length: 54.199' Radius: 22.198'
Delta: 139.9478 (d) Tangent: 60.878'
Chord: 41.695' Course: S57° 32' 18.78"E
Course In: S37° 30' 44.81"E Course Out: S77° 33' 52.74"E
RP North: 1470548.9852' East: 3166521.5212'
End North: 1470544.2070' East: 3166543.1899'

Segment #10 : Line

Course: S09° 32' 02.54"W Length: 166.766'
North: 1470379.7446' East: 3166515.5679'

Segment #11 : Curve

Length: 97.282' Radius: 247.240'
Delta: 022.5442 (d) Tangent: 49.278'
Chord: 96.655' Course: S22° 26' 08.62"W
Course In: S56° 17' 31.76"E Course Out: N78° 50' 11.00"W
RP North: 1470242.5369' East: 3166721.2412'
End North: 1470290.4053' East: 3166478.6797'

Perimeter: 1453.985' Area: 92790.99 Sq. Ft.

7021 2720 0000 8353 4327

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Extra Services & Fees (check box, add fee if appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.73
Total Postage and Fees	\$5.58

Sent To: Dennis Dusky
 Street and Apt. No., or PO Box No.: PO Box 663
 City, State, ZIP+4: Palmer Lake CO 80133

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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.73
Total Postage and Fees	\$5.58

Sent To: Mark Gerrard
 Street and Apt. No., or PO Box No.: 456 Cordova Ave
 City, State, ZIP+4: Palmer Lake CO 80133

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Extra Services & Fees (check box, add fee if appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.73
Total Postage and Fees	\$5.58

Sent To: Bob + Ann Marie McGuffee
 Street and Apt. No., or PO Box No.: 393 Verona Ave
 City, State, ZIP+4: Palmer Lake CO 80133

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Elkton VA 22827

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Certified Mail Fee	\$4.85
Extra Services & Fees (check box, add fee if appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.73
Total Postage and Fees	\$5.58

Sent To: MaryAnne Ackers
 Street and Apt. No., or PO Box No.: 1496 Bethel Church Rd
 City, State, ZIP+4: Elkton VA 22827

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Colorado Springs CO 80908

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<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.73
Total Postage and Fees	\$5.58

Sent To: Steven Beebe
 Street and Apt. No., or PO Box No.: 12610 Falcon Dr
 City, State, ZIP+4: Colorado Springs CO 80908

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Extra Services & Fees (check box, add fee if appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.73
Total Postage and Fees	\$5.58

Sent To: Bill Fisher
 Street and Apt. No., or PO Box No.: PO Box 1395
 City, State, ZIP+4: Palmer Lake CO 80133

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Extra Services & Fees (check box, add fee if appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.73
Total Postage and Fees	\$5.58

Sent To: Kelly Underwood
 Street and Apt. No., or PO Box No.: PO Box 376
 City, State, ZIP+4®: Palmer Lake CO 80133

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

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Palmer Lake CO 80133

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Certified Mail Fee	\$4.85
Extra Services & Fees (check box, add fee if appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.73
Total Postage and Fees	\$5.58

Sent To: RPK Properties LLC
 Street and Apt. No., or PO Box No.: PO Box 1099
 City, State, ZIP+4®: Palmer Lake CO 80133

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

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Palmer Lake CO 80133

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Certified Mail Fee	\$4.85
Extra Services & Fees (check box, add fee if appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.73
Total Postage and Fees	\$5.58

Sent To: Dale Beaver
 Street and Apt. No., or PO Box No.: PO Box 156
 City, State, ZIP+4®: Palmer Lake CO 80133

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



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Product	Qty	Unit Price	Price
10/15/2024			11:35 AM
First-Class Mail® Letter	1		\$0.73
Palmer Lake, CO 80133 Weight: 0 lb 0.30 oz Estimated Delivery Date Thu 10/17/2024			
Certified Mail®			\$4.85
Tracking #: 70212720000083534341			
Total			\$5.58
First-Class Mail® Letter	1		\$0.73
Palmer Lake, CO 80133 Weight: 0 lb 0.30 oz Estimated Delivery Date Thu 10/17/2024			
Certified Mail®			\$4.85
Tracking #: 70212720000083534358			
Total			\$5.58
First-Class Mail® Letter	1		\$0.73
Palmer Lake, CO 80133 Weight: 0 lb 0.30 oz Estimated Delivery Date Thu 10/17/2024			
Certified Mail®			\$4.85
Tracking #: 70212720000083534365			
Total			\$5.58

Steven Beebe
12690 Falcon Drive
Colorado Springs, CO 80908

Joseph "Tony" Beltran
PO Box 758
Palmer Lake, CO 80133

Dear Neighbors,

I hope this letter finds you well. I am writing to inform you about an upcoming replat of the property lines for my property located in the Town of Palmer Lake. This modification to the plat is intended to enhance the functionality of the land and better align with the town's development goals.

As part of this process, I am reaching out to all neighbors within a 300-foot radius of my property to ensure that everyone is informed and aware of the planned changes. The replat will include adjustments to the property lines, which will not affect the boundaries of adjacent lots. I want to assure you that my intention is to improve our community while maintaining the integrity and character of our neighborhood.

I encourage you to reach out with any questions or concerns you may have regarding this replat. Your feedback is important to me, and I want to ensure that we maintain open lines of communication throughout this process. If you would like to discuss this further, please feel free to contact me at cpuser2001@yahoo.com

Thank you for your understanding and support as we move forward with this project. I look forward to hearing from you.

Warm regards,

Joseph "Tony" Beltran

10/16/2024
Dawn Collins
Town Administrator/Clerk
42 Valley Crescent Dr.
PO Box 208
Palmer Lake, CO 80133
dawn@palmer-lake.org

Joseph "Tony" Beltran
Po Box 758
Palmer Lake, CO 80133
cpuser2001@yahoo.com
719-201-9301

Dear Dawn Collins,

I am writing to formally submit a second request regarding the waiver of the site development plan for our proposed minor subdivision replat of existing land located in the Town of Palmer Lake.

As outlined in the GMS memorandum, we believe our project meets all necessary criteria for a waiver. Our plans do not entail any new developments but rather focus on the replatting of existing R3 zoned land. We are committed to ensuring that our project aligns with the community's goals and vision, and we have designed our plans with the utmost consideration for both the environment and the residents.

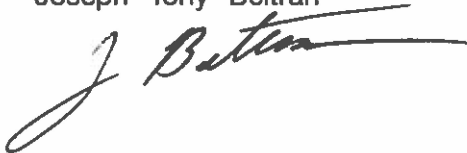
We understand the importance of adhering to local regulations and appreciate the efforts of the Planning Department in maintaining the integrity of our community. Given that no new developments are involved and all criteria set forth in the GMS memorandum are satisfied, we respectfully request that you review our case favorably for a waiver of the site development plan requirement.

Attached you will find a copy of the certified mailing sent to neighbors within 300 ft and a second copy of the survey closure notes.

Thank you for your attention to this matter. I am eager to discuss this with you further and provide any additional information or documentation that may be needed to facilitate your assessment. I look forward to your prompt response.

Warm regards,

Joseph "Tony" Beltran



AFFIDAVIT OF PUBLICATION

STATE OF COLORADO
COUNTY OF El Paso

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, November 20, 2024, at 5 PM at the Town Hall at 28 Valley Crescent, Palmer Lake, to consider an application for minor resubdivision/replat of Blocks 38 and 39 and vacated portion of Largo Ave., of Glen Park, Palmer Lake. A recommendation will be made to the Board of Trustees on the same matter scheduled to be heard on Thursday, December 12 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

Published in the Tri-Lakes Tribune October 30, 2024

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 10/30/2024**

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 10/30/2024, 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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