

TOWN OFFICE USE ONLY	
Date Received: <u>9/12/23</u>	By: <u>WAK</u>
Amount: \$ <u>500-</u>	Pmt Type: <u>CHK.</u>
<input type="checkbox"/> Approved <input type="checkbox"/> Denied	Date: _____
Expires: _____	By: _____

VACATION & REPLAT APPLICATION

Name of Applicant/Property Owner: Wilson's Corner David James Wilson
Linda L. Wilson

Name of Proposal: Replat Interior Lot Line To conform with current Building Codes.

Address: 84 Highway 105 City: Palmer Lake State: COLO Zip: 80133

Email: TRILAKESBUILDING@gmail.com Tax Schedule #: 71053-08-001

This is a Vacation Plat – A map indicating a proposed elimination of a dedicated street, road easement or subdivision. It shall be prepared by a Colorado Registered Land Surveyor in accordance with a Subdivision Regulations. If approved, it shall be recorded with the County Clerk and Recorder's Office.

This is a Replat – A map which indicates an alternation from an approved Subdivision Final Plat. Such a proposal shall abide by the same regulations which affect a Final Plat submittal.

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

Location of Property: 84 Highway 105 Palmer Lake, Co 80133

Nearest Street Intersection: CLEWEG STREET Existing Subdivision: PALMER LAKE AMAZON FILM

Current Zoning and Uses of Surrounding Property: N: CC RESTURANT
E: CC RESTURANT
S: CC RESTURANT
W: CC RESIDENTIAL

Signature of Owner: David James Wilson Date: 9/11/23

Applicants Name: Wilson's corner David James and Linda L. Wilson

Address/Location: 84 Hwy 105 Palmer Lake, Co 80133

9/14/23

PROCEDURAL CHECKLIST FOR Vacation & Replat

*To Anne
Engineering Ticket*

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

Please allow up to 10 business days for review and a minimum of 15 days for required publication.

All submittals need to be in compliance with the corresponding Palmer Lake Municipal Code. Coordination is required with Roads and Water Department.

United Notification Call Center (UNCC) be Contacted Prior to Submittal - 811 - **I**

Requirements of a Vacation/Replat:

Publication Procedures:

- Name of the proposed Plan ✓
- A specific legal description ✓
- Name and address of owner or agent and of person preparing the plan
- Date of preparation, scale, and Northpoint
- A vicinity location map
- Topography with a contour interval of no more than 20 feet from the appropriate USGS quadrangle
? NA
- Proposed sewage treatment systems
PLSD
- Proposed water supply system with adequate evidence that sufficient water exists to supply the proposed development.
PLW
- Proposed drainage compliance (pre & post development)
N/A
- Summary statement of the characteristics of the proposed area
- Any potential hazards (radiation, flood, other environmental issues.)
N/A

- Site Plans (3 full size, 1 electronic) *500 To*
- Letter of Intent
- Complete application form and plans to the Town Clerk
- Pay an application fee (~~\$250~~⁵⁰⁰ fee + \$10 per acre) to the Town Clerk
- Posting/publication of Public Hearing 15 days before the Planning Commission
- Posting/publication of Public Hearing 15 days before the Board of Trustees
- Public notice for each set of hearings (newspaper and signage)

B - 325401458


Letter of Intent

**WILSON'S CORNER
P. O. BOX 532
PALMER LAKE, CO 80133**

To Whom this may Concern,
RE: Existing Building located at 84 Highway 105, Palmer Lake CO

This letter is for a replat of one existing interior lot line. The property is located at 84 Highway 105, Palmer Lake, CO 80133. We are requesting this replat of Lot 42 to bring the existing building, built in 1922, that encroaches on Lot 42, into compliance with the current zoning regulations. The current regulations state that the building will be a minimum of 5 feet from existing Lot lines in a CC zone. Moving the existing East Lot line of Lot 42, 5 feet to the West, will bring the existing building, into compliance with the current Regional Building Code and the Palmer Lake Zoning Code per the Commercial Convenience Regulations.

Thank you for your consideration,


David James Wilson and Linda L. Wilson



9/11/23

WILSON'S CORNER
P. O. BOX 532
PALMER LAKE, CO 80133

PROCEDURAL CHECKLIST

UNSC NOTICE ATTACHED

REFLAT OF LOT 42 EAST LOT LINE

LOTS 40-50 BLOCK 33
PALMER LAKE AMENDED FILING
EL PASO COUNTY COLORADO

PREPARED 9/11/23 SCALE (SEE SURVEY)

MAP. SEE SURVEY

TOPO MAP N/A

P.L.S.D. SEWER PROVIDER N/A

TOWN OF PALMER LAKE WATER DEPT. N/A

PROPOSED DRAINAGE N/A

SUMMARY STATEMENT

COMMERCIAL BUILDING ON HIGH 105
FLAT LOT -
BUILT IN 1922
CENTER OF PALMER LAKE
WELL MAINTAINED