



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

Office Use Only

Case Number: _____
Date: 7/26/2022
Fees \$250 + \$10 per acre
Check #: online
Rec'd By: MR
Application Complete: 7/27

Vacation & Replat Application Form

Name of Applicant/Property Owner: JAMES and KAREN WILKINSON (owner)

Address: 105 BRISTOL ST CASTLE ROCK CO, 80104 Phone#: 1 (720) 590-1437

Email: jim@splashkitchenandbaths.com

Name of Proposal: Elephant Rock Acres Filing no.5

Tax Schedule #: 7110006147 & 7110006146

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.

727 MEADOW LN PALMER LAKE CO, 80133,
Location of Property: vacated Meadow Lane, and parcel to southeast

Nearest Street Intersection: Meadow Lane/HWY 105 Existing Subdivision: Elephant Rock Acres

Current Zoning and Uses of Surrounding Property: N: Alley/RR ROW

E: R-3 single family Residential

S: R-3 single family Residential

W: R-3 single family Residential

Signature of Owner: [Signature] Date: 7/26/22

Applicants Name: [Signature] Address/Location: 0 Meadow Lane

Dawn Collins

From: James Wilkinson <jim@splashkitchenandbaths.com>
Sent: Wednesday, July 27, 2022 7:33 AM
To: Dawn Collins
Subject: RE: Vacation and Replat

-----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.-----

Good Morning Dawn
Below is my intent for this Replat
Thank you for your help!

Re: Intent for the Replat

My existing lot which I had purchased from Clark Coons included a pole building which he had indicated was there at least 40 years.
It is a very strong structure having been constructed from parts of an old train depot I understand.

Having spoken to the building department after purchasing my property I was told that as long as I don't modify the building it does not need to be removed.
So I have invested time and money in siding the front of this building.

Clark Coons is now selling his property and the current property pin in that back corner of my property is in about an inch or two inside my pole building.

In speaking with the building department I was told to be compliant on that side for a setback we would need 7'.

Since the pole building does have some overhang Clark Coons agreed to transfer 8' into his property at that back pin with the line connecting at the front original pin thus adding a triangular shaped section of property to my lot.

This will allow the building to be compliant for side setback to the new owner of his property but will also allow me to continue to make repairs on the building and add new siding etc....

Thank You!
Jim Wilkinson
720-590-1437

Dawn Collins

From: James Wilkinson <jim@splashkitchenandbaths.com>
Sent: Wednesday, July 27, 2022 7:41 AM
To: Dawn Collins
Subject: Re: Vacation and Replat

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One other item on Replat

Although we noted an easement with a legal document when we closed on our property the easement would not have been altered on the plat
This Replat notes this easement to my property

Thank You
Jim Wilkinson
720-590-1437
www.splashkitchenandbaths.com

On Jul 27, 2022, at 7:11 AM, Dawn Collins <dawn@palmer-lake.org> wrote:

An item required for the completed application is a letter of intent - what is your plan or purpose for the replat?
An email will be sufficient, thank you.

Dawn Collins
Town of Palmer Lake

Sent from my Verizon, Samsung Galaxy smartphone
[Get Outlook for Android](#)

From: James Wilkinson <jim@splashkitchenandbaths.com>
Sent: Tuesday, July 26, 2022 7:17:52 PM
To: Dawn Collins <dawn@palmer-lake.org>
Subject: Re: Vacation and Replat

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Hi Dawn
I made a payment online this morning

PROCEDURAL CHECKLIST FOR Vacation & Replat

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

<u>Requirements of a Vacation/Replat:</u> ☐ 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 ☐ Proposed sewage treatment systems ☐ Proposed water supply system with adequate evidence that sufficient water exists to supply the proposed development. ☐ Proposed drainage compliance (pre & post development) ☐ Summary statement of the characteristics of the proposed area ☐ Any potential hazards (radiation, flood, other environmental issues.)	<u>Publication Procedures:</u> ☐ Site Plans (3 full size, 1 electronic) ☐ Letter of Intent ☐ Complete application form and plans to the Town Clerk ☐ Pay an application fee (\$250 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)
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