

NOTICE OF PUBLIC HEARING

TOWN OF PALMER LAKE

Notice is hereby given that Palmer Lake Planning Commission shall hold a public hearing on Wednesday, June 19, 2024, at 5 PM at the Town Hall at 28 Valley Crescent, Palmer Lake, to consider an application for lot line adjustment to Lots 36 and 37, located at 812-814 Meadow Lane, Palmer Lake. A recommendation will be made to the Board of Trustees on the same matter scheduled to be heard on Thursday, June 27 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: <u>5-17-24</u>	By: <u>AK</u>
Amount: \$ <u>1000⁰⁰</u>	Pmt Type: <u>AK # 1953</u>
☐ Approved ☐ Denied	Date: _____
Expires: _____	By: _____

VACATION & REPLAT APPLICATION

Name of Applicant/Property Owner: E-Rock LLC Kurt Ehrhardt Mager

Name of Proposal: Lot Line adjustment for Lots 36+37

Address: 814-812 Polo City: Palmer Lake State: CO Zip: 80132

Email: mk Ehrhardt @ G mail . com Tax Schedule #: 71100-06-128

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: 814-812 Meadow Lane Polo 80133

Nearest Street Intersection: Highway 105 Existing Subdivision: Elephant Rock acres

Current Zoning and Uses of Surrounding Property: N: R-3
E: "
S: "
W: "

Signature of Owner: Kurt O Ehrhardt Date: 5-16-2024

Applicants Name: Kurt O Ehrhardt E-Rock LLC

Address/Location: 814-812 Meadow Lane

Due to the floodplain and Dales Trail Location, I am requesting to reduce lot 38 and add it to lot 37. Lot 38 will remain well over 5000 Sqft. By allowing this request the open space we've created will be allowed to continue.

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

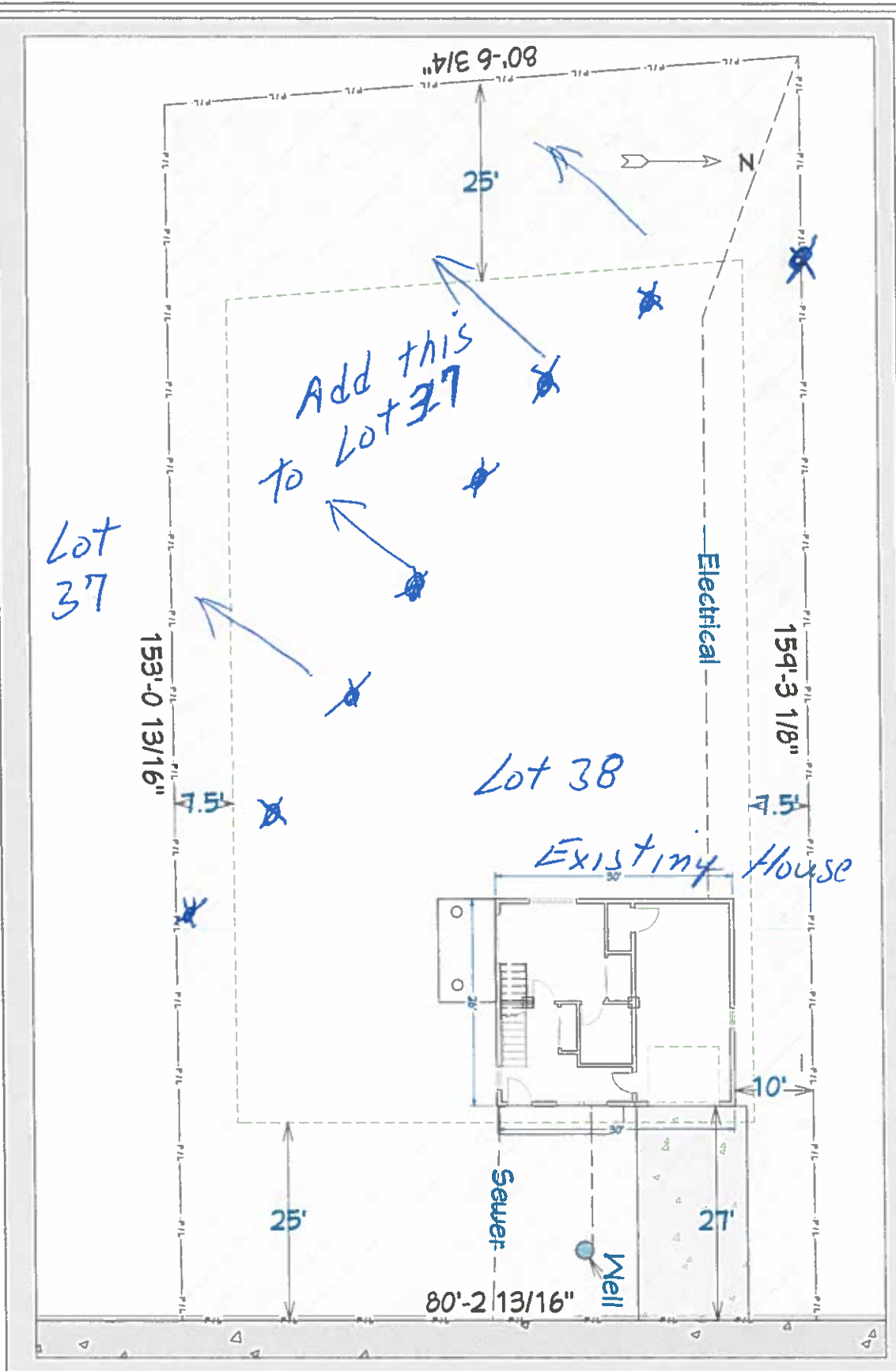
.....

- ☐ 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.)

.....

- ☐ 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)

I will provide required survey work. It should be available next week. Surveyors parent has passed and didn't allow to accompany this application. I am hoping to request this in June's agenda



SHEET: A-2		SCALE: 1/8" = 1'		DATE: 11/26/2023		DRAWINGS PROVIDED BY:		PROJECT DESCRIPTION: 814 Meadow Ln.		SHEET TITLE: PLOT MAP		<table><tr><th>NO</th><th>DESCRIPTION</th><th>BY</th><th>DATE</th></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr></table>		NO	DESCRIPTION	BY	DATE																						
NO	DESCRIPTION	BY	DATE																																				

ELEPHANT ROCK ACRES FILING No. 6 A VACATION AND REPEAT OF LOTS 32 THROUGH 37, BLOCK 1, ELEPHANT ROCK ACRES TOWN OF PALMER LAKE, EL PASO COUNTY, COLORADO

KNOW ALL MEN BY THESE PRESENTS:

That ELEPHANT, LLC, a Colorado limited liability company, being the owner of the following described tract of land to wit:

Lot 32 through 37, Block 1, Elephant Rock Acres, El Paso County, Colorado.

Containing a consolidated area of 74,210 square feet (1.70445) acres, more or less.

DEMONSTRATION:

The owner hereby demonstrates that the tract of land to be vacated and repeated shall be the same as that shown on the plat of the Elephant Rock Acres, El Paso County, Colorado, filed for record in the public records of said county, and that the same shall be subject to the same restrictions and conditions as the original tract of land.

IN WITNESS WHEREOF:

The abovesigned, ELEPHANT, LLC, has caused this instrument to be signed by _____, its duly authorized officer, and to be sealed with its corporate seal.

By _____, its duly authorized officer.

NOTARIAL:

STATE OF COLORADO } SS
COUNTY OF EL PASO }
I, _____, a Notary Public in and for the State of Colorado, do hereby certify that the foregoing instrument was signed and sealed by the person or persons named therein, and that the same is a true and correct copy of the original instrument as the same appears from the records of my office.

My Commission expires _____

PLANNING COMMISSION APPROVAL:

This plat was approved by the Palmer Lake Planning Commission on the _____ day of _____, 20____.

Chair, Planning Commission _____

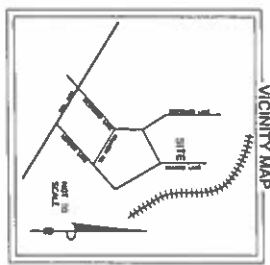
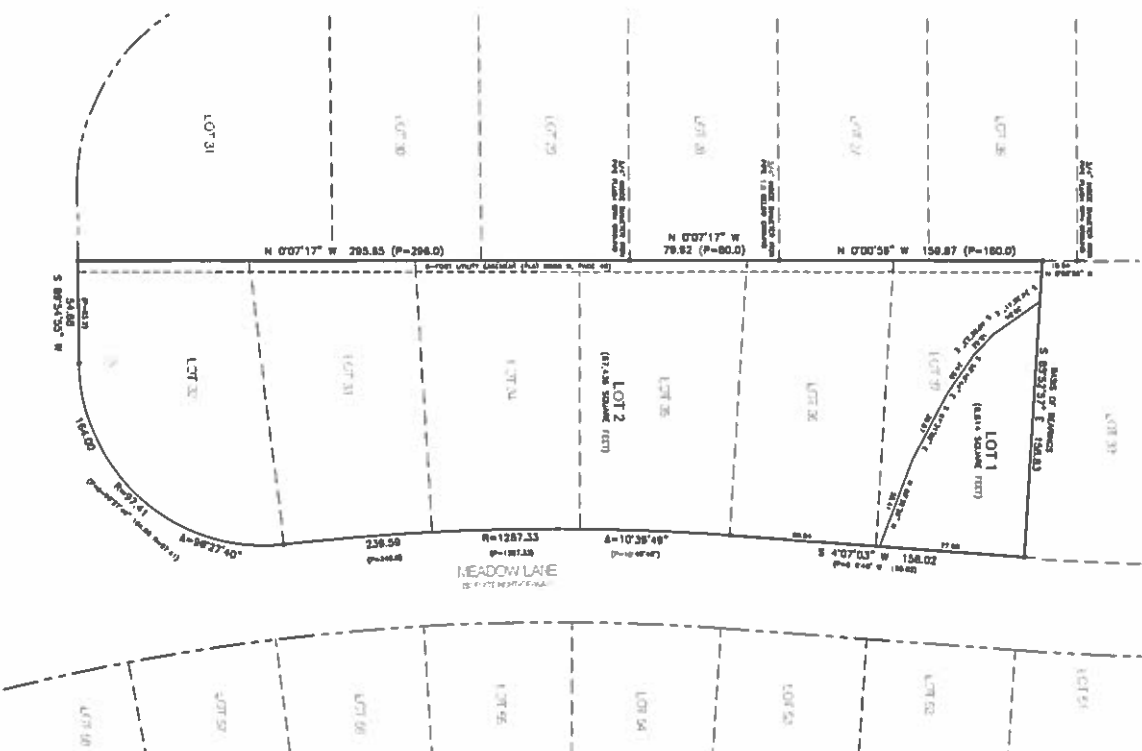
BOARD OF TOWN TRUSTEES APPROVAL:

This plat was approved by the Board of Trustees of Palmer Lake on the _____ day of _____, 20____.

Mayor of the Town of Palmer Lake _____



COMPASS SURVEYING & MAPPING, LLC
5524 W. 120th Avenue, Suite 100
Colorado Springs, CO 80917
719.354.1120
WWW.COMPASSLLC.COM



NOTES:

1. The survey was made in accordance with the provisions of the Colorado Surveying & Mapping Act, Chapter 124, C.R.S., and the rules and regulations of the Colorado Board of Surveying & Mapping.
2. The survey was made in accordance with the provisions of the Colorado Surveying & Mapping Act, Chapter 124, C.R.S., and the rules and regulations of the Colorado Board of Surveying & Mapping.
3. The survey was made in accordance with the provisions of the Colorado Surveying & Mapping Act, Chapter 124, C.R.S., and the rules and regulations of the Colorado Board of Surveying & Mapping.
4. The survey was made in accordance with the provisions of the Colorado Surveying & Mapping Act, Chapter 124, C.R.S., and the rules and regulations of the Colorado Board of Surveying & Mapping.
5. The survey was made in accordance with the provisions of the Colorado Surveying & Mapping Act, Chapter 124, C.R.S., and the rules and regulations of the Colorado Board of Surveying & Mapping.

SURVEYOR'S STATEMENT:

The undersigned Professional Land Surveyor, licensed in the State of Colorado, hereby states and certifies that the foregoing survey was made in accordance with the provisions of the Colorado Surveying & Mapping Act, Chapter 124, C.R.S., and the rules and regulations of the Colorado Board of Surveying & Mapping.

State & Notary Public, Land Surveyor No. 12128
For and on behalf of Elephant Rock Acres, LLC

RECORDING:

STATE OF COLORADO } SS
COUNTY OF EL PASO }
I, _____, a Notary Public in and for the State of Colorado, do hereby certify that the foregoing instrument was signed and sealed by the person or persons named therein, and that the same is a true and correct copy of the original instrument as the same appears from the records of my office.

REVISIONS	PROJECT NO.	24082
DATE	MAY 22, 2024	MSJ
DRAWN BY		MSJ
CHECKED BY		MSJ
SHEET	1 OF 1	