



Town of Palmer Lake
Minutes of the Planning Commission
March 19, 2020 @ 6:02 PM
28 Valley Crescent / Town Hall

Planning Commissioners Present:

Chairman Dave Cooper

Commissioner Mark Bruce

Commissioner Samantha Padgett-excused

Commissioner Charles Ihlenfeld

Commissioner Bill Fisher

Commissioner Vic Brown

Commissioner vacant

Agenda:

1. Call to Order

Chairman Cooper called the meeting to order at 6:02 PM.

2. Approval of Minutes - February 18, 2019

Commissioner Bruce made a motion to APPROVE the minutes of February 18, 2019. Seconded by Commissioner Ihlenfeld.

Motion PASSED – UNANIMOUSLY.

3. Vacation of Eaton Road – Julie and Steve Martin – Applicant

This issue was carried from February 18, 2020. The Martin's and Mr. Maurice Fausset were both present. The Fausset's and the Martin's filed concurrent applications in order to vacate the portion of Eaton Road in question. Both parties submitted letters of intent.

Commissioner Ihlenfeld made a motion to RECOMMEND to the Town Board the vacation of Eaton Road between First St and Second St. Seconded by Commissioner Bruce. Motion PASSED – UNANIMOUSLY.

4. Starview Circle-Discussion

Randy Algood and adjoining neighbor, James Coen were present. A question arose concerning the easement adjoining the properties. Both parties have agreed to swap equal portions of land to clear up future concerns. After



some discussions, Manager Radosevich stated that he would contact the Interim Town Attorney for legal clarification and contact all parties with answers. The Commissioners had no issues with the swap as long as it was legal.

5. Illumination Point – Jeremy Ferrante

Mr. Ferrante had come before the Commission last year with a plan that was APPROVED but DENIED by the Town Board. He had since “gone back to the drawing board” and Manager Radosevich had required Mr. Ferrante to come back before the Commission for review. The Commission was pleased with the updated plan. Mr. Ferrante will present his plan to the Board at their next meeting.

6. Comprehensive Plan presentation – Trustee Miner

Trustee Miner introduced Ann Werner, PPACG Planner and also resident of Palmer Lake. Ms. Werner advised the Commissioners of the task of updating the Comp Plan and certain ways of obtaining information and possible grants to assist in the process.

7. Adjourn

Commissioner Bruce made a motion to adjourn @ 8:03 PM. Seconded by Commissioner Bruce. Motion – PASSED - UNANIMOUSLY

Chairman – David Cooper

Interim Manager – Bob Radosevich

Date

Name of Applicant/Property Owner: Jerome H. Hannigan + Associates, Inc.

Address: 19360 SPRING VALLEY RD
MONUMENT, CO. 80132 Phone#: 719.461-8292

Email: hannigan.mid.assoc@gmail.com

Name of Proposal: FOXTROT SECOND REPEAT

Legal Description or Address: 583 COUNTY LINE ROAD

(If the applicant is someone other than the property owner, the applicant must provide a notarized letter from the property owner giving permission to be represented in this action).

This is a Minor Subdivision – A Minor Subdivision is a subdivision, in which the following occur:

- A. The proposed plat or subdivision contains less than five lots; and
- B. All lots within the proposed plat abut a dedicated and accepted town thoroughfare or street; and
- C. The proposed plat meets all the minimum requirements of Chapter 16.36s. the zoning ordinance, and other applicable Town ordinances and resolution; and
- D. There are no requests for waivers of any of the requirements of the various Town Regulations and resolutions.

Criteria for approval of a Minor Subdivision - In order to approve any Minor Subdivision, the Planning Commission must find, based upon evidence, both factual and supportive, provided by the applicant, that:

- A. The proposed lots are not part of any other subdivision approved within one year;
- B. The proposed division would not constitute a subdivision of a large tract or parcel of land into five or more building sites, tracts, or lots within five years;
- C. The lots from the proposed division will each be accessible from an existing public road.

By signing this application, all parties agree to the following:

- Town of Palmer Lake staff or its consultants may enter the property to inspect the property and evaluate the proposal.
- The applicant/petitioner is liable for all fees and costs associated with the Town's review of this application. These may include, but are not limited, to engineering and consultant fees, public notice costs, recordation fees, and any other fees paid by the Town in connection with or related to review of this application.
- Payment of fees as described above will be due within 10 days of the date of invoice, and if not received within 30 days will be considered past due. Payment of the above fees shall not relieve the payment of any other fees imposed by the Town.

As owner/applicant, I affirm the information contained in this application is accurate, and I agree to the above conditions.

Applicant Signature: J.W. Hannigan Date: SEP 4, 2019

If the applicant is not the owner:

As owner of the above property, I agree to the application.

Owner – Print: DAVID S. HIGGIN

Owner – Signature: [Signature] Date: 9/9/19

**CERTIFICATE AD VALOREM PROPERTY TAXES
COUNTY OF EL PASO, STATE OF COLORADO**

I, the undersigned, County Treasurer, certify that there are no unpaid property taxes or other assessments collectable by my office on the following described property, except as disclosed this date. This does not include assessments not of record this date.

Schedule (Account) No: 71042-09-007

2018 TAXES PAYABLE 2019

Owner Per Tax Record: TIMBERWOOD INVESTMENTS LLC

Property Type: Real Estate

Property Location: 583 COUNTY LINE RD

Property Description: LOT 5 A CORRECTION PLAT OF A VACATION & REPLAT OF
PORTIONS OF PALMER LAKE & EAST PALMER LAKE

Alerts:

Assessed Value

Land	\$	10010
Improvement	\$	31230
TOTAL	\$	41240

Tax District: PDZ

	<u>Tax Rate</u>	<u>Tax Amount</u>
EL PASO COUNTY	0.007738	319.12
EPC ROAD & BRIDGE SHARE	0.000165	6.80
TOWN OF PALMER LAKE	0.021238	875.86
EPC-PALMER LAKE ROAD & BRIDGE SHARE	0.000165	6.80
LEWIS-PALMER SCHOOL NO 38 - GEN	0.031036	1279.92
LEWIS-PALMER SCHOOL NO 38 - BOND	0.013032	537.44
* PIKES PEAK LIBRARY	0.004000	164.96
TOTAL	0.077374	3190.90

*Temporary tax rate reduction/tax credit

Information regarding special taxing districts and the boundaries of such districts may be on file or deposit with the Board of County Commissioners, the Clerk to the Board, or the County Assessor.

Balance due on 2018 taxes:

0.00

Amount due valid through SEPTEMBER 30th, 2019 :

\$ 0.00

IN WITNESS WHEREOF, I hereonto set my hand and seal this 11th day of SEPTEMBER A.D. 2019

Issued to: epc\trstroup

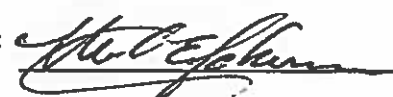
Treasurer

Jerome W Hannigan & Assoc

Mark Lowderman
Treasurer, El Paso County

Fee for issuing this certificate \$10.00

20190911 39742

By: 

**CERTIFICATE AD VALOREM PROPERTY TAXES
COUNTY OF EL PASO, STATE OF COLORADO**

I, the undersigned, County Treasurer, certify that there are no unpaid property taxes or other assessments collectable by my office on the following described property, except as disclosed this date. This does not include assessments not of record this date.

Schedule (Account) No: 71042-09-008

2018 TAXES PAYABLE 2019

Owner Per Tax Record: TIMBERWOOD INVESTMENTS LLC

Property Type: Real Estate

Property Location: RIO GRANDE ST

Property Description: LOT 4 A CORRECTION PLAT OF A VACATION & REPLAT OF
PORTIONS OF PALMER LAKE & EAST PALMER LAKE *** NEW
PARCEL NUMBERS FOR 2019 ARE PLATTED TO #14298 FOXTROT
>> SEE NEXT PAGE for SUPP. INFORMATION <<

Alerts:

** Outed **

Assessed Value

Land	\$	9140
Improvement	\$	0
TOTAL	\$	9140

Tax District: PDZ

EL PASO COUNTY	<u>Tax Rate</u>	<u>Tax Amount</u>
EPC ROAD & BRIDGE SHARE	0.007738	70.73
TOWN OF PALMER LAKE	0.000165	1.51
EPC-PALMER LAKE ROAD & BRIDGE SHARE	0.021238	194.12
LEWIS-PALMER SCHOOL NO 38 - GEN	0.000165	1.51
LEWIS-PALMER SCHOOL NO 38 - BOND	0.031036	283.67
* PIKES PEAK LIBRARY	0.013032	119.11
	0.004000	36.56
TOTAL	0.077374	707.21

*Temporary tax rate reduction/tax credit

Information regarding special taxing districts and the boundaries of such districts may be on file or deposit with the Board of County Commissioners, the Clerk to the Board, or the County Assessor.

Balance due on 2018 taxes:

0.00

Amount due valid through SEPTEMBER 30th, 2019 :

\$ 0.00

IN WITNESS WHEREOF, I hereonto set my hand and seal this 11th day of SEPTEMBER A.D. 2019

Issued to: epc\trstroup

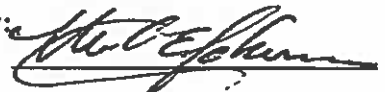
Treasurer

Mark Lowderman
Treasurer, El Paso County

Jerome W Hannigan & Assoc

Fee for issuing this certificate \$10 00

20190911 39696

By: 

Supplemental Information

Schedule (Account) No: 71042-09-008

Date of Issue: 11th day of SEPTEMBER A.D. 2019

Full Property Description:

REPLAT 71042-09-016 ***

Alerts:

Owners:

**CERTIFICATE AD VALOREM PROPERTY TAXES
COUNTY OF EL PASO, STATE OF COLORADO**

I, the undersigned, County Treasurer, certify that there are no unpaid property taxes or other assessments collectable by my office on the following described property, except as disclosed this date. This does not include assessments not of record this date.

Schedule (Account) No: 71042-09-009

2018 TAXES PAYABLE 2019

Owner Per Tax Record: TIMBERWOOD INVESTMENTS LLC

Property Type: Real Estate

Property Location: RIO GRANDE ST

Property Description: LOT 3 A CORRECTION PLAT OF A VACATION & REPLAT OF
PORTIONS OF PALMER LAKE & EAST PALMER LAKE *** NEW
PARCEL NUMBERS FOR 2019 ARE PLATTED TO #14298 FOXTROT
>> SEE NEXT PAGE for SUPP. INFORMATION <<

Alerts:

** Outed **

Assessed Value

Land	\$	3920
Improvement	\$	0
TOTAL	\$	3920

Tax District: PDZ

	<u>Tax Rate</u>	<u>Tax Amount</u>
EL PASO COUNTY	0.007738	30.33
EPC ROAD & BRIDGE SHARE	0.000165	0.65
TOWN OF PALMER LAKE	0.021238	83.25
EPC-PALMER LAKE ROAD & BRIDGE SHARE	0.000165	0.65
LEWIS-PALMER SCHOOL NO 38 - GEN	0.031036	121.66
LEWIS-PALMER SCHOOL NO 38 - BOND	0.013032	51.09
* PIKES PEAK LIBRARY	0.004000	15.68
TOTAL	0.077374	303.31

*Temporary tax rate reduction/tax credit

Information regarding special taxing districts and the boundaries of such districts may be on file or deposit with the Board of County Commissioners, the Clerk to the Board, or the County Assessor.

Balance due on 2018 taxes:

0.00

Amount due valid through SEPTEMBER 30th, 2019 :

\$ 0.00

IN WITNESS WHEREOF, I hereonto set my hand and seal this 11th day of SEPTEMBER A.D. 2019

Issued to: epc\trstroup

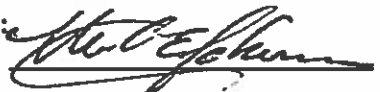
Treasurer

Mark Lowderman
Treasurer, El Paso County

Jerome W Hannigan & Assoc.

Fee for issuing this certificate \$10.00

20190911 39599

By: 

Supplemental Information

Schedule (Account) No: 71042-09-009

Date of Issue: 11th day of SEPTEMBER A.D. 2019

Full Property Description:

REPLAT 71042-09-016 ***

Alerts:

Owners:



Jerome W.

HANNIGAN and ASSOCIATES, INC.

Land Planning • Land Surveying • Land Development Consulting

September 03, 2019

Job No.: 19-001

FOXTROT SECOND REPLAT PROJECT NARRATIVE

Foxtrot Second Replat is a proposed adjustment to (or relocation of) the common lot line separating Lot 3A, Foxtrot Replat from Lot 5, A Correction Plat of a Vacation Plat and Replat of Portions of Palmer Lake and East Palmer Lake, Town of Palmer Lake, El Paso County, Colorado. Both lots are owned by Timberwood Investments, LLC. Although a Minor Subdivision application form was provided for our use, this is not a request for subdivision. A subdivision creates additional interests in real property. No additional lots, tracts, parcels or interests are created hereby.

Lot 5 has an existing building on it. A new building is currently under construction on Lot 3A. All necessary utilities currently serve both lots. The north line of Lot 3A is moving approximately 30 feet north, reducing the area of Lot 5 by 4489 square feet to 30,011 square feet. The 4489 square feet added to Lot 3A permits additional room for the septic system and leach field serving the new building.

The existing building on Lot 5 remains in compliance with the required setbacks as does the new building on Lot 3A. The tax schedule number for Lot 3A is 71042-09-016. That for Lot 5 is 71042-09-007. Both lots are zoned M-1.

Although nothing is required to be dedicated to the Town by this lot line adjustment, a Dedication Certificate appears on the face of the plat, as is customary, for the purpose of creating a unique name by which these two lots will henceforth be known. What was Lot 3A will become Lot 2 and what was Lot 5, will be Lot 1, Foxtrot Second Replat. There are no restrictive covenants governing the property now nor are any proposed.

User Name: Jerome W. Hannigan
Project: 19001 REPLAT
Report Area

Date: 06-13-19
Time: 11:15:21
Page: 1

LOT 1 (PLAT)

=====
Lot Area (Square Feet): 30011
Lot Area (Acres): 0.6890
Lot Perimeter 700.2846

Course Data

Node ID	Northing	Easting	Direction	Distance
N/A	1661.7082	1345.5860	S34°13'39.00"E	196.8240
N/A	1498.9720	1456.2957	N58°15'08.00"E	150.1406
N/A	1577.9731	1583.9711	N34°13'39.00"W	203.3200
757	1746.0802	1469.6076	S55°46'21.00"W	150.0000
Description:	Node Description			
N/A	1661.7082	1345.5860		

User Name: Jerome W. Hannigan
Project: 19001 REPLAT
Report Area

Date: 06-13-19
Time: 11:17:26
Page: 1

LOT 2 (PLAT)

=====

Lot Area (Square Feet):	58489
Lot Area (Acres):	1.3427
Lot Perimeter	1079.9965

Course Data

Node ID	Northing	Easting	Direction	Distance
N/A	1498.9720	1456.2957	S34°13'39.00"E	393.1760
N/A	1173.8899	1677.4494	N55°46'21.00"E	150.0000
N/A	1258.2619	1801.4710	N34°13'39.00"W	386.6800
N/A	1577.9731	1583.9711	S58°15'08.00"W	150.1406
N/A	1498.9720	1456.2957		



LAND TITLE GUARANTEE COMPANY

Date: January 15, 2020

Subject: Attached Title Policy/Guarantee

Enclosed please find your product insuring the property located at 583 COUNTY LINE ROAD AND CLIFTON HILL, COLORADO SPRINGS, CO 81008.

If you have any inquiries or require further assistance, please contact ROBERT HAYES at (303) 850-4158 or rohayes@ltgc.com

Chain of Title Documents:

El Paso county recorded 12/01/2011 under reception no. 211118367

El Paso county recorded 11/05/2008 under reception no. 208120468

El Paso county recorded 11/05/2008 under reception no. 208120467

El Paso county recorded 10/02/2007 under reception no. 207128113

El Paso county recorded 12/10/1996 under reception no. 96152299

Plat Map(s):

El Paso county recorded 08/11/1986 at book B4 page 3

El Paso county recorded 03/28/2019 under reception no. 219714298

The Company shall have the option to pay, settle or compromise for or in the name of the Assured any claim which could result in loss to the Assured within the coverage of this Binder, or to pay the full amount of this Binder. Such payment or tender of payment of the full amount of the Binder shall terminate all liability of the Company hereunder.

6. Limitation of Liability - Payment of Loss

- (a) The liability of the Company under this Binder shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurances herein set forth, but in no event shall the liability exceed the amount of the liability stated on the face page hereof.
- (b) The Company will pay all costs imposed upon the Assured in litigation carried on by the Company for the Assured, and all costs and attorneys' fees in litigation carried on by the Assured with the written authorization of the Company.
- (c) No claim for loss or damages shall arise or be maintainable under this Binder (1) if the Company after having received notice of any alleged defect, lien or encumbrance not shown as an Exception or excluded herein removes such defect, lien or encumbrance within a reasonable time after receipt of such notice, or (2) for liability voluntarily assumed by the Assured in settling any claim or suit without written consent of the Company.
- (d) All payments under this Binder, except for attorney's fees as provided for in paragraph 6(b) thereof, shall reduce the amount of the liability hereunder pro tanto, and no payment shall be made without producing this Binder or an acceptable copy thereof for endorsement of the payment unless the Binder be lost or destroyed, in which case proof of the loss or destruction shall be furnished to the satisfaction of the Company.
- (e) When liability has been definitely fixed in accordance with the conditions of this Binder, the loss or damage shall be payable within thirty days thereafter.

7. Subrogation Upon Payment or Settlement

Whenever the Company shall have settled a claim under this Binder, all right of subrogation shall vest in the Company unaffected by any act of the Assured, and it shall be subrogated to and be entitled to all rights and remedies which the Assured would have had against any person or property in respect to the claim had this Binder not been issued. If the payment does not cover the loss of the Assured, the Company shall be subrogated to the rights and remedies in the proportion which the payment bears to the amount of said loss. The Assured, if requested by the Company, shall transfer to the Company all rights and remedies against any person or property necessary in order to perfect the right of subrogation, and shall permit the Company to use the name of the Assured in any transaction or litigation involving the rights or remedies.

8. Binder Entire Contract

Any action or actions or rights of action that the Assured may have or may bring against the Company arising out of the subject matter hereof must be based on the provisions of this Binder. No provision or condition of this Binder can be waived or changed except by a writing endorsed or attached hereto signed by the President, a Vice President, the Secretary, an Assistant Secretary or other validating officer of the Company.

9. Notices. Where Sent

All notices required to be given the Company and any statement in writing required to be furnished the Company shall be addressed to it at 400 Second Avenue South, Minneapolis, Minnesota 55401, (612) 371-1111.

10. Arbitration

Unless prohibited by applicable law, either the Company or the insured may demand arbitration pursuant to the Title Insurance Arbitration Rules of the American Arbitration Association.

ANTI-FRAUD STATEMENT: Pursuant to CRS 10-1-128(6)(a), it is unlawful to knowingly provide false, incomplete or misleading facts or information to an insurance company for the purpose of defrauding or attempting to defraud the company. Penalties may include imprisonment, fines, denial of insurance and civil damages. Any insurance company or agent of an insurance company who knowingly provides false, incomplete, or misleading facts or information to a policyholder or claimant for the purpose of defrauding or

Old Republic National Title Insurance Company

PROPERTY INFORMATION BINDER

Order Number: SC55081877

Policy No.: PIB55081877.1832691

Liability: \$50,000.00

Fee: \$500.00

Subject to the exclusions from coverage, the limits of liability and other provisions of the Conditions and Stipulations hereto annexed and made a part of this Binder,

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY a Corporation, herein called the Company,

GUARANTEES

JEROME W. HANNIGAN AND ASSOCIATES, INC., A COLORADO CORPORATION

Herein called the Assured, against loss, not exceeding the liability amount stated above, which the assured shall sustain by reason of any incorrectness in the assurance which the Company hereby gives that, according to the public records as of

January 09, 2020 at 5:00 P.M.

1. Title to said estate or interest at the date hereof is vested in:

TIMBERWOOD INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY

2. The estate or interest in the land hereinafter described or referred to covered by this Binder :

A Fee Simple

3. The Land referred to in this Binder is described as follows:

PARCEL A:

LOT 5, A CORRECTION PLAT OF A VACATION PLAT AND REPLAT OF PORTIONS OF PALMER LAKE & EAST PALMER LAKE, COUNTY OF EL PASO, STATE OF COLORADO.

PARCEL B:

LOT 3A, FOXTROT REPLAT, COUNTY OF EL PASO, STATE OF COLORADO.

PARCEL C:

THOSE RIGHTS OF INGRESS AND EGRESS AS DEFINED AND DESCRIBED IN DECLARATION OF EASEMENT RECORDED SEPTEMBER 26, 2007 UNDER RECEPTION NO. 207125620.

4. The following documents affect the land:

- 1. EXISTING LEASES AND TENANCIES, IF ANY.**
- 2. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT**

Case Number: _____

Applicants Name: HANNIGAN & Assoc Address/Location: 583 CO. 14.1 E RD

PROCEDURAL CHECKLIST FOR MINOR SUBDIVISION

*To be heard in front of the Planning Commission on: _____

*A complete application must be submitted by: _____

*The public hearing and vote by Council will be heard on: _____

The property must be posted by: _____

The hearing must be published by: _____

**Dates are dependent upon all submittals being complete. Decisions will be delayed if the Planning Commission or the Board of Trustees request that the case be tabled or continued to a different meeting date. Applicant is required to attend all public meetings regarding this case. All submittals will need to be in compliance with the corresponding Palmer Lake Municipal Code.*

Coordination is required with Roads Department and Water Department.

Appeals can be filed 15 days after the Town Council decision.

Submittal Requirements:

X	Required information
	Complete application form with fee
X	Complete checklist (this form)
	Title Commitment, dated within 90 days, including B-2 exceptions
X	Certificate showing all due taxes paid in full
	Drainage Plan - <u>NOT APPLICABLE</u>
	Traffic Study - <u>N/A</u>
X	Letter of intent
	Copies of proposed restrictive covenants or deed restrictions to be recorded
	A map of the final plat prepared by a Colorado registered land surveyor. Each plan must include:
X	• Name of the Subdivision
X	• Legal description of the subdivision with acreage
X	• Date of preparation, sale and northpoint
X	• A vicinity map
	• Location of land intended to be for public use - <u>NONE</u>
X	• All monuments
X	• Certification by a registered land surveyor
	• Profiles of all roads - <u>N/A</u>
X	• Certificates for execution by Planning Commission Chairman
X	• Certificates for execution by Mayor & one Trustee
X	• Certificates for execution by County Clerk and Recorder
	• All areas which part of the subdivision are not are to be labeled "Not part of this subdivision"
X	• All easements as required by public and quasi-public agencies
X	• All lots shall be numbered, consecutively throughout the tract, with no omissions
	Required Copies:
	• One (1) copy of final plat on Mylar for recording - <u>AFTER APPROVAL</u>
X	• Eight (8) paper copies (24X36) of final plat
X	• One (1) 11X17 paper or electronic copy of final plat
X	• One (1) 8.5X11 paper or electronic copy of final plat

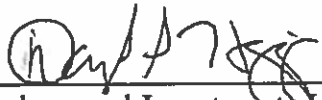
To: Valerie Remington, Interim Town Manager
Town of Palmer Lake, Co.
42 Valley Crescent, P.O. Box 208
Palmer Lake, Co. 80133

RE: Letter of Authorization
Foxtrot Second Replat
Hannigan Job #19-001

Dear Valerie,

This letter authorizes Jerome W. Hannigan and Associates, Inc., 19360 Spring Valley Road, Monument, Colorado, 80132, to represent our interests with respect to the above Land Use Application on the property described as follows:

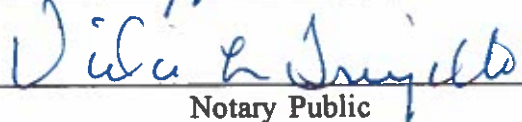
Lot 5, A Correction Plat of a Vacation Plat and Replat of Portions of Palmer Lake and East Palmer Lake, together with Lot 3A, Foxtrot Replat, all in the Town of Palmer Lake, El Paso County, Colorado.

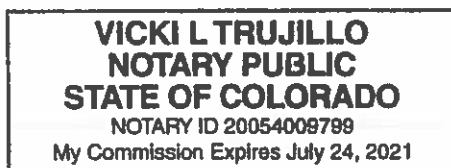

Timberwood Investments LLC by: DOUGLAS S HIGGINS
Property Owner

9/9/19
Date:

State of Colorado }
County of EL PASO } SS.

The above authorization for representation was executed before me this 9th day
of September, 2019 by Douglas Scott Higgins.


Notary Public





Jerome W.

HANNIGAN and ASSOCIATES, INC.

Land Planning • Land Surveying • Land Development Consulting

Bob Radosevich, Town Manager
Town of Palmer Lake
42 Valley Crescent
Palmer Lake, Co. 80133

February 24, 2020
Re: Foxtrot Second Replat
H&A Job No.: 19-001

Dear Bob,

Submitted herewith please find the following in support of our application for a lot line adjustment:

- 1.) Complete Application form. Please note the form provided is for a Minor Subdivision. This is not a subdivision, but rather an adjustment to a common lot line.
- 2.) Fee in the amount of \$400.00 plus \$25.00 times 2.03 acres equals \$450.79.
- 3.) Procedural Checklist.
- 4.) Notarized Letter of Authorization.
- 5.) Title Work.
- 6.) Certificate of Taxes Due.
- 7.) Letter of Intent or Project Narrative.
- 8.) 8 full size copies of the Final Plat.
- 9.) One 11"x17" copy of the Final Plat.
- 10.) One 8.5"x11" copy of the Final Plat.
- 11.) Closure calculation sheets.
- 12.) One copy of the recorded plat of Foxtrot Replat.
- 13.) One copy of the recorded plat entitled A Correction Plat of a Vacation Plat and Replat of Portions of Palmer Lake and East Palmer Lake.

Please note the Tax Certificates are on the previous legal description since the Treasurer could not issue a certificate on a parcel that had no tax assessed yet.

Feel free to contact me should you have any questions.

Sincerely,

Jerome W. Hannigan, PP, PLS
Jerome W. Hannigan and Associates, Inc.

Town of Palmer Lake

Office Use Only

Date: _____

Fees: _____ Check #: _____

Rec'd By: _____

Fees: \$250.00 (Chapter 17.80)

42 Valley Crescent
PO Box 208
Palmer Lake CO 80133
719-481-2953 – office 719-488-9305 – fax

Conditional Use Application Form

(Follows the criteria for a Zone Change)

Chapter 17.12 Zones & Maps

Name of Applicant: Bene Furrer

Address: 4510 Red Rock Ranch Dr Phone#: 719-481-4205

Name of Proposal: 773 Highway 105

Tax Schedule #: 7110013007

Legal Description: Lots 1 to 15 INC Block 5 Elephant
Rock Acres Palmer Lake

17.08.090 Conditional Use – A request for a use permitted under various zoning categories subject to review by the Planning Commission and Town Council. The formal application requires the same material as outlined for a Zone Change Request.

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

Location of Property: Section: 10 Township: 11

Nearest Street Intersection: Meadow Lane & Hwy 105 Existing Subdivision: Elephant Rock Acres

Current Zoning and Uses of Surrounding Property:

N: <u>C2</u>	<u>offices</u>
E: <u>C2</u>	<u>Storage Warehouse</u>
S: <u>C2</u>	<u>Shopping Center</u>
W: <u>C2</u>	<u>Storage Warehouse</u>

Bene Furrer 2/26/2020
Signature of Owner Date

Applicants Name: _____ Address/Location: _____.

PROCEDURAL CHECKLIST FOR CONDITIONAL USE

All initial application will be submitted to the Town office 30 days before the regular Planning Commission workshop

Planning Commission meetings are held the 2nd & 3rd Wednesday of each month.
Town Council meetings are held the 2nd Thursday of each month.

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

***Recommend United Notification Cost Center (UNCC) be Contacted Prior to Submittal
1-800-922-1987***

Submittal Requirements:

- ✓ Legal Description of property - Lots 1 to 15 Inc Block 5 Elephant Rock Acres Palmer Lake
- ✓ Plot Plans (17 copies) - see attached plat 1421 and google earth and town of Palmer Lake Zoning Map
- ✓ Existing buildings and Set Backs - 1 building Diacut - see google earth and Assessor sheet.
- ✓ Proposed Buildings and Set Backs - none
- ✓ Name, address and Tax Assessor's identification number of each adjacent property owner - see attached from Assessor
- ✓ Existing Land Use - Industrial manufacturing
- ✓ Proposed Land Use - Industrial manufacturing with a conditional use to be determined see Letter of Intent.
- ✓ Square footage of area of each parcel under consideration - the total square footage is 67518 the square footage for consideration is 200 x 200
- ✓ Adjacent road names and right-of-way widths
Meadow Lane, Circle Rd, and Highway 105
- ✓ Architectural Elevation of proposed Buildings - none

Publication Procedures:

- ✓ Complete Application form to the town clerk (17 copies)
- ✓ Letter of Intent (17 copies) - see attached
- ✓ Pay an application fee (\$250) to the town clerk
- ✓ The town office shall prepare and place a legal notice in a newspaper of general circulation and cause the property to be posted.

The following is a general description of the steps involved in processing your **Conditional Use Request** with an estimate of the item required.

Day of Submittal	The application is reviewed by the Town Office for its completeness. The project will not be scheduled for the Planning Commission's review until all the required information has been submitted and the necessary approvals have been obtained for supporting documentation.
After all required application materials have been received by the Town Office.	It will then undergo the review process.
Public notification is sent out 30 days prior to the Planning Commission meeting.	Public notice published in newspaper and property is posted.
The second Wednesday of the month the Planning Commission will have received all the information for the project.	The Planning Commission will then have 1 week to review all the information. Any additional request for information will be given to the applicant. Applicant or Legal Representative must be present.
The second Wednesday of the month the Planning Commission will have received all additional information for the project.	The Planning Commission will have prepared its recommendation. Applicant or Legal Representative must be present.
On the second Thursday the following the Planning Commission's final recommendation.	Town Council will hear comments from the applicant. Any additional request for information will be given to the applicant Applicant or Legal Representative must be present.
Appeals	Appeals can be filed 15 days after the Town Council's decision.

Application must be turned in by:

Feb 26, 2020

Planning Commission Workshop:

N/A

Planning Commission Meeting:

Apr 15th 2020

Town Council Workshop:

N/A

Town Council Meeting:

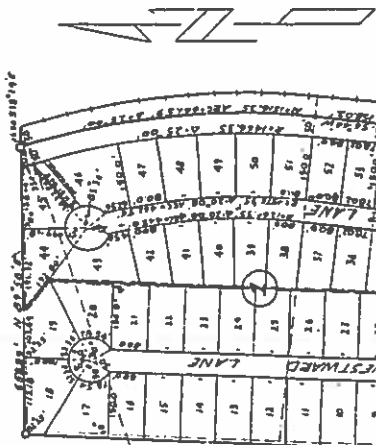
Apr 23rd 2020

****All meeting dates are subject to change, based upon Planning Commission or Town Council's request, or at the request of the applicant, without the need to republish, repost or re-mail notifications. Withdrawal by the applicant will necessitate re-submittal with all criteria to be met.**

ELEPHANT ROCK ACRES

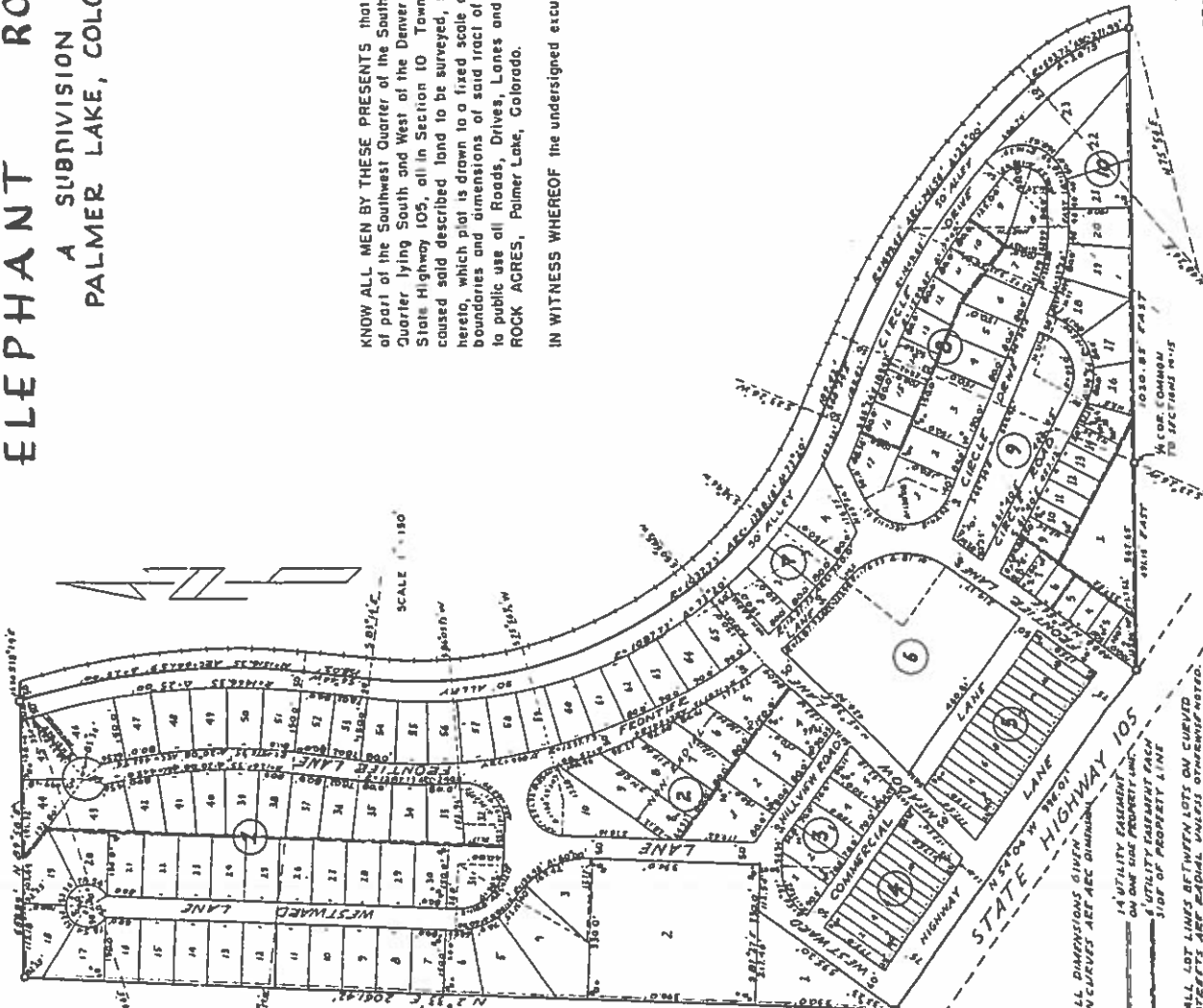
A SUBDIVISION IN PALMER LAKE, COLORADO

RANGE 67 WEST



SCALE 1"=150'

TOWNSHIP 11 SOUTH



KNOW ALL MEN BY THESE PRESENTS that John R. & Helen V. Beaton being owners in fee simple of part of the Southwest Quarter of the Southeast Quarter and part of the East half of the Southwest Quarter lying South and West of the Denver & Rio Grande Western Railroad and North and East of State Highway 105, all in Section 10 Township 11 South Range 67 West of the 6th P.M., has caused said described land to be surveyed, subdivided and platted as shown in the plat attached hereto, which plat is drawn to a fixed scale as indicated thereon and accurately sets forth the boundaries and dimensions of said tract of land and subdivision thereof, and hereby dedicates to public use all Roads, Drives, Lanes and Alleys, said subdivision to be known as ELEPHANT ROCK ACRES, Palmer Lake, Colorado.

IN WITNESS WHEREOF the undersigned executed these presents this 30th day of April A.D. 1955.

John R. Beaton
JOHN R. BEATON
Helen V. Beaton
HELEN V. BEATON

STATE OF COLORADO) SS I, Chas. E. Tardine, a Notary Public, in and for said County and State do hereby certify that the persons whose names are subscribed to the foregoing instrument appeared before me in person and acknowledged that they each signed, sealed and delivered the said instrument of writing as his or her own free and voluntary act and deed for the use and purposes herein specified.

Given under my hand and Notarial Seal this 30th day of April A.D. 1955.
Chas. E. Tardine
Notary Public
My Commission Expires December 10 A.D. 1957

969668

STATE OF COLORADO) SS I hereby certify that this instrument was filed for record in my office at Palmer Lake Co. Mo., this 30th day of April A.D. 1955, and is duly recorded in Plat Book 10 of Page 21. No. 10 By Charles E. Tardine Charles Oates, County Clerk & Recorder (Deputy) Fee \$5.00

KNOW ALL MEN BY THESE PRESENTS that the Council of the Town of PALMER LAKE authorized and approved the platting of the described tract and subdivision thereof as shown by the attached plat of a regular meeting of said Council the 23rd day of May A.D. 1955, and at the same time said Council authorized the undersigned to acknowledge same, which was done accordingly in behalf of the Town of PALMER LAKE this 23rd day of May A.D. 1955.

Warren R. Marriage Attest
Mayor and President of Council
Samuel H. Hagg City Clerk

ALL LOT LINES BETWEEN LOTS ON CURVED STREETS ARE RADIAL UNLESS OTHERWISE NOTED.
ALL DIMENSIONS ARE RELATIVE TO THE CENTER OF THE STATE OF COLORADO, hereby certify that the tract shown by the annexed map plat and subdivision thereof was surveyed and platted under my supervision and that said annexed plat accurately shows the described



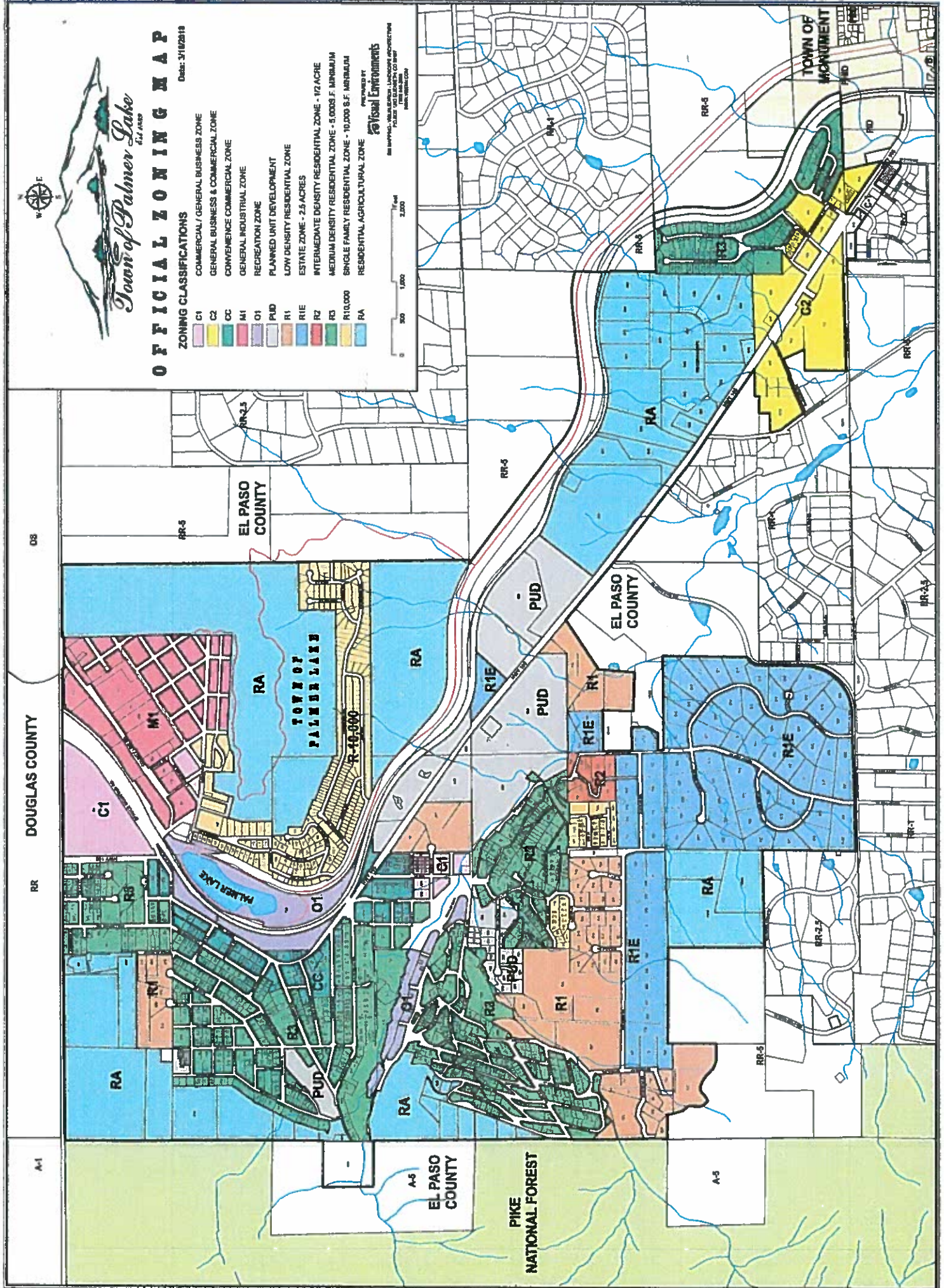
OFFICIAL ZONING MAP

Date: 3/18/2019

ZONING CLASSIFICATIONS

- C1 COMMERCIAL / GENERAL BUSINESS ZONE
- C2 GENERAL BUSINESS & COMMERCIAL ZONE
- CC CONVENIENCE COMMERCIAL ZONE
- M1 GENERAL INDUSTRIAL ZONE
- O1 RECREATION ZONE
- PUD PLANNED UNIT DEVELOPMENT
- R1 LOW DENSITY RESIDENTIAL ZONE
- R1E ESTATE ZONE - 2.5 ACRES
- R2 INTERMEDIATE DENSITY RESIDENTIAL ZONE - 1/2 ACRE
- R3 MEDIUM DENSITY RESIDENTIAL ZONE - 5,000 S.F. MINIMUM
- R10,000 SINGLE FAMILY RESIDENTIAL ZONE - 10,000 S.F. MINIMUM
- RA RESIDENTIAL AGRICULTURAL ZONE

PREPARED BY
Visual Environments
1000 W. 10TH AVE. SUITE 100
DENVER, CO 80202
303.733.1100
www.visualenvironments.com



Legend

773 CO-105

TNS Inc

Circle Rd

105

773 CO-105

Existing
Fencing

Survey

Google Earth

© 2020 Google

EL PASO COUNTY - COLORADO

7110013007
773 HIGHWAY 105

Total Market Value
\$268,819

OVERVIEW

Owner:	FURRER RENE & JULIA
Mailing Address:	PO BOX 217 PALMER LAKE CO, 80133-0217
Location:	773 HIGHWAY 105
Tax Status:	Taxable
Zoning:	C2
Plat No:	1421
Legal Description:	LOTS 1 TO 15 INC BLK 5 ELEPHANT ROCK ACRES PALMER LAKE

MARKET & ASSESSMENT DETAILS

	Market Value	Assessed Value
Land	\$67,518	\$19,580
Improvement	\$201,301	\$58,380
Total	\$268,819	\$77,960

COMMERCIAL - INDUSTRIAL MANUFACTURING (1)

Market Value \$201,301

Assessment Rate	29.00	Sprinkler	N
Bldg #	1	Elevator	N
Use	INDUSTRIAL MANUFACTURING	Occup 1	494
Year Built	1988	Occup 2	
Area	5000	HVA 1	2
Class	S	HVA 2	6
Quality	2.0	Wall Height	12
Stories	1	Land Size	67518
Perimeter	300	Neigh #	202
# Units			

LAND DETAILS

Sequence Number	Land Use	Assessment Rate	Area	Market Value
1	MANUFACTURING PROCESSING	29.000	1.55 Acres	\$67,518

SALES HISTORY

	Sale Date	Sale Price	Sale Type	Reception
+	01/14/1994	\$0	-	94006512
+	03/10/1988	\$0	+	1679549
+	07/10/1985	\$0	+	1273106

TAX ENTITY AND LEVY INFORMATION

County Treasurer Tax Information

Tax Area Code: PER Levy Year: 2019 Mill Levy: 73.951

Taxing Entity	Levy	Contact Name/Organization	Contact Phone
EL PASO COUNTY	7.222	FINANCIAL SERVICES	(719) 520-6400
EPC ROAD & BRIDGE SHARE	0.165	-	(719) 520-6498
TOWN OF PALMER LAKE	21.238	TARA BERRETH	(719) 481-2953
EPC-PALMER LAKE ROAD & BRIDGE SHARE	0.165	-	(719) 520-6498
LEWIS-PALMER SCHOOL NO 38	41.430	CHERYL WANGEMAN	(719) 488-4705
PIKES PEAK LIBRARY	3.731	MIKE VARNET	(719



No Photo Available



Disclaimer

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EL PASO COUNTY - COLORADO**7110006144**
860 COMMERCIAL LNTotal Market Value
\$490,555**OVERVIEW**

Owner:	BERKENKOTTER MOTORS LLC
Mailing Address:	11 S WILCOX ST CASTLE ROCK CO, 80104-1908
Location:	860 COMMERCIAL LN
Tax Status:	Taxable
Zoning:	-
Plat No:	14239
Legal Description:	LOT 3 PALMER LAKE TECHNOLOGICAL CENTER SUB

MARKET & ASSESSMENT DETAILS

	Market Value	Assessed Value
Land	\$54,986	\$15,950
Improvement	\$435,569	\$126,320
Total	\$490,555	\$142,270

COMMERCIAL - OFFICE (1)Market Value **\$435,569**

Assessment Rate	29.00	Sprinkler	N
Bldg #	1	Elevator	N
Use	OFFICE	Occup 1	344
Year Built	1999	Occup 2	
Area	9352	HVA 1	11
Class	C	HVA 2	
Quality	2.0	Wall Height	15
Stories	1	Land Size	174240
Perimeter	398	Neigh #	202
# Units			

LAND DETAILS

Sequence Number	Land Use	Assessment Rate	Area	Market Value
1	OFFICES	29.000	39276 SQFT	\$54,986

SALES HISTORY

	Sale Date	Sale Price	Sale Type	Reception
+	04/24/2019	\$1,300,000	Multiple properties; Changes not yet assessed	219042496
+	11/08/2018	\$0	*	218714239

TAX ENTITY AND LEVY INFORMATION

County Treasurer Tax Information

Tax Area Code: **PER** Levy Year: **2019** Mill Levy: **73.951**

Taxing Entity	Levy	Contact Name/Organization	Contact Phone
EL PASO COUNTY	7.222	FINANCIAL SERVICES	(719) 520-6400
EPC ROAD & BRIDGE SHARE	0.165	-	(719) 520-6498
TOWN OF PALMER LAKE	21.238	TARA BERRETH	(719) 481-2953
EPC-PALMER LAKE ROAD & BRIDGE SHARE	0.165	-	(719) 520-6498



No Photo Available



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EL PASO COUNTY - COLORADO

7110013006
797 HIGHWAY 105

Total Market Value
\$182,934

OVERVIEW

Owner:	PAUL FLETCHER & SONS INC
Mailing Address:	797 HIGHWAY 105 PALMER LAKE CO, 80133-9007
Location:	797 HIGHWAY 105
Tax Status:	Taxable
Zoning:	C2
Plat No:	1421
Legal Description:	LOTS 16 TO 19 INC BLK 5 ELEPHANT ROCK ACRES PALMER LAKE

MARKET & ASSESSMENT DETAILS

	Market Value	Assessed Value
Land	\$34,125	\$9,900
Improvement	\$148,809	\$43,150
Total	\$182,934	\$53,050

COMMERCIAL - STORAGE WAREHOUSE (1)

Market Value \$148,809

Assessment Rate	29.00	Sprinkler	N
Bldg #	1	Elevator	N
Use	STORAGE WAREHOUSE	Occup 1	406
Year Built	1963	Occup 2	353
Area	2853	HVA 1	6
Class	C	HVA 2	
Quality	2.0	Wall Height	10
Stories	1	Land Size	17500
Perimeter	296	Neigh #	202
# Units			

LAND DETAILS

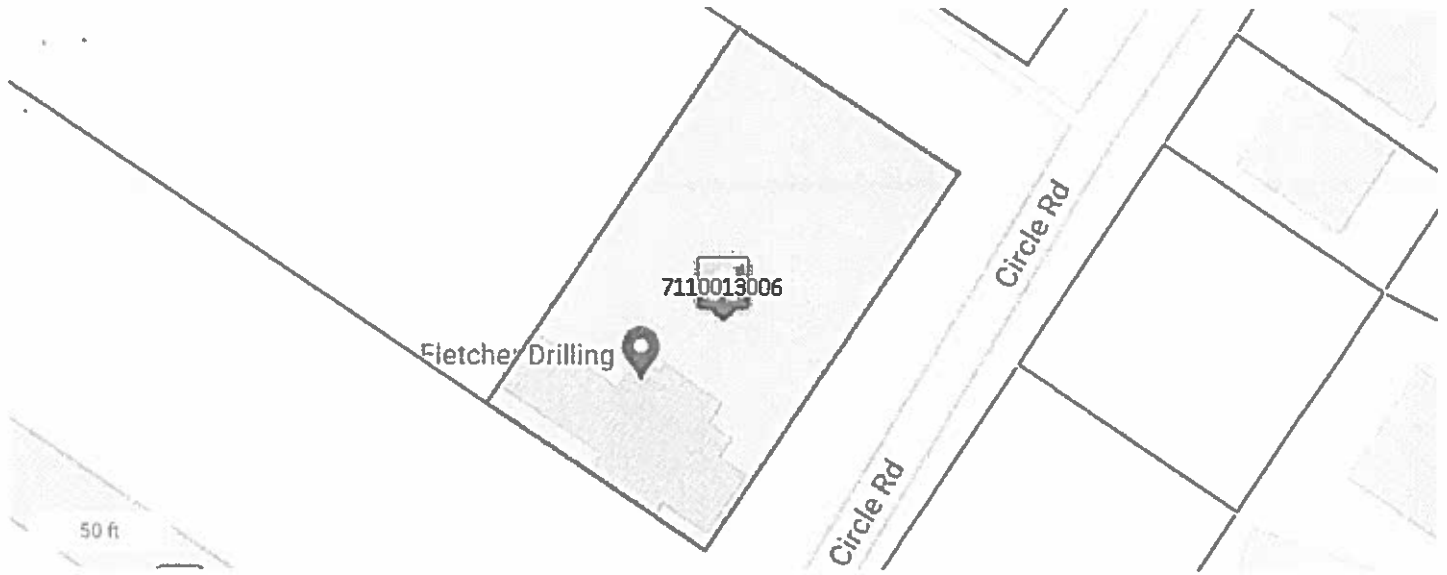
Sequence Number	Land Use	Assessment Rate	Area	Market Value
1	WAREHOUSE/STORAGE	29.000	17500 SQFT	\$34,125

TAX ENTITY AND LEVY INFORMATION

County Treasurer Tax Information

Tax Area Code: PER Levy Year: 2019 Mill Levy: 73.951

Taxing Entity	Levy	Contact Name/Organization	Contact Phone
EL PASO COUNTY	7.222	FINANCIAL SERVICES	(719) 520-6400
EPC ROAD & BRIDGE SHARE	0.165	-	(719) 520-6498
TOWN OF PALMER LAKE	21.238	TARA BERRETH	(719) 481-2953
EPC-PALMER LAKE ROAD & BRIDGE SHARE	0.165	-	(719) 520-6498
LEWIS-PALMER SCHOOL NO 38	41.430	CHERYL WANGEMAN	(719) 488-4705
PIKES PEAK LIBRARY	3.731	MIKE VARNET	(719) 531-6333
PALMER LAKE SANITATION	0.000	BECKY ORCUTT	(719) 481-2732
EL PASO COUNTY CONSERVATION	0.000	PAMELA DAVISON	(719) 632-9598



No Photo Available



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EL PASO COUNTY - COLORADO**7110000015****780 HIGHWAY 105, 790 HIGHWAY 105****Total Market Value
\$607,328****OVERVIEW**

Owner:	JACK LYNN E & MARY E
Mailing Address:	702 HIGHWAY 105 PALMER LAKE CO, 80133-9049
Location:	780 HIGHWAY 105, 790 HIGHWAY 105
Tax Status:	Taxable
Zoning:	C2
Plat No:	-
Legal Description:	TRACT IN SE4SW4 OF SEC 10-11-67 AS FOLS, BEG AT POI OF S LN OF SE4SW4 OF SEC 10 WITH SWLY R/W LN OF COLO HWY 105, SD PT BEING 662.05 FT WLY FROM SE COR OF SD SE4SW4, CONT WLY ON SD S LN 660.55 FT TO SW COR THEREOF, TH ANG R 90< NLY 478.75 FT M/L TO PT ON SWLY R/W LN OF SD HWY, TH SELY ON SD SWLY R/W LN 815.08 FT M/L TO POB, EX SLY 50 FT TO RD BK 752-282

MARKET & ASSESSMENT DETAILS

	Market Value	Assessed Value
Land	\$127,630	\$37,010
Improvement	\$479,698	\$139,120
Total	\$607,328	\$176,130

COMMERCIAL - NEIGHBORHOOD SHOPPING CENTER (1)**Market Value \$291,990**

Assessment Rate	29.00	Sprinkler	N
Bldg #	1	Elevator	N
Use	NEIGHBORHOOD SHOPPING CENTER	Occup 1	412
Year Built	1985	Occup 2	
Area	10080	HVA 1	3
Class	S	HVA 2	
Quality	1.0	Wall Height	13
Stories	1	Land Size	127630
Perimeter	456	Neigh #	202
# Units			

COMMERCIAL - NEIGHBORHOOD SHOPPING CENTER (2)**Market Value \$187,708**

Assessment Rate	29.00	Sprinkler	N
Bldg #	2	Elevator	N
Use	NEIGHBORHOOD SHOPPING CENTER	Occup 1	412
Year Built	1986	Occup 2	
Area	6480	HVA 1	3
Class	S	HVA 2	
Quality	1.0	Wall Height	13
Stories	1	Land Size	127630
Perimeter	378	Neigh #	202
# Units			

LAND DETAILS

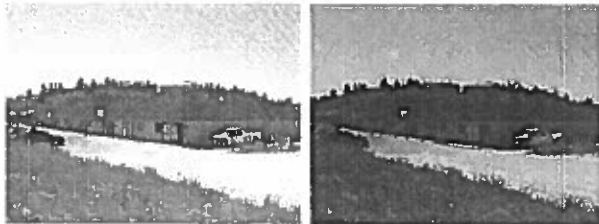
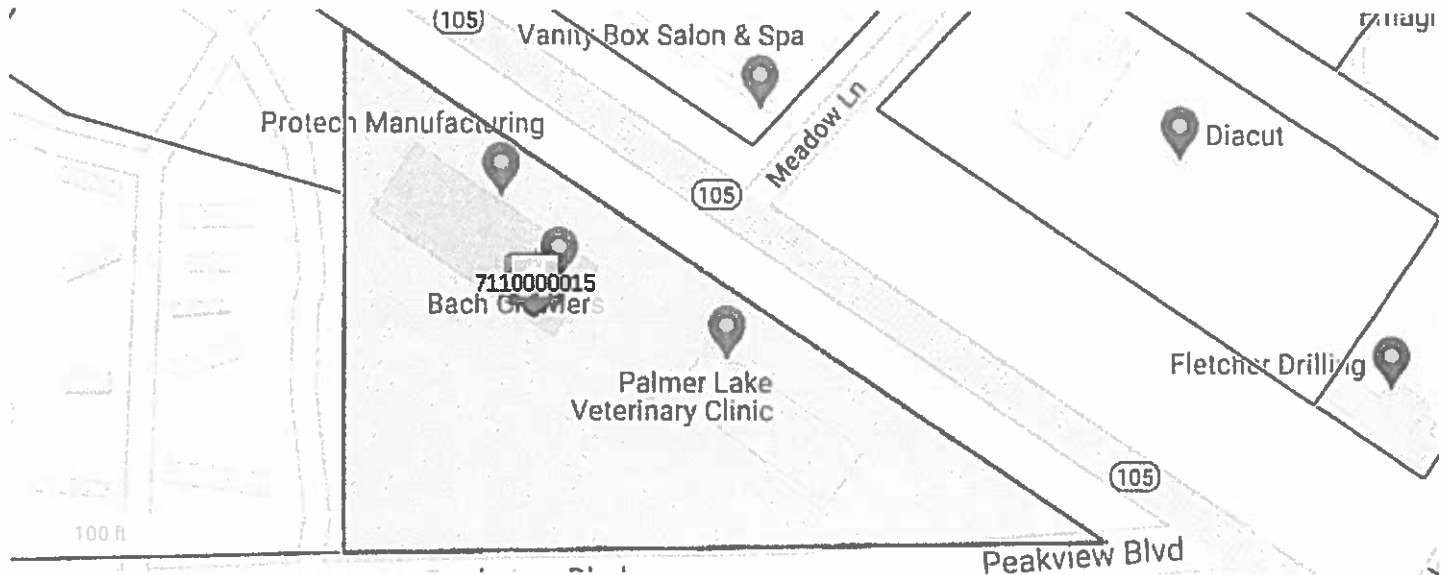
Sequence Number	Land Use	Assessment Rate	Area	Market Value

TAX ENTITY AND LEVY INFORMATION

County Treasurer Tax Information

Tax Area Code: PER Levy Year: 2019 Mill Levy: 73.951

Taxing Entity	Levy	Contact Name/Organization	Contact Phone
EL PASO COUNTY	7.222	FINANCIAL SERVICES	(719) 520-6400
EPC ROAD & BRIDGE SHARE	0.165	-	(719) 520-6498
TOWN OF PALMER LAKE	21.238	TARA BERRETH	(719) 481-2953
EPC-PALMER LAKE ROAD & BRIDGE SHARE	0.165	-	(719) 520-6498
LEWIS-PALMER SCHOOL NO 38	41.430	CHERYL WANGEMAN	(719) 488-4705
PIKES PEAK LIBRARY	3.731	MIKE VARNET	(719) 531-6333
PALMER LAKE SANITATION	0.000	BECKY ORCUTT	(719) 481-2732
EL PASO COUNTY CONSERVATION	0.000	PAMELA DAVISON	(719) 632-9598

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EL PASO COUNTY - COLORADO

7110015007
755 HIGHWAY 105

Total Market Value
\$2,300,000

OVERVIEW

Owner:	BRAGGHARDT LLP
Mailing Address:	PO BOX 303 MONUMENT CO, 80132-0303
Location:	755 HIGHWAY 105
Tax Status:	Taxable
Zoning:	C2
Plat No:	1421
Legal Description:	LOTS 1 TO 13 INC BLK 4 ELEPHANT ROCK ACRES, TOG WITH THAT PORT OF 75 FT HWY R/W LY S OF SD BLK 4 AND BET WESTWARD LN & MEADOW LN, SUBJ TO EASEMENT AS REC IN VAC ORD AT BK 6664-596

MARKET & ASSESSMENT DETAILS

	Market Value	Assessed Value
Land	\$117,089	\$33,960
Improvement	\$2,182,911	\$633,040
Total	\$2,300,000	\$667,000

COMMERCIAL - RETAIL STORE (1)

Market Value \$263,288

Assessment Rate	29.00	Sprinkler	N
Bldg #	1	Elevator	N
Use	RETAIL STORE	Occup 1	353
Year Built	1969	Occup 2	
Area	4389	HVA 1	3
Class	C	HVA 2	
Quality	2.0	Wall Height	9
Stories	1	Land Size	83635
Perimeter	277	Neigh #	202
# Units			

COMMERCIAL - STORAGE WAREHOUSE (2)

Market Value \$149,371

Assessment Rate	29.00	Sprinkler	N
Bldg #	2	Elevator	N
Use	STORAGE WAREHOUSE	Occup 1	406
Year Built	1984	Occup 2	
Area	2490	HVA 1	
Class	D	HVA 2	
Quality	1.0	Wall Height	12
Stories	1	Land Size	83635
Perimeter	218	Neigh #	202
# Units	1		

COMMERCIAL - STORAGE WAREHOUSE (3)

Market Value \$397,722

Assessment Rate	29.00	Sprinkler	N
Bldg #	3	Elevator	N
Use	STORAGE WAREHOUSE	Occup 1	406
Year Built	1996	Occup 2	
Area	6630	HVA 1	6
Class	S	HVA 2	
Quality	1.5	Wall Height	14
Stories	1	Land Size	83635
Perimeter	397	Neigh #	202
# Units			

COMMERCIAL - STORAGE WAREHOUSE (4)

Market Value \$244,752

Assessment Rate	29.00	Sprinkler	N
Bldg #	4	Elevator	N
Use	STORAGE WAREHOUSE	Occup 1	406
Year Built	1996	Occup 2	
Area	4080	HVA 1	
Class	S	HVA 2	
Quality	1.5	Wall Height	14
Stories	1	Land Size	83635
Perimeter	277	Neigh #	202
# Units			

COMMERCIAL - OFFICE (5)

Market Value \$803,842

Assessment Rate	29.00	Sprinkler	N
Bldg #	5	Elevator	Y
Use	OFFICE	Occup 1	344
Year Built	1996	Occup 2	
Area	13400	HVA 1	11
Class	D	HVA 2	
Quality	2.0	Wall Height	11
Stories	2	Land Size	83635
Perimeter	424	Neigh #	202
# Units			

COMMERCIAL - OFFICE (6)

Market Value \$323,936

Assessment Rate	29.00	Sprinkler	N
Bldg #	6	Elevator	N
Use	OFFICE	Occup 1	344
Year Built	1999	Occup 2	
Area	5400	HVA 1	11
Class	D	HVA 2	
Quality	2.0	Wall Height	12
Stories	2	Land Size	83635
Perimeter	300	Neigh #	202
# Units			

LAND DETAILS

Sequence Number	Land Use	Assessment Rate	Area	Market Value
1	MERCHANDISING	29.000	1.92 Acres	\$117,089

SALES HISTORY

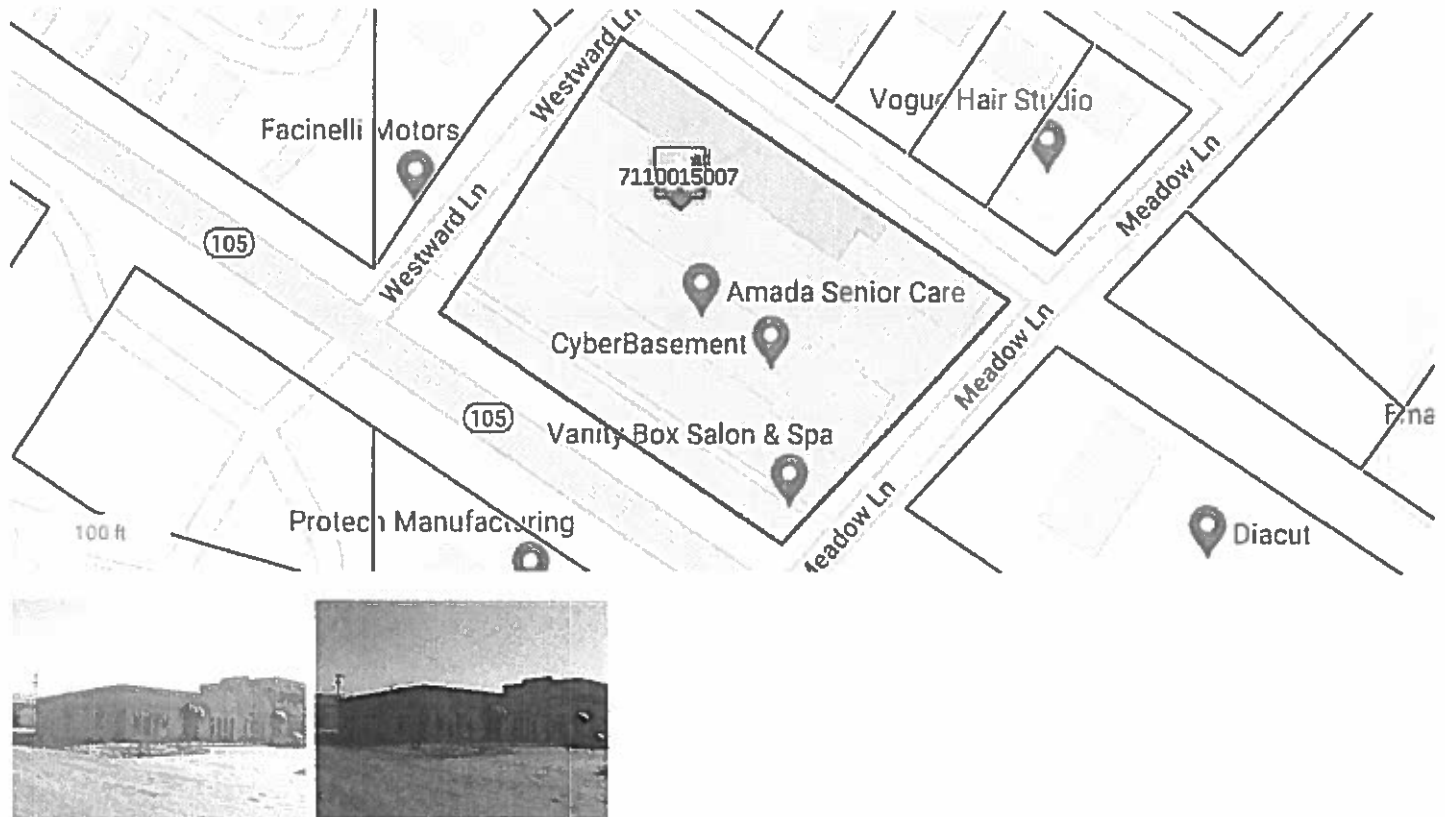
	Sale Date	Sale Price	Sale Type	Reception
+	07/17/1996	\$0	-	96089061
+	06/12/1995	\$0	-	95057447

TAX ENTITY AND LEVY INFORMATION

County Treasurer Tax Information

Tax Area Code: PER Levy Year: 2019 Mill Levy: 73.951

Taxing Entity	Levy	Contact Name/Organization	Contact Phone
EL PASO COUNTY	7.222	FINANCIAL SERVICES	(719) 520-6400
EPC ROAD & BRIDGE SHARE	0.165	-	(719) 520-6498
TOWN OF PALMER LAKE	21.238	TARA BERRETH	(719) 481-2953
EPC-PALMER LAKE ROAD & BRIDGE SHARE	0.165	-	(719) 520-6498
LEWIS-PALMER SCHOOL NO 38	41.430	CHERYL WANGEMAN	(719) 488-4705
PIKES PEAK LIBRARY	3.731	MIKE VARNET	(719) 531-6333
PALMER LAKE SANITATION	0.000	BECKY ORCUTT	(719) 481-2732
EL PASO COUNTY CONSERVATION	0.000	PAMELA DAVISON	(719) 632-9598



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Letter of Intent

Elite Cranes LLC is the lessee of a portion of Rene Furrer's property located at 773 Highway 105, Palmer Lake CO 80133. Rene Furrer has been renting this property to Elite Cranes LLC for the past two years since 2018 and would like to continue renting out the property. Elite Cranes LLC has already spent a substantial amount of money for electrical power, leveling, and rocking the lot.

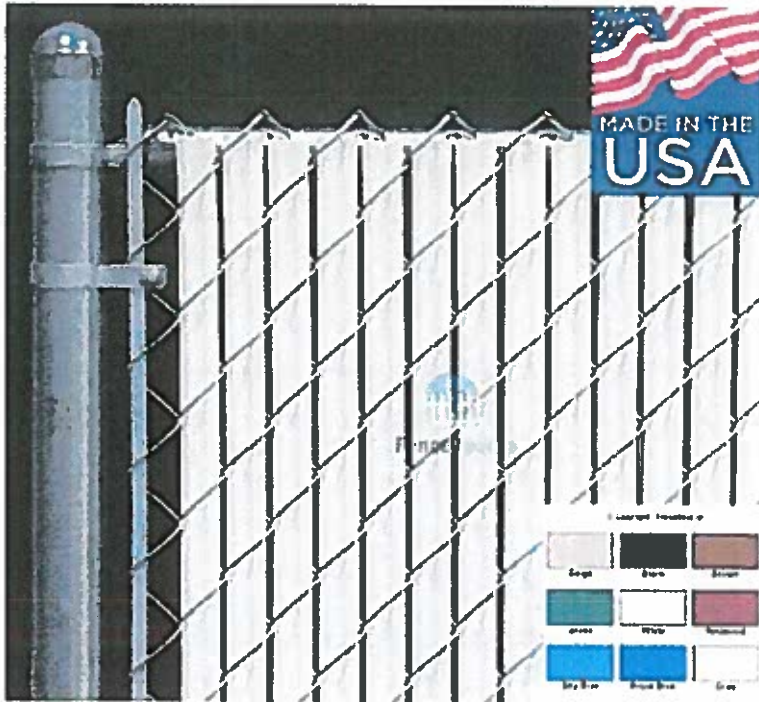
The property is zoned "C2 General Business & Commercial Zone" and the primary use is Industrial Manufacturing. The Town of Palmer Lake is requesting that we add a "Conditional Use Permit" to include the portion we are renting. The Conditional Permitted Use we are thinking is outdoor storage, storage warehouse (as two of the adjacent neighbors have as primary uses), or construction equipment and storage as listed by El Paso County Land Development Code as an allowed use for C2 Zoning (see attached).

Use of the property – Elite Cranes LLC is a small family owned crane company, we are using the land as outdoor storage of our cranes, attachments, and rigging. Our office is located in Colorado Springs and that is where we conduct our business from. We are not building a building on the land. As listed in "Palmer Lake Code Book, Chapter 17.37.080 Outdoor Storage and Buffering, All outdoor storage must be screened from view by landscaping or fences". We are going to put up a fence to screen the view. We would like to tie into Fletcher Drilling's existing fence (see attached google earth picture). We are looking at putting up a 6-foot chain link fence with privacy slats in the color of brown to block the view and a sliding gate for entry. We will be using fencing already approved by Palmer Lake on a neighboring property (see attached picture of fencing in packet). We already leveled the lot to take out the hill. We then brought in rock to cover all the mud from all the snow this year. We would like to hang a metal sign on the fencing or in the front of property close to the road Highway 105 with our business name, address, and phone number.

The use of the property is similar to Fletcher Drilling our neighbor to the East who is zoned C2 Storage Warehouse as well as the our neighbors to the West. Our equipment is similar to shape and size as Fletchers Drilling mobile drilling rigs, or the school buses that use Rene's and Fletchers property as a turn around and waiting area or trash trucks and fire trucks that drive up and down the roads.

The modular home currently being stored on the property is temporary. It belongs to a resident of Palmer Lake and we were just being neighborly and letting it set on the property until we set it with a crane.

The owner of the property Rene Furrer has an existing building on the property for his business Diacut and therefore needs to keep the Industrial Manufacturing as the primary use.



Fencing and the colors available- we are wanting to use the color brown



773 Highway 105
Palmer Lake CO 80133
719-488-6500

Example of sign