



BOARD OF ADJUSTMENT

Tuesday, August 05, 2025 at 5:00 PM

Palmer Lake Town Hall – 28 Valley Crescent, Palmer Lake, Colorado

LIVE STREAM available on Town website

AGENDA

This agenda is subject to revision 24 hours prior to commencement of the meeting.

The Board values public comment on issues relevant to Town government. To permit the fair and orderly expression of such comments, the Board will adhere to the following rules for public comment, whether for an agenda item or during public comment for non-agenda items brought by the public.

A speaker must be recognized by the Chair to step to the podium, sign in, use the microphone, state name and address for the record, and address comments solely to the Board, as a whole.

Each speaker is limited to 3 minutes, cannot pool time with another, and each speaker may only speak once per topic. Civility and respect is required. Comments should not be directed to Town staff, individual Board members or to public members. Comments or disruption from audience members not recognized by the Chair are prohibited. Points already made should not be duplicated. Only written comments limited to one page will be permitted. Public members are also invited to submit comments by email to be distributed to the Board separately. Note that comments submitted to the Board are public record. Please understand that the Board will listen and consider public comments; however, members will not discuss or take action on your comment but may refer it to staff and/or a future meeting for discussion.

Thank you for your cooperation.

Call to Order

Roll Call

Pledge of Allegiance

Approval of Minutes

- [1.](#) Minutes from February 4, 2025 Meeting

Public Hearing - Chair will introduce the item and hear the applicant request. Chair will ask if any public member wishes to speak for or against the request. Public should address the Board members directly while members listen. Applicant may provide closing remarks and members may ask questions of the applicant. Chair will close the hearing and members will discuss the item, move a decision, and/or continue the hearing to a particular date.

- [2.](#) Variance Application - Lot 7 BLK Lakeview Heights Unit 4

Other Business

Adjourn

Americans with Disabilities Act

Reasonable accommodations for persons with a disability will be made upon request. Please notify the Town of Palmer Lake (at 719-481-2953) at least 48 hours in advance. The Town of Palmer Lake will make every effort to accommodate the needs of the public.



BOARD OF ADJUSTMENT

Tuesday, February 04, 2025 at 5:00 PM

Palmer Lake Town Hall – 28 Valley Crescent, Palmer Lake, Colorado

MINUTES

Call to Order. Chair Ehrhardt called the meeting to order at 5:07 pm.

Roll Call. Present: Kurt Ehrhardt, Bob Miner, Charlie Ihlenfeld, Bob Radosevich. Mike Richards arrived at 5:08 pm.

Approval of Minutes

1. Minutes from January 7, 2025, Meeting. MOTION (Radosevich, Ihlenfeld) to approve the minutes as presented. Motion passed 4-0.

Public Hearing

2. Application for Variance Request for Street Frontage, Aurelia (continued hearing from January). Ms. Nanette Drobnick and her attorney presented a request for a variance of the street frontage for her property located at Aurelia St., parcel #7105100010. Ms. Drobnick explained that she purchased the lot in 2013 as an investment and has since experienced financial hardship due to a job loss. The property is zoned R3 Residential, and the R3 zoning code requires a 50-foot street frontage for development. She is requesting a variance to reduce the required frontage of 50 feet to the actual roadway frontage of 25 feet.

Ms. Drobnick and her attorney stated the variance would be reasonable, as there are other lots in the area with no street frontage. They emphasized that the current lot configuration was never altered by Ms. Drobnick; it was subdivided and purchased as it is presently. Denying the variance would render the lot unusable for residential development, despite it being zoned for such purpose, which will impose an undue hardship on the property owner.

Collins offered staff input, noting there were no concerns. She did mention a limitation regarding snow plowing at the end of Aurelia Street. Staff had no issues with the 25 foot street frontage.

Mr. Steve Fogler, a long-time resident who has owned his home since 1959, shared his disagreement with the variance request. He referenced photos of plowed snow piles at Aurelia and expressed overall concern about the ongoing development in the community. He shared concerns about water tap fees and development trends and concerns about maintaining quality of life. Mr. Fogler questioned whether the applicant met the hardship criteria. He cited C.R.S. and expressed concern about setting a precedent for future developments. He questioned the property owner's intent, noting that she does not plan to develop, stating that granting a variance for resale was not a valid justification. Mr. Fogler

objected to the subdivision and sale of parcels for development, stating that the intent of the area was for wildlife preservation. He asked the Board members to deny the variance request.

Mr. Howard Ingersoll, a neighboring property owner, stated that the lot in question is approximately 40 steps from his kitchen. He expressed concerns about safety, potential congestion at the access point if the frontage is only 25 feet, and the impact on snow removal at the end of the roadway. He asked the Board members to deny the variance request.

Board member Miner inquired about any encroachment of his property on the roadway, but Mr. Ingersoll was unaware of such an issue.

Chair Ehrhardt read a letter from Mr. Ryan Richards, a neighbor in the area. After hearing the letter, member Mike Richards recused himself from further discussion because Ryan is his son. In the letter, Mr. Richards urged the Board members to uphold the existing zoning regulations and deny the variance request. He emphasized the importance of preserving the safety, privacy, and natural beauty of the area. The letter was added to the packet material.

Ms. Rachel Richards spoke in opposition to the variance request, expressing concerns about the potential safety issues related to turning around and traffic flow, commenting that the area is not safe for increased vehicle movement.

Mr. Greg Dobbs, a neighboring property owner, provided background on the lot, stating that all the lots in the area have been assigned lot numbers, except for the one currently under discussion. In response to a question about access from Parcel 1 and whether there is an alternative route, Mr. Dobbs confirmed that there is no other access due to the ravine. He noted that the access from Aurelia Road is only 25 feet wide. Mr. Dobbs expressed concerns that if the variance is approved, and the lot is developed, it would negatively impact his quality of life. He suggested that the request does not meet the criteria for hardship and requested that the variance be denied.

Mr. Adam Thornberry, a new property owner near the applicant, raised concerns about the limited access and size of the lot for development. Members Ihlenfeld and Radosevich estimated the lot size to be approximately 75 feet wide. Mr. Thornberry expressed doubts about the suitability of the lot length for building. Chair Ehrhardt responded there is plenty of property to develop with proper setbacks and clarified that the Board of Adjustment does not have authority over specific development. Mr. Thornberry voiced concerns about the impact of ongoing development to the local environment and wildlife. He suggested preserving the natural habitat and ensuring that development does not harm the area's wildlife, commenting the property should be considered for conservation. Board member Miner encouraged him to make an offer to the landowner. Mr. Thornberry stated he would consider it.

Mr. Greg Trowbridge, a neighbor to Ms. Drobnick, spoke in support of the variance request. He stated that he is privileged to enjoy private use of his own land with access, and he urged the Board to grant the applicant the same consideration. He stated that the applicant should be allowed to use her land as she sees fit.

Ms. Colleen Means relocated back to Palmer Lake and expressed her preference to limit further development in the mountain area. She described her neighborhood as a tight area and voiced concerns about the potential dangers that additional development could bring.

Mr. Dobbs inquired whether Ms. Drobnick was aware of the 25-foot access issue when she purchased the property and whether she knew that the lot was not fit to develop due to the zoning code regulations. He also mentioned that the neighbors would like to present alternative solutions to the

Board. Chair Ehrhardt responded that such discussions would need to occur outside of the meeting directly with the applicant.

Chair Ehrhardt asked Ms. Drobnick to address any questions or comments raised. Ms. Drobnick clarified that the non-compliant street frontage was not disclosed nor was it disclosed that the property would be landlocked. She stated that Mr. John Reisberg was the realtor at the time of purchase. Ms. Drobnick's attorney reiterated that they are not requesting any change to the lot, which was sold to Ms. Drobnick as residential property. She reiterated that the lot was subdivided into two distinct parcels before she purchased it and the limited 25-ft access was not disclosed to her.

Chair Ehrhardt closed the hearing.

Collins inquired whether member Mike Richards had any conflict. Member Richards responded that he would recuse himself from the discussion. He removed himself from the meeting table. No further comments or questions were raised.

Chair Ehrhardt reflected on his experience as a builder in the area, stating that he supports property rights. He also noted that the 25-foot access is served by a 20-foot culvert, which is large enough for two people to pass and therefore does not consider the request a significant issue. Member Miner raised concerns about snow stacking and inquired about other options for managing it. Dawn assured members that snow placement will be addressed and worked out appropriately. Board member Radosevich questioned the need to determine hardship. He also provided background about the road development and expressed concern about drainage. Collins stated that the existing roadway and frontage being only 25 feet is the hardship. Board member Ehrhardt stated he understands about wildlife but that this will not disrupt wildlife, and it will find a route. MOTION (Ihlenfeld, Ehrhardt) to approve the variance of 25 feet street frontage for the property, identified as Parcel 1. Roll call vote – aye 4; nay 0. Motion passed.

Board member Mike Richards returned to the meeting table.

Other Business

3. Nominate and Vote on Board Chair. MOTION (Radosevich, Ihlenfeld) to nominate Kurt Ehrhardt to continue as Chair. Motion passed 5-0.

4. Nominate and Vote on Vice Chair. MOTION (Ehrhardt, Radosevich) to nominate Charlie Ihlenfeld as Vice Chair. Discussion took place about citizen members as first option. No member stated any concern. Motion passed 5-0.

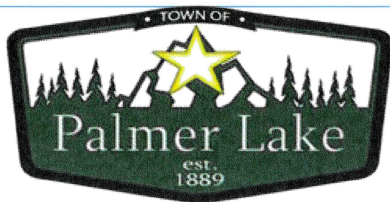
Adjourn – Chair Ehrhardt adjourned the meeting at 6:16 pm.

Minutes by: Erica Romero, Deputy Town Clerk

NOTICE OF PUBLIC HEARING

TOWN OF PALMER LAKE

Notice is hereby given that Palmer Lake Board of Adjustments will hold a public hearing on Tuesday, August 5, 2025, at 5:00 pm at the Palmer Lake Town Hall, 28 Valley Crescent, Palmer Lake, to consider a variance for lot size less than 10,000 located at Lot 7 BLK 3 parcel ID# 7104318011 Lakeview Heights, Palmer Lake. A copy of the complete application is on file at the Town office, 42 Valley Crescent, Palmer Lake, at 719-481-2953. /s/ Erica N. Romero Deputy Town Clerk



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

Item 2.

Office Use Only	
Case Number:	_____
Date:	<u>7/3/2025</u>
Fees:	<u>\$200</u> (non-refundable)
Check #:	<u>PA CC</u>
Rec'd By:	<u>MAC</u>
Application Complete:	<u>JK</u>

8/5 BOA.

Note: Allow up to 10 days for review and requires a minimum of 15 days for publication and property posting.

Variance Application Form

Name of Applicant/Property Owner: Ryan & Serenity Hayes

Address: 10209 Limestone Ct. Phone#: 303-478-7572

Email: ryanhayes1@hotmail.com

Name of Proposal: Lakeview Estate request

Legal Description or Address: LOT 7 BLK 3 LAKEVIEW HEIGHTS UNIT 4
Tax Schedule # 7104318011

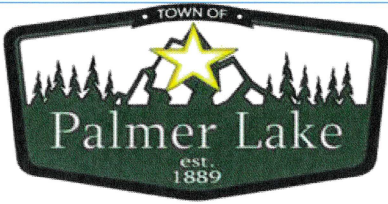
This is a Variance – A deviation from Subdivision or Zoning Regulations. This consists of a written request which, if it affects the design of a subdivision, must be so noted on the appropriate Plat.

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

Current Zoning and Uses of Surrounding Property:	N: <u>R-10,000</u>	<u>Vacant Land</u>
	E: <u>R-10,000</u>	<u>Vacant Land</u>
	S: <u>R-10,000</u>	<u>Vacant Land</u>
	W: <u>R-10,000</u>	<u>road and then vacant land across road</u>

State your variance request exactly as you would like it approved, including the benefit to yourself, neighborhood and the community.

Pursuant to El Paso County Land Development Code Section 5.2.4, I request a variance from the minimum lot size requirement of 10,000 square feet for the R-10,000 zoning district, to allow development of a single-family residence on my existing 9700 sq ft lot. Strict application creates an unusual and undue hardship due to the lot size solely. The proposed development will be fully consistent with all dimensional, environmental, infrastructure, and neighborhood compatibility requirements as outlined in Section 5.2.4.C



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

Please state the regulation/code that directly relates to the variance request.

El Paso County Code - Chapter 5, Section 5.2.4: Variance of Use

Explain how the variance would benefit to the health, safety, appearance, and general welfare of the community, if granted.

Health: Developing the 9,700 sq. ft. lot into a single-family home removes potential fire hazards like overgrown vegetation and standing water, creating a cleaner, healthier environment. Safety: An occupied home increases natural neighborhood surveillance, reducing the risk of trespassing and improving overall security. Appearance: The proposed home will match the character of nearby properties, replacing a vacant lot with a well-kept, landscaped residence that enhances curb appeal and property values. General Welfare: This modest variance supports responsible infill development, uses existing infrastructure efficiently, and contributes to local housing and tax revenue without disrupting neighborhood character.

Explain how adjacent properties will be affected if the variance is granted.

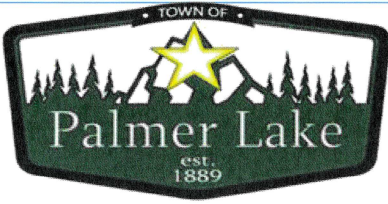
When the community is developed the house on my lot may be slightly smaller than the surrounding lots.

State how strict application of the zoning would place an unusual and unnecessary hardship on you and/or other parties involved.

It would render the lot unbuildable.

Do you own any adjoining lots? If so, how many and what are the square footage of these adjoining lots?

No



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

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

Applicant Signature: Ryan Hays **Date:** 06/18/2025

If the applicant is not the owner:

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

Owner – Print: _____

Owner – Signature: _____ **Date:** _____

State your variance request exactly as you would like it approved, including the benefit to yourself, neighborhood and the community.

Pursuant to El Paso County Land Development Code Section 5.2.4, I request a variance from the minimum lot size

requirement of 10,000 square feet for the R-10,000 zoning district, to allow development of a single-family residence on my

existing 9700 sq ft lot. Strict application creates an unusual and undue hardship due to the lot size solely. The proposed

development will be fully consistent with all dimensional, environmental, infrastructure, and neighborhood compatibility requirements as outlined in Section 5.2.4.C

Please state the regulation/code that directly relates to the variance request.

El Paso County Code - Chapter 5, Section 5.2.4: Variance of Use

Explain how the variance would benefit to the health, safety, appearance, and general welfare of the community, if granted.

Health: Developing the 9,700 sq. ft. lot into a single-family home removes potential fire hazards like overgrown vegetation and standing water, creating a cleaner, healthier environment. **Safety:** An occupied home increases natural neighborhood surveillance, reducing the risk of trespassing and improving overall security. **Appearance:** The proposed home will match the character of nearby properties, replacing a vacant lot with a well-kept, landscaped residence that enhances curb appeal and property values. **General Welfare:** This modest variance supports responsible infill development, uses existing infrastructure efficiently, and contributes to local housing and tax revenue without disrupting neighborhood character.

Explain how adjacent properties will be affected if the variance is granted.

When the community is developed the house on my lot may be slightly smaller than the surrounding lots.

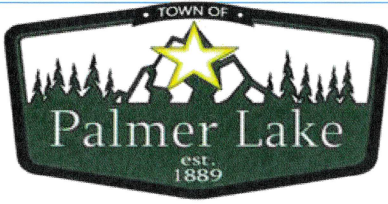
State how strict application of the zoning would place an unusual and unnecessary hardship on you and/or other parties involved.

It would render the lot unbuildable.

Do you own any adjoining lots? If so, how many and what are the square footage of these adjoining lots?

No.

Please see the accompanying page for space.



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

PROCEDURAL CHECKLIST

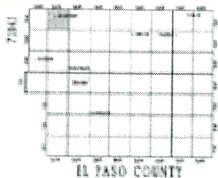
All applications must be submitted to the Town office 30 days before the Board of Adjustment meeting. Board of Adjustment meetings are held the 1st Tuesday of each month as need, or as otherwise posted date.

All submittals must be in compliance with the corresponding Palmer Lake Municipal Code.

Submittal Requirements

- ✓ Application
- ✓ Plot Plan or Site Plan. A dimensioned plan that provides a graphic representation of the subject property and the adjacent streets and properties, showing all of the following:
 - The boundaries of the parcel proposed for a variance, based on the legal description, and using a scale of one-inch equals 100 feet or larger.
 - Existing buildings and structures on the parcel, including all property line setback measurements.
 - Related physical conditions that may influence the variance request.
 - Adjacent properties and parcels, including information on their existing zoning, existing land use(s), and existing project/property names, if known.
 - Adjacent streets, including street names, right-of-way widths.
- ✓ An ILC (Improvement Location Certificate) will be required BEFORE and AFTER construction and be filed with El Paso County Clerk/Recorder by applicant when completed.
- ✓ All requested set back variances must be shown depicting distance from the property boundary to the outer edge of the roof eaves (provide a “bird’s eye” view).
- ✓ Applicant is responsible for locating and marking property (boundary) corners and staking the area of the proposed variance. Stakes must be painted orange or have red flags attached. Utility locates must be called for and marked properly.
- ✓ Upon receipt and review of the Application, the Town will prepare and place a sign on the property posting the meeting date/time. The sign must be left in place until after the Board of Adjustment meeting/hearing.

Note: If the applicant is different than the property owner, applicant must provide a notarized letter giving permission to be the representative in this action.



EL PASO COUNTY

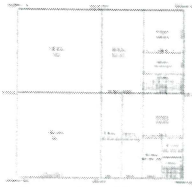
1	2	3	4
5	6	7	8
9	10	11	12
13	14	15	16

CINE TOWNSHIP

ASSESSOR



El Paso County Colorado



Rectangular Survey of the Section



Revised: 04, 2025



Copyright 2025 El Paso County
 Copyright 2025 Colorado Springs Utilities
 All Rights Reserved
 This document is prepared for internal use only and El Paso County makes no claim as to the accuracy or completeness of its contents.



ADJOINING 71042

ADJOINING 71044

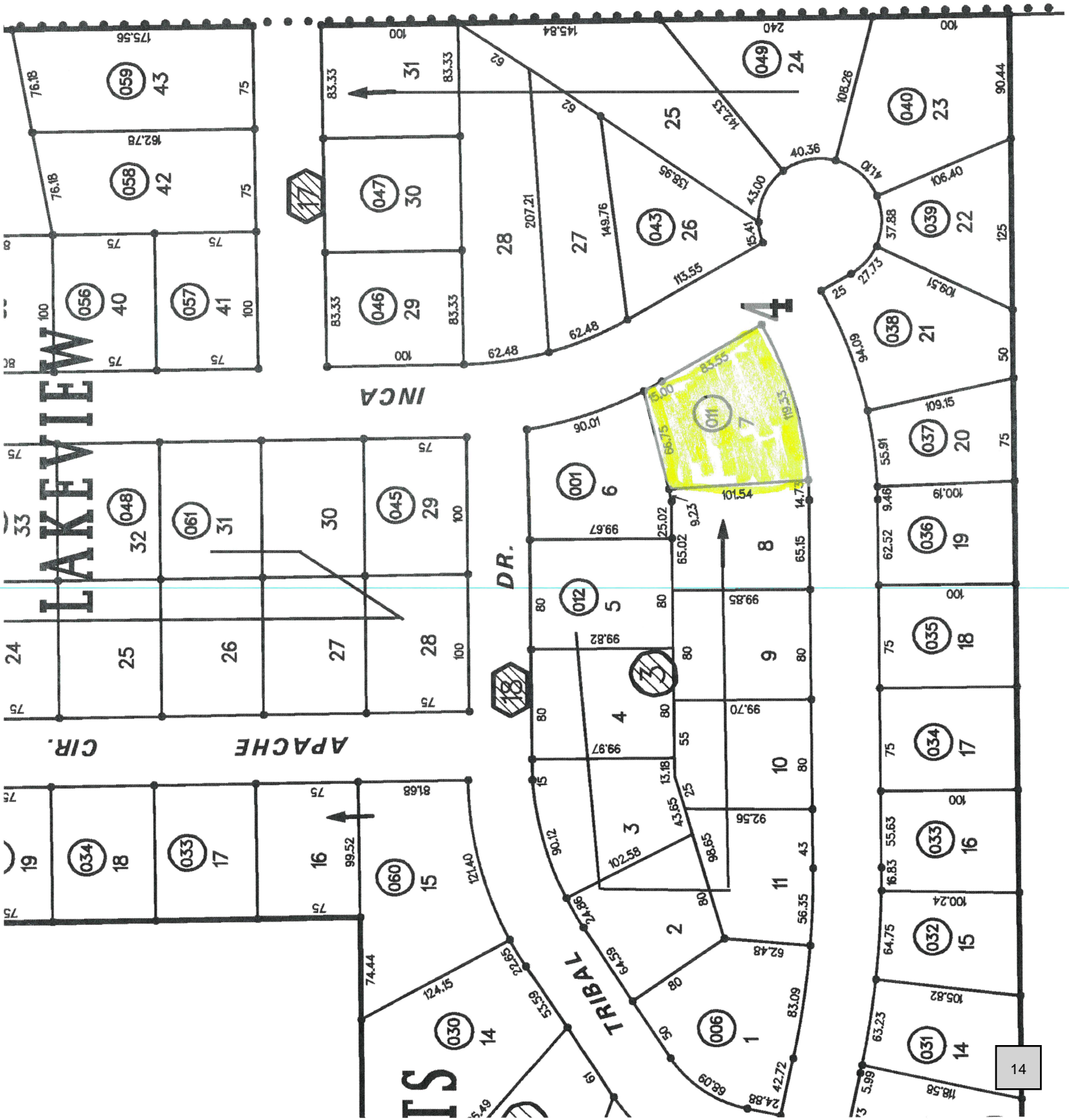
ADJOINING 71045

ADJOINING 71040

71043

71041

ADJOINING



El Paso County - Colorado

7104318011
CATHEDRAL DR

Total Market Value
\$4,900

OVERVIEW

Owner:	HAYES SERENITY, HAYES RYAN
Mailing Address:	10209 LIMESTONE CT PARKER CO 80134
Location:	CATHEDRAL DR
Tax Status:	Taxable
Zoning:	R-10,000
Plat No:	R02700
Legal Description:	LOT 7 BLK 3 LAKEVIEW HEIGHTS UNIT 4

MARKET & ASSESSMENT DETAILS

	Market Value	Assessed Value (School)	Assessed Value (Non-School)
Land	\$4,900	\$1,320	\$1,320
Improvement	\$0	\$0	\$0
Total	\$4,900	\$1,320	\$1,320

LAND DETAILS

SEQUENCE NUMBER	LAND USE	SCHOOL ASMT RATE	NON-SCHOOL ASMT RATE	AREA	MARKET VALUE
1	VACANT RESIDENTIAL LOTS	27.00	27.00	9700 SQFT	\$4,900

BUILDING DETAILS

SALES HISTORY

Item 2.

SALE DATE	SALE PRICE	SALE TYPE	RECEPTION
+ 03/23/2021	\$0	-	221057231

Schedule No	7104318011	Reception	221057231
Book	-	Page	-
Balloon	-	PP/Good Will	\$0
Related Parties	-	Trade/Exch	-
Condition	-	Term	Month(s): 0
Financing	New 0% Fixed	Amt. Financed	\$0
Down Pmt	\$0	Doc Type	QUIT CLAIM DEED
Grantee	HAYES RYAN, HAYES SERENITY	Grantor	LAUTH NANCY

+ 03/12/2014	\$0	-	214020437
--------------	-----	---	-----------

Schedule No	7104318011	Reception	214020437
Book	0	Page	0
Balloon	-	PP/Good Will	\$0
Related Parties	-	Trade/Exch	-
Condition	-	Term	Month(s): 0
Financing	New 0% Fixed	Amt. Financed	\$0
Down Pmt	\$0	Doc Type	DEED- OTHER
Grantee	LAUTH NANCY A	Grantor	EL PASO COUNTY TREASURER

+ 08/30/2002	\$5,000	Vacant Land	202145910
--------------	---------	-------------	-----------

Schedule No	7104318011	Reception	202145910
Book	-	Page	-
Balloon	No	PP/Good Will	\$0
Related Parties	-	Trade/Exch	\$0
Condition	-	Term	Month(s): 0
Financing	New 0% Fixed	Amt. Financed	\$0
Down Pmt	\$5,000	Doc Type	WARRANTY DEED
Grantee	JOHNSON WILLIAM H	Grantor	STURNS ELIZABETH D

+ 03/01/1986	\$0	-	-
--------------	-----	---	---

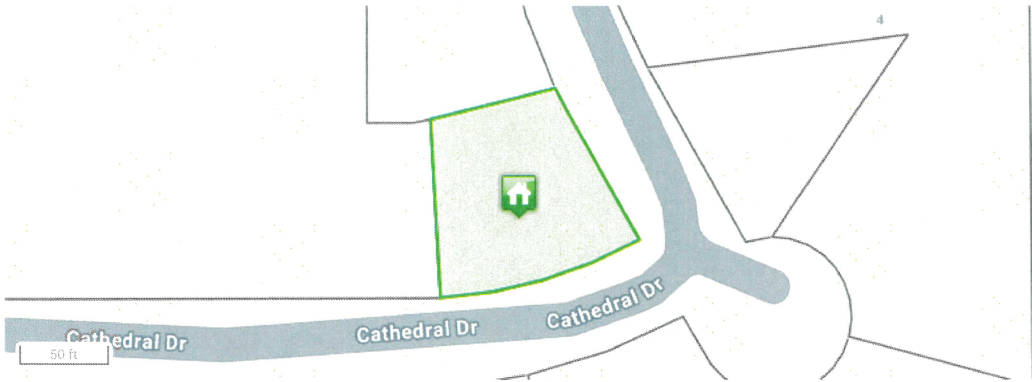
Schedule No	7104318011	Reception	-
Book	-	Page	-
Balloon	-	PP/Good Will	\$0
Related Parties	-	Trade/Exch	-
Condition	-	Term	Month(s): 0
Financing	New 0% Fixed	Amt. Financed	\$0
Down Pmt	\$0		

TAX ENTITY AND LEVY INFORMATION

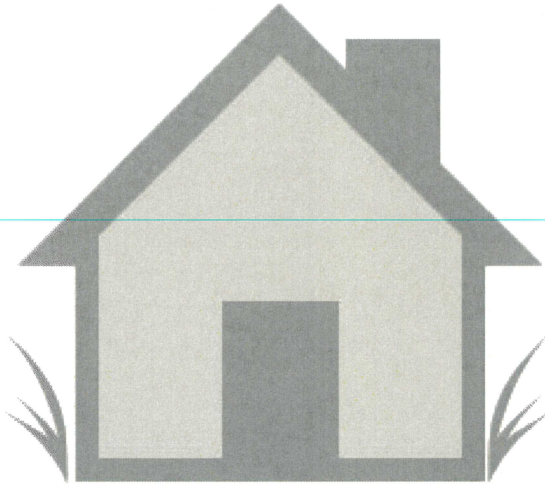
TAXING ENTITY	LEVY	CONTACT NAME/ORGANIZATION	CONTACT PHONE
EL PASO COUNTY	6.985	FINANCIAL SERVICES	(719)520-6400
EPC ROAD & BRIDGE SHARE	0.165	-	(719)520-6498
TOWN OF PALMER LAKE	21.238	DAWN A COLLINS	(719)481-2953
EPC-PALMER LAKE ROAD & BRIDGE SHARE	0.165	-	(719)520-6498
LEWIS-PALMER SCHOOL DISTRICT #38	37.500	BRETT RIDGWAY	(719)488-4705
PIKES PEAK LIBRARY DISTRICT	3.140	RANDALL A GREEN	(719)531-6333

MAP SHEET

[Click to view Map Sheet 1](#)



No Photo Available



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.

17.32.010. - Permitted uses.

Permitted uses in an R-10,000 zone are as follows: Single-family dwelling and accessory uses.

(Code 1973, § 17.26.010; Ord. No. 4-1987, § 1, 1987; Ord. No. 5-1999, § 5, 1999)

17.32.020. - Conditional uses.

Conditional uses in an R-10,000 zone are as follows:

- (1) Education institutions, as stated in section 17.24.020(1).
- (2) Churches and synagogues restricted as educational institutions.
- (3) Home occupations, as defined.
- (4) Town, county and neighborhood parks.
- (5) Foster homes, subject to the home being licensed by the state and subject to receipt by the town of notification in writing by the licensing authority that the occupant of the home is licensed and for how many children.
- (6) Day care homes.
- (7) Group homes for the aged. Owner occupied or nonprofit group homes for the exclusive use of not more than eight persons 60 years of age or older per home. The board of trustees shall consider the following criteria in determining whether a conditional use should be granted:
 - a. The size of the house and available yard space of the applicant;
 - b. Satisfactory evidence of the applicant's good character;
 - c. The character of the neighborhood surrounding the proposed group home for the aged, and in the density of the neighborhood;
 - d. The compliance of the group home with state, county and municipal health, safety and fire codes;
 - e. The number of persons 60 years of age or older who would be housed in the group home, which number shall not exceed eight;
 - f. That the proposed use is not for persons 60 years of age or older who need skilled or intermediate facilities;
 - g. That no other group home for the aged is located within 750 feet of the applicant;
 - h. The wishes and desires of nearby property owners.

17.32.030. - Lot sizes and dimensions.

The sizes and dimensions for a lot in an R-10,000 zone are as follows:

- (1) Minimum lot size: 10,000 square feet.
- (2) Minimum lot width: 50-foot street frontage.
- (3) Minimum front yard setback from property line: 25 feet.
- (4) Minimum side yard setback from property line: 7.5 feet.
- (5) Minimum rear yard setback from property line: 25 feet.

(Code 1973, § 17.26.030)

17.32.040. - Structure height and area.

The structure height and area requirements for an R-10,000 zone shall not exceed 30 feet.

(Code 1973, § 17.26.040; Ord. No. 4-1987, § 5, 1987)

17.32.050. - Required off-street parking.

For required off-street parking, see chapter 17.84.

(Code 1973, § 17.26.050; Ord. No. 4-1987, § 5, 1987)

17.32.060. - Signs.

Signs in the R-10,000 zone are permitted provided they comply with chapter 17.76.

(Code 1973, § 17.26.060; Ord. No. 18-2000, § 7, 2000; Ord. No. 4-1987, § 6, 1987)

17.32.070. - Sewerage.

Septic tanks may be permitted if all of the following conditions are met:

- (1) Inability to tap existing sewer lines.
- (2) Ability to meet current county sewage disposal regulations.
- (3) Compliance with the provisions of chapter 16.48.

(Code 1973, § 17.26.070; Ord. No. 4-1987, § 7, 1987; Ord. No. 18-2000, § 8, 2000)

PALMER LAKE, COLORADO

ORDINANCE NO. 7-2023

**AN ORDINANCE REZONING LAKEVIEW HEIGHTS FROM
R3 (MEDIUM DENSITY RESIDENTIAL) ZONING DISTRICT TO
R-10,000 (INTERMEDIATE DENSITY RESIDENTIAL)
ZONING DISTRICT**

WHEREAS, in February of 1992 the Planning Commission first considered and moved to initiate the rezoning process for rezoning the properties known as Lakeview Heights, more particularly described on Exhibit A, attached (“the Property”); and

WHEREAS, letters were sent to landowners, and the required postings and publications were made, serving as due notice of a hearing to be held on April 23, 1992, concerning the proposed rezoning; and

WHEREAS, a public hearing on the proposed zoning was held on April 23, 1992, after proper notice, before the Palmer Lake Planning Commission; and based on the materials presented to the Commission and the public comments received by the Commission at the public hearing, the Planning Commission recommended approval of the rezoning and recommended that any non-self-imposed hardship be granted a variance to allow for beneficial use of the Property; and

WHEREAS, on May 14, 1992, the Board of Trustees moved to refer the zoning matter back to the Planning Commission, which it did on June 25, 1992, making the same recommendation as before – **rezone the Property from R3 to R-10,000 with granting of variances to address non-self-imposed hardships in order to allow for beneficial use of the Property**; and,

WHEREAS, on July 9, 1992, after much discussion, the Board of Trustees moved to approve the rezoning of the Property with the notation that non-self-imposed hardships should be granted a variance to allow for beneficial use of the Property; and

WHEREAS, in August of 2022 it was discovered that no ordinance adopting the rezoning of the Property was passed, and the Board of Trustees directed Town Staff to provide notice of the proposed adoption of such an ordinance; and

WHEREAS, landowners were mailed letters, publications and postings were made, providing due notice of a public hearing to be held regarding this proposed ordinance on March 9, 2023; and

WHEREAS, now being fully apprised of this matter, and after holding a duly noticed public hearing, and having considered the matter following proper notice, at its regular meeting, the Board of Trustees has examined the materials presented to the Board and the comments of the public and hereby agrees with and confirms the previous findings of the Planning Commission and the previous action of the Board of Trustees.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN BOARD OF TRUSTEES AS FOLLOWS:

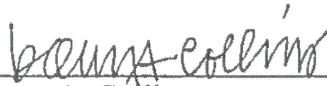
1. The Property known as Lakeview Heights, and more particularly described on Exhibit A is hereby rezoned R3 – Medium Density Residential to R-10,000 – Intermediate Density Residential Zone.
2. The zoning map of the Town of Palmer Lake shall be amended to reflect the above approved rezone designation.
3. The Board of Zoning Adjustments is hereby directed to liberally grant variances to allow for beneficial use of non-self-imposed hardships with fees for such variance applications waived.
4. Severability. If any article, section, paragraph, sentence, clause, or phrase of this Ordinance is held to be unconstitutional or invalid for any reason such decision shall not affect the validity or constitutionality of the remaining portions of this Ordinance. The Board of Trustees hereby declares that it would have passed this ordinance and each part or parts thereof irrespective of the fact that any one part or parts be declared unconstitutional or invalid.
5. Repeal. Existing ordinances or parts of ordinances covering the same matters embraced in this ordinance are hereby repealed and all ordinances or parts of ordinances inconsistent with the provisions of this ordinance are hereby repealed except that this repeal shall not affect or prevent the prosecution or punishment of

any person for any act done or committed in violation of any ordinance hereby repealed prior to the effective date of this ordinance.

INTRODUCED, PASSED AND ADOPTED AT A REGULAR MEETING OF THE BOARD OF TRUSTEES OF THE TOWN OF PALMER LAKE ON THIS 9th DAY OF MARCH 2023.

ATTEST:

TOWN OF PALMER LAKE, COLORADO



Dawn A. Collins
Town Administrator, Clerk

BY: 

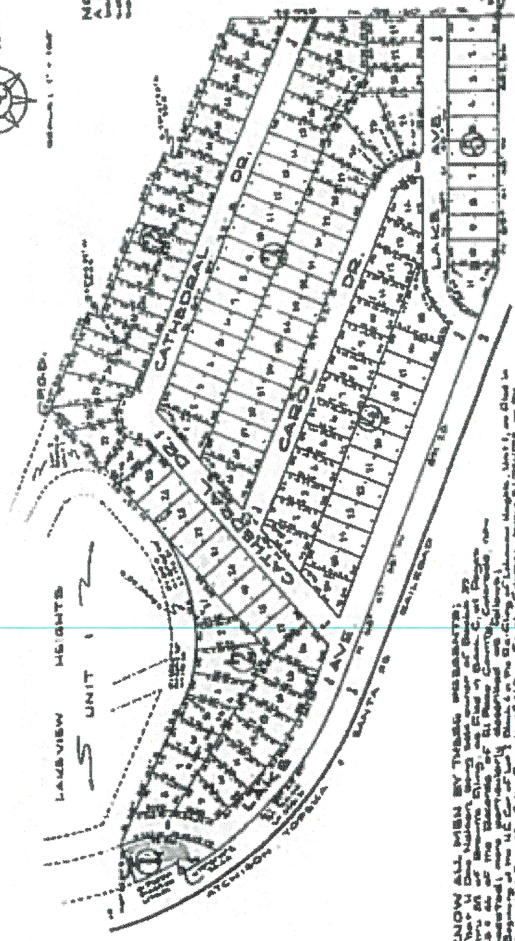
Grant Havenar
Mayor

2529

LAKEVIEW HEIGHTS UNIT 2



NOTES:
 A utility easement is hereby granted to the City of Denver for the installation and maintenance of water, gas, electric and other utility lines in the easement area shown on this plan.



MANOW ALL MEN BY THESE PRESENTS:
 That I, the undersigned, being duly qualified in the State of Colorado, do hereby certify that the foregoing plan, map, or plat, together with the description hereof, has been approved by the Board of Commissioners of the City and County of Denver, and that the same has been duly recorded in the office of the County Clerk of said County, and that the same is a true and correct copy of the original as the same appears on file in the office of the County Clerk of said County.

IN WITNESS WHEREOF:
 I, the undersigned, have hereunto set my hand and the seal of the City and County of Denver, this 11th day of January, 1911.

By: James H. Haggerty
 Mayor of the City and County of Denver

MANOW ALL MEN BY THESE PRESENTS:
 That the Board of Commissioners of the City and County of Denver, do hereby certify that the foregoing plan, map, or plat, together with the description hereof, has been approved by the Board of Commissioners of the City and County of Denver, and that the same has been duly recorded in the office of the County Clerk of said County, and that the same is a true and correct copy of the original as the same appears on file in the office of the County Clerk of said County.

ATTEST:
 My hand and the seal of the City and County of Denver, this 11th day of January, 1911.

By: James H. Haggerty
 Mayor of the City and County of Denver

STATE OF COLORADO
 COUNTY OF DENVER
 I, the undersigned, being duly qualified in the State of Colorado, do hereby certify that the foregoing plan, map, or plat, together with the description hereof, has been approved by the Board of Commissioners of the City and County of Denver, and that the same has been duly recorded in the office of the County Clerk of said County, and that the same is a true and correct copy of the original as the same appears on file in the office of the County Clerk of said County.

ATTEST:
 My hand and the seal of the State of Colorado, this 11th day of January, 1911.

By: James H. Haggerty
 Secretary of the State of Colorado

STATE OF COLORADO
 COUNTY OF DENVER
 I, the undersigned, being duly qualified in the State of Colorado, do hereby certify that the foregoing plan, map, or plat, together with the description hereof, has been approved by the Board of Commissioners of the City and County of Denver, and that the same has been duly recorded in the office of the County Clerk of said County, and that the same is a true and correct copy of the original as the same appears on file in the office of the County Clerk of said County.

ATTEST:
 My hand and the seal of the State of Colorado, this 11th day of January, 1911.

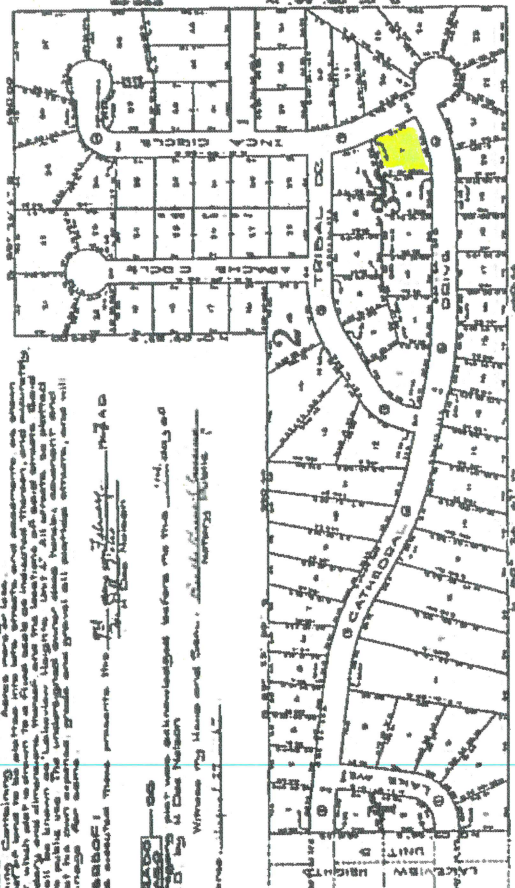
By: James H. Haggerty
 Secretary of the State of Colorado

LAKEVIEW HEIGHTS UNIT 4

2700

Curve Data

Station	Angle	Radius	Length	Area
1 0+00	90° 00' 00"	100.00	31.42	7854.00
2 10+00	90° 00' 00"	100.00	31.42	7854.00
3 20+00	90° 00' 00"	100.00	31.42	7854.00
4 30+00	90° 00' 00"	100.00	31.42	7854.00
5 40+00	90° 00' 00"	100.00	31.42	7854.00
6 50+00	90° 00' 00"	100.00	31.42	7854.00
7 60+00	90° 00' 00"	100.00	31.42	7854.00
8 70+00	90° 00' 00"	100.00	31.42	7854.00
9 80+00	90° 00' 00"	100.00	31.42	7854.00
10 90+00	90° 00' 00"	100.00	31.42	7854.00



KNOW ALL MEN BY THESE PRESENTS, that I, John J. Nelson, of the County of El Paso, State of Texas, do hereby certify that the above described lot is a part of the Lakeview Heights Unit 4, as shown on the plat of the same recorded in the Public Records of the County of El Paso, State of Texas, under the name of John J. Nelson, and that the same is being offered for sale to the highest bidder for cash at the public auction to be held on Monday, the 10th day of October, 1927, at 10 o'clock A.M., at the office of the undersigned, at El Paso, Texas, and that the same is being offered for sale to the highest bidder for cash at the public auction to be held on Monday, the 10th day of October, 1927, at 10 o'clock A.M., at the office of the undersigned, at El Paso, Texas, and that the same is being offered for sale to the highest bidder for cash at the public auction to be held on Monday, the 10th day of October, 1927, at 10 o'clock A.M., at the office of the undersigned, at El Paso, Texas.

IN WITNESS WHEREOF, I have hereunto set my hand and seal of office at El Paso, Texas, this 10th day of October, 1927.

JOHN J. NELSON
City Clerk



KNOW ALL MEN BY THESE PRESENTS, that I, John J. Nelson, of the County of El Paso, State of Texas, do hereby certify that the above described lot is a part of the Lakeview Heights Unit 4, as shown on the plat of the same recorded in the Public Records of the County of El Paso, State of Texas, under the name of John J. Nelson, and that the same is being offered for sale to the highest bidder for cash at the public auction to be held on Monday, the 10th day of October, 1927, at 10 o'clock A.M., at the office of the undersigned, at El Paso, Texas, and that the same is being offered for sale to the highest bidder for cash at the public auction to be held on Monday, the 10th day of October, 1927, at 10 o'clock A.M., at the office of the undersigned, at El Paso, Texas.

ATTEST: John J. Nelson
City Clerk

NOTICE: Attention is hereby directed to the fact that the above described lot is a part of the Lakeview Heights Unit 4, as shown on the plat of the same recorded in the Public Records of the County of El Paso, State of Texas, under the name of John J. Nelson, and that the same is being offered for sale to the highest bidder for cash at the public auction to be held on Monday, the 10th day of October, 1927, at 10 o'clock A.M., at the office of the undersigned, at El Paso, Texas, and that the same is being offered for sale to the highest bidder for cash at the public auction to be held on Monday, the 10th day of October, 1927, at 10 o'clock A.M., at the office of the undersigned, at El Paso, Texas.

STATE OF TEXAS
COUNTY OF EL PASO
I hereby certify that the instrument above described is a true and correct copy of the original as recorded in the Public Records of the County of El Paso, State of Texas, under the name of John J. Nelson, and that the same is being offered for sale to the highest bidder for cash at the public auction to be held on Monday, the 10th day of October, 1927, at 10 o'clock A.M., at the office of the undersigned, at El Paso, Texas.

JOHN J. NELSON
City Clerk

Ad Proof



-Ad Proof-

This is the proof of your ad scheduled to run on the dates indicated below. Please proof read carefully if changes are needed, please contact us prior to deadline at (719) 476-1686 or email at eliana.hero@gazette.com.

NOTICE OF PUBLIC HEARING
TOWN OF PALMER LAKE

Notice is hereby given that Palmer Lake Board of Adjustments will hold a public hearing on Tuesday, August 5, 2025, at 5:00 pm at the Palmer Lake Town Hall, 28 Valley Crescent, Palmer Lake, to consider a variance for lot size less than 10,000 located at Lot 7 BLK 3 parcel ID# 7104318011 Lakeview Heights, Palmer Lake. A copy of the complete application is on file at the Town office, 42 Valley Crescent, Palmer Lake, at 719-481-2953. /s/ Erica N. Romero Deputy Town Clerk

Published in the Tri-Lakes Tribune July 16, 2025.

Date: 07/09/25

Account #: 10341
Company Name: Town Of Palmer Lake

Contact: Maria Kelly

Address: PO Box 208
Palmer Lake 80133

Telephone: (719) 481-2953
Fax: (000) 000-0000

Run Dates:
Tri Lakes Tribune 07/16/25
Gazette.com 07/16/25
Gazette.com 07/23/25
Gazette.com 07/30/25

Ad ID: 224017

Start: 07/16/25
Stop: 07/30/25

Total Cost: \$38.04
of Lines: 17
Total Depth: 2.014
of Inserts:

Ad Class: 905
Phone # (719) 476-1686
Email: eliana.hero@gazette.com