



PLANNING COMMISSION MEETING (RESCHEDULED FROM MAY 21)

Tuesday, June 03, 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 Commission values public comment on issues relevant to Town government. To permit the fair and orderly expression of such comments, the Commission 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 Commission, 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 Commission 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 Commission separately. Note that comments submitted to the Town Commission are public record. Please understand that the Commission 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 April 16, 2025 Meeting
- [2.](#) Minutes from April 30, 2025 Special 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 Commission 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 recommendation, and/or continue the hearing to a particular date.*

3. Application for Annexation, Planned Development (PD) Zoning, Sketch Plan (Subdivision) for Proposed Buc-ees Development - *requested to continue the hearing until June 18th*

Business Items

- [4.](#) Sign Permit Application - Whistle Post, 400 County Line
- [5.](#) Sign Permit Application - Lake and Lantern, 84 Hwy 105
- [6.](#) Sign Permit Application - Rock House Ice Cream Candy and More, Hwy 105
- [7.](#) Application for Plat Amendment - E-Rock LLC
- 8. Review/Recommendation on Zoning Code Street Frontage Regulation
- [9.](#) Review Calendar to Complete Land Use Code, Title 17

Public Comment - *This time is reserved for the public to speak to items not on the agenda.*

Next Meeting (6/18) and Future Items

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.



PLANNING COMMISSION

Wednesday, April 16, 2025 at 5:00 PM

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

MINUTES

Call to Order. Chair Ihlenfeld called the meeting to order at 5 pm.

Roll Call. Present: Commission members Herb Tomitsch, Matt Stephen, Mike Beeson, Bill Fisher, and Chair Charlie Ihlenfeld. Excused members: Lindsey Zapalac, Andre Bergeron. Others present: Trustee Tim Caves, Administrator Dawn Collins.

Pledge of Allegiance

Approval of Minutes

1. Minutes from March 19, 2025 Meeting. MOTION (Fisher, Beeson) to approve the minutes as presented. Motion passed 5-0.

Public Hearing

2. Application for Replat/Resubdivision of Largo Terrace, Poco Ave -- *applicant requested to continue the hearing until June*. Commissioner Fisher inquired about the ongoing requests to continue. Collins stated the landowner has been unable to complete a requested exhibit displaying the property will not become non-complying to zoning setbacks. MOTION (Ihlenfeld, Beeson) to continue the hearing until the June 18 meeting. Motion passed 5-0.

Business Items

3. Sign Permit Application - Three Farm Girls. Ms. Irene Ortiz-Colella, business owner, explained the change to the sign within the existing framework with modification of the top to be flattened and posts painted white. An existing spotlight will be updated, and it was agreed to be on a timer. MOTION (Beeson, Fisher) to approve the sign permit application as presented including a timer on the light. Motion passed 5-0.

4. Consideration of (Temporary) Conditional Use for Diacut, Hayco (Hwy 105). Mr. Bruno Furrer, Diacut landowner, requested that the temporary conditional use be continued. He stated the current fencing will have screening added. Mr. Loren Burlage added that steel posts were added for the fencing and privacy screening will be added at the front and wrapped at the corners. Chair Ihlenfeld inquired about the long term plan for the business operations. Commissioner Beeson stated that he did not think that outside storage was allowed in the C-2 zone. Discussion ensued about the latitude of the Commission for a conditional use permit and inquiries were raised about the difference between a temporary and permanent conditional use permit. Collins explained there is not a definition or criteria

of either in town code. She stated it is on the members to determine any conditions for each conditional use permit requested. Mr. Burlage offered background about soil samples, not coming to a deal with Diacut to purchase, and not wanting to prohibit the future sale of the property. He stated that his other land deal fell through, and this location was still intended to be temporary. Mr. Furrer stated it could be another five years. Trustee Caves explained the concerns that members discussed in the past about changing what is allowed in different zoning districts. He cautioned members to any changes that may negatively impact the zoning district – explaining General Business and Commercial is shops, restaurants, etc., and that this discussion took place in 2024 with a deadline. It was discussed that members do not want to see this as permanent use in the current location. Discussion about the Hayco operations and length of lease took place. Members commended Mr. Burlage that the property is maintained well, and he responded that there is minimal traffic due to wholesale visits being made by appointment. Mr. Furrer asked members what is needed to extend one additional year. Members agreed they did not want this location to be of permanent use for this operation and considered various conditions for another year. It was agreed that this use would be for this particular business and owner only, that an annual review is necessary, as well as any change to the use or current operation must be reviewed by the Commission. Inquiries were made to the owner about investing in curb appeal at this location and Mr. Burlage restated that nothing is intended to change in the operation and outdoor storage as it exists. Commissioner Beeson stated he would like to see the code applied consistently and discussion further ensued about the height of a fence to fully screen the property. It was concluded that regardless of the fence height, due to the slope of the property, the rear of the property will be visible from Hwy 105. MOTION (Fisher, Tomitsch) to recommend continuing the temporary conditional use for one year for this particular business and owner, with the addition of screening at the front of the fence wrapped at the corners, with no other permanent construction or change occurring without review by the Planning Commission including no lighting or signage, and keep the prior required screening (connex, equipment). Motion passed 5-0.

5. Review/Direction for Critical Land Use Code Rewrite. Collins provided an update on the incomplete land use code critical issues project and the inability to obtain additional funds from DOLA. She explained that the contract is unable to close for reimbursement by the deadline of 8/31 if the scope of the project is not completed. She stated that an extension could be requested for one year and alternate funding could be sought; however, she requested that members direct the project to be completed in an efficient manner with CMI by the deadline due to the limbo of the land use code regulations. She reviewed the completed sections and remaining sections to rewrite. An estimate will need to be determined from CMI. Members agreed the land use code project should be completed sooner than later. Mr. Roger Moseley referenced comments from CMI about drainage in a prior draft version of the code rewrite. He pointed out conflicts in the zoning spreadsheet, stating that the table is too complex. He offered to redline the articles if his and Marty's work will be considered. He expressed concern about how changes were being made. Discussion took place about Article 1 and 2 being forwarded to the Board of Trustees as drafted. Members discussed wanting another review of all articles together for consistency. It was agreed that members - specifically Commissioner Beeson offered - will review Articles 1 and 2. It was further agreed to explore the CMI estimate and town funding to complete the project. Collins will provide members with a summary of the status and request town funds from the Board of Trustees.

Public Comment. Mr. Roger Moseley commented that the Board of Trustees vote on things that are not read nor tailored to the Town appropriately. He referenced the former Commissioner structure of

the town requested to be in the Community Master Plan, and he expressed concern about trusting text amended by CMI, cautioning members to be extremely attentive.

Next Meeting (5/21) and Future Items

Adjourn. MOTION (Fisher, Stephen) to adjourn at 7:15 pm. Motion passed.

Minutes by: Dawn A. Collins, Town Clerk



PLANNING COMMISSION - SPECIAL MEETING

Wednesday, April 30, 2025 at 5:00 PM

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

MINUTES

Call to Order. Chair Ihlenfeld called the meeting to order at 5:02 pm.

Pledge of Allegiance

Roll Call. Present: Commissioners Andre Bergeron, Matt Stephen, Mike Beeson, Bill Fisher, Charlie Ihlenfeld. Excused: Lindsey Zapalac. Absent: Herb Tomitsch.

Business Items

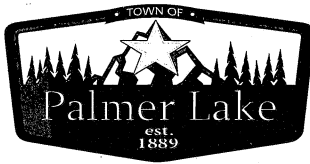
1. Sign Permit Application for RAD Extracts, Commercial Way. Ms. Sonja Bachmeier, owner of RAD Extracts, explained the request for three signs, two on the building and one directional sign near the corner. Commissioner Stephen asked if an arrow could be added to the directional sign to direct visitors not to drive into the neighborhood. Ms. Bachmeier agreed. Mr. Roger Moseley asked what type of business, and it was stated that the business is CBD manufacturing and is not retail sales. MOTION (Stephen, Fisher) to approve the sign applications with the addition of an arrow on the directional sign #3. Motion passed 5-0.

2. Recommendation on Professional Service Agreement with CMI to Complete Land Use Code Critical Issues. Collins provided a general summary of the scope of service, including two workshops with CMI, and noted that involving the public is up to the Commission. Discussion ensued about draft documents, review time, the process to review documents, deadlines to submit redline version of drafts to CMI. Discussion further ensued about issues encountered with the initial draft documents. The date to return Article 3 comments was suggested to be later. Collins stated that CMI versions for Article 1 and Article 2 will be redistributed, including a map. As soon as Article 3 is available as a final draft, it will be distributed for the Commission review. It was suggested that, as new drafts are prepared, they should be distributed to the members to begin reviewing. It was agreed that the project should be completed by the August deadline. Mr. Roger Moseley warned members not to assume that changes are made in the final version. Ms. Susan Miner stated she will help if needed. MOTION (Stephen, Beeson) to recommend approval of the scope presented with an amended date "by July" for Article 3 and request draft documents as drafted for review. Motion passed 5-0. Discussion continued about tentative work session to determine how to review drafts once Article 3 is received. It was agreed to plan for Monday, May 12, at 5 pm for the first workshop.

Public Comment. Mr. Roger Moseley requested that the review process be clearly communicated. He stated that one member should track the changes and inquired about seeing all comments from all members. Ms. Susan Miner stated that public comments should be submitted to members and the Commission trusted to handle them as needed.

Next Meeting (5/21) and Future Items. Collins asked about an item brought forth by a citizen, specifically the residential zoning street frontage requirement of 50 ft, to be reviewed at a future meeting. It was agreed to place the topic on the next agenda for discussion.

Adjourn. MOTION (Fisher, Ihlenfeld) to adjourn at 6:40 pm. Motion passed.



42 Valley Crescent
 PO Box 208
 Palmer Lake, CO 80133
 Phone: (719) 481-2953
 Fax: (719) 488-9305
www.townofpalmerlake.com

TOWN OFFICE USE ONLY		Item 4.
Date Received: <u>5/16/25</u>	By: <u>MAC</u>	
Payment #: _____	Fee: \$ _____	
<input type="checkbox"/> Approved	By: _____	
<input type="checkbox"/> Denied	Date: _____	

TOWN OF PALMER LAKE SIGN PERMIT APPLICATION

The following application is pursuant to Municipal Code Chapter 14.50 and must be completed for all types of signage in the Town of Palmer Lake. The application fee is \$100.00, which includes a nonrefundable \$15.00 fee for application processing, regardless of approval, denial, or applicant withdrawal.

The following documents must be submitted for this application to be considered:

- Completed Sign Permit Application
- Applicable fees
- Sketch of sign, including colors, dimensions, wording, and specific location of sign

This application and all required associated documents shall be submitted to the Town of Palmer Lake prior to scheduling before the Planning Commission. The Planning Commission meets monthly on the third Wednesday. Submission of application does not guarantee approval.

Note: A minimum of 10 days is required to process this application.

APPLICANT/BUSINESS OWNER INFORMATION

Business Name/Owner: Whistle Post / JDoug Higgins

Phone: (719) 331-9335 Email: dsh@timbernorth.com

Street Address: 400 County Line Road City: Monument State: CO Zip: 80132

Legal Address: Lot(s): _____ Block: _____ Subdivision: _____

Mailing Address (if different than physical location): _____

City: _____ State: _____ Zip: _____

Applicant Name (if other than owner): Pinnacle Signs & Graphics

Phone: 719-597-0601 Email: office@pinnaclesignsinc.com

Street Address: 2275 Waynoka Rd. Suite L City: Colorado Spring State: CO Zip: 80915

SIGN & FEE INFORMATION

The fee for this application is \$100.00. If requesting more than one sign, a separate application must be completed for each sign.

A sketch of the intended sign, including colors, dimensions, and location of the building or structure to which the sign will be attached, must be included with this application.

TYPE OF SIGN (check all that apply):

- Double-Faced Free-Standing Multi-Faced
- Projecting Single-Faced Wall-Mounted

SIGN CATEGORY (check all that apply):

- Business Comprehensive Sign Plan Directory Sign
- Marquee Master Plan PUD Sign
- Temporary Sign Other: _____

Sign Wording: "Whistle Post Building 1" & "Whistle Post Building 2"

Specific Location of Sign: East side of building facades, 22.5' off of ground level, centered on building

Dimensions of Sign: L 234" x W 0.5" x H 58" Dimensions of Sign Structure: L 234 x W 0.5 x H 58"

Colors: White Materials: Acrylic

Will sign be illuminated? Yes No If yes, describe: _____

How will the sign be mounted/affixed? Stud mounted to wall surface

THIS APPLICATION HAS BEEN EXAMINED AND COMPLETED BY ME. ALL OF THE INFORMATION COMPLETED IN THIS APPLICATION AND ALL ATTACHMENTS ARE TRUE, CORRECT, AND COMPLETE TO THE BEST OF MY KNOWLEDGE. I AM AWARE OF AND FULLY UNDERSTAND THE TOWN OF PALMER LAKE REGULATIONS.

Michael Cost

Michael B Cost

5/15/2025

Signature

Printed Name

Date

<p>TOWN OFFICE USE ONLY</p> <p>Scheduled PC meeting date: <u>5/21/25</u></p>
--



2275 Waynoka Road
Suite L
Colorado Springs, CO 80915
(719) 597-0601
office@pinnacle-signsinc.com

Whistle Post - Dimensional Letters Sign Plan Building 1

INV-88 Item 4.



Whistle Post

400 County Line Rd,
Monument,
CO 80917
Parcel # 7104201009

Building 1:
Frontage: 201 ft
Proposed: 65 sq ft
Allowed: 201 sq ft



2275 Waynoka Road
Suite L
Colorado Springs, CO 80915
(719) 597-0601
office@pinnacle-signsinc.com

Whistle Post - Dimensional Letters Sign Plan Building 2

INV-881 Item 4.

Whistle Post

400 County Line Rd,
Monument,
CO 80917
Parcel # 7104201009

Building 2:
Frontage: 201 ft
Proposed: 65 sq ft
Allowed: 201 sq ft



Whistle Post - Dimensional Letters Elevation Drawing

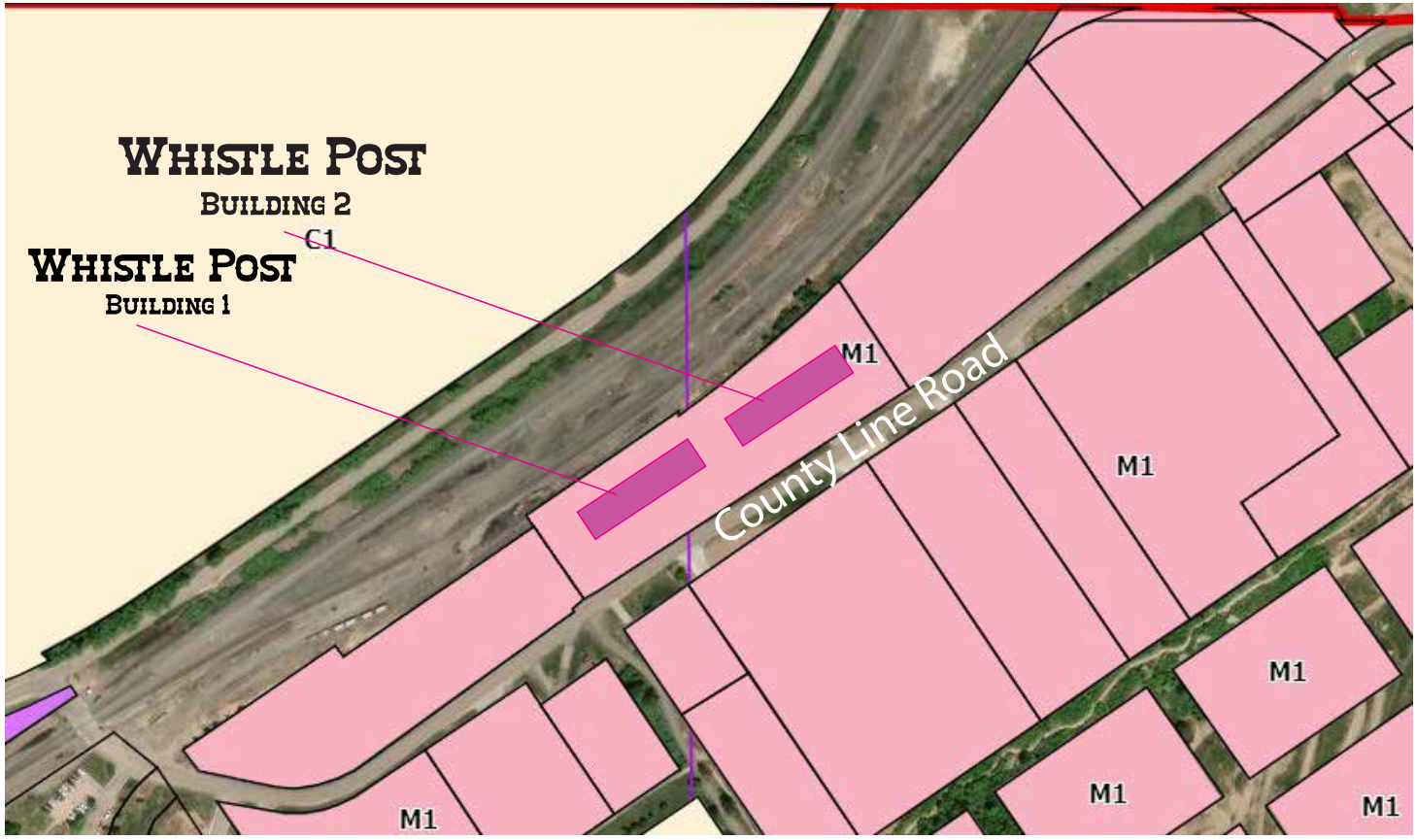
INV-881 Item 4.



Whistle Post

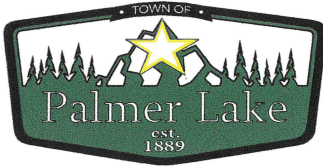
400 County Line Rd,
Monument,
CO 80917
Parcel # 7104201009

Elevation from the
ground to the sign
will be 22.5ft



Whistle Post

400 County Line Rd,
Monument,
CO 80917
Parcel # 7104201009



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 Fax: (719) 488-9305
www.townofpalmerlake.com

TOWN OFFICE USE ONLY

Item 5.

Date Received: 3/24/25 By: [Signature]
 Payment #: 3011 Fee: \$ 100.00
 Approved By: _____
 Denied Date: _____

TOWN OF PALMER LAKE SIGN PERMIT APPLICATION

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Note: A minimum of 10 days is required to process this application.

APPLICANT/BUSINESS OWNER INFORMATION

Business Name/Owner: Siber Not Dead LLC DBA (Lake & Lantern Cafe) Raquel Garcia
 Phone: 719-300-8013 Email: raquel@lakeandlantern.com
 Street Address: 84-2 HWY 105 City: Palmer Lake State: CO Zip: 80133
 Legal Address: Lot(s): _____ Block: _____ Subdivision: _____
 Mailing Address (if different than physical location): PO Box 486
 City: Palmer Lake State: CO. Zip: 80133
 Applicant Name (if other than owner): _____
 Phone: 719-660-2831 Email: raquela@lakeandlantern.com
 Street Address: _____ City: _____ State: _____ Zip: _____

SIGN & FEE INFORMATION

The fee for this application is \$100.00. If requesting more than one sign, a separate application must be completed for each sign.

A sketch of the intended sign, including colors, dimensions, and location of the building or structure to which the sign will be attached, must be included with this application.

TYPE OF SIGN (check all that apply):

- Double-Faced
- Projecting
- Free-Standing
- Single-Faced
- Multi-Faced
- Wall-Mounted

SIGN CATEGORY (check all that apply):

- Business
- Marquee
- Temporary Sign
- Comprehensive Sign Plan
- Master Plan
- Other: _____
- Directory Sign
- PUD Sign

Sign Wording: _____ Lake & Lantern Cafe _____

Specific Location of Sign: front of Wilson's Corner _____

Dimensions of Sign: L 2 x W 189 x H _____ Dimensions of Sign Structure: L _____ x W _____ x H _____

Colors: Cream & Green Materials: fiberglass _____

Will sign be illuminated? Yes No If yes, describe: _____

How will the sign be mounted/affixed? SCREWS _____

THIS APPLICATION HAS BEEN EXAMINED AND COMPLETED BY ME. ALL OF THE INFORMATION COMPLETED IN THIS APPLICATION AND ALL ATTACHMENTS ARE TRUE, CORRECT, AND COMPLETE TO THE BEST OF MY KNOWLEDGE. I AM AWARE OF AND FULLY UNDERSTAND THE TOWN OF PALMER LAKE REGULATIONS.

[Signature]
Signature

Raquel Garcia
Printed Name

3/13/25
Date

TOWN OFFICE USE ONLY
Scheduled PC meeting date: _____

Tri Lakes Building Company
PO Box 532
Palmer Lake, CO. 80133

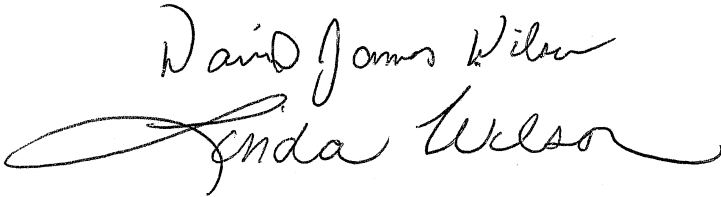
4/15/2025

To Whom This May Concern,

Lake and Lantern Café has permission, from the owners, to replace the existing Speedtrap sign board now located on the front of the Wilson Corner Building, located at 84 Highway 105, Palmer Lake CO, 80133.

Lake and Lantern Café' will be replacing the existing Speedtrap sign. The design, color scheme and existing size of the sign have been approved by the owners of the said property, David James and Linda Wilson.

Sincerely,
David James and Linda Wilson

Handwritten signatures of David James Wilson and Linda Wilson. The signature for David James Wilson is written above the signature for Linda Wilson.

Lake & Lantern Storefront Sign

Property Address:

84 CO-105 #2
Palmer Lake, CO 80133

(Business is in one unit of "Wilson's Corner", located at Corner of CO-105 & Glenway St.)

Signage: Qty. 1 total sign composed of 2 panels / rectangle shape / flat surface mount

Material: Dibond (metal composite)

Mounted with screws, covering up pre-existing sign face

Dimensions: 189" wide x 24" high x 0.125" depth

Sign elevation (ground to bottom of sign): 10' 6"

Sign design/artwork/content: as pictured below



Artwork is 10% size - to scale

MOCKUP OF SIGN ON BUILDING FACE

Approximate rendering; red rectangle to highlight placement of sign only





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 Fax: (719) 488-9305
www.townofpalmerlake.com

TOWN OFFICE USE ONLY		Item 6.
Date Received: <u>5/27/25</u>	By: <u>Tow</u>	
Payment #: <u>CC</u>	Fee: \$ <u>100.00</u>	
<input type="checkbox"/> Approved	By: _____	
<input type="checkbox"/> Denied	Date: _____	

TOWN OF PALMER LAKE SIGN PERMIT APPLICATION

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- Applicable fees
- Sketch of sign, including colors, dimensions, wording, and specific location of sign

This application and all required associated documents shall be submitted to the Town of Palmer Lake prior to scheduling before the Planning Commission. The Planning Commission meets monthly on the third Wednesday. Submission of application does not guarantee approval.

Note: A minimum of 10 days is required to process this application.

APPLICANT/BUSINESS OWNER INFORMATION

Business Name/Owner: Rock House Ice Cream Candy and More

Phone: 719488-6917 Email: rockhouseicecreamcandyandmore@gmail.com

Street Address: 24 hwy 105 City: palmer lake State: co Zip: 80133

Legal Address: Lot(s): _____ Block: _____ Subdivision: _____

Mailing Address (if different than physical location): PO box 111

City: palmer lake State: co Zip: 80133

Applicant Name (if other than owner): _____

Phone: _____ Email: _____

Street Address: _____ City: _____ State: _____ Zip: _____

SIGN & FEE INFORMATION

The fee for this application is \$100.00. If requesting more than one sign, a separate application must be completed for each sign.

A sketch of the intended sign, including colors, dimensions, and location of the building or structure to which the sign will be attached, must be included with this application.

TYPE OF SIGN (check all that apply):

- Double-Faced
- Free-Standing
- Multi-Faced
- Projecting
- Single-Faced
- Wall-Mounted

SIGN CATEGORY (check all that apply):

- Business
- Comprehensive Sign Plan
- Directory Sign
- Marquee
- Master Plan
- PUD Sign
- Other: Directional Signs

Sign Wording: Entrance / Exit / Large vehicle / Handicap

Specific Location of Sign: See diagram

Dimensions of Sign: L 18^{18x18} x W 24 x H _____ Dimensions of Sign Structure: L 4 x W 4 x H 3.5

Colors: red / cream Materials: high grade aluminum

Will sign be illuminated? Yes No If yes, describe: _____

How will the sign be mounted/affixed? attached to 4x4 posts w/ black caps.

THIS APPLICATION HAS BEEN EXAMINED AND COMPLETED BY ME. ALL OF THE INFORMATION COMPLETED IN THIS APPLICATION AND ALL ATTACHMENTS ARE TRUE, CORRECT, AND COMPLETE TO THE BEST OF MY KNOWLEDGE. I AM AWARE OF AND FULLY UNDERSTAND THE TOWN OF PALMER LAKE REGULATIONS.


Signature

Jeff Goldman
Printed Name

05/27/2025
Date

TOWN OFFICE USE ONLY
Scheduled PC meeting date: 6/3 ?

Dawn Collins

From: Jeff Goldman <rockhouseicecreamcandyandmore@gmail.com>
Sent: Wednesday, May 28, 2025 5:39 PM
To: Dawn Collins; Rockhouseicecreamcandyandmore
Subject: Re: Signs

-----WARNING: This email originated from outside the Town of Palmer Lake. DO NOT CLICK on any attachments or links from unknown senders or unexpected emails. Always check the sender's display name and email address are correct before you communicate.-----

Hello Dawn,

They are 18 X 24 inches for the entrance and exit and 18 x18 inches for the ones around back.

They will be attached to 4x4 pressure treated posts with black caps. Signs around the building will be 42 inches high and front entrance exit signs will be 6 foot high so my flags can be on them (same as now).

They are made of high-grade aluminum and are coated with 3M to protect from fading etc.

Let me know if you need anything further.

Thanks,

J

From: Dawn Collins <dawn@palmer-lake.org>
Sent: Wednesday, May 28, 2025 5:23 PM
To: Rockhouseicecreamcandyandmore <rockhouseicecreamcandyandmore@gmail.com>
Subject: Signs

Hello,

I am confirming the receipt of the application; however, wanted to check the material of the signs – please reply at your earliest, thank you.

Also, is the size of all signs 18x24? Please confirm size(s). Will they each be affixed to your property? Explain installation please, thanks.

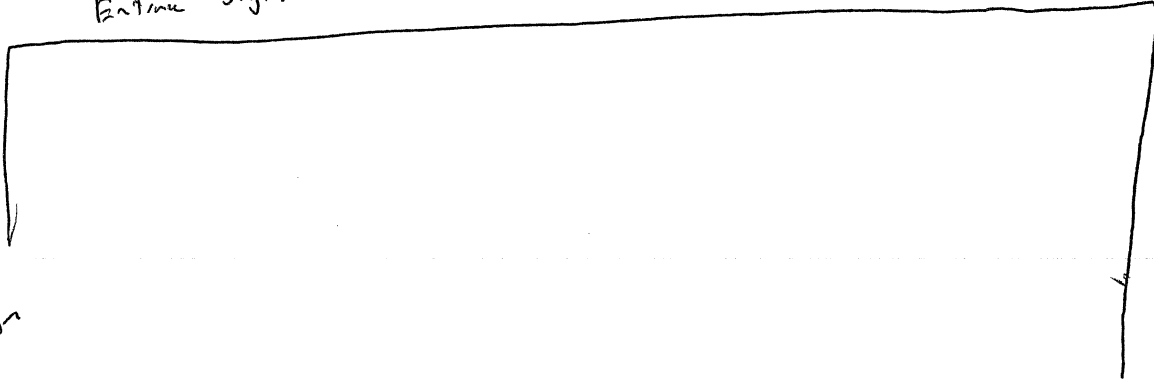
Dawn A. Collins, CMC
Town Administrator/Clerk



Town of Palmer Lake
42 Valley Crescent
PO Box 208
Palmer Lake CO 80133
719.481.2953

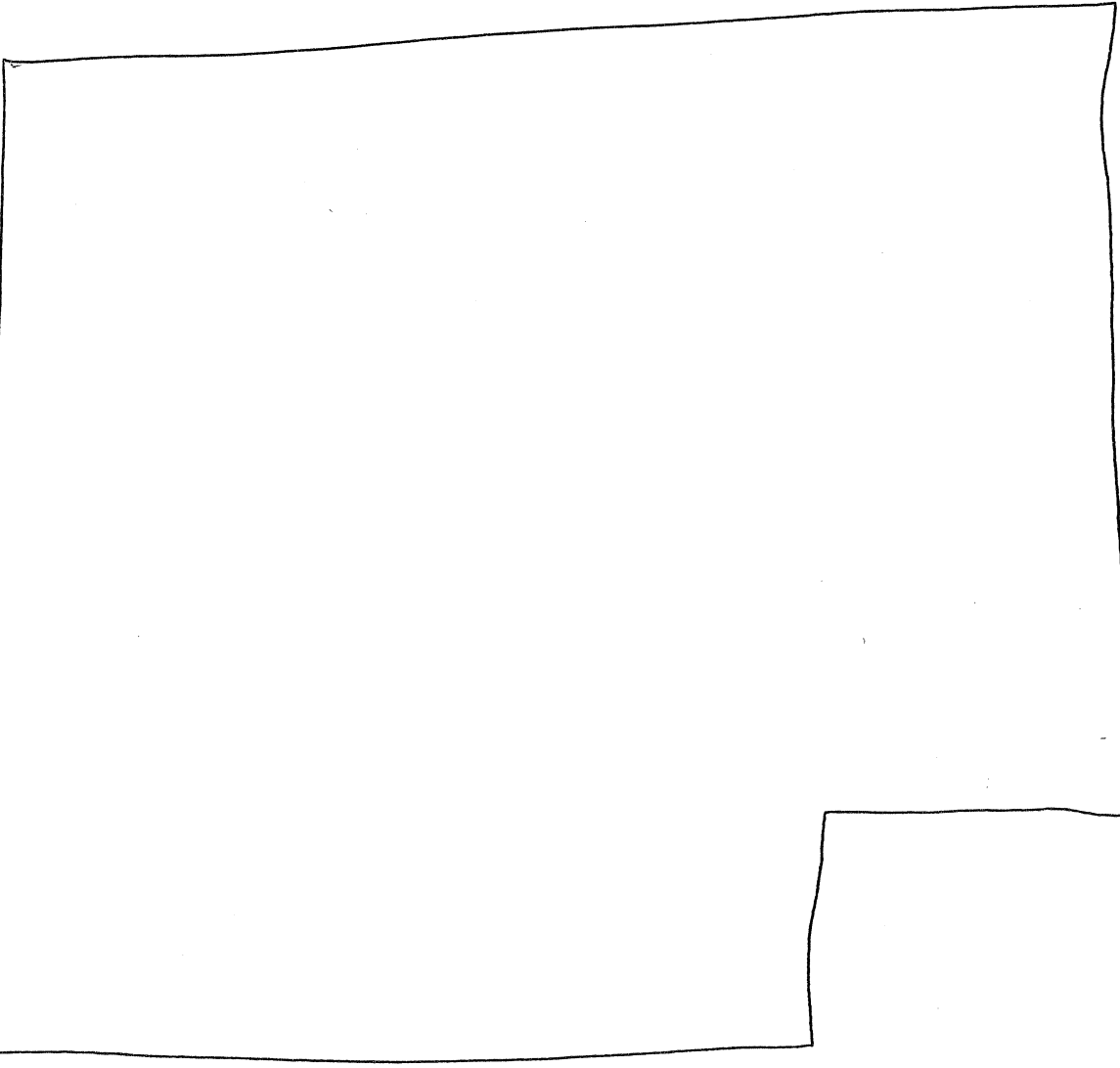
replace current Entrance Signs

replace current Entrance Signs



replace current Handicap Sign

remove All Existing Large Vehicle Signs

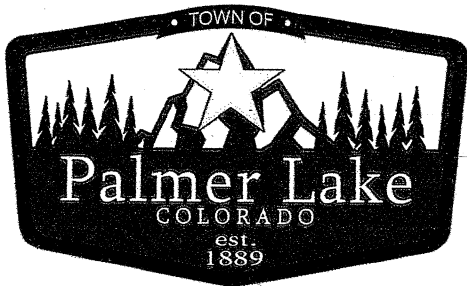


Add New Large Vehicle

replace existing Exit

Add new Exit Sign





TOWN OFFICE USE ONLY

Date Received: 4/15/25 By: Toni

Amount: \$ 1000.00 Pmt Type: ce

Approved Denied Date: _____

Expires: _____ By: _____

VACATION & REPLAT APPLICATION

Name of Applicant/Property Owner: E-Rock L.L.C.

Name of Proposal: Re-work lot lines to allow for Dates Trail

Address: 826 Meadow Lane City: Palmer Lake State: CO Zip: 80133

Email: mkehrhardt@gmail.com Tax Schedule #: 711-000-6134

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: end of Meadow Lane culdesac

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

Current Zoning and Uses of Surrounding Property: N: 7.5 acre lot Residential

E: R-3 Residential

S: R-3 " "

W: R-3 " "

Signature of Owner: [Signature] Date: 4-10-2025

Applicants Name: Kurt Ekehrhardt 719-491-0309

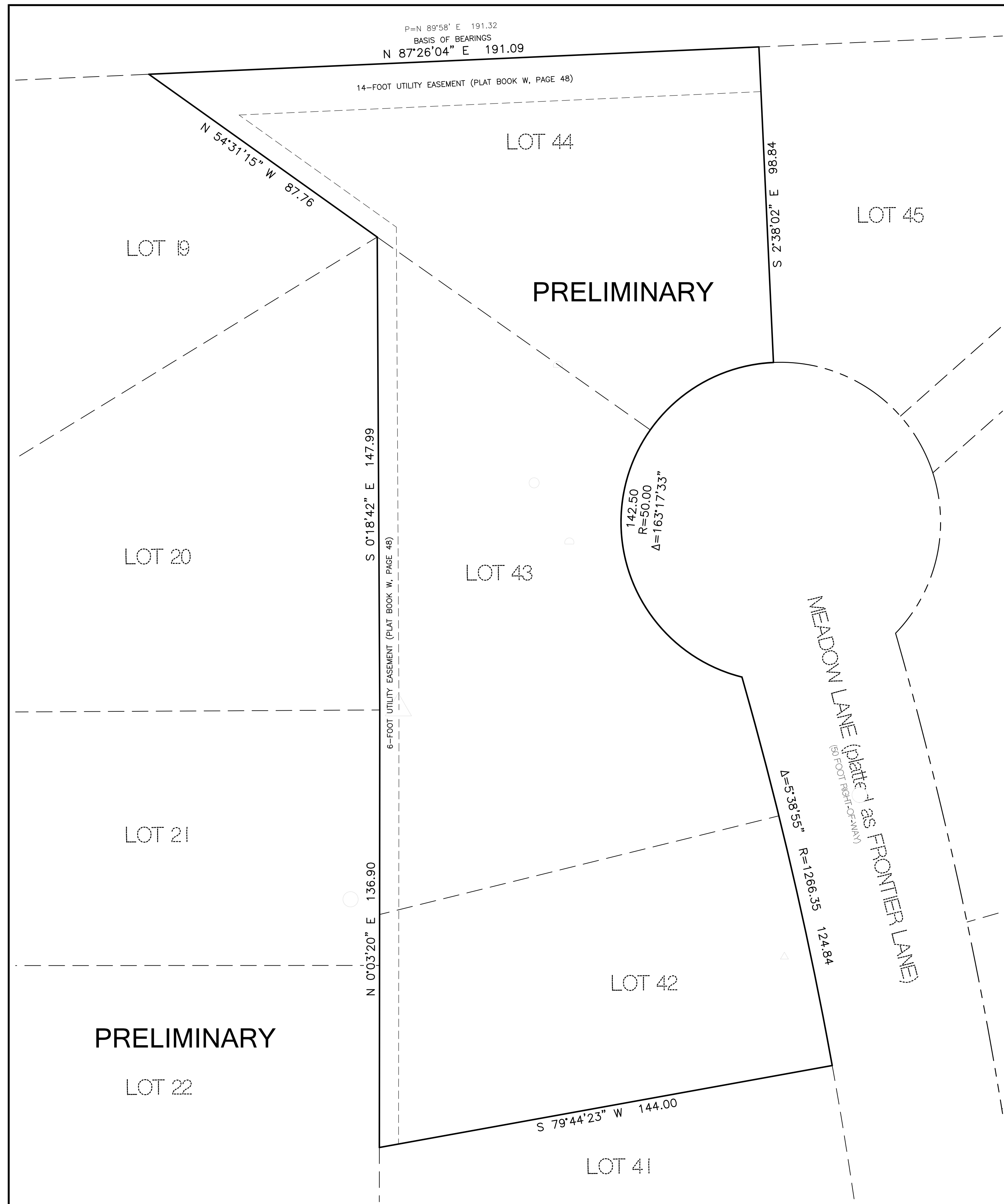
Address/Location: 823 Meadow Lane

The purpose of this application is to turn the flood plain into an easement to allow for the continuation-completion of Dates Trail.

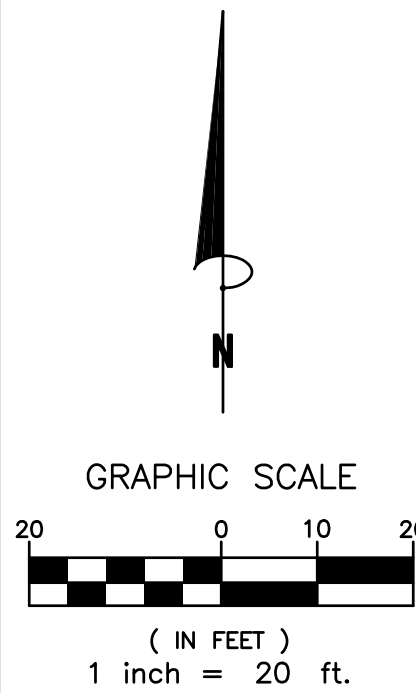
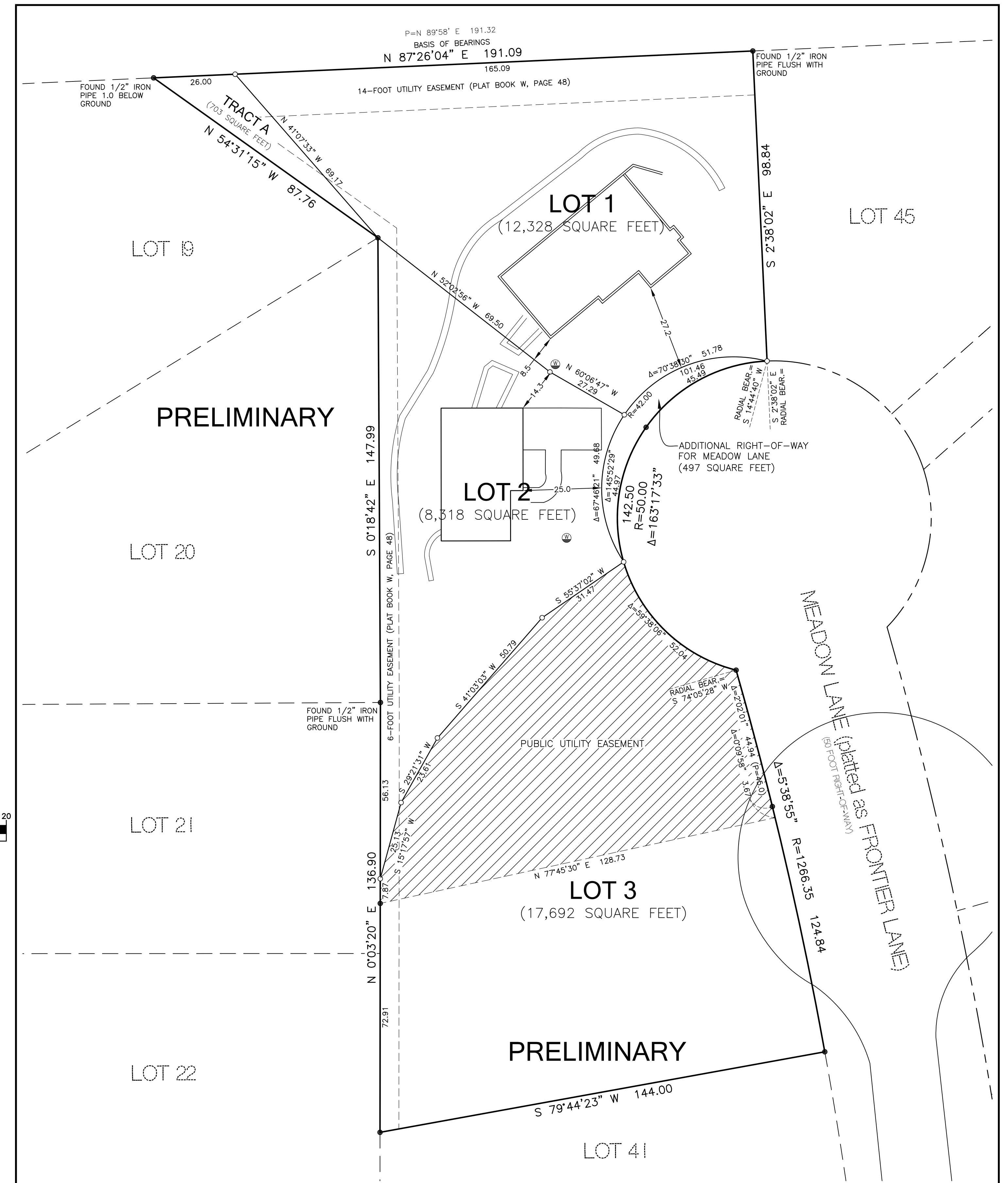
ELEPHANT ROCK ACRES FILING No. 7

A VACATION AND REPLAT OF LOTS 42, 43 AND 44, BLOCK 1,
ELEPHANT ROCK ACRES
TOWN OF PALMER LAKE, EL PASO COUNTY, COLORADO

AS PLATTED



AS REPLATTED



COMPASS SURVEYING & MAPPING, LLC
 3253 WEST CAREFREE CIRCLE
 COLORADO SPRINGS, CO 80917
 719-354-4120
 WWW.CSAMLLC.COM

- FOUND 1 1/4" ORANGE PLASTIC CAP MARKED "CSAM, LLC PLS 32439" FLUSH WITH GROUND, UNLESS OTHERWISE NOTED
- SET 1 1/4" ORANGE PLASTIC CAP MARKED "CSAM, LLC PLS 32439" FLUSH WITH GROUND.

REVISIONS:	PROJECT No.	24081
	DATE:	MAY 12, 2025
	DRAWN BY:	MSJ
	CHECKED BY:	MSJ
	SHEET:	2 OF 2

Dawn Collins

From: Marsha Ehrhardt <mkehrhardt@gmail.com>
Sent: Tuesday, June 3, 2025 8:08 AM
To: Dawn Collins
Subject: Planning meeting today

-----WARNING: This email originated from outside the Town of Palmer Lake. DO NOT CLICK on any attachments or links from unknown senders or unexpected emails. Always check the sender's display name and email address are correct before you communicate.-----

Dawn,
I am in Minnesota.
My son, Nick Ehrhardt will be representing me and Erock LLC at the Planning Commission meeting today.
Sincerely,
Kurt Ehrhardt

Sent from my iPhone

Title 17- Zoning Review Calendar – 05-08-2025 draft Tentative Dates

Item 9.

MAY							JUNE							JULY							AUGUST						
s	m	t	w	t	f	s	s	m	t	w	t	f	s	s	m	t	w	t	f	s	s	m	t	w	t	f	s
27	28	29	30	1	2	3	1	2	3	4	5	6	7	6	7	8	9	10	11	12	3	4	5	6	7	8	9
4	5	6	7	8	9	10	8	9	10	11	12	13	14	13	14	15	16	17	18	19	10	11	12	13	14	15	16
11	12	13	14	15	16	17	15	16	17	18	19	20	21	20	21	22	23	24	25	26	17	18	19	20	21	22	23
18	19	20	21	22	23	24	22	23	24	25	26	27	28	27	28	29	30	31		24	25	26	27	28	29	30	
25	26	27	28	29	30	31	29	30						27	28	29	30	31									