

requirements, and because plans to supply the golf course beyond the statutory 100-year requirement are still pending approval by the water court. If the water court approves the additional plans, then the conditional finding for sufficiency will be converted to a full sufficiency finding as the golf course would then meet the county's 300-year rule requirement.

Under the terms of the lease for the water, the applicant must make an annual payment and pay a fee for the amount of water that is pumped for a 30-year period. The water rights revert to the applicant in 2048. To provide some assurance to the county in regard to the annual payments, the applicant has undertaken an escrow agreement that requires it to provide the county with a financial assurance of \$200,000. This gives county the right to withdraw funds from the escrow to make the annual payments if the applicant should fail to do so.

Access and road improvements

The primary access to the development will be from Highway 83, owned and maintained by the Colorado Department of Transportation (CDOT). Improvements to the highway are required to be installed as development moves forward. A southbound left-turn acceleration lane must be installed with this first filing, with a northbound right-turn acceleration lane required for later filings.

CDOT has issued an access permit that allows for construction of up to 40 lots without any roadway improvements being required. As this first filing includes a request for 80 lots, only the first 40 will be able to obtain building permits until CDOT has approved the construction plans for the highway improvements and granted a new access permit. This is being done to enable the final plat application to move forward. Addressing the meeting on behalf of the applicant, John Maynard of NES Inc. said that he expected approval to come within the next 30 to 60 days and the applicant would then construct all of the proposed improvements that would serve all 283 lots and the golf course. This should be completed by fall of this year. Maynard added, "So, unusual to most developments, all of the required improvements on Highway 83 would be in place prior to any occupancy."

Nina Ruiz, project manager/planner II of the Planning and Community Development Department, told the meeting that the county had notified 67 adjacent property owners and had received one letter in opposition, which stated concerns about traffic and water and questioned the need for another golf course. One letter of support was received, and the applicant had forwarded a second.

The applicant hosted several neighborhood meet-

ings prior to the BOCC PUD hearing, and a further meeting was held in February prior to the submission of the preliminary plan and final plat filing. Concerns raised at these meetings focussed on the proposed roadway connections and the adequacy of the water supply. Most of the roadway concerns had to do with the extension of Holmes Road northward, with many of the property owners living on it not wanting to see additional traffic and believing the road to be unsafe. No one spoke in favor or in opposition at the Planning Commission meeting.

The commission voted 4-1 to recommend approval of the preliminary plan and final plat. Commissioner Kevin Curry voted against. He had concerns about the safety of the transportation routes, specifically relating to emergency access and evacuation. Commissioner Jim Egbert commented that the roads and other issues were decided by the BOCC when it granted the PUD and that he felt to revisit those now would be trying to second guess the BOCC.

The two applications are now scheduled to be heard at the BOCC meeting on Aug. 14.

Forest Lakes

Also at the July 17 meeting, the commissioners recommended for approval a request by Forest Lakes Residential Development LLC for approval of a final plat at Forest Lakes Filing No. 4 to create 42 single-family residential lots, four tracts totalling 2.2 acres for open space, landscaping, utility, public improvements, and drainage, and a further 2.3 acres of right-of-way. The parcel of land totals 11.56 acres, is zoned Planned Unit Development (PUD), and is situated south of Forest Lakes Drive and west of Lakes Edge Drive.

A finding for water sufficiency for water quality, quantity, and dependability was made at the time of the BOCC's approval of the preliminary plan amendment in June 2016. The 42 lots are a portion of the 161 lots approved in the amended preliminary plan. The application is scheduled to be heard by the BOCC at its July 31 meeting. See the related BOCC article on page 16 for the result.

The site is currently impacted by an existing Federal Emergency Management Agency (FEMA) floodplain. The plat cannot be recorded until the floodplain designation is removed. The Letter of Map Revision (LOMR) process by which this will be achieved is being processed by FEMA.

Helen Walklett can be reached at helenwalklett@ocn.me.



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Fuel International Update

This summer several local youth and adults gave a week of their summer to serve our community as well as communities in other parts of the world through Fuel International, a local non-profit organization.



A team of twenty-six from Wyoming and Colorado did lawn work and clean up in the Palmer Lake Mobile Home Park and held a Sports Camp and Vacation Bible School at Limbach Park.

Then a strictly humanitarian team of eighteen students and parents from Monument Academy flew to Puerto Rico to clean up and beautify a park and help a Puerto Rican family begin rebuilding their home after the devastating Hurricanes Irma and Maria.



A youth team of nineteen from Washington, Colorado, New Mexico, and Puerto Rico met in San Diego and drove over the border into Baja Mexico to do outreach in the parks, rehab centers, and orphanages; as well, they did some construction projects on a local church.

The final trip for the summer was a youth and adult trip of thirty-six from Colorado, Washington, Michigan, and California who joined together to repair roofs from hurricane damage and do outreach in juvenile detention centers and local parks.

Thank you to individuals and businesses in the community who supported our teams through donations and sponsorships. Together, we can make IMPACT and MAKE A DIFFERENCE! www.fuel.org



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