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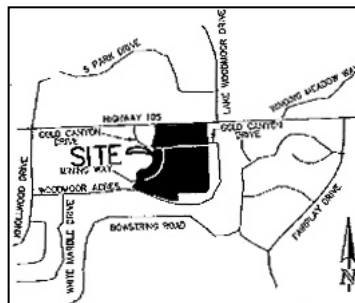
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way 105 from east of Knollwood Drive up to Lake Woodmoor Drive. Before it was purchased by current landowner WED LLC and annexed by Monument, this 140-acre property was called the Wahlborg Addition. The proposed changes were:

- A major amendment to the zoning and land use final PD site plan for the entire Village Center at Woodmoor development.
- A replat for Village Center at Woodmoor filing 3A.
- A final PD site plan for filing 3A.
- An amendment to the annexation and development agreement for the Wahlborg Annexation and Village at Woodmoor.

The 16.9-acre filing 3A is located north and west of Woodmoor Acres Drive. See vicinity map at the top of the next column.

The complicated 10-year history of land use actions for development of this formerly va-



cant 140-acre pasture is available to readers by doing an all words (lower radio button) search of "Wahlborg Addition" at the top center of the OCN website home page at [www.ocn.me](http://www.ocn.me).

**Village Center site plan amendment approved**

WED's applicant, Classic Consulting Engineers and Surveyors LLC, applied for an ordinance to approve a Major Amendment to the Zoning and Land Use Final PD Site Plan for the entire Village Center at Woodmoor development to replace the previously approved 104 patio homes with 75 detached single-family homes with a new final PD Site

plan. The amendment included a reconfiguration of the open space and park areas, as well as a tabulation of the specific added and subtracted acreages.

The amended PD site plan creates eight new residential lots in Tract A (1.05 acres). Now that the town has no plans for Tract A, which WED donated to the town at the town's request, WED asked the town to give it back. In return, WED will give the town a 3,164-square-foot lot in Tract A and build a new two-acre park in Filing 3A. The net land transfer from the town to WED is 0.96 acre. The town has already agreed to WED's proposed revisions to residential landscaping for these eight new steep residential lots.

All the new infrastructure will be built at the same time. It will be owned by the town, rather than the Village Center Metropolitan District, as previously approved by the board. However, the infrastructure will be maintained by the metro district at no expense to the town.

Principal Planner Mike Pesicka reported that the original Village Center Zoning and Land Use Final PD Site Plan, composed of four filings, was approved by the board in November 2004. This plan included an unspecified patio home development for filing 3 with a gross density of six to eight dwelling units per acre, resulting in up to 104 homes. A boundary plat for this property was approved by the board in 2006. The plat showed the various large acreage lots and tracts, as well as road rights-of-way for Gold Canyon Road and Mining Way. However, no individual residential lots were platted at that time since development was not imminent.

Now that a Replat and Final PD Site Plan are being proposed by the owner of the property, the original PD Site Plan for the entire Village Center property must be amended to include the new proposal for single-family homes in filing 3A. Several other changes are being proposed with the amended PD Site Plan, including a finalization of the development of the open space and park requirements and build-out. A revised overall layout of the Village Center master-planned community showing the locations of the new proposed park and modified open space areas, as well as a tabulation of the added and subtracted acreages, are included in this amended plan.

In the original annexation agreement approved by the town in 2004, the public streets in Village Center were dedicated to the Village Center Metropolitan District instead of the town. The staff requested that the annexation agreement be revised to indicate that all public rights-of-way are to be dedicated to the town. All the subsequent plats for Village Center dedicated public rights-of-way to the town. Minor changes will also need to be made to the annexation agreement to incorporate the proposed change in use and revised set-

**To the citizens of Palmer Lake**

This April, the citizens of Palmer Lake will have the opportunity to vote on whether or not to allow recreational marijuana sales locally. This will legitimize a business that has been conducted untaxed and unregulated in our area for decades. The voters of Colorado passed Amendment 64, in November of 2012, by 56% to legalize recreational marijuana. As of January 1, 2014, recreational retail stores were able to open and operate. According to Barbara Brohl, the Executive Director of the Colorado Department of Revenue, "Everything has gone pretty smoothly". She continues to say the state estimates that, by year end, pot sales will generate \$600 million in sales of which \$67 million will be dispersed directly to the schools.

Using the Colorado Department of Revenue's estimated numbers of \$600 million in sales, multiplied by the 25% tax equals \$150 million in tax revenue. Half of the tax revenue, or 12.5%, goes directly to each municipality or town. Currently, there are about 37 recreational marijuana stores splitting the \$150 million in tax revenue. Based on these numbers, this means Palmer Lake is missing out on more than \$6,000 per day in tax revenue.

At the Council meeting on Thursday, January 9<sup>th</sup>, several of our service industries expressed their need for monetary help to maintain the quality of service in which they provide for our charming bedroom community. We project that tax revenue from retail marijuana alone may well exceed the current annual governmental budget of Palmer Lake.

In addition to the tax revenue, Palmer Lake Wellness offers a per-purchase funds to go directly to the town's treasury to be used as the council sees fit. We believe this will bring approximately \$40,000 per month, over and above the current 12.5% sales tax revenue. These numbers are based on current prices and demand levels and are considered conservative.

Now is the time to move forward to maximize the increase in revenue for the Town of Palmer Lake. Unfortunately, we have a limited amount of time in which to take advantage of this opportunity. As of October 2014 the guidelines change, allowing multiple retail outlet stores statewide. This greatly affects the division of the tax revenue. Then, in 2016, the State plans to take over the recreational marijuana industry all together, which means all sales and stores will be governed by State run entities.

Retail sales, if approved by the voters, will be conducted at our current location, almost 3 miles east of the Town of Palmer Lake and 1 mile west of I-25. Hence, most additional incoming traffic will not go through Palmer Lake proper. We believe, the fact that Manitou Springs is set to go recreational on January 28<sup>th</sup>, most of our traffic will be coming from the Parker/Castle Rock area, as this is already the case with medical marijuana.

I would like to personally invite each and every adult citizen of Palmer Lake to visit the facility at 850 Commercial Lane.

Respectfully, Dino Salvatori, Owner, Palmer Lake Wellness Center