



## BOARD OF TRUSTEES MEETING

Thursday, June 22, 2023

Executive Session at 5:00 PM & Regular Meeting at 6:00 PM

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

\* LIVE STREAM available at Town website \*

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### AGENDA - REVISED

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

#### Call to Order & Roll Call

#### Convene to Executive Session

*For the purpose of receiving legal advice from the Town Attorney on specific legal questions under C.R.S. 24-6-402(4)(b) - Pikes property; PD complaint; Senior Grant; and for the purpose of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and/or instructing negotiators under C.R.S. 24-6-402(4)(e) – ER lease agreement.*

**Reconvene to Open Session at 5:45 pm to open doors for Regular Meeting to begin at 6 pm.**

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#### Roll Call

#### Pledge of Allegiance

#### Consent Agenda

*Items under the consent agenda may be acted upon by one motion. If, in the judgment of a board member, a consent agenda item requires discussion, the item can be placed on the regular agenda for discussion and/or action.*

- [1.](#) Minutes from June 8, 2023 Meeting
- [2.](#) Financials (May)

#### Staff/Department Reports

3. Attorney
- [4.](#) Administration

#### Public Hearing

*Mayor will introduce the item and hear from the applicant. Mayor 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 Board members may ask questions of the applicant.*

*Mayor will close the hearing and Board members then discuss the item and consider each item under Business Items. (If additional information or time is desired, Board may continue the hearing to a particular date.)*

- [5.](#) Application for Conditional Use - Mixed Use in CC Zone (Primrose-Columbine)
- [6.](#) Application to Vacate El Moro ROW (Powell and Duran Walton Venture)
- [7.](#) Application to Vacate Bijou ROW (Duran Walton Venture)
- [8.](#) Application to Replat Lots (Glen Park) - Duran Walton Ventures

#### **Business Items**

- [9.](#) Special Event Application - PPLD Concert Series (08/11, 08/18, 08/25)
- [10.](#) Resolution 45-2023 to Approve Conditional Use of Mixed Residential and Commercial in CC Zone (Primrose/Columbine)
- [11.](#) Ordinance 16-2023 to Approve Vacation of El Moro ROW
- [12.](#) Ordinance 17-2023 to Approve the Vacation of Bijou ROW
- [13.](#) Resolution 46-2023 to Approve Replat to Five Lots - Duran Walton Venture
14. Discussion on Update to Senior Grant – Pickleball Courts

#### **Public Comment**

*Public comments are encouraged to be emailed to the Town office at [info@palmer-lake.org](mailto:info@palmer-lake.org) with subject line of Public Comment (24 hours prior to meeting) and shall be distributed and read at the meeting. Otherwise, please step to the microphone, state your name and address for the record and address the Board on matters not on the agenda. Please note that the Board will not take action on your concern but may refer it to staff and/or to a future meeting agenda. Public members are allowed up to 3 minutes for comments. Thank you!*

#### **Board Reports**

**Next Meeting (7/13) and Future Items - Note: 7/5 workshop cancelled due to Holiday week**

**Convene to Executive Session for any unfinished discussion.**

#### **Adjourn**

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#### **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 TRUSTEES MEETING

Thursday, June 08, 2023 at 6:00 PM

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

### MINUTES

**Call to Order.** Mayor Havenar called the meeting to order at 5:00pm.

**Roll Call.** Present: Mayor Glant Havenar, Trustees Nick Ehrhardt, Shana Ball, Jessica Farr, Sam Padgett, Kevin Dreher, Dennis Stern.

**Convene to Executive Session.** For the purpose of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and/or instructing negotiators under C.R.S. 24-6-402(4)(e) – elephant rock lease agreement(s); possible annexation (Ben Lomand); Fire IGA; and the purpose of receiving legal advise from the Town Attorney on specific legal questions under C.R.S. 24-6-402(4)(b) - PLPD complaint update; and personnel matter under C.R.S. 24-6-402(4)(f) - Town Administrator, MOTION (Padgett, Farr) to convene to executive session at 5:01pm. Roll call vote – aye 7; nay 0. Motion passed.

**Reconvene to Open Session.** MOTION (Padgett, Stern) to reconvene to open at 5:47pm. Roll call vote – aye 7; nay 0. Motion passed.

Mayor called a short recess to open doors to the public.

**Roll Call** at 6:02pm with all members present.

**Pledge of Allegiance - led by Kaston Flake, PLES Student.** Mayor Havenar invited Kaston Flake to join the Board and to lead the pledge. Mayor presented Kaston a certificate of appreciation.

**Consent Agenda.** MOTION (Ball, Stern) to approve the consent agenda including 1) Minutes from May 25, 2023 Meeting. Roll call vote – aye 7; nay 0. Motion passed.

#### Staff/Department Reports

No questions made for 2) Water; 3) Public Works including Roads & Park Maintenance.

4) Police; 5) Fire – Chief Vanderpool and Vincent reminded members of the active shooter drill exercise taking place outside at the high school this week 6/12, 6/14 and 6/16. Details will be provided to the Board if they choose to observe. Chief Vanderpool also stated that applications are available for the citizens academy starting Mon., 6/19 from 7-9p for 8 weeks.

6) Administration. Collins explained the modification of business license reporting change to expired (after date) vs. pending. Totals may fluctuate as the list gets cleaned up.

7) Attorney – none.

8) Administrator/Clerk. Collins reported that CDOT is informed of the poor condition of Hwy 105 between Spring and Vale streets. They have committed to a temporary patch when feasible and after July 1, will schedule a replacement French drain along with shoulder clean up. Chip and seal maintenance will also take place on the southerly portion of Hwy 105 this summer. An update about the staff work with the neighbors abutting the new trail was given – one fence will be relocated. Administration will be completing the CIRSA insurance audit and renewal. Collins stated a new item will be posted to fill the Parks Commission vacant seat. Additionally, Collins informed the Board of the resignation of the Deputy Town Clerk and will develop an interim plan.

### Business Items

9. Special Event Application - The Springs 50 Trail Walk (6/09). Deputy Town Clerk Julia Stambaugh explained the trail walk for vets on 6/9 beginning at 10a. MOTION (Dreher, Padgett) to approve the application and waive the fee. Roll call vote – aye 7; nay 0. Motion passed.
10. Resolution 43-2023 to Authorize Renewal of Police MOU - 4th Judicial District. Chief Vanderpool explained the MOU renewal to receive assistance for investigations for officer shooting. MOTION (Dreher, Stern) to approve Resolution 43-2022 to renew the MOU as presented. Roll call vote – aye 7; nay 0. Motion passed.
11. Resolution 44-2023 to Authorize Listing of Fire Apparatus (2001 LaFrance). Chief Vincent explained the condition of the LaFrance and general costs to test and amount of maintenance (over 7,000 miles needed). There are no longer parts available for the 2001 model. Discussion took place about ISO points for one engine and Chief Vincent described areas the department is making up points. MOTION (Ball, Padgett) to approve Resolution 44-2023 to list the apparatus. Roll call vote – aye 7; nay 0. Motion passed.
12. Consider Participation in Community Development Block Grant Program. Mayor Havenar pointed out there is no cost to participate, and Collins added that participation allows other organizations in the town to receive funding. Discussion took place about appointing a Board member to the advisory board. MOTION (Ball, Dreher) to participate in the program. Roll call vote – aye 7; nay 0. Motion passed.
13. Consider Appointment to the Community Development Advisory Board (CDAB). Trustee Shana Ball and Sam Padgett expressed interest in the appointment to the advisory board. Collins will provide details of the CDAB to the two members for an appointment by the end of summer.
14. Ordinance 14-2023 to Amend Water Section and Repeal Emergency. Mayor Havenar reviewed what has been previously discussed. Mr. Roger Moseley offered comments opposing the language that does not provide adequate evidence and proof to amend the emergency status of the ordinance. He reviewed concerns of infrastructure costs being on residents and referenced past public comments. Attorney Krob explained the language revised, removing emergency and amending to protect the system by capacity vs. area so that directed loop projects can be considered. Mr. Moseley stated he spoke with a water geologist and gave an opinion on redundancy. MOTON (Ball, Ehrhardt) to approve Ordinance 14-2023 to amend/repeal the emergency language. Roll call vote – aye 7; nay 0. Motion passed.

15. Ordinance 15-2023 to Add Healing Centers in M1 Zoning. Mayor Havenar gave background about the state law passed to allow “healing centers” without local authority. Attorney Krob reviewed the language to amend zoning to allow centers by conditional use permit in the M1 zone district. Discussion took place about choosing M1 zone and it was stated that it is typical in Industrial zoning. Mr. Dino Salvatori offered comments that California has centers zoned in existing dispensaries. Discussion took place about general location for centers, noting that as the state rules are worked on this year, the zone could be amended. MOTION (Stern, Dreher) to approve Ordinance 15-2023 adding healing centers as conditional use to the M1 zone. Roll call vote – aye 6; nay 1 (Farr). Motion passed.

16. Review/Distribute Information to Consider Creation of Enterprise Fund. Collins directed members to the staff memo to review and provide additional questions for the time the board considers a stormwater enterprise fund. Discussion took place about having it in place for one year to be audited before exploring funding. Mr. Roger Moseley proposed that detailed information be provided to the public – pros/cons, how it will be managed, and identifying other problem areas in addition to High St. Members discussed moving forward to get the fund established. Consensus was to move forward to establish the fund.

#### **Public Comment**

Mr. Gene Kalesti provided an update to the Board on the new trail development and clean up, noting that he spent the week with 42 enthusiastic kids and 10 leaders. He thanked Board members – Havenar, Stern and Dreher for stopping by the trail activity.

Mr. Dino Salvatori stated that the retail store activity is slowly increasing with no issues.

**Board Reports.** None.

#### **Next Meeting (6/22) and Future Items**

**Convene to Executive Session (for unfinished items).** MOTION (Padgett, Stern) to convene to executive session at 7:09 pm. Roll call vote – aye 7; nay 0. Motion passed.

**Adjourn.** MOTION (Dreher, Stern) to adjourn at 8:06 pm. Motion passed.

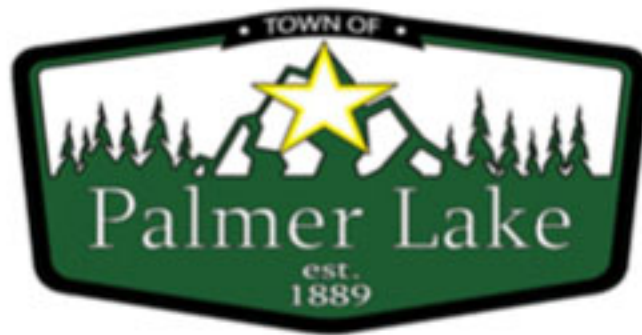
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Glant Havenar, Mayor

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ATTEST: Dawn A. Collins, Town Clerk

**TOWN OF PALMER LAKE**  
**Financial Statements**  
**May 2023**  
**Unaudited**



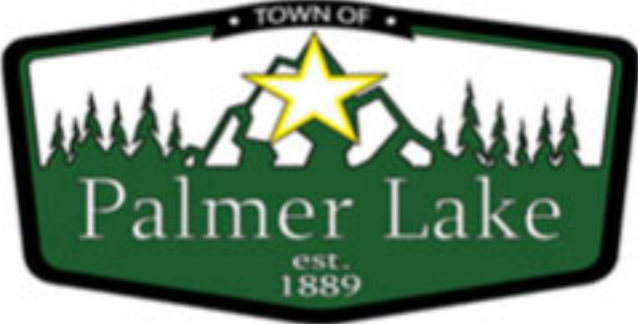
# CASH POSITION

May 31, 2023



<b>TOWN OF PALMER LAKE</b>				
<b>Schedule of Cash Position</b>				
<b>May 31, 2023</b>				
<b>FINANCIAL INSTITUTION</b>	<b>TYPE OF ACCOUNT</b>	<b>CHECKING / SAVINGS</b>	<b>BANK RATE</b>	<b>BALANCE</b>
<b>OPERATING FUNDS:</b>				
Community Banks of CO	General Fund Operating	Checking	n/a	\$ 1,187,087
<i>* Restricted - Operating Reserve - 3 months (\$582,475)</i>				
Community Banks of CO	Water Fund Operating	Checking	n/a	\$ 1,039,858
<i>* Restricted - Operating Reserve - 3 months (\$236,018)</i>				
Colorado Trust (ColoTrust)	General Fund	Savings	5.15%	\$ 1,452,996
<b>Subtotal - Operating Funds</b>				<b>\$ 3,679,941</b>
<b>RESTRICTED FUNDS:</b>				
Colorado Trust (ColoTrust)	Water Reserve 2010	Savings	5.15%	\$ 185,082
Colorado Trust (ColoTrust)	Water Loan Reserve	Savings	5.15%	\$ 205,043
Colorado Trust (ColoTrust)	Water Savings	Savings	5.15%	\$ 205,681
Colorado Trust (ColoTrust)	Police CIP Reserve	Savings	5.15%	\$ 7
Colorado Trust (ColoTrust)	Fire CIP Reserve	Savings	5.15%	\$ 61,752
Colorado Trust (ColoTrust)	CTF Reserve	Savings	5.15%	\$ 28,120
Colorado Trust (ColoTrust)	Roads CIP Reserve	Savings	5.15%	\$ 10,284
<b>Subtotal - Restricted Funds</b>				<b>\$ 695,969</b>
<b>TOTAL</b>				<b>\$ 4,375,910</b>

**GENERAL FUND**  
**May 2023**



# TOWN OF PALMER LAKE

Item 2.

## SCHEDULE OF REVENUE, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL GENERAL FUND

For the Five Months Ended May 31, 2023  
UNAUDITED

	2023 Adopted Budget	Actual	Variance Favorable (Unfavorable)	Percent of Budget (YTD 42%)
<b>REVENUE</b>				
Taxes	\$ 3,664,377	\$ 1,071,953	\$ (2,592,424)	29%
Fees and Licenses	261,435	112,526	(148,909)	43%
Intergovernmental	6,000	3,193	(2,807)	53%
Fines	90,000	22,498	(67,502)	25%
Interest income	43,000	35,904	(7,096)	83%
Departmental	49,500	18,904	(30,596)	38%
Grants and Donations	395,182	56,938	(338,244)	14%
Miscellaneous income	117,200	70,166	(47,034)	60%
Total Revenue	\$ 4,626,694	\$ 1,392,082	\$ (3,234,612)	30%
<b>EXPENDITURES</b>				
General and Administrative				
Salaries and Benefits	\$ 274,996	\$ 87,803	\$ 187,193	32%
Professional Services	305,475	61,610	243,865	20%
General Administration	585,317	126,447	458,870	22%
Total General and Administrative	\$ 1,165,788	\$ 275,860	\$ 889,928	24%
Police Department				
Salaries and Benefits	\$ 781,175	\$ 225,785	\$ 555,390	29%
Professional Services	-	-	-	0%
General Administration	122,399	24,124	98,275	20%
Total Police Department	\$ 903,574	\$ 249,909	\$ 653,665	28%
Fire Department				
Salaries and Benefits	\$ 867,644	\$ 197,940	\$ 669,704	23%
Professional Services	-	2,335	(2,335)	0%
General Administration	289,420	27,102	262,318	9%
Total Fire Department	\$ 1,157,064	\$ 227,377	\$ 929,687	20%
Public Works Department - Roads				
Salaries and Benefits	\$ 315,186	\$ 80,245	\$ 234,941	25%
Professional Services	30,000	4,682	25,318	16%
General Administration	622,861	46,172	576,689	7%
Total Roads Department	\$ 968,047	\$ 131,099	\$ 836,948	14%
Public Works Department - Parks				
General Administration	\$ 37,040	\$ 7,441	\$ 29,599	20%
Total Parks Department	\$ 37,040	\$ 7,441	\$ 29,599	20%
Grants & Donations				
	\$ 395,182	\$ 22,656	\$ 372,526	6%
Total Expenditures	\$ 4,626,694	\$ 914,342	\$ 3,712,353	20%
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>				
	\$ -	\$ 477,740	\$ 477,741	
<b>FUNDS BALANCE - BEGINNING OF YEAR - estimated</b>				
		\$ 2,997,181		
<b>FUNDS BALANCE - END OF YEAR</b>				
		\$ 3,474,921		
<b>Less:</b>				
Restricted:				
Operating Reserve - 3 months		(582,475)	<i>Note 1</i>	
Fire and Roads - CIP Reserve		(72,036)		
<b>FUNDS AVAILABLE - END OF YEAR - Unrestricted</b>				
		\$ 2,820,410		

*Note 1: A 12 Month Operating Reserve would be Optimum*

# WATER ENTERPRISE FUND

May 2023



# TOWN OF PALMER LAKE

## SCHEDULE OF REVENUE, EXPENDITURES AND CHANGES IN FUNDS AVAILABLE - BUDGET AND ACTUAL WATER ENTERPRISE FUND For the Five Months Ended May 31, 2023 UNAUDITED

	2023 Adopted Budget	Actual	Variance Favorable (Unfavorable)	Percent of Budget (YTD 42%)
<b>REVENUE</b>				
Water Revenue	\$ 1,156,000	\$ 464,144	\$ (691,856)	40%
Water Fees	55,000	23,323	(31,677)	42%
Water Taps	100,000	8,271	(91,729)	8%
Late Fees/ Service Fees	14,000	8,112	(5,888)	58%
Water Meters	3,000	1,300	(1,700)	43%
ARP Funds	259,238	50,199	(209,039)	19%
Interest	14,000	11,876	(2,124)	85%
Miscellaneous	10,200	730	(9,470)	7%
Total Revenue	<u>\$ 1,611,438</u>	<u>\$ 567,955</u>	<u>\$ (1,043,483)</u>	<u>35%</u>
<b>EXPENDITURES</b>				
Salaries and Benefits	\$ 562,906	\$ 152,134	\$ 410,772	27%
Professional Services	183,225	38,722	144,503	21%
Administrative	200,570	72,943	127,627	36%
Operations	222,270	42,206	180,064	19%
Capital	259,238	50,199	209,039	19%
Debt Service	183,229	91,570	91,659	50%
Total Expenditures	<u>\$ 1,611,438</u>	<u>\$ 447,774</u>	<u>\$ 1,163,664</u>	<u>28%</u>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<u>\$ -</u>	<u>\$ 120,181</u>	<u>\$ 120,181</u>	
<b>FUNDS AVAILABLE - BEGINNING OF YEAR -estimated</b>		<u>\$ 818,331</u>		
<b>FUNDS AVAILABLE - END OF YEAR</b>		<u>\$ 938,512</u>		
<b>Less:</b>				
Restricted:				
Operating Reserve - 3 months (CWR&PDA Loan Requirement)		(236,018)	<i>Note 1</i>	
Water Loan Reserve		(205,043)		
Water Reserve - 2010		<u>(185,082)</u>		
<b>FUNDS AVAILABLE - END OF YEAR - Unrestricted</b>		<u><u>\$ 312,368</u></u>		

*Note 1: A 12 Month Operating Reserve would be Optimum*

# CONSERVATION TRUST FUND

May 2023



# TOWN OF PALMER LAKE

## STATEMENT OF REVENUE, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL CONSERVATION TRUST FUND For the Five Months Ended May 31, 2023 UNAUDITED

	2023 Adopted Budget	Actual	Variance Favorable (Unfavorable)	Percent of Budget (YTD 42%)
<b>REVENUE</b>				
State Shared Revenue	\$ 36,140	\$ 10,966	\$ (25,174)	30%
Interest/Miscellaneous income	400	561	161	140%
<b>Total Revenue</b>	<b>\$ 36,540</b>	<b>\$ 11,527</b>	<b>\$ (25,013)</b>	<b>32%</b>
<b>EXPENDITURES</b>				
Salaries and Benefits	\$ 20,866	\$ -	\$ 20,866	0%
Administrative	15,674	-	15,674	0%
<b>Total Expenditures</b>	<b>\$ 36,540</b>	<b>\$ -</b>	<b>\$ 36,540</b>	<b>0%</b>
<b>NET CHANGE IN FUND BALANCE</b>	<b>\$ -</b>	<b>\$ 11,527</b>	<b>\$ 11,527</b>	
<b>FUND BALANCE - BEGINNING OF YEAR - estimated</b>		<b>\$ 37,610</b>		
<b>FUND BALANCE - END OF YEAR - Restricted</b>		<b>\$ 49,137</b>		

# GRANTS AND DONATIONS

May 2023



# GRANTS & DONATIONS SCHEDULE

*For Information Purposes Only*

Item 2.

	<b>2023</b>	<b>5.31.23</b>
	<b>Budget</b>	<b>Actual</b>
<b>REVENUE</b>		
Colo. State Historical Society ADA Door	\$ 42,000	\$ -
Police Donations/ Grants	5,000	5,877
CDOT PL Elementary Road Improvement	145,682	-
Fire Mitigation Grant	-	48,721
CDOT Bridge Rehab	200,000	-
Parks Donations/ Grants	2,500	2,340
Total Revenue	<u>\$ 395,182</u>	<u>\$ 56,938</u>
<b>EXPENDITURES</b>		
General Administrative		
Colo. State Historical Society ADA Door	\$ 42,000	\$ -
Total General Administrative Expenditures	<u>\$ 42,000</u>	<u>\$ -</u>
Police Department Expenditures		
Grant Expense	\$ 5,000	\$ 2,400
Total Police Department Expenditures	<u>\$ 5,000</u>	<u>\$ 2,400</u>
Roads Department Expenditures		
CDOT Bridge Rehab	\$ 200,000	\$ -
CDOT PL Elementary Road Improvements	145,682	19,400
Total Roads Department Expenditures	<u>\$ 345,682</u>	<u>\$ 19,400</u>
Parks Department Expenditures		
Parks Committee (donations)	\$ 2,500	\$ 856
Total Parks Department Expenditures	<u>\$ 2,500</u>	<u>\$ 856</u>
Total Expenditures	<u>\$ 395,182</u>	<u>\$ 22,656</u>
<b>REVENUE OVER/(UNDER) EXPENDITURES</b>	<u>\$ -</u>	<u>\$ 34,282</u>

# Check Register

May 2023



Ranges: From: To: From: To:  
 Check Number First Last Check Date 5/1/2023 5/31/2023  
 Vendor ID First Last Checkbook ID First Last  
 Vendor Name First Last

Sorted By: Check Number

\* Voided Checks

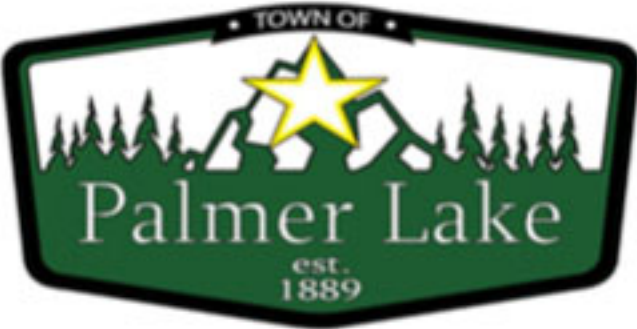
Check Number	Vendor ID	Vendor Check Name	Check Date	Checkbook ID	Audit Trail Code	Amount
48866	CICCOLELLAJOH	JOHN CICCOLELLA	5/1/2023	COBANK-CKG 9495	PMCHK00000096	\$320.00
48867	HELLOHOUSEKEEPI	HELLO HOUSEKEEPING	5/10/2023	COBANK-CKG 9495	PMCHK00000097	\$900.00
48868	AMCOBI	AmCobi	5/17/2023	COBANK-CKG 9495	PMCHK00000098	\$17.81
48869	AMCOBIIT	AMCOBI	5/17/2023	COBANK-CKG 9495	PMCHK00000098	\$3,791.00
48870	BETHTOMERLIN	BETH TOMERLIN	5/17/2023	COBANK-CKG 9495	PMCHK00000098	\$75.00
48871	BOBCATOFThEROCK	BOBCAT OF THE ROCKIES	5/17/2023	COBANK-CKG 9495	PMCHK00000098	\$994.90
48872	CHAVEZCONSULTIN	CHAVEZ CONSULTING INC., LLC	5/17/2023	COBANK-CKG 9495	PMCHK00000098	\$750.00
48873	CITYFINANCEACCT	CITY FINANCE ACCT REC	5/17/2023	COBANK-CKG 9495	PMCHK00000098	\$323.72
48874	COLORADODIVISIO	COLORADO DIVISION OF FIRE PREV	5/17/2023	COBANK-CKG 9495	PMCHK00000098	\$60.00
48875	CKT	COMMON KNOWLEDGE TECHNOLOGY	5/17/2023	COBANK-CKG 9495	PMCHK00000098	\$10,965.00
48876	COMMUNITYMATTER	COMMUNITY MATTERS INSTITUTE	5/17/2023	COBANK-CKG 9495	PMCHK00000098	\$7,102.50
48877	COREANDMAIN	CORE & MAIN LLP	5/17/2023	COBANK-CKG 9495	PMCHK00000098	\$2,161.80
48878	DAWNEHRESMAN	DAWN EHRESMAN	5/17/2023	COBANK-CKG 9495	PMCHK00000098	\$75.00
48879	EMERGENCYNETWOR	EMERGENCY NETWORK SECURITY SYS	5/17/2023	COBANK-CKG 9495	PMCHK00000098	\$32.03
48880	ECS	EMPLOYERS COUNCIL	5/17/2023	COBANK-CKG 9495	PMCHK00000098	\$73.25
48881	FORSGENASSOCIAT	FORSGREN ASSOCIATES INC.	5/17/2023	COBANK-CKG 9495	PMCHK00000098	\$353.60
48882	FAC	FROMM & COMPANY LLC	5/17/2023	COBANK-CKG 9495	PMCHK00000098	\$6,158.50
48883	RAMIREZ,GENE	GENE RAMIREZ	5/17/2023	COBANK-CKG 9495	PMCHK00000098	\$131.02
48884	GRAINGER	GRAINGER	5/17/2023	COBANK-CKG 9495	PMCHK00000098	\$552.51
48885	HACHCOMPANY	HACH COMPANY	5/17/2023	COBANK-CKG 9495	PMCHK00000098	\$882.21
48886	HOMEDEPOTCREDIT	HOME DEPOT CREDIT SERVICES	5/17/2023	COBANK-CKG 9495	PMCHK00000098	\$864.16
48887	KELSEYLAMMERS	KELSEY LAMMERS	5/17/2023	COBANK-CKG 9495	PMCHK00000098	\$75.00
48888	KROBLAWOFFICES	KROB LAW OFFICE, LLC	5/17/2023	COBANK-CKG 9495	PMCHK00000098	\$5,544.50
48889	LYONSGADDIS	LYONS GADDIS	5/17/2023	COBANK-CKG 9495	PMCHK00000098	\$306.00
48890	MCCANDLESTRUCK	MCCANDLESS TRUCK CENTER LLC	5/17/2023	COBANK-CKG 9495	PMCHK00000098	\$709.50
48891	MEYER&SAMS,INC	MEYER & SAMS, INC. DBA GMS, IN	5/17/2023	COBANK-CKG 9495	PMCHK00000098	\$9,000.00
48892	MICHELLESIFFIN	MICHELLE SIFFIN	5/17/2023	COBANK-CKG 9495	PMCHK00000098	\$75.00
48893	GREASEMONKEY	MY FLEET CENTER	5/17/2023	COBANK-CKG 9495	PMCHK00000098	\$129.80
48894	OREILLY	O'REILLY	5/17/2023	COBANK-CKG 9495	PMCHK00000098	\$152.13
48895	PALMERLAKESANIT	PALMER LAKE SANITATION	5/17/2023	COBANK-CKG 9495	PMCHK00000098	\$1,468.08
48896	PIONEER	PIONEER	5/17/2023	COBANK-CKG 9495	PMCHK00000098	\$382.85
48897	SARAHWOODWARD	SARAH WOODWARD	5/17/2023	COBANK-CKG 9495	PMCHK00000098	\$75.00
48898	SPRINGSFASTNERC	SPRINGS FASTNER CO.	5/17/2023	COBANK-CKG 9495	PMCHK00000098	\$141.91
48899	T2SYSTEMS	T2 SYSTEMS CANADA INC.	5/17/2023	COBANK-CKG 9495	PMCHK00000098	\$70.00
48900	GAZETTE	THE GAZETTE	5/17/2023	COBANK-CKG 9495	PMCHK00000098	\$472.95
48901	KNASTERTECHNOLO	THE KNASTER TECHNOLOGY GROUP	5/17/2023	COBANK-CKG 9495	PMCHK00000098	\$162.00
48902	TLECC	TIMBER LINE ELECTRIC & CONTROL	5/17/2023	COBANK-CKG 9495	PMCHK00000098	\$14,742.79
48903	TRILAKESCHAMBER	TRI-LAKES CHAMBER OF COMMERCE	5/17/2023	COBANK-CKG 9495	PMCHK00000098	\$250.00
* 48904	UNIONPACIFICRAI	UNION PACIFIC RAILROAD COMPANY	5/17/2023	COBANK-CKG 9495	PMCHK00000098	\$1,702.35
48905	BERRY,WILLIAM	WILLIAM BERRY	5/17/2023	COBANK-CKG 9495	PMCHK00000098	\$174.68
48906	MEYER&SAMS,INC	MEYER & SAMS, INC. DBA GMS, IN	5/17/2023	COBANK-CKG 9495	PMCHK00000099	\$5,069.40
48907	UNIONPACIFICRAI	UNION PACIFIC RAILROAD COMPANY	5/17/2023	COBANK-CKG 9495	PMCHK00000100	\$1,702.35

Total Checks: 42

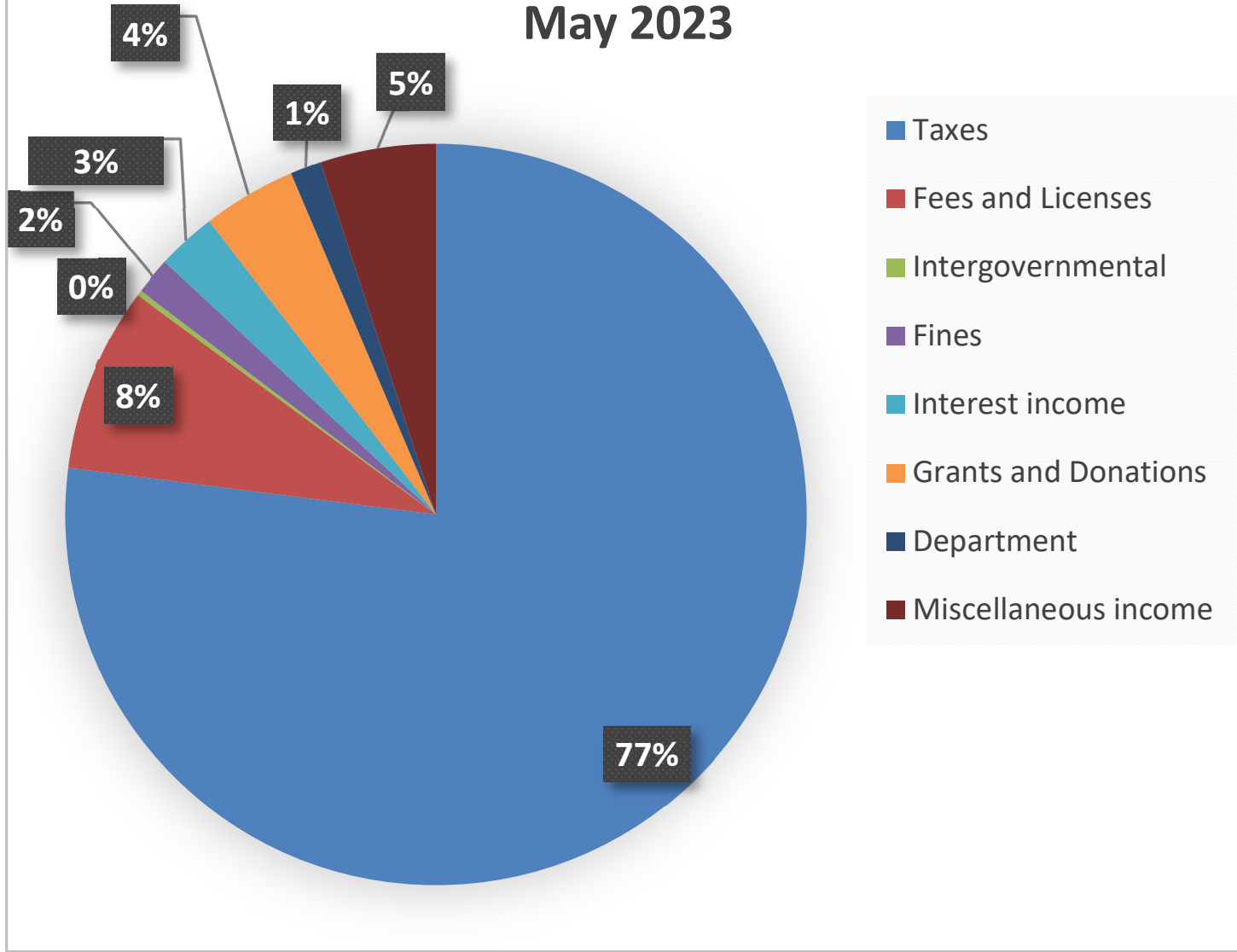
Total Amount of Checks: \$77,287.95  
 =====

# CHARTS

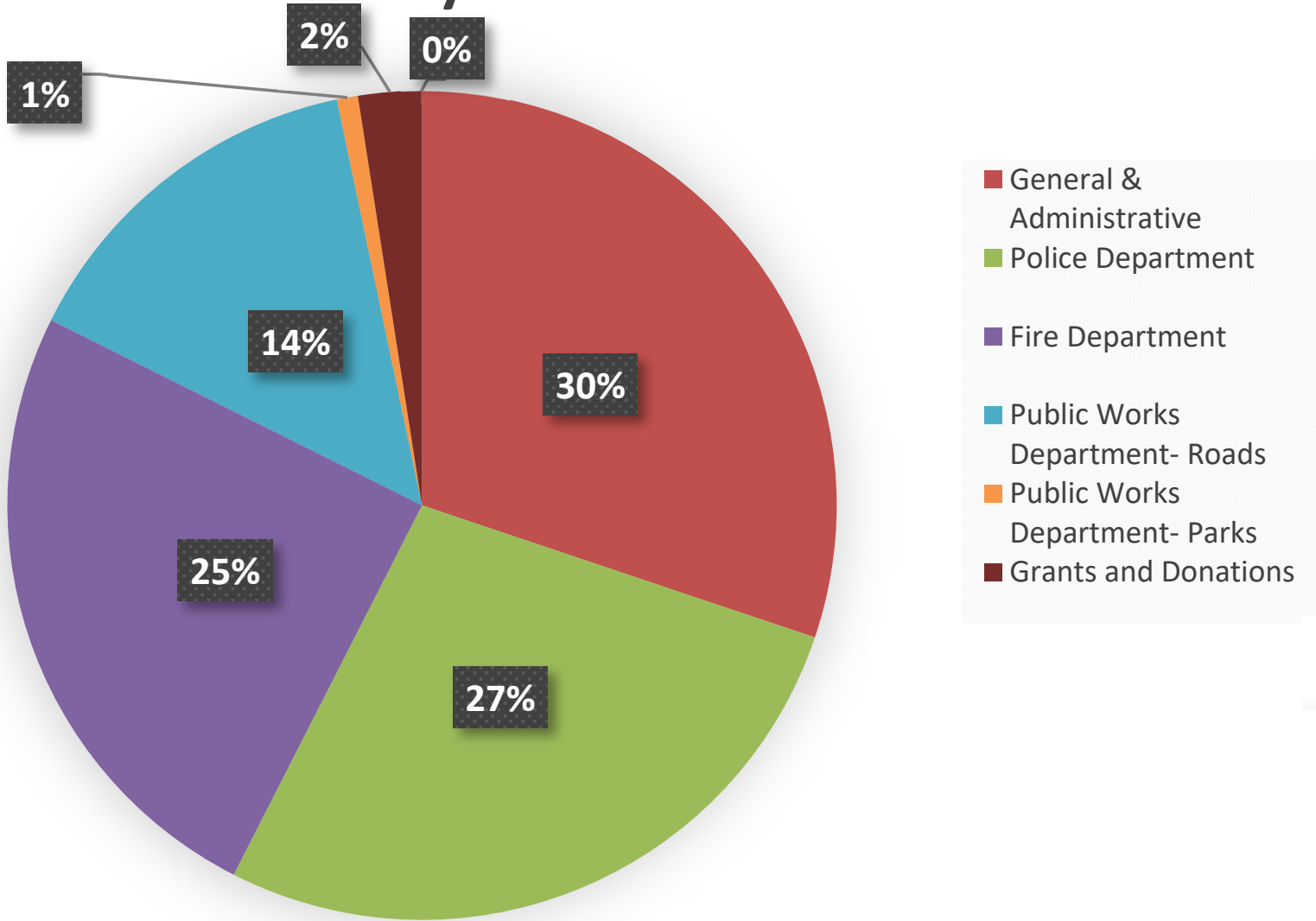
## May 2023



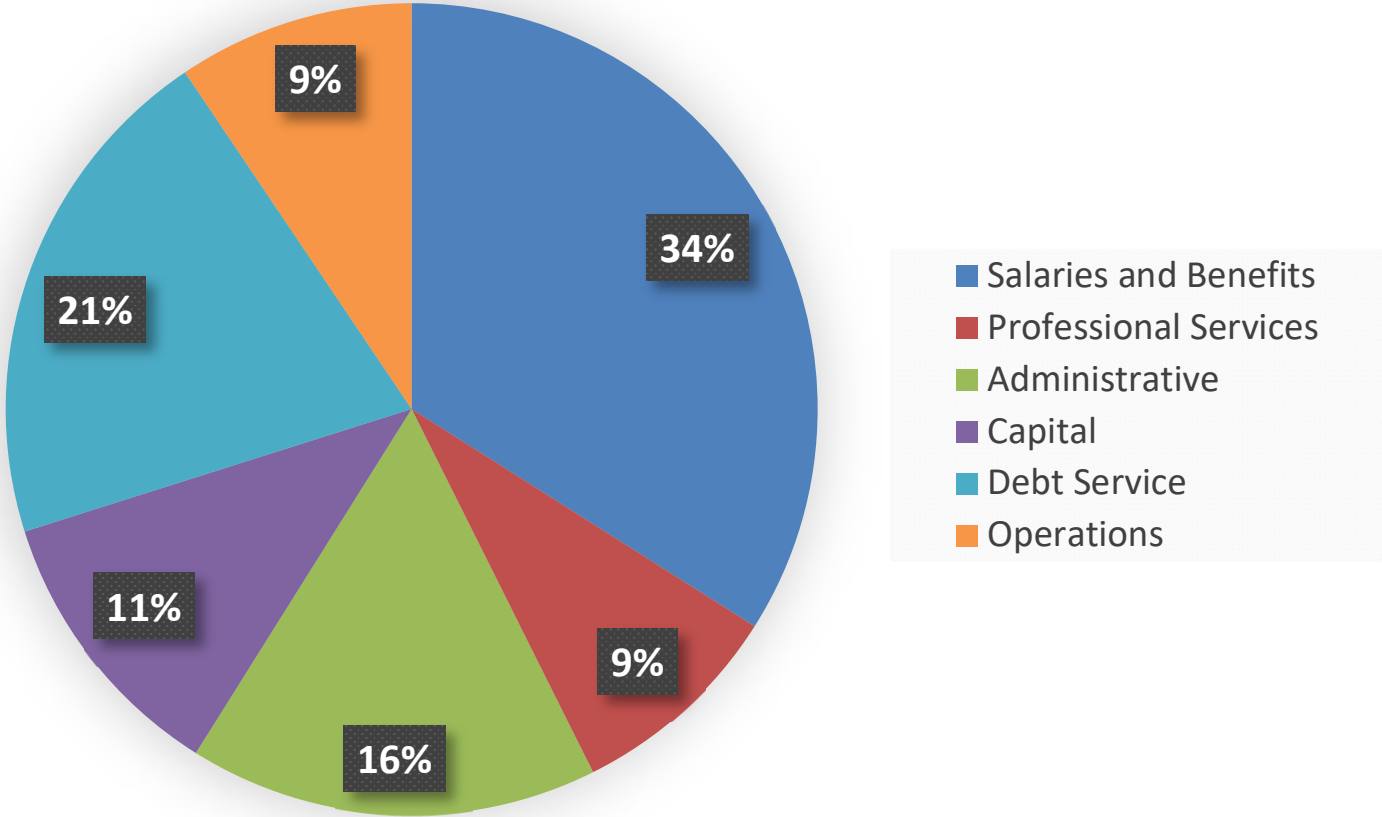
# General Fund Revenue Breakdown May 2023



# General Fund Expenditure Breakdown May 2023



# Water Enterprise Fund Expenditure Breakdown May 2023



**06/22 Report from Town Administrator**

The 2022 financial audit is being completed and staff expects the report to be presented in July.

Staff completed the CIRSA insurance audit, and a comparison of past years will be forthcoming in July.

Excellent work by all departments! The audit has improved substantially every year. Also, a special thank you to Christi for her extra efforts keeping all of us on track!

Review of “tax revenue” of General Fund – over \$1m to date – fairly on track compared to 2022 (May financials).

Fromm Accounting has limited availability for additional financial functions; thus, we will seek an interim accounting service to assist. Staff would like to see the Great Plains accounting program properly set up in-house for a new hire.

A discussion with Water Supervisor, Steve Orcutt, took place with GMS and subsequently, there will be an addendum assembled to re-prioritize some of the projects identified in the PER priorities in the study. No changes are anticipated to the study but clarification and slight reprioritizing projects. We expect this in July. Due to this addendum, staff will communicate the reprioritization to Chris Brandewie to incorporate in the rate analysis, expected in July.

Beginning Fri., June 30, the town office will close to the public. Staff will be available by email and appointment only through the end of August. This is a trial through summer months.

A draft of the 2024 budget schedule will also be forthcoming in July.

NOTICE OF PUBLIC HEARING

TOWN OF PALMER LAKE

Notice is hereby given that Palmer Lake Planning Commission shall hold a public hearing on Wed., June 21, 2023, at 5 PM at the Town Hall, 28 Valley Crescent, Palmer Lake, to consider a Conditional Use application for a mixed use of residential dwelling and commercial office in a CC zone, located at Lots 1, 2, 3, Block 27, parcel ID 7105214001, at Primrose and Columbine. A recommendation will be made to the Board of Trustees on the same matter scheduled for Thu., June 22, 2023, at 6 PM. A copy of the complete application is on file at the Town Clerk office at 719-481-2953.

/s/ Dawn A. Collins, Town Clerk

\* Spoke with Julia

received  
4-28-23 AX

Item 5.



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

Office Use Only	
Case Number:	_____
Date:	_____
Fees:	\$250.00 pd.
Check #:	_____
Rec'd By:	JS 4/28
Application Complete:	5/2 BOT

June PC BOT  
6/21, 6/22  
publish 5/24

### Conditional Use Application Form

Name of Applicant/Property Owner: Applicant Curtis Claar / Owner Phillip David Haskett

Address: 6146 Mountain Brook St, Colorado Spgs CO 80923 Phone#: 719-494-9519

Email: curtis@claar.com

Name of Proposal: Request to for mixed usage per 17.38.020(K) Residential/Commercial Office

Legal Description or Address: LOTS 1, 2 + 3 BLK 27 PALMER LAKE AMD FIL (Tax Sched# 7105214001)

*Note: 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 Conditional Use** – A request for a use not permitted under certain zoning categories subject to review by the Planning Commission and consideration by the Board of Trustees.

**Criteria for approval of a conditional use** – Include a “site plan” or building design where a structure is involved to address the following criteria in which the Planning Commission and the Board of Trustees must find evidence, both factual and supportive, provided by the applicant.

- The site for the proposed use is adequate in size and shape to accommodate said use and all yards, spaces, walls and fences. parking, loading, landscaping, and other features required by this ordinance.
- The site for the proposed use relates to streets and highways adequate in width and degree of improvement to handle the quantity and kind of vehicular traffic that would be generated by the proposed use.
- Any negative impacts of the proposed use on adjacent properties and on the public can be mitigated through application of other ordinance standards or other reasonable conditions of approval.
- If of benefit to the community, any proposed structures will be of a design complimentary to the surrounding area.



By signing this application, 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 non-refundable fees and costs associated with the Town's review of this application. Fees may include, but are not limited, to engineering and consultant fees, public notice costs, publication/recording fees, and any other fees paid by the Town in connection with, or related to, review of this application.
- Payment of fees as described is due within 10 days of the date of filing 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: Ann Cleary Date: 4-27-2023

If the applicant is not the owner:

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

Owner - Print: Phillip David Hastott

Owner - Signature: [Signature] Date: 04-27-2023

Phillip David Haskett  
Po Box 3761  
Flagstaff, AZ 86003  
928-310-8820

April 27, 2023

**Letter of Authorization**

Regarding: A Colorado property legally described real estate in the County of El Paso as Lots 1, 2 & 3 Blk 27 Palmer Lake Amd. Fil., known as: 0 Columbine Road, Palmer Lake, CO 80133

I am the owner of record for the referenced property. I hereby grant Curtis Claar or his agents or representatives permission to represent me and act on my behalf to request conditional use approval and variance approvals from the Town of Palmer Lake.

Phillip David Haskett  
Printed Name (Phillip David Haskett)

\_\_\_\_\_  
Printed Name (Witness)

[Handwritten Signature]  
Signature (Phillip David Haskett)

\_\_\_\_\_  
Signature (Witness)

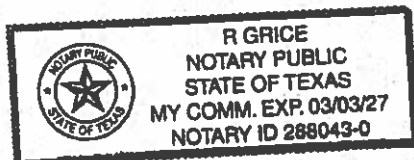
\_\_\_\_\_  
Location Signed

04-27-2023  
Date Signed

State of Texas, County of Galveston

On this 26th day of April, 2023, before me personally appeared PHILLIP DAVID HASKETT whom I know personally, and acknowledged that he/she executed the same.

R. Grice 4-27-23  
Notary Public



## LETTER OF INTENT

6146 Mountain Brook St  
Colorado Springs CO 80923  
April 17, 2023

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

Re: Variance and Conditional Use Request for Columbine Rd triangle (Tax Sched 7105214001)

Attn: Dawn Collins

I will be requesting a Conditional Use approval to develop this property following the Zoning Ordinance for R-3. I will additionally be requesting a variance to allow that since the property is 3,850 square feet but the minimum lot size for R-3 is 5,000 square feet.

Prior to submitting the request to the Commission, I am requesting a meeting to make sure I'm following the correct processes.

Thanks,



Curtis Claar

## LETTER OF INTENT

6146 Mountain Brook St.  
Colorado Springs CO 80923  
April 28, 2023

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

Re: Conditional Use Request for Columbine Rd triangle (Tax Sched 7105214001)

I am purchasing the 3,850-sqft vacant, triangle-shaped lot on the same block as the Post Office, in Old Town. The small lot size is in line with the small-town character of Palmer Lake and its unique shape gives it even more character. My plan is to move my electric vehicle charging network main office to Palmer Lake as well as my primary residence. I look forward to making Palmer Lake my home, both for my business and for me personally. I believe this move will be as beneficial for the Town as it will be for me.

The triangle has been sitting undeveloped for many years and is in the Old Town area where, based on the Master Plan, rather than sitting empty or being developed with strictly residential use, the Town would prefer to have development of businesses that bring a broad range of essential services to the town. Due to its unique size and shape, I am proposing a custom-designed, mixed-use building that will both serve as my residence and the main office for EV Trail (with a separate entrance and parking).

Additionally, to support one of the visions of the Town, I am proposing that I also build a public charging station. This service will meet the everyday convenience needs of residents as well as visitors, some of whom may initially visit the Town because of the charging station. While charging, visitors will have the opportunity to dine or recreate in Palmer Lake. Perhaps a small boost to sales tax revenues for the Town, but a boost, nonetheless. I believe this is a very effective use of this compact lot to add commercial services that deliver services to the community.

My intention is to design and build an attractive structure that will cover approximately 12% of the lot's space, well below the maximum allowed coverage of 75%. Arguably, to follow the historical pattern of smaller homes in the core area, the building will be small, but it will *not* be a tiny home or a trailer house. It will be custom-designed, site-built, and will have all amenities needed for comfortable living in the residential portion as well as sufficient amenities in the commercial office space. I anticipate two off-street parking spaces for residential use and three

off-street parking spaces to support the low-traffic office use and occasional electric vehicle charging.

I intend to connect to the Town's water and sewer systems located on Columbine Road and will fully comply with the terms and conditions set forth by the Town. Further, any signage to support EV Trail will fully comply with the terms and conditions set forth by the Town.

If the Town approves this conditional use request, before moving forward, I also anticipate requesting a variance on the lot size since the lot is smaller than the 6,600 square foot minimum for the CC Zone.

Your partnership to help advance this development project while bringing another business to Palmer Lake will be appreciated.

**Summary:**

1. The proposed development will add services to the community and will not detract from the look and feel of the neighborhood or the community.
2. The proposed use aligns with many vision statements found in the December 2022 Master Plan, largely related to the introduction of convenience service needs of visitors and residents, maintaining the historical pattern of smaller homes and compact commercial services, all while keeping with the small-town character.
3. The proposed use meets the required standards of the CC Zoning because mixed use is a conditional use in the CC Zone.
4. The proposed commercial office and electric vehicle charging station will have a de minimis impact on neighborhood traffic because the business is not a retail storefront and the charging use is limited based on the number of stalls.

Thanks for your consideration,



719-494-9519

**Attachments:**

- 02 Conditional Use Application
- 03 Letter of Authorization from the current owner of the property
- 04 Concept Site Plan
- 05 Rendering of house concept
- 06 EV Trail Certificate of Good Standing
- 07 EV Trail and Curtis Summary

# CONCEPT SITE PLAN

All designs subject to change per requirements from architect, engineer, the Town of Palmer Lake, and Pikes Peak Regional Building Department



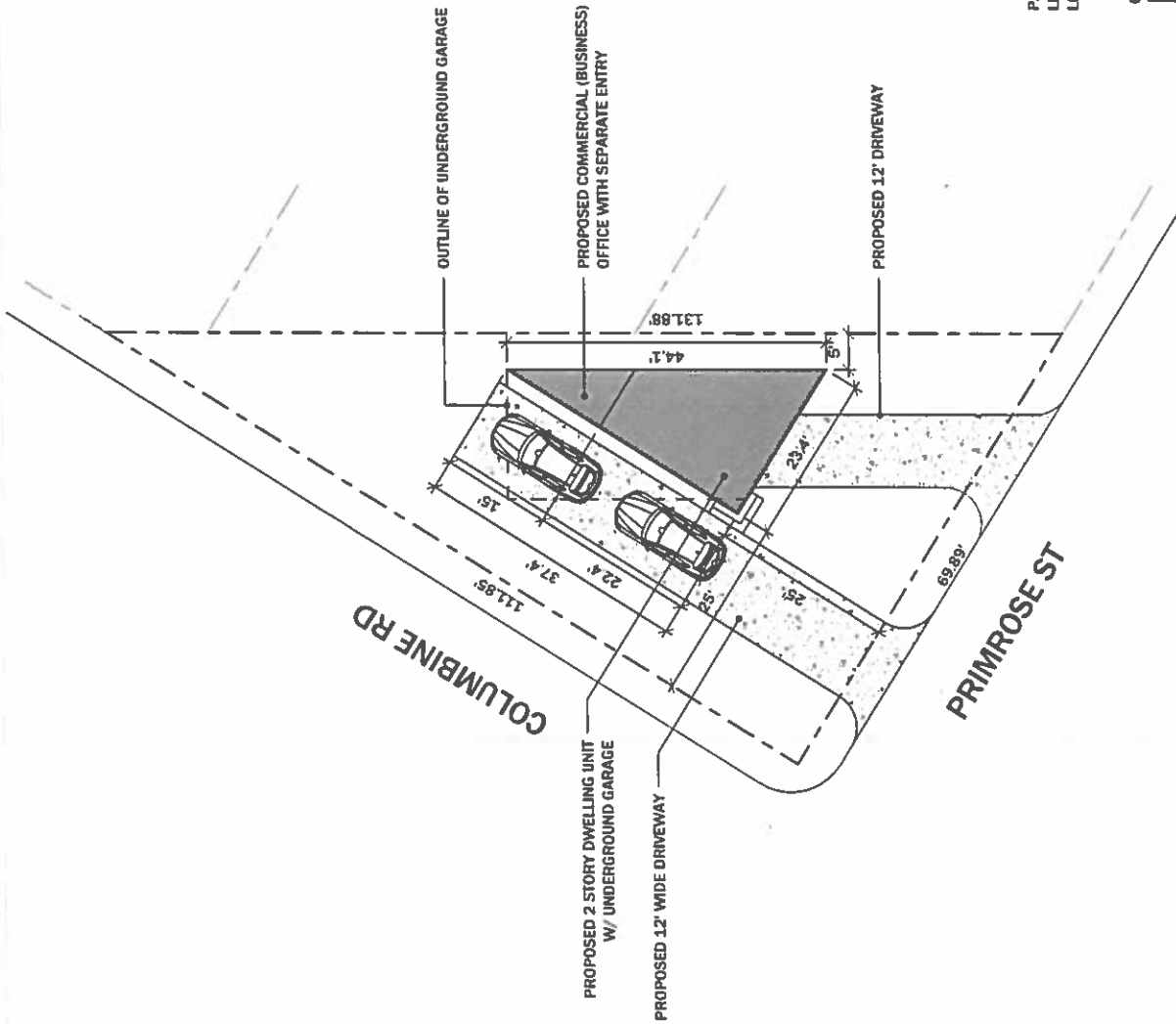
REVISION      DATE

PROJECT:  
Columbine Rd,  
Palmer Lake, CO  
80133

## SITE PLAN

SCALE: 1/16" = 1'-0"

# C-1

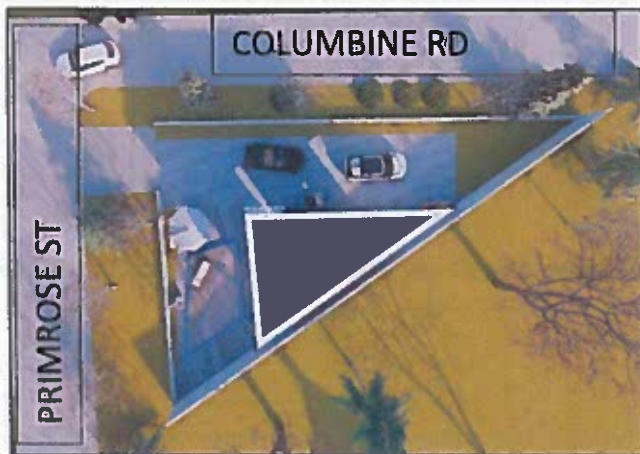
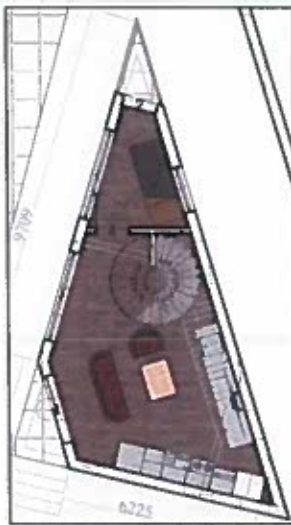
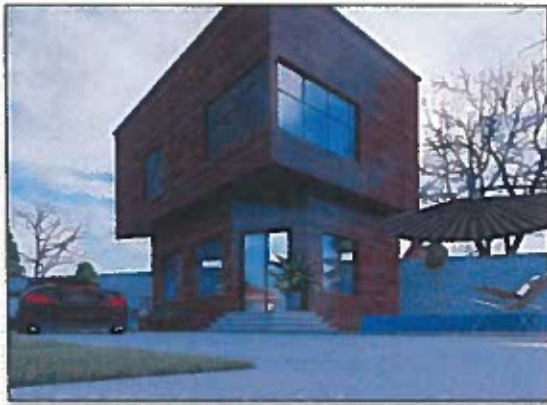
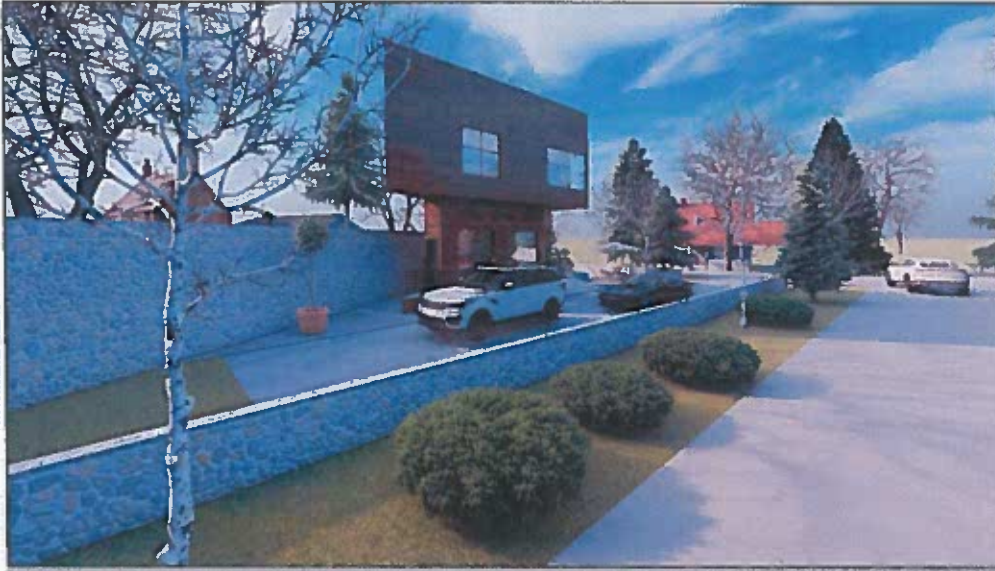


PARCEL: 7105214001  
LEGAL DESCRIPTION: LOTS 1, 2 + 3 BLK 27 PALMER LAKE AND FIL  
LOT AREA: 3850 SQFT



Proposed Mix-Used  
of the Triangle at  
Primrose and Columbine

# Building concept renderings



All designs subject to change per requirements from  
architect, engineer, the Town of Palmer Lake, and Pikes  
Peak Regional Building Department

# The EV Trail Journey

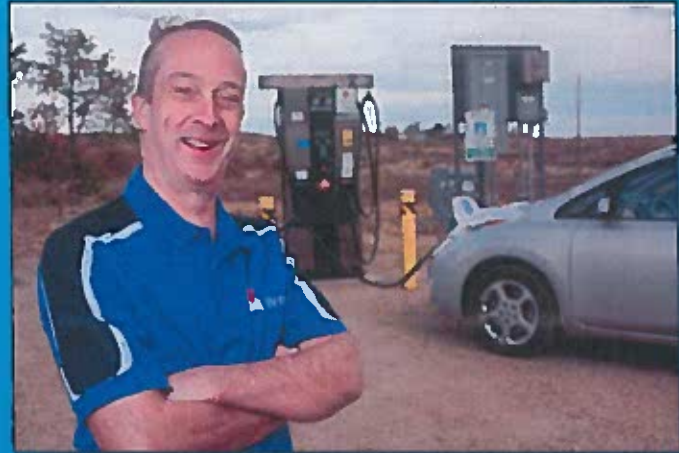
## Innovating thru a pandemic



◀ 2018 – Curtis learned the hard way there were no fast chargers in Wyoming when his battery died during a blizzard.



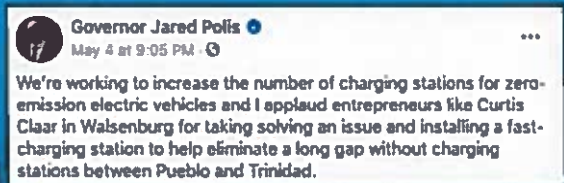
◀ 2019 – research for custom EV charger manufacturers spanned 5+ continents



Curtis Claar and EV Trail installed the first DC Fast Charger in Huerfano County Colorado and cut the largest charging gap on Colorado's I-25 in half.



◀ 2020 – the COVID-19 pandemic cancelled supplier trips to China and Israel and almost stopped project.



▲ 2021 – the Governor supports our work towards our goal.



▲ 2020 – developed first-of-its-kind payment software to use the universal Open Charge Point Protocol to communicate with EV chargers.



◀ 2021 – the installation effort became a family project with assistance from Curtis' father.

▼ May 2021 – went live expecting 1-2 charge sessions per month and now averaging 3-4 per day.

▶ Earth Day 2021 – ribbon cutting for the first EV charging station in Huerfano County attracted public officials from multiple agencies.



833-44-TRAIL  
evtrail.com

OFFICE OF THE SECRETARY OF STATE  
OF THE STATE OF COLORADO

**CERTIFICATE OF FACT OF GOOD STANDING**

I, Jena Griswold, as the Secretary of State of the State of Colorado, hereby certify that, according to the records of this office,

EV Trail LLC

is a

Limited Liability Company

formed or registered on 10/29/2018 under the law of Colorado, has complied with all applicable requirements of this office, and is in good standing with this office. This entity has been assigned entity identification number 20181856507 .

This certificate reflects facts established or disclosed by documents delivered to this office on paper through 04/21/2023 that have been posted, and by documents delivered to this office electronically through 04/28/2023 @ 08:28:36 .

I have affixed hereto the Great Seal of the State of Colorado and duly generated, executed, and issued this official certificate at Denver, Colorado on 04/28/2023 @ 08:28:36 in accordance with applicable law. This certificate is assigned Confirmation Number 14917370 .



*Jena Griswold*

Secretary of State of the State of Colorado

\*\*\*\*\*End of Certificate\*\*\*\*\*

Notice: A certificate issued electronically from the Colorado Secretary of State's website is fully and immediately valid and effective. However, as an option, the issuance and validity of a certificate obtained electronically may be established by visiting the Validate a Certificate page of the Secretary of State's website, <https://www.coloradosos.gov/biz/CertificateSearchCriteria.do> entering the certificate's confirmation number displayed on the certificate, and following the instructions displayed. Confirming the issuance of a certificate is merely optional and is not necessary to the valid and effective issuance of a certificate. For more information, visit our website, <https://www.coloradosos.gov> click "Businesses, trademarks, trade names" and select "Frequently Asked Questions."



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

Office Use Only	
Case Number:	_____
Date:	_____
Fees:	\$500.00 <i>pd.</i>
Check #:	<i>CP</i>
Rec'd By:	<i>[Signature]</i>
<i>Note: A minimum of ten days are required to process this application</i>	

### Right-of-Way Application

Name of Applicant/Property Owner: Cindy Powell / Duran Walton Ventures LLC  
 Address: 347 Buena Vista Ave / PO Box 1005 Phone#: 719-482-5480  
 Email: Cindyeducate@yahoo.com / msgstmaria@live.com

Name of Proposal: Vacate El Moro Ave

Legal Description or Address: lots 12, 13, 14 in Block 26 in Glen Park in Town of Palmer Lake, County of El Paso, State of Colorado / lot 20, lot 11, lot 19, lot 18, lot 17

*(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 Right-of-Way Vacation** – A Right of Way vacation is the termination of the public interest in a right-of-way (built or unbuilt); it extinguishes the easement for public travel that is represented by the right-of-way. The Right of Way is equally divided.

**Criteria for approval of a Right-of-Way Vacation** - In order to approve any Right-of-Way vacation, the Planning Commission must find, based upon evidence, both factual and supportive, provided by the applicant that the vacation sought will not leave any lands adjoining without an established right of way. and that the portion of the right of way sought to be vacated has now become useless to the property owners, the general public, and the Town of Palmer Lake, and that the Final Plat meets all of the criteria stated in Section 16 of the Palmer Lake Municipal Code.

By signing, Applicant agrees 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 / recordation fees, and any other fees paid by the Town in connection with or related to this application.

*Payment of the above fees shall not relieve the applicant of any other fees incurred by the Town.*

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

Applicant Signature: Cindy Powell Date: June 15, 2023

Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
(if needed)

If the applicant is not the owner:

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

Owner – Print: \_\_\_\_\_

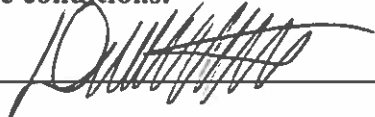
Owner – Signature: \_\_\_\_\_ Date: \_\_\_\_\_

By signing, Applicant agrees 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 / recordation fees, and any other fees paid by the Town in connection with or related to this application.

*Payment of the above fees shall not relieve the applicant of any other fees incurred by the Town.*

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

**Applicant Signature:**  **Date:** 16 JUN 23

**Applicant Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
*(if needed)*

If the applicant is not the owner:

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

**Owner – Print:** \_\_\_\_\_

**Owner – Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Intent to Vacate El Moro Road**

I currently own lots 5, 6, 7, 12, 13, and 14 off Buena Vista Avenue. Lots 12, 13, and 14 are adjacent to the El Moro road which has never been used as a road. My two neighbors Jenny Day and Garcia Woods already have this road vacated adjacent to their lands.

I would like to vacate this road which will add either 10 or 20 feet, depending upon neighbor, to add the natural land that I own. I have no intent to build on this land.

Cindy Powell

347 Buena Vista Ave

Palmer Lake, CO. 80133

Duran Walton Ventures LLC  
PO Box 1005  
Palmer Lake, CO 80133  
[msgs4maria@live.com](mailto:msgs4maria@live.com)

November 28, 2022

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

To the Town of Palmer Lake:

Duran Walton Ventures LLC is requesting to vacate the right of way of Bijou Avenue and El Moro Avenue in conjunction with Cindy Powell.

**Vacate Bijou Ave**

As our properties are the only properties that abut Bijou, we are looking to vacate Bijou Ave. The properties we own that border the properties are: LOTS 10 TO 11 INC BLK 26 GLEN PARK PALMER LAKE; LOT 1 INC LOT 20 BLK 31 GLEN PARK PALMER LAKE; LOT 18 INC BLK 31 GLEN PARK PALMER LAKE.

**Vacate El Moro Ave**

We are looking to vacate El Moro Ave in conjunction with Cindy Powell. Our properties that border El Moro are: LOT 11 INC BLK 26 GLEN PARK PALMER LAKE; LOT 19 AND 20 BLK INC 31 GLEN PARK PALMER LAKE; LOT 17 AND 18 INC BLK 31 GLEN PARK PALMER LAKE.

Please feel free to contact Maria Duran regarding this request or if more information is needed.

Cordially,  
Maria Duran  
719-659-7149

**Re: Vacate El Moro**

From: Cindy Powell (cindyeducate@yahoo.com)

To: jday@lewispalmer.org

Date: Thursday, July 7, 2022 at 06:21 AM MDT

Thanks!

Sent from Yahoo Mail for iPhone

On Wednesday, July 6, 2022, 23:02, Jennifer Day <jday@lewispalmer.org> wrote:

Cindy has my permission to vacate El Moro Road.

Jenny Day

On Wed, Jul 6, 2022 at 4:24 PM garcia wood <woodanimals@gmail.com> wrote:

Cindy has my permission to vacate El Moro Rd.

Garcia Wood  
TideWater Equine Massage ESMT II  
[woodanimals@gmail.com](mailto:woodanimals@gmail.com)  
720-635-8100

On Wed, Jul 6, 2022, 2:52 PM Cindy Powell <cindyeducate@yahoo.com> wrote:

Hi. I am in the process of getting permission to vacate the El Moro road behind my house. This "road" is already vacated behind your houses.

I need permission from you to vacate this road and this permission needs to be sent to Dawn Collins our town clerk.

Thank you!!

Sent from Yahoo Mail for iPhone

--  
Jenny Day  
Lewis-Palmer School District 38  
Leadership and Learning Coach

"Start where you are. Use what you have. Do what you can." - Arthur Ashe

**Re: Vacate El Moro**

---

From: garcia wood (woodanimals@gmail.com)  
To: cindyeducate@yahoo.com  
Cc: jday@lewispalmer.org; dawn@palmer-lake.org  
Date: Wednesday, July 6, 2022 at 04:24 PM MDT

---

Cindy has my permission to vacate El Moro Rd.

Garcia Wood  
TideWater Equine Massage ESMT II  
[woodanimals@gmail.com](mailto:woodanimals@gmail.com)  
720-635-8100

On Wed, Jul 6, 2022, 2:52 PM Cindy Powell <[cindyeducate@yahoo.com](mailto:cindyeducate@yahoo.com)> wrote:

Hi. I am in the process of getting permission to vacate the El Moro road behind my house. This "road" is already vacated behind your houses.

I need permission from you to vacate this road and this permission needs to be sent to Dawn Collins our town clerk.

Thank you!!

Sent from Yahoo Mail for iPhone

Cindy Powell  
347 Buena Vista Ave  
PO Box 1014  
Palmer Lake, CO. 80133  
14 July 2022

Jessica & Nelson Lacsina  
7601 Rushing Wind Grv  
Colorado Springs, CO. 80908

Greetings. On May 4, 2022, you purchased a home located at 462 Virginia Avenue in Palmer Lake. Located behind this property adjacent to your lots 5, 6 and 7 is a road that has never been used and its name is El Moro Ave. This "road" is directly outside of the chain-link fence bordering the back yard of your property. Vacating this road will not affect STR guests parking and entering the building from the rear.

I own the property adjacent to this and my lots that border this road are 12, 13 and 14. This El Moro road has been vacated just north of both of our properties. I am requesting to vacate this road.

There are two options:

- Split the road in half so each of our properties gains 10 feet. We would split the \$500 processing fee with the Town of Palmer Lake and also the survey (~ \$400)
- Allow all 20 feet to be annexed to my property and I pay all of the costs.

Before I can proceed I need <sup>in</sup> writing permission to vacate this road and also which of the above options you prefer. My phone number is 719-482-5481 and email: [cindyeducate@yahoo.com](mailto:cindyeducate@yahoo.com).

I thank you for your time. Have a great day!

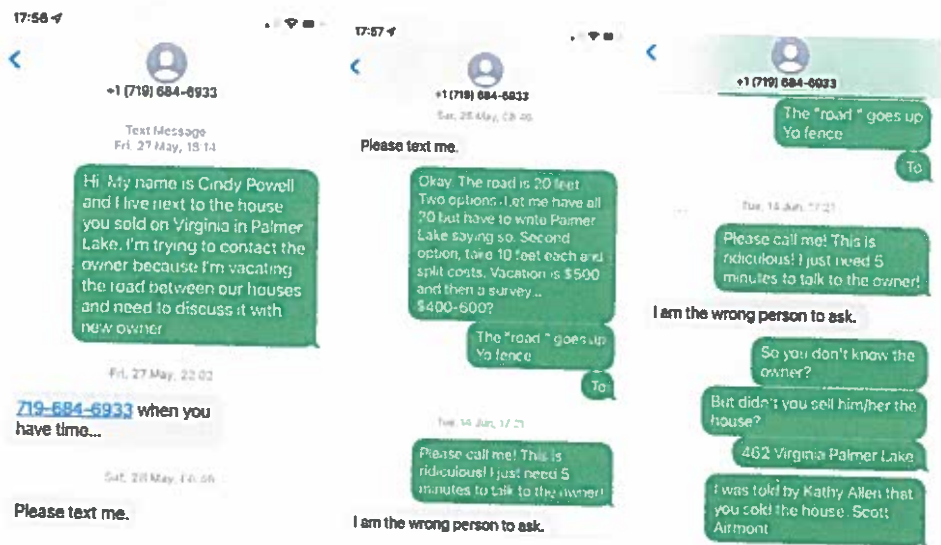
Cindy Powell

### Vacation of El Moro

El Moro road is located between my home at 347 Buena Vista Ave. and 462 Virginia Ave. The house at 462 Virginia Avenue was sold to a Jessica and Nelsen Lacsina on May 4, 2022. I have tried numerous times to contact the owner to discuss the vacation of the road between our properties. The best I can tell with my research is that this is a corporation with no contact number and this property is operated as a STR.

#### Record of Contact Attempts:

I first tried contacting the real estate agent, Scott Airmont, as I was told by Raspberry Realty that he sold the house. I tried calling (May 27, 28 and June 14) and texting and he would not reply. I looked on his real estate page and he had sold this house. Here are the text messages:



I then approached a woman who cleans the house in between Airbnb guests and she gave me the phone number for Tony who is the property manager. I met the same stonewalling. I also called him twice May 28 and June 14.



**Dawn Collins**

---

**From:** Maria Duran <msgs4maria@live.com>  
**Sent:** Friday, December 9, 2022 2:15 PM  
**To:** Dawn Collins  
**Cc:** drewwalton@reagan.com; Cindy Powell  
**Subject:** Letter to the Lacsinas  
**Attachments:** Letter to the Lacsinas.doc; Certification for Letter to Lacsinas.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

-----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,

I sent a certified letter to the Lacsinas address on the El Paso County website. It was undeliverable after 2 attempts. Attached is the letter, the mail receipt and the online information regarding the attempt to deliver.

Cordially,  
Maria Duran  
Duran Walton Ventures LLC



# entures, LLC

November 29, 2022

Nelson & Jessica Lacsina  
7601 Rushing Wind Grv.  
Colorado Springs, CO 80908

Dear Nelson and Jessica:

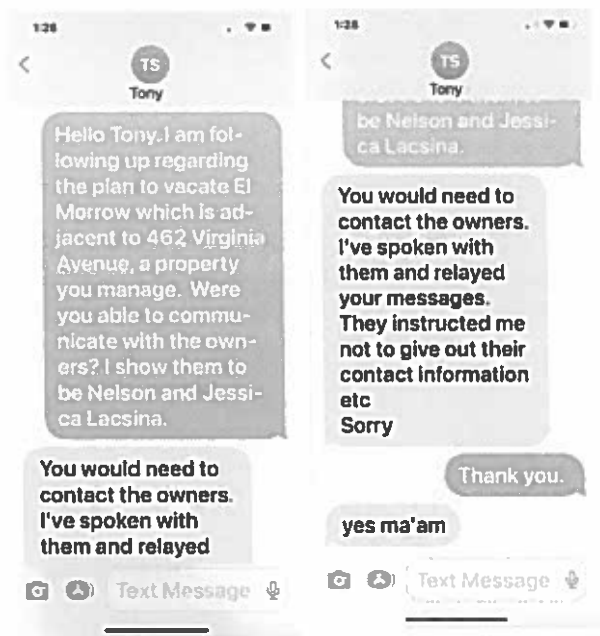
My name is Maria Duran and I am working on behalf of Duran Walton Ventures LLC to vacate the right of way of El Moro Avenue. Duran Walton Ventures LLC owns land that abuts El Moro Avenue. I am working with Dawn Collins, the Town Administrator/Clerk for the Town of Palmer Lake, to make this request of the Town. This unused road also abuts your property, 462 Virginia, Palmer Lake, CO. The request to vacate directly affects your property.

I am writing this letter with goal of discussing and showing you the current plans. I have contacted and emailed Tony Semadani, as he is the manager of the property in order to reach you both. Please feel free to contact me or Dawn regarding our vacate request.

Cordially,

Maria Duran  
719-659-7149  
msgs4maria@live.com

This is a text between Tony Semadeni and Maria Duran on January 2, 2023. Tony has been instructed, by the Lacsinas, not to give out their Information. I spoke with him directly on October 28, 2022. I asked him to let the Lacsinas know what we are doing and to give them my number. I also let him know that they could contact The Town of Palmer Lake directly for information.



I have done the following to contact the Lacsinas:

- Sent a certified mail to their address listed on the El Paso County Assessors site that was undeliverable (sent in a previous email)
- Spoken, emailed and texted with the Lacsina's property manager with information regarding the intent to vacate, my contact information and a request for them to at least call The Town of Palmer Lake for information.

Cindy Powell has also done her best to contact them via email and in person. I believe we have done our due diligence.

I would like to move forward to vacate the two streets with the property going to Cindy Powell and Duran Walton Ventures LLC as specified on the drawings we gave Dawn. Please let me know if that is doable.

Cordially,  
Maria L Duran

**BE IT KNOWN BY THESE PRESENTS:**  
That Dawn Weston Ventures LLC and Cindy Powell being the owners of the following described tract of land:  
Lots 5 through 14, Block 28 and Lots 1 through 4 and 14 through 20, Block 31, Glen Park Road for record on July 20, 2008 in  
Treasurer's Office of El Paso County, Colorado, and Lots 1 through 4 and 14 through 20, Block 31, Glen Park Road for record on  
September 23, 2022 under Reception No. 220600028 in the  
Office of the Clerk and Recorder, County of El Paso, State of Colorado,  
together with the Undivided Right-of-Way of a portion of D. Mara Street and Elbow Street adjacent to Block 28 and Block 31 recorded  
by Dawn Weston Ventures LLC and Cindy Powell in the Office of the Clerk and Recorder, County  
of El Paso, State of Colorado,  
do hereby certify that the above and aforementioned instrument was duly acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_ 2023.  
I, \_\_\_\_\_ Notary Public

**IN WITNESS WHEREOF:**  
The aforementioned Dawn Weston Ventures LLC have executed this instrument on this \_\_\_\_\_ day of \_\_\_\_\_ 2023.  
Dawn Weston Ventures LLC  
(Owner of Parcels 1, 2 and 3)

**NOTARIAL:**  
STATE OF COLORADO } SS  
COUNTY OF EL PASO }  
I, \_\_\_\_\_, Notary Public, do hereby certify that the above and aforementioned instrument was duly acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_ 2023.  
My Commission expires \_\_\_\_\_ Notary Public

**IN WITNESS WHEREOF:**  
The aforementioned Dawn Weston Ventures LLC have executed this instrument on this \_\_\_\_\_ day of \_\_\_\_\_ 2023.  
Cindy Powell (Owner Parcel 4)

**NOTARIAL:**  
STATE OF COLORADO } SS  
COUNTY OF EL PASO }  
I, \_\_\_\_\_, Notary Public, do hereby certify that the above and aforementioned instrument was duly acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_ 2023.  
My Commission expires \_\_\_\_\_ Notary Public

**GENERAL NOTES:**  
1) 3/4" Iron Pipe  
2) No. 5 Rebar  
3) No. 4 Rebar of yellow cast, LS 27770  
4) 1/4" Steel Rod (not accepted)  
5) No. 4 Rebar  
6) No. 5 Rebar  
7) No. 5 Rebar of yellow cast, LS 37851  
8) No. 4 Rebar of yellow cast, LS 37851  
9) No. 5 rebar of pitch eq. PLS 36556  
10) The book of bearings in the vicinity lines of Lots 12 and 13, Block 24, monumented as shown and assumed to bear North 15 degrees 14 minutes 17 seconds East.

11) This survey does not constitute a title search by Gould Land Surveyors, LLC to determine ownership or encumbrances of record. For all information regarding encumbrances, rights of way and title of record, Gould Land Surveyors, LLC relied upon a Commitment for Title Insurance prepared by Street Title Guaranty Company, Commitment No. 1723329 with an effective date of June 25, 2022 at 12:00 A.M.

12) The purpose of this survey is to vacate those portions of Elbow Avenue and D. Mara Avenue as shown herein and replat those vacated portions of Elbow Avenue, D. Mara Avenue and Lots 8 through 11, Block 28 and Lots 1 through 4 and 14 through 20, Block 31 into 4 lots. The field work was completed on July 17, 2022.

13) The subdivision part of record does not contain any angles, bearings or distances and the lots in this part of the block are not evenly spaced. After reviewing the original plat monument on file at the Clerk and Recorder's Office and not finding any additional information not shown on the microfilm copy, it was determined to rely on evidence found in the field, including monuments, acceptance, ground marks, and geographic features. All bearings and distances shown are the result of field measurements.

14) Unless noted otherwise, all monuments were found or set flush with ground and accepted as representing the boundary corner.

15) The level units used in this survey are U.S. Survey Feet. A U.S. Survey Foot is defined exactly as 1200/3837 meters.

16) Encumbrances and other public records shown or relied on in this survey were examined as to location and purpose and were not examined as to restrictions, inclusions, conditions, obligations, terms, or as to the right to grant the same.

17) Notice: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after the date of this survey. In no event may any action be commenced more than ten years from the date of the certification shown herein.

18) Any person who inventively removes, alters or deletes any public land survey monument or land boundary monument or necessary corners is in violation of the Colorado Revised Statutes 18-4-306.





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

Office Use Only	
Case Number:	_____
Date:	<u>3/22/23</u>
Fees:	<u>\$500.00</u> <i>pd</i>
Check #:	_____
Rec'd By:	<u>[Signature]</u>
<i>Note: A minimum of ten days are required to process this application</i>	

### Right-of-Way Application

Name of Applicant/Property Owner: Duran Watton Venture LLC  
 Address: PO Box 1005, Palmer Lake Phone#: 719-659-7149  
-646-9033  
 Email: msjgs4maria@live.com

Name of Proposal: Vacate Bijou Ave

Legal Description or Address: Lots 10, 11, 1, 20 Glen Park Palmer Lake

*(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 Right-of-Way Vacation** – A Right of Way vacation is the termination of the public interest in a right-of-way (built or unbuilt); it extinguishes the easement for public travel that is represented by the right-of-way. The Right of Way is equally divided.

**Criteria for approval of a Right-of-Way Vacation** - In order to approve any Right-of-Way vacation, the Planning Commission must find, based upon evidence, both factual and supportive, provided by the applicant that the vacation sought will not leave any lands adjoining without an established right of way. and that the portion of the right of way sought to be vacated has now become useless to the property owners, the general public, and the Town of Palmer Lake, and that the Final Plat meets all of the criteria stated in Section 16 of the Palmer Lake Municipal Code.

By signing, Applicant agrees 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 / recordation fees, and any other fees paid by the Town in connection with or related to this application.

*Payment of the above fees shall not relieve the applicant of any other fees incurred by the Town.*

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

**Applicant Signature:**  **Date:** 2/22/23

**Applicant Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
*(if needed)*

If the applicant is not the owner:

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

**Owner – Print:** Maria Duran – Duran Walto Ventures LLC

**Owner – Signature:**  **Date:** 2/22/23

## **Duran Walton Ventures LLC**

PO Box 1005 Palmer Lake, CO 80133 • msgs4maria@live.com • 719-646-9034 • 719-659-7149

February 22, 2023

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

### **RE: VACATE BIJOU AVENUE**

To the Town of Palmer Lake:

Duran Walton Ventures LLC is requesting to vacate the right of way of Bijou Avenue. The long term goal is to replat the existing undeveloped lots to benefit of The Town of Palmer Lake and Duran Walton Ventures. We are looking to relocate the current waterline that runs under Bijou and move it to along Virginia. Drawings will be provided. We plan to pay for the movement of the water line.

Our properties are the only properties that abut Bijou Avenue. The properties we own that border Bijou are: LOTS 10 TO 11 INC BLK 26 GLEN PARK PALMER LAKE; LOT 1 INC LOT 20 BLK 31 GLEN PARK PALMER LAKE; and possibly LOT 19 INC BLK 31 GLEN PARK PALMER LAKE.

Please feel free to contact Maria Duran regarding this request or if more information is needed.

Cordially,  
Maria Duran  
719-659-7149

Duran Walton Ventures LLC  
PO Box 1005  
Palmer Lake, CO 80133  
[msgs4maria@live.com](mailto:msgs4maria@live.com)

November 28, 2022

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

To the Town of Palmer Lake:

Duran Walton Ventures LLC is requesting to vacate the right of way of Bijou Avenue and El Moro Avenue in conjunction with Cindy Powell.

**Vacate Bijou Ave**

As our properties are the only properties that abut Bijou, we are looking to vacate Bijou Ave. The properties we own that border the properties are: LOTS 10 TO 11 INC BLK 26 GLEN PARK PALMER LAKE; LOT 1 INC LOT 20 BLK 31 GLEN PARK PALMER LAKE; LOT 18 INC BLK 31 GLEN PARK PALMER LAKE.

**Vacate El Moro Ave**

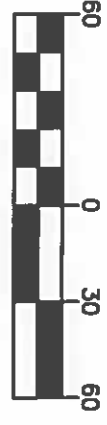
We are looking to vacate El Moro Ave in conjunction with Cindy Powell. Our properties that border El Moro are: LOT 11 INC BLK 26 GLEN PARK PALMER LAKE; LOT 19 AND 20 BLK INC 31 GLEN PARK PALMER LAKE; LOT 17 AND 18 INC BLK 31 GLEN PARK PALMER LAKE.

Please feel free to contact Maria Duran regarding this request or if more information is needed.

Cordially,  
Maria Duran  
719-659-7149



GRAPHIC SCALE



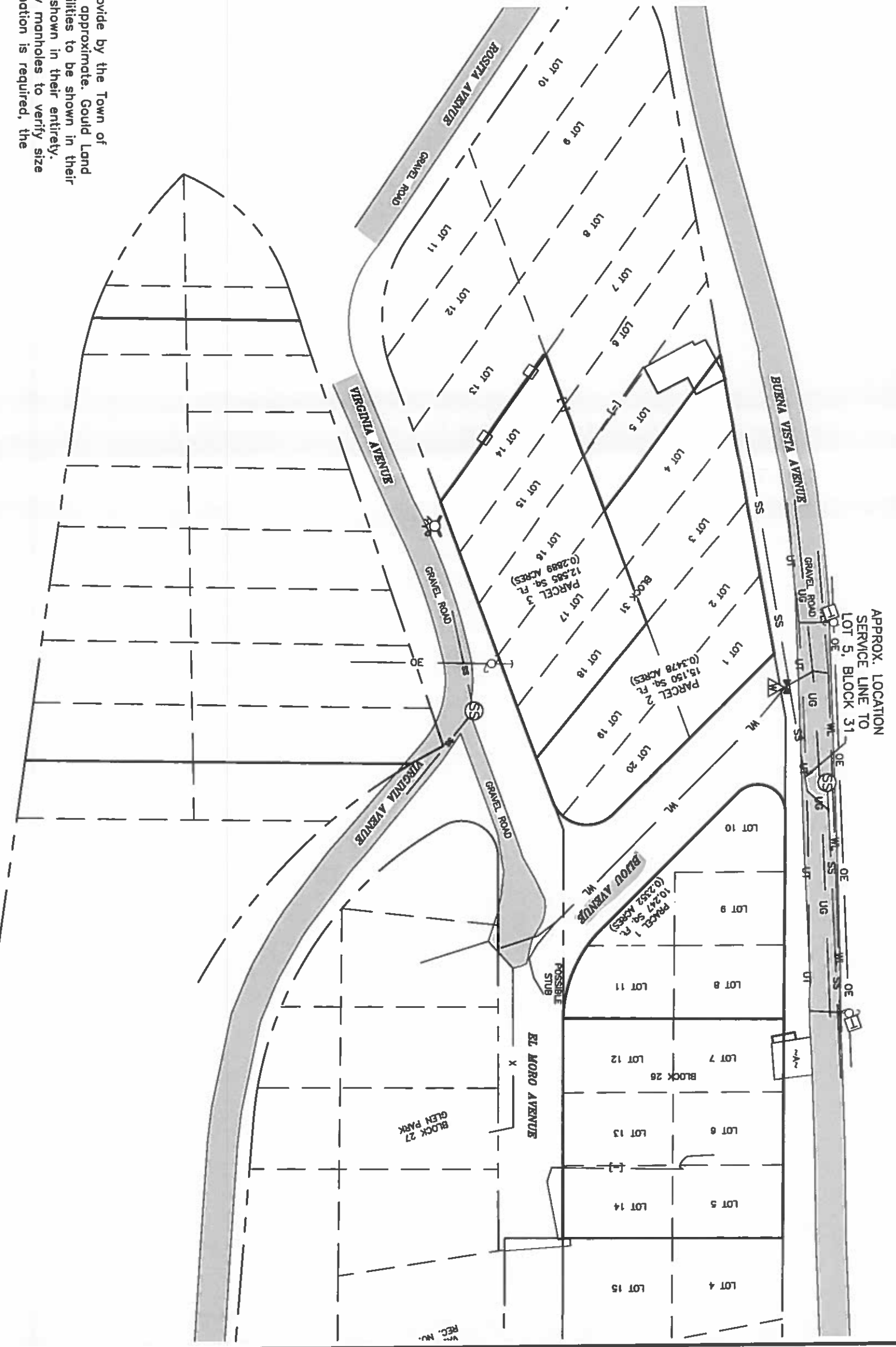
( IN FEET )  
1 inch = 60 ft.

LEGEND:

- Boundary Monument Found
- SS Sanitary Sewer Manhole
- W Water Valve
- WM Water Meter
- Fire Hydrant
- OE Overhead Electric Line
- Utility Pole
- Guy Line
- WL Undergroung Water Line
- UG Undergroung Gas Line
- UT Undergroung Telephone Line
- Wire Strand Fence
- Split Rail Fence

NOTE:

The sanitary and water located shown hereon were provide by the Town of Palmer Lake water and sanitation department and are approximate. Gould Land Surveying, LLC does not guaranty said underground utilities to be shown in their exact location and that said underground utilities are shown in their entirety. Gould Land Surveying, LLC did not physically enter any manholes to verify size and material. Where additional or more detailed information is required, the client is advised that excavation may be necessary.



**GOULD**  
LAND SURVEYING

P.O. Box 7123  
Woodland Park, CO 80863  
(719) 687-8385  
info@goulds.com  
www.GouldLandSurveying.com

UTILITIES EXHIBIT  
BLOCKS 26, 28 & 31, GLEN PARK

Project No.: 22056  
September 23, 2022  
Rev.: May 8, 2023

**BE IT KNOWN BY THESE PRESENTS:**

That Duran Walton Ventures LLC and Cindy Powell being the owners of the following described Tract of land:

Block 1: Lots 1 through 11, Block 28 contain a consolidated area of 10,217 Sq. Ft. (0.2332 acres) more or less.

Block 2: Lots 1 through 4 and Lots 18 and 20, Block 31 contain a consolidated area of 14,783 Sq. Ft. (0.3368 acres) more or less.

Block 3: Lots 1 through 18, Block 31 contain a consolidated area of 12,560 Sq. Ft. (0.2880 acres) more or less.

Block 4: Lots 5, 6, 7, 12, 13 and 14, Block 28 contain 14,378 Sq. Ft. (0.3281 acres) more or less.

Block 5: Lots 1 through 11, Block 28 contain 14,378 Sq. Ft. (0.3281 acres) more or less.

Block 6: Lots 1 through 11, Block 28 contain 14,378 Sq. Ft. (0.3281 acres) more or less.

**DEDICATION:**

The above parties in interest have caused said tract to be replatted into lots as shown herein. This plat is given in a final mode as indicated herein and accordingly said lots, the boundaries and dimensions of said lots, the land as herein parcelled shall be known as "Duran-Walton-Powell Vacation and Replat" in the Town of Palmer Lake, County of El Paso, State of Colorado.

**IN WITNESS WHEREOF:**

The aforementioned Duran Walton Ventures LLC, have executed this instrument this \_\_\_\_\_ day of \_\_\_\_\_ 2023.

Weren Duran as Manager of Duran Walton Ventures LLC  
(Owner of Parcels 1, 2 and 3)

**NOTARIAL:**

STATE OF COLORADO }  
COUNTY OF EL PASO }  
The above and aforementioned instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ 2023.

By: Barb Duran, an Attorney at Law, Duran, Walton, Ventures, LLC.

Witness my hand and seal:

By Commission expires \_\_\_\_\_ Notary Public \_\_\_\_\_

**IN WITNESS WHEREOF:**

The aforementioned Duran Walton Ventures LLC, have executed this instrument this \_\_\_\_\_ day of \_\_\_\_\_ 2023.

**NOTARIAL:**

STATE OF COLORADO }  
COUNTY OF EL PASO }  
The above and aforementioned instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ 2023.

By: Cindy Powell

Witness my hand and seal:

By Commission expires \_\_\_\_\_ Notary Public \_\_\_\_\_

**GENERAL NOTES:**

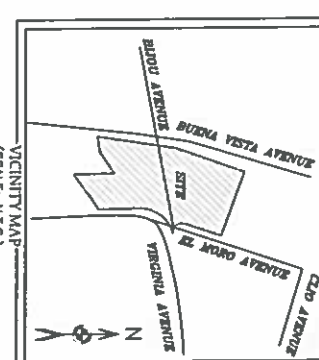
- 1) 0 - Record of Survey and plat.
- 2) 1/4" - Record of Survey and plat.
- 3) 1/2" - Record of Survey and plat.
- 4) 3/4" - Record of Survey and plat.
- 5) 1" - Record of Survey and plat.
- 6) 1 1/2" - Record of Survey and plat.
- 7) 2" - Record of Survey and plat.
- 8) 3" - Record of Survey and plat.
- 9) 4" - Record of Survey and plat.
- 10) 6" - Record of Survey and plat.

- 1) The survey does not constitute a title search by Duran Walton Ventures, LLC to determine ownership or easements of record for the land shown on this map. The survey is based on the information provided by the owner and the information shown on the plat. The survey is not intended to be a title search and does not constitute a title search.
- 2) The purpose of this survey is to vacate those portions of Block 28 and Block 31 shown herein and replat those portions of Block 28 and Block 31 shown herein and replat those portions of Block 28 and Block 31 shown herein and replat those portions of Block 28 and Block 31 shown herein.
- 3) The survey is based on the information provided by the owner and the information shown on the plat. The survey is not intended to be a title search and does not constitute a title search.
- 4) The survey is based on the information provided by the owner and the information shown on the plat. The survey is not intended to be a title search and does not constitute a title search.
- 5) The survey is based on the information provided by the owner and the information shown on the plat. The survey is not intended to be a title search and does not constitute a title search.
- 6) Unless noted otherwise, all monuments were found or set flush with ground and accepted as representing the boundary corner.
- 7) The land units used in this survey are U.S. Survey Feet. A U.S. Survey Foot is defined exactly as 1200/3637 meters.
- 8) Easements and other public documents shown or noted on this survey were examined as to location and purpose and were not shown on this survey unless they were shown on the plat or shown on the plat.
- 9) Notice: According to Colorado law you may commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action be commenced more than ten years from the date of this plat.
- 10) Any person who tampers with, removes, alters or replaces any public land survey monument or third boundary monument or necessary easement is guilty of a misdemeanor pursuant to the Colorado Revised Statutes (18-6-306).

**SURVEYOR'S CERTIFICATION:**

I, Kenneth Gould, Jr., a duly registered Professional Land Surveyor in the State of Colorado, do hereby certify that this plat of DURAN-WALTON-POWELL VACATION AND REPLAT was prepared by me and that I am a duly registered Professional Land Surveyor in the State of Colorado and that I am duly qualified to prepare this plat and that I am duly qualified to prepare this plat and that I am duly qualified to prepare this plat.

I draft this plat on this \_\_\_\_\_ day of \_\_\_\_\_ 2023.



**PLANNING COMMISSION APPROVAL:**

This plat was approved by the Palmer Lake Planning Commission on this \_\_\_\_\_ day of \_\_\_\_\_ 2023.

**BOARD OF TOWN TRUSTEES APPROVAL:**

This plat was approved by the Board of Town Trustees of Palmer Lake, Colorado on this \_\_\_\_\_ day of \_\_\_\_\_ 2023.

**CLERK & RECORDERS CERTIFICATE:**

Accepted for filing in the office of the county clerk and recorder of El Paso County, Colorado, this \_\_\_\_\_ day of \_\_\_\_\_ at \_\_\_\_\_ A.D., 2023.

**OWNER, PARCELS 1, 2 AND 3:**

Duran Walton Ventures LLC  
P.O. Box 1003  
Palmer Lake, CO 80133

**OWNER, PARCEL 4:**

Cindy Powell  
P.O. Box 1014  
Palmer Lake, CO 80133

**GRAPHIC SCALE:**



**PRELIMINARY:**

Palmer Lake, CO 80133  
Palmer Lake, CO 80133

**GOULD LAND SURVEYING:**

1101 O. Box 7123  
Woodland Park, CO 80863  
(719) 687-8385  
info@gooulds.com  
www.GoouldLandSurveying.com

**DURAN-WALTON-POWELL VACATION AND REPLAT:**

A PORTION OF THE NORTHWEST QUARTER OF SECTION 8,  
TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,  
COUNTY OF EL PASO, STATE OF COLORADO

**Project No. 22056**

May 17, 2023



PAID

Item 8.

TOWN OFFICE USE ONLY

Date Received: 5/17/23 By: [Signature]

Amount: \$ 500.00 Pmt Type: ok 1011

Approved  Denied Date: \_\_\_\_\_

Expires: \_\_\_\_\_ By: \_\_\_\_\_

VACATION & REPLAT APPLICATION

Name of Applicant/Property Owner: Maria L. Duran/Duran Walton Ventures LLC

Name of Proposal: Replat Glen Park Properties Phone: 719-659-7149

Address: PO Box 1005 City: Palmer Lake State: CO Zip: 80133

Email: msgs4maria@live.com Tax Schedule #: 71082-03-001, 71082-03-002, 71082-016-001, 71082-06-002

**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: Lot 8-11 Blk 26; Lots 1-4 & Lots 14-20 Blk 31 Glen Park Palmer Lake

Nearest Street Intersection: Buena Vista Ave. & Rosita Ave. Existing Subdivision: Glen Park

Current Zoning and Uses of Surrounding Property: N: It is all zoned residential

E: \_\_\_\_\_

S: \_\_\_\_\_

W: \_\_\_\_\_

Signature of Owner: [Signature] Date: 17 MAY 2023

Applicants Name: Maria L Duran for Drew Walton of Duran Walton Ventures LLC

Address/Location: PO Box 1005 Palmer Lake, CO 80133

**DURAN WALTON VENTURES LLC**

PO Box 1005  
Palmer Lake, CO 80133  
May 17, 2023

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

Subject: Letter of Intent

To whom it may concern:

Duran Walton Ventures LLC has submitted an application to replat. The name of the proposal is Replat Glen Park Properties. Duran Walton Ventures LLC is proposing to replat the following Lots: Lot 8-11 Blk 26; Lots 1-4 & Lots 14-20 Blk 31 Glen Park Palmer Lake.

The goal is to condense those 15 lots to 5 lots. With the application is a proposed map of the site with the current map (Replate Glen Park Properties 24x36) and an overlay map of before and after (Replat Glen Park Properties Overlay Exhibit 24x36).

Please feel free to call me with any questions or concerns.

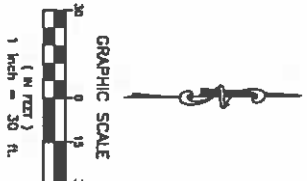
Cordially,

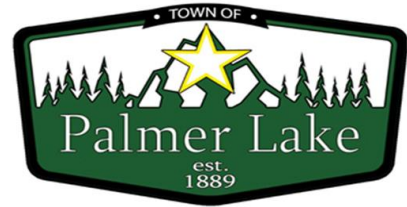


Maria L. Duran  
for Drew Walton, Duran Walton Ventures LLC  
Phone: 719-659-7149

**BELTKNOW BY THESE PRESENTS:**

That Duran Walton Ventures LLC and Clay Powell being the owners of the following described Tract of land:  
 Lots 5 through 14, Block 26 and Lots 1 through 4 and 14 through 20, Block 31, Glen Park, filed for record on June 30, 1988, in  
 Book 4 of Page 83 as recorded in the Land Survey Plat file for record September 20, 2022 under Reception No. 228000293 in the  
 Office of the Clerk and Recorder, County of El Paso, State of Colorado.  
 Together with the "Vertical Right-of-Way" of a portion of El Moro Street and Blou Street adjacent to Block 26 and Block 31 as defined  
 by El Paso, State of Colorado.  
 at Reception No. \_\_\_\_\_ in the Office of Clerk and Recorder, County  
 of El Paso, State of Colorado.  
 Parcel 1: Lots 8 through 11, Block 26 contain a calculated area of 10,217 Sq. Ft. (0.2332 acres) more or less.  
 Parcel 2: Lots 1 through 4 and Lots 18 and 20, Block 31 contain a calculated area of 14,783 Sq. Ft. (0.3356 acres) more or less.  
 Parcel 3: Lots 14 through 18, Block 31 contain a calculated area of 12,883 Sq. Ft. (0.2939 acres) more or less.  
 Parcel 4: Lots 5, 6, 7, 12, 13 and 14, Block 28 contain 14,378 Sq. Ft. (0.3287 acres) more or less.  
 Blou Street contains a calculated area of 7,347 Sq. Ft. (0.1687 acres) more or less.  
 El Moro Street contains a calculated area of 9,883 Sq. Ft. (0.2283 acres) more or less.  
 Containing a total calculated area of 68,106 Sq. Ft. (1.5683 acres) more or less.





**TOWN OF PALMER LAKE  
BOARD OF TRUSTEES - MEMO SUMMARY**

<b>DATE:</b> 06/22/2023	<b>ITEM NO.</b>	<b>SUBJECT:</b> SPECIAL EVENT APPLICATION – Palmer Lake Library Village Green Concert
<b>Presented by:</b> Deputy Clerk Julia Stambaugh		

**Recommended Action**

To approve the event to take place at the Village Green as presented and endorsed by Staff.

**Background**

The Pikes Peak Library District will again present their Palmer Lake Village Green Concert Series in the month of August. They want Palmer Lake residents and everyone else to celebrate summer with a live three concert series of music!

The following three concerts will be from 6:00 PM – 7:00 PM on Aug. 11, 18, & 25, 2023. There will be performances by musicians and bands, which are to be determined. Please check on the PPLD website for any updates on who will be performing. People are encouraged to bring a lawn chair or blanket and listen to music for the hour. There is no charge to attend.

Below are links to the Pikes Peak’s Library website:

Aug 11

<https://ppld.librarymarket.com/palmer-lake-library-village-green-concert>

Aug 18

<https://ppld.librarymarket.com/palmer-lake-library-village-green-concert>

Aug 25

<https://ppld.librarymarket.com/palmer-lake-library-village-green-concert-1>

Staff does not see any issues with this event.

The Library is also requesting a waiver of the \$100 application fee.

**TOWN OF PALMER LAKE, COLORADO**

**RESOLUTION NO. 45-2023**

**A RESOLUTION TO APPROVE A CONDITIONAL USE PERMIT TO ALLOW MIXED RESIDENTIAL DWELLING WITH COMMERCIAL ON A PROPERTY ZONED CONVENIENCE COMMERCIAL LOCATED AT PRIMROSE AND COLUMBINE (“PROPERTY”)**

**WHEREAS**, the Board of Trustees of the Town of Palmer Lake, Colorado, pursuant to Colorado statute and the Town of Palmer Lake Municipal Code, is vested with the authority of administering the affairs of the Town of Palmer Lake, Colorado; and

**WHEREAS**, Section 17.52.020 of the Palmer Lake Municipal Code provides that Mixed-Residential Dwelling is determined a conditional use in the Convenience Commercial (CC) Zone District; and

**WHEREAS**, the Planning Commission makes recommendations of approval or denial of conditional uses to the Board of Trustees, which has the final authority to grant or deny such applications; and

**WHEREAS**, on June 21, 2023, the Palmer Lake Planning Commission recommended approval of the conditional use subject to a site plan review by the Planning Commission.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF PALMER LAKE, COLORADO AS FOLLOWS:**

1. The application for a conditional use permit is approved for mixed-residential dwelling and commercial use in a CC zone on parcel 7105214001, located at Primrose and Columbine, is hereby approved with the following condition:

The site plan for the mixed-use development will be presented for review and approval by the Planning Commission.

2. Severability. If any article, section, paragraph, sentence, clause, or phrase of this Resolution 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 Resolution. The Board of Trustees hereby declares that it would have passed this resolution and each part or parts thereof irrespective of the fact that any one part or parts be declared unconstitutional or invalid.

3. Repeal. Existing resolutions or parts of resolutions covering the same matters embraced in this Resolution are hereby repealed and all resolutions or parts of resolutions inconsistent with the provisions of this Resolution are hereby repealed.

**INTRODUCED, RESOLVED, AND PASSED AT A REGULAR MEETING OF THE BOARD OF TRUSTEES OF THE TOWN OF PALMER LAKE ON THIS 22nd DAY OF JUNE 2023.**

ATTEST:

TOWN OF PALMER LAKE, COLORADO

\_\_\_\_\_  
Dawn A Collins  
Town Administrator/Clerk

BY: \_\_\_\_\_  
Glant Havenar  
Mayor

**PALMER LAKE, COLORADO**

**ORDINANCE NO. 16-2023**

**AN ORDINANCE VACATING A PORTION OF EL MORO STREET RIGHT OF WAY WITHIN THE TOWN OF PALMER LAKE**

**WHEREAS**, the Board of Trustees of the Town of Palmer Lake, Colorado, pursuant to Colorado statute and the Palmer Lake Municipal Code, is vested with the authority of administering the affairs of the Town of Palmer Lake, Colorado; and

**WHEREAS**, in November of 2022 the Town received an application for Vacation of a street, right of way or easement;

**WHEREAS**, C.R.S. §43-1-301 *et seq.* permits a municipality, by ordinance, to vacate any roadway or easement or part thereof located within the corporate limits of said municipality;

**WHEREAS**, the portion of the Right of Way located within the Town’s corporate limits is not regularly utilized by the public as and it is not anticipated the right of way will be utilized by the Town for the foreseeable future;

**WHEREAS**, the Planning Commission held a duly noticed public hearing on June 21, 2023 and recommended approval of the vacation request;

**WHEREAS**, the Board of Trustees had a duly noticed public hearing on June 22, 2023; and

**WHEREAS**, the Board of Trustees finds it in the best interest of the citizens of the Town of Palmer Lake to vacate the portion of the right of way within the Town’s corporate limits.

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

1. The Board of Trustees hereby vacates, renounces and disclaims a 9,865 square feet (0.2265 acres) right of way of El Moro, more particularly described in Exhibit A, attached hereto. The Town specifically reserves an identified 10 foot “trail easement” with the vacated right of way as described in Exhibit A. Upon the recording of this Ordinance and Exhibit, title to the vacated right of way as described in Exhibit A shall vest to the two applicants.
2. 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.

3. 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 22nd DAY OF JUNE 2023.**

ATTEST:

TOWN OF PALMER LAKE, COLORADO

\_\_\_\_\_  
Dawn A. Collins  
Town Administrator/Clerk

BY: \_\_\_\_\_  
Glant Havenar  
Mayor

**BE IT KNOWN BY THESE PRESENTS:**  
That Dawn Weston Ventures LLC and Cindy Powell being the owners of the following described tract of land:  
Lots 5 through 14, Block 28 and Lots 1 through 4 and 14 through 20, Block 31, Glen Park Road for record on July 20, 2008 in  
Treasurer's Office of El Paso County, Colorado, and Lots 1 through 4 and 14 through 20, Block 31, Glen Park Road for record on  
September 23, 2022 under Reception No. 222000029 in the  
Office of the Clerk and Recorder, County of El Paso, State of Colorado,  
together with the Undivided Right-of-Way of a portion of D. Mara Street and Bijou Street adjacent to Block 28 and Block 31 recorded  
by Dawn Weston Ventures LLC and Cindy Powell in the Office of the Clerk and Recorder, County  
of El Paso, State of Colorado,  
do hereby certify that the above and aforementioned instrument was submitted before me this \_\_\_\_\_ day of \_\_\_\_\_ 2023.  
I, \_\_\_\_\_ Notary Public

**IN WITNESS WHEREOF:**  
The aforementioned Dawn Weston Ventures LLC have executed this instrument this \_\_\_\_\_ day of \_\_\_\_\_ 2023.  
Dawn Weston Ventures LLC  
(Owner of Parcels 1, 2 and 3)

**NOTARIAL:**  
STATE OF COLORADO } SS  
COUNTY OF EL PASO }  
I, \_\_\_\_\_, Notary Public, do hereby certify that the above and aforementioned instrument was submitted before me this \_\_\_\_\_ day of \_\_\_\_\_ 2023.  
My Commission expires \_\_\_\_\_ Notary Public

**IN WITNESS WHEREOF:**  
The aforementioned Dawn Weston Ventures LLC have executed this instrument this \_\_\_\_\_ day of \_\_\_\_\_ 2023.  
Cindy Powell (Owner Parcel 4)

**NOTARIAL:**  
STATE OF COLORADO } SS  
COUNTY OF EL PASO }  
I, \_\_\_\_\_, Notary Public, do hereby certify that the above and aforementioned instrument was submitted before me this \_\_\_\_\_ day of \_\_\_\_\_ 2023.  
My Commission expires \_\_\_\_\_ Notary Public

**GENERAL NOTES:**  
1) 3/4" Iron Pipe  
2) No. 5 Rebar  
3) No. 4 Rebar of yellow cast, LS 27770  
4) 1/4" Steel Rod (not accepted)  
5) No. 4 Rebar  
6) No. 5 Rebar of yellow cast, LS 27770  
7) No. 4 Rebar of yellow cast, LS 37851  
8) No. 5 rebar of pitch eq. PLS 36556  
9) The book of bearings in the vicinity of Lots 12 and 13, Block 24, monumented as shown and assumed to bear North 15  
degrees 14 minutes 17 seconds East.

10) Any person who inventively removes, alters or delays any public land survey monument or land boundary monument or necessary  
commissure does a misdemeanor pursuant to the Colorado Revised Statute 18-6-506.

**SURVEYOR'S CERTIFICATION:**  
I, Kenneth Gould, a duly licensed Professional Land Surveyor in the State of Colorado, do hereby certify that this Plan of  
DURAN-WALTON-POWELL VACATION AND REPLAT truly and correctly represents the results of a survey made on site of survey, by  
me or under my direct supervision and that all monuments shown or noted on this survey were established on or before the date of this  
survey and that all measurements were taken and reduced to mean sea level and that all bearings were measured and reduced to  
magnetic north and that all distances were measured and reduced to mean sea level. This statement is neither a warranty or guaranty, either  
expressed or implied.

I attach the above on this \_\_\_\_\_ day of \_\_\_\_\_ 2023.



**PALMER LAKE, COLORADO**

**ORDINANCE NO. 17-2023**

**AN ORDINANCE VACATING BIJOU AVE STREET RIGHT OF WAY  
WITHIN THE TOWN OF PALMER LAKE**

**WHEREAS**, the Board of Trustees of the Town of Palmer Lake, Colorado, pursuant to Colorado statute and the Palmer Lake Municipal Code, is vested with the authority of administering the affairs of the Town of Palmer Lake, Colorado; and

**WHEREAS**, on February 22, 2023, the Town received an application for Vacation of a street, right of way or easement;

**WHEREAS**, C.R.S. §43-1-301 *et seq.* permits a municipality, by ordinance, to vacate any roadway or easement or part thereof located within the corporate limits of said municipality;

**WHEREAS**, the portion of the Right of Way located within the Town’s corporate limits is not regularly utilized by the public as and it is not anticipated the right of way will be utilized by the Town for the foreseeable future;

**WHEREAS**, the Planning Commission held a duly noticed public hearing on June 21, 2023 and recommended approval of the vacation request;

**WHEREAS**, the Board of Trustees had a duly noticed public hearing on June 22, 2023; and

**WHEREAS**, the Board of Trustees finds it in the best interest of the citizens of the Town of Palmer Lake to vacate the portion of the right of way within the Town’s corporate limits.

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

1. The Board of Trustees hereby vacates, renounces and disclaims a 7,347 square feet (0.1687 acres) right of way of Bijou Ave., more particularly described in Exhibit A, attached hereto. The Town specifically reserves an identified “utility easement” within the vacated right of way as described in Exhibit A. Upon the recording of this Ordinance and Exhibit, title to the vacated right of way as described in Exhibit A shall vest to the proper two owners abutting the right of way land, pursuant to C.R.S. §43-2-302.

2. 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.

3. 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 22nd DAY OF JUNE 2023.**

ATTEST:

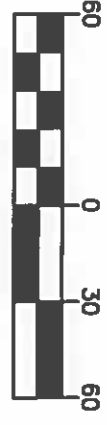
TOWN OF PALMER LAKE, COLORADO

\_\_\_\_\_  
Dawn A. Collins  
Town Administrator/Clerk

BY: \_\_\_\_\_  
Glant Havenar  
Mayor



GRAPHIC SCALE



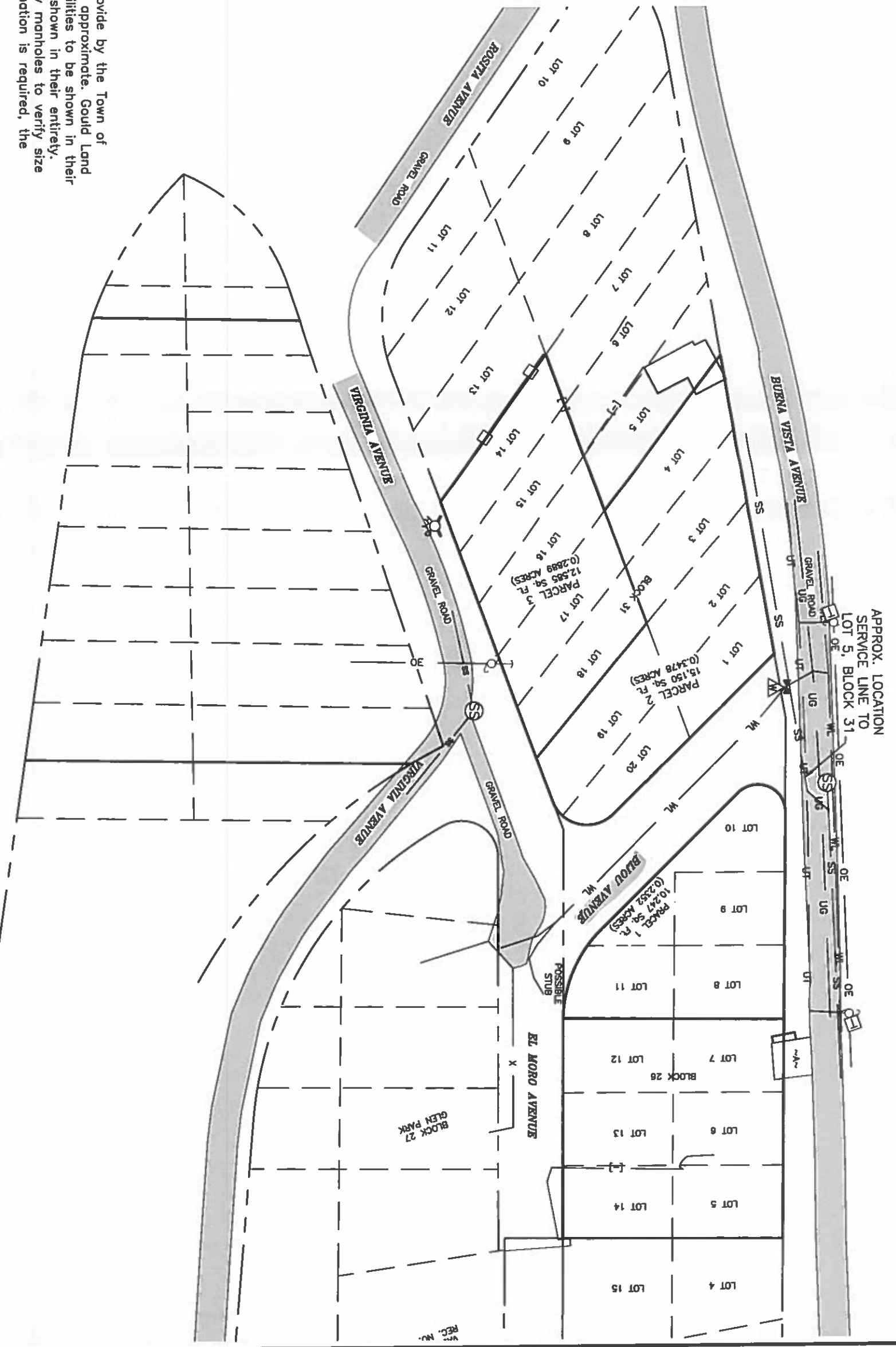
( IN FEET )  
1 inch = 60 ft.

LEGEND:

- Boundary Monument Found
- SS Sanitary Sewer Manhole
- W Water Valve
- WM Water Meter
- Fire Hydrant
- OE Overhead Electric Line
- Utility Pole
- Guy Line
- WL Undergroung Water Line
- UG Undergroung Gas Line
- UT Undergroung Telephone Line
- Wire Strand Fence
- Split Rail Fence

NOTE:

The sanitary and water located shown hereon were provide by the Town of Palmer Lake water and sanitation department and are approximate. Gould Land Surveying, LLC does not guaranty said underground utilities to be shown in their exact location and that said underground utilities are shown in their entirety. Gould Land Surveying, LLC did not physically enter any manholes to verify size and material. Where additional or more detailed information is required, the client is advised that excavation may be necessary.



**GOULD**  
LAND SURVEYING

P.O. Box 7123  
Woodland Park, CO 80863  
(719) 687-8385  
info@goulds.com  
www.GouldLandSurveying.com

UTILITIES EXHIBIT  
BLOCKS 26, 28 & 31, GLEN PARK

Project No.: 22056  
September 23, 2022  
Rev.: May 8, 2023

**BE IT KNOWN BY THESE PRESENTS:**

That Duran Walton Ventures LLC and Cindy Powell being the owners of the following described Tract of land:

Block 5 through 14, Block 28 and Lots 1 through 4 and 14 through 20, Block 31, Old Park Road for record on June 30, 1988 in Block A of Parcel 63 as described in the Land Survey filed for record September 29, 2022 under Reception No. 221900282 in the Office of the Clerk and Recorder, County of El Paso, State of Colorado.

Together with the Western Right-of-Way of a portion of El Paso Street adjacent to Block 28 and Block 31 recorded by Palmer Lata Ordinance No. \_\_\_\_\_ of Reception No. \_\_\_\_\_ in the Office of Clerk and Recorder, County of El Paso, State of Colorado.

Parcel 1: Lots 1 through 11, Block 28 contain a consolidated area of 10,217 Sq. Ft. (0.2332 acres) more or less.

Parcel 2: Lots 1 through 4 and Lots 18 and 20, Block 31 contain a consolidated area of 14,783 Sq. Ft. (0.3368 acres) more or less.

Parcel 3: Lots 14 through 18, Block 31 contain a consolidated area of 12,560 Sq. Ft. (0.2868 acres) more or less.

Parcel 4: Lots 5, 6, 7, 12, 13 and 14, Block 28 contain 14,378 Sq. Ft. (0.3281 acres) more or less.

El Paso Street contains a consolidated area of 7,217 Sq. Ft. (0.1637 acres) more or less.

El Paso Street contains a consolidated area of 9,285 Sq. Ft. (0.2125 acres) more or less.

Containing a total consolidated area of 89,188 Sq. Ft. (2.0383 acres) more or less.

**DEDICATION:**

The above parties in interest have caused said tract to be replatted into lots as shown herein. This plat is given in a final mode as indicated herein and accordingly said lots, the boundaries and dimensions of said lots, the land as herein plat shall be known as "Duran-Walton-Powell Vacation and Replat" in the form of Palmer Lata, County of El Paso, State of Colorado.

**IN WITNESS WHEREOF:**

The aforementioned Duran Walton Ventures LLC, have executed this instrument this \_\_\_\_\_ day of \_\_\_\_\_ 2023.

Weren Duran as Manager of Duran Walton Ventures LLC  
(Owner of Parcels 1, 2 and 3)

**NOTARIAL:**

STATE OF COLORADO }  
COUNTY OF EL PASO }  
SS \_\_\_\_\_  
The above and aforementioned instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ 2023.  
By: Duran Duran, an attorney at Duran Walton Ventures, LLC.  
Witness my hand and seal:  
By Commission expires \_\_\_\_\_ Notary Public \_\_\_\_\_

**IN WITNESS WHEREOF:**

The aforementioned Duran Walton Ventures LLC, have executed this instrument this \_\_\_\_\_ day of \_\_\_\_\_ 2023.

Cindy Powell (Owner Parcel 4)

**NOTARIAL:**

STATE OF COLORADO }  
COUNTY OF EL PASO }  
SS \_\_\_\_\_  
The above and aforementioned instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ 2023.  
By: Cindy Powell  
Witness my hand and seal:  
By Commission expires \_\_\_\_\_ Notary Public \_\_\_\_\_

- GENERAL NOTES:**
- 1) a - Referred to as "As Shown"
  - 2) b - Set 3/4" from face
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**TOWN OF PALMER LAKE, COLORADO**

**RESOLUTION NO. 46-2023**

**A RESOLUTION APPROVING A REPLAT OF LOTS 8-11, BLOCK 26, LOTS 1-4 AND LOTS 14-20, BLOCK 31, GLEN PARK, PALMER LAKE**

**WHEREAS**, the Board of Trustees of the Town of Palmer Lake, Colorado, pursuant to Colorado statute and the Town of Palmer Lake Municipal Code, is vested with the authority of administering the affairs of the Town of Palmer Lake, Colorado;

**WHEREAS**, the Owner of Lots 8-11 Block 26, Lots 1-4 and Lots 14-20 Block 31, Glen Park, desires a replat and filed an application for replat of the lots to five lots with the Town; and

**WHEREAS**, the proposed replat meets all the minimum requirements of Chapter 16 zoning code, and other applicable Town ordinances; and there are no requests for waivers of any of the requirements of the various Town regulations and resolutions; and

**WHEREAS**, on June 21, 2023, the Planning Commission reviewed the application for replat and found that it will be acceptable and recommended approval of the replat as presented.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF PALMER LAKE, COLORADO AS FOLLOWS:**

1. The replat of Lots 8-11 Block 26, Lots 1-4 and Lots 14-20 Block 31, Glen Park, attached hereto as Exhibit A, and incorporated herein, evidencing the replat request by the Owner, as well as any and all easements thereon, is hereby approved.
2. Severability. If any article, section, paragraph, sentence, clause, or phrase of this Resolution 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 Resolution. The Board of Trustees hereby declares that it would have passed this resolution and each part or parts thereof irrespective of the fact that any one part or parts be declared unconstitutional or invalid.
3. Repeal. Existing resolutions or parts of resolutions covering the same matters embraced in this Resolution are hereby repealed and all resolutions or parts of resolutions inconsistent with the provisions of this Resolution are hereby repealed.

**INTRODUCED, RESOLVED, AND PASSED AT A REGULAR MEETING OF THE BOARD OF TRUSTEES OF THE TOWN OF PALMER LAKE ON THIS 22nd DAY OF JUNE 2023.**

ATTEST:

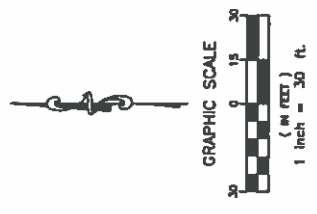
TOWN OF PALMER LAKE, COLORADO

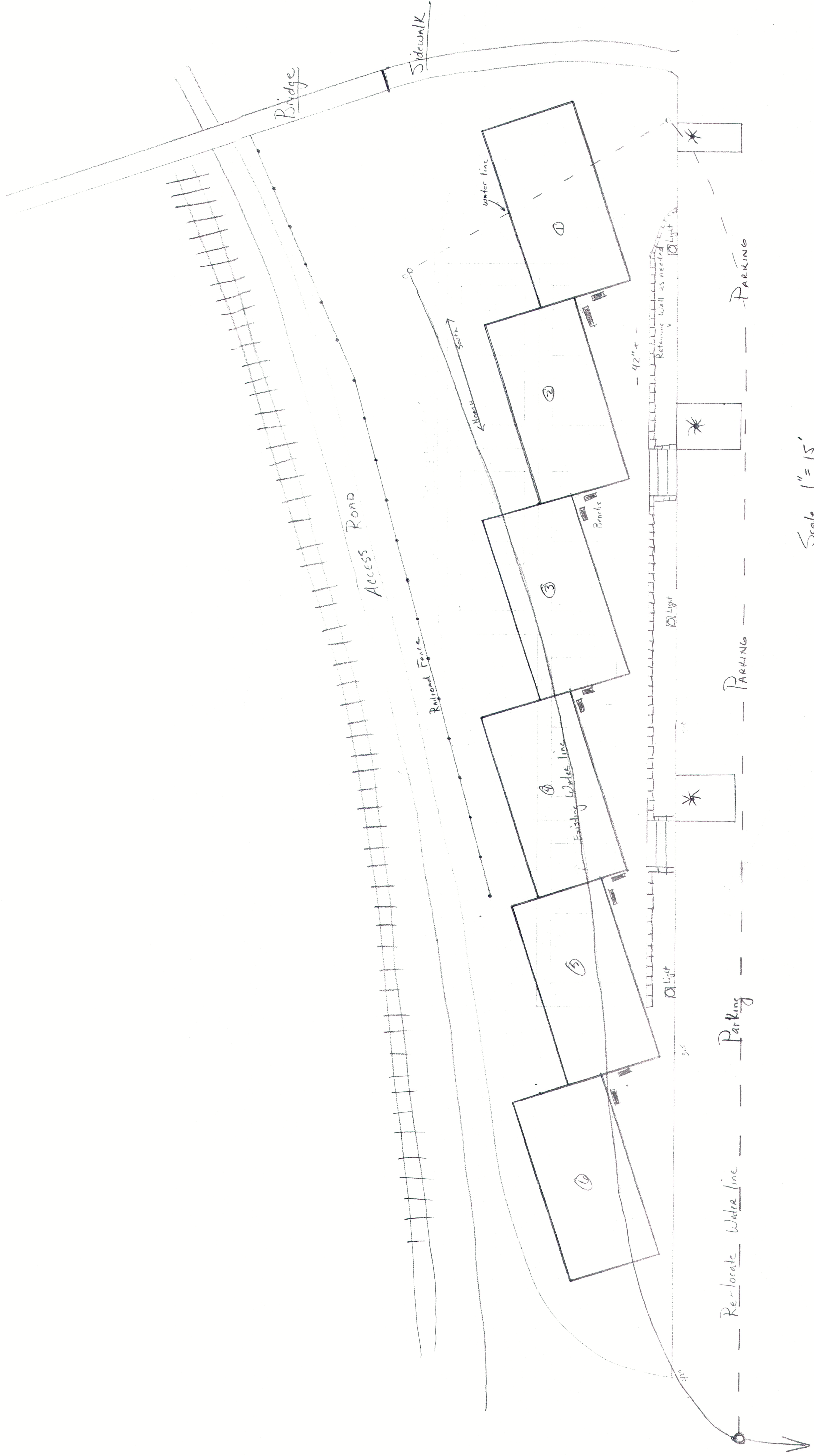
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Dawn A. Collins  
Town Administrator/Clerk

BY: \_\_\_\_\_  
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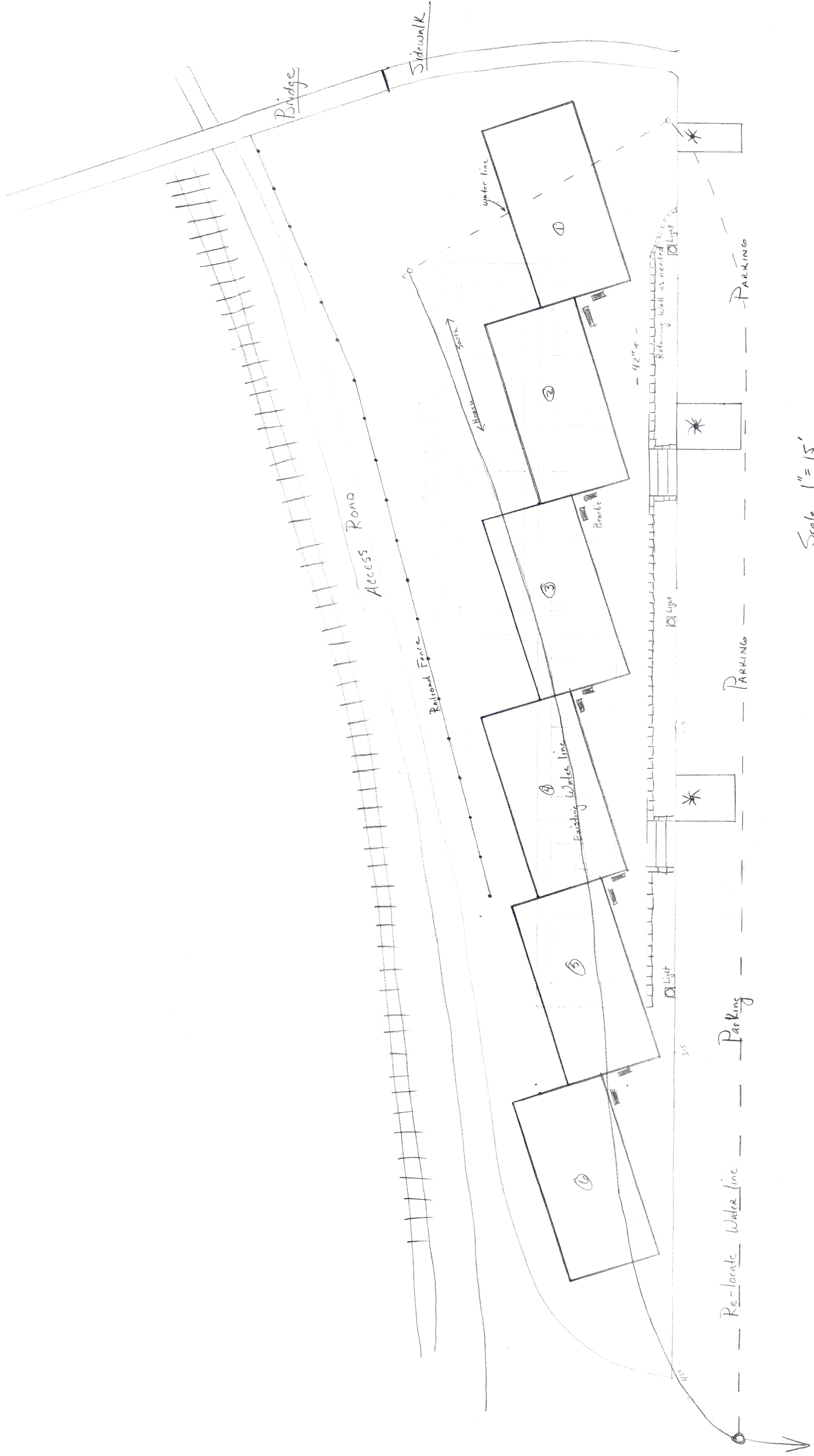
**BE TKNOW BY THESE PRESENTS:**

That Doran Weston Ventures LLC, and Cindy Powell being the owners of the following described Tract of land:  
 Lots 5 through 14, Block 28 and Lots 1 through 4 and 14 through 20, Block 31, Glen Park filed for record on June 30, 1888 in  
 Book A of Page 83 as described in the Land Survey Plat file for record September 20, 2022 under Reception No. 222800282 in the  
 Office of the Clerk and Recorder, County of El Paso, State of Colorado.  
 Together with the Vacated Right-of-Way of a portion of D Mora Street and Blou Street adjacent to Block 28 and Block 31 vacated  
 by Premier Leds Dispense No. \_\_\_\_\_ at Reception No. \_\_\_\_\_ in the Office of Clerk and Recorder, County  
 of El Paso, State of Colorado.  
 Parcel 1: Lots 8 through 11, Block 28 contain a calculated area of 10,247 Sq. Ft. (0.2332 acres) more or less.  
 Parcel 2: Lots 1 through 4 and Lots 19 and 20, Block 31 contain a calculated area of 14,783 Sq. Ft. (0.3389 acres) more or less.  
 Parcel 3: Lots 14 through 16, Block 31 contain a calculated area of 12,580 Sq. Ft. (0.2889 acres) more or less.  
 Parcel 4: Lots 5, 6, 7, 12, 13 and 14, Block 28 contain 14,278 Sq. Ft. (0.3261 acres) more or less.  
 Blou Street contains a calculated area of 7,547 Sq. Ft. (0.1727 acres) more or less.  
 D Mora Street contains a calculated area of 9,085 Sq. Ft. (0.2083 acres) more or less.  
 Containing a total calculated area of 68,188 Sq. Ft. (1.5683 acres) more or less.

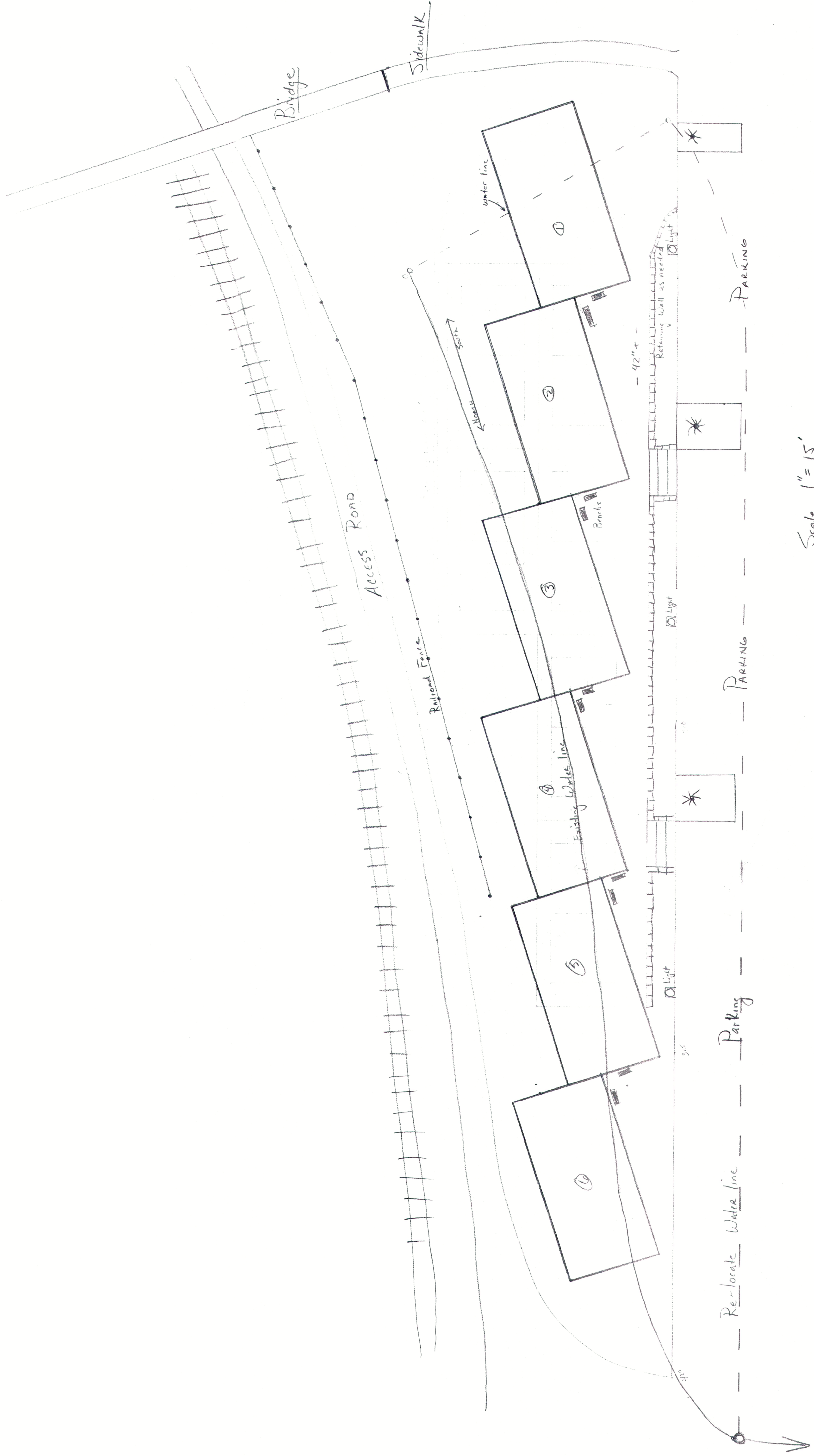




Scale 1" = 15'



Scale 1" = 15'



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