



BOARD OF TRUSTEES MEETING

Thursday, April 10, 2025

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 on Town website

AGENDA

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

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

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

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

Thank you for your cooperation.

Call to Order & Roll Call

Convene to Executive Session - For the purpose of:

A) 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) and conferences with the town attorney for the purpose of receiving legal advice on specific legal questions under C.R.S. 24-6-402(4)(b) – review of possible property lease amendments for Eco Spa at Elephant Rock property; and

B) 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) and conferences with the town attorney for the purpose of receiving legal advice on specific legal questions under C.R.S. 24-6-402(4)(b) – input for possible annexation agreement for proposed Buc-ee's development

Reconvene to Open Session by 5:45 pm to open doors for regular meeting at 6 pm

Roll Call

Invocation - by Trustee Ball

Pledge of Allegiance

Proclamation Recognizing Child Abuse Prevention Month

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 March 27, 2025 Meeting
- [2.](#) Resolution 8-2025 to Approve Expectations of the Town Board of Trustees

Staff/Department Reports

- [3.](#) Water
- [4.](#) Public Works including Roads & Park Maintenance
- [5.](#) Police
- [6.](#) Fire
- [7.](#) Administration
8. Attorney
9. Administrator/Clerk

Public Hearing – *Mayor will introduce the item and hear the applicant request. 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 members may ask questions of the applicant. Mayor will close the hearing and members will discuss the item, take action or continue the hearing to a particular date.*

- [10.](#) Application for Resubdivision Master Plan for Lakeview Heights -- *Applicant requested the hearing be continued until 5/8*

Business Items

- [11.](#) Resolution 35-2025 Initiating Annexation Proceeding and Setting a Hearing to Determine Eligibility of Certain Lands Sought to be Annexed
- [12.](#) Ordinance 1-2025 Authorizing Sale of Certain Real Property and Execution of Quitclaim Deed
- [13.](#) Ordinance 2-2025 Authorizing a Collection Service for Unpaid Fees to the Town
14. Review/Direction for Community Clean Up - May 10
- [15.](#) Review/Direction for Elephant Rock Property Planned Development Plan Process
- [16.](#) Review/Direction for Single Hauler Trash Collection Services

Public Comment - *Public comments are encouraged to be emailed to the Town office at 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 be recognized to speak, sign in, and address the Board on matters not on the agenda. Thank you!*

Board Reports**Next Meeting (4/24) and Future Items**

Convene to Executive Session for unfinished discussion noted above

Reconvene to Open Session

Adjourn

Americans with Disabilities Act

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



BOARD OF TRUSTEES MEETING

Thursday, March 27, 2025

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

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

MINUTES

Call to Order & Roll Call. Mayor Havenar called the meeting to order at 5:02 pm. Present: Mayor Glant Havenar; Trustees Atis Jurka, Shana Ball, Tim Caves, Amy Hutson, Kevin Dreher, Dennis Stern.

Convene to Executive Session – For the purpose of:

A) 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) and conferences with the town attorney for the purpose of receiving legal advice on specific legal questions under C.R.S. 24-6-402(4)(b) – possible property lease amendments for Eco Spa at elephant rock; and

B) 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) – provide direction on the pending Integrity Matters litigation.

MOTION (Stern, Dreher) to convene to executive session. Roll call vote – aye 7; nay 0. Motion passed.

Reconvene to Open Session at 5:50 pm. Mayor announced a brief recess.

Mayor Havenar called for order at 6:02 pm.

Roll Call. Present: all as above.

Invocation - by Mayor Pro Tem Stern

Pledge of Allegiance

Consent Agenda. Mayor Havenar inquired if anything should be addressed separately. Mr. Roger Moseley inquired about the revised January financials. Administrator Collins responded that property tax revenue of \$31k was inadvertently omitted along with a \$200 expenditure for treasurer fees.

MOTION (Ball, Stern) to approve the consent agenda as presented, including items 1) Minutes from March 13, 2025 Meeting; 2) Checks Over \$15,000 - CIRSA (\$42,065.84) for Quarterly Insurance Payment; JR Engineering LLC (\$15,813.34) for Spruce Mtn Rd Improvement Design; 3) Financials - Revised January; February; 4) Resolution 26-2025 to Adopt Mayor & Trustee Position Descriptions; 5) Resolution 27-2025 to Approve Board Member Ground Rules. Roll call vote – aye 7; nay 0. Motion passed.

Staff/Department Reports

6. Police – Chief Smith reported that the new evidence refrigerator was delivered, and the evidence audit will begin next week.
7. Fire – Chief Vincent reported that Chief Keough has extended his stay in Texas but has not been involved in any fires to this point.
8. Attorney – Krob provided the status of the traffic, fiscal and water reports with a hope for the final fiscal and water report next week.
9. Administrator/Clerk – Collins reported that Police have an accepted offer for a full time Officer. She reported that three petitions for recall were approved on March 24 with a requirement of 275 signatures for each due in 60 days to be verified. She also stated that a revised initiative is under review. Collins inquired whether the Board had interest in staff seeking costs to support a community wide cleanup day by providing strategically located dumpsters. Members agreed to collect costs for the town. A reminder was made about the officials' potluck on 4/1.

Public Hearing

10. Application for Minor Resubdivision/Replat of Largo Terrace, Poco Ave - *applicant requested to continue hearing until April 24 (Planning Commission continued to April 16)*. Mayor Havenar explained the requests from the applicants. MOTION (Ball, Hutson) to continue the hearing until April 24. Roll call vote – aye 7; nay 0. Motion passed.
11. Application for Master Plan Resubdivision for Lakeview Heights - *applicant requested to continue hearing to April 10*. MOTION (Stern, Dreher) to continue the hearing until April 10. Roll call vote – aye 7; nay 0. Motion passed.

Business Items

12. Resolution 28-2025 Rescinding Resolution 60-2024 Regarding the Eligibility for Annexation. MOTION (Ball, Hutson) to approve Resolution 28-2025 to rescind Resolution 60-2024. Roll call vote – aye 7; nay 0. Motion passed.
13. Resolution 29-2025 to Approve the Amended Board Mission and Vision. Mayor explained the amended mission agreed by the Board. MOTION (Ball, Dreher) to approve Resolution 29-2025 to approve the amended mission and vision. Roll call vote – aye 7; nay 0. Motion passed.
14. Resolution 30-2025 to Approve Policy to Assign Elected Officials Liaison Role. Mayor Havenar explained the liaison role. MOTION (Ball, Dreher) to approve Resolution 30-2025. Roll call vote – aye 7; nay 0. Motion passed.
15. Resolution 31-2025 to Adopt Town Purchase Policy. Mayor Havenar stated this policy puts practice into written form. MOTION (Stern, Hutson) to approve Resolution 31-2025 adopting the purchase policy. Roll call vote – aye 7; nay 0. Motion passed.
16. Resolution 32-2025 to Adopt Amended Public Comment Policy. Mayor Havenar explained the amended policy will standardize public comment at all meetings. MOTION (Ball, Jurka) to approve Resolution 32-2025 to amend the public comment policy. Roll call vote – aye 7; nay 0. Motion passed.

17. Resolution 33-2025 to Authorize Purchase of Police Command Vehicle. Chief Smith stated the price for a Chevy Colorado is less than the not to exceed amount. MOTION (Ball, Dreher) to approve Resolution 33-2025 to authorize the purchase as quoted. Roll call vote – aye 7; nay 0. Motion passed.
18. Resolution 34-2025 to Approve Amended Land Use Application Checklists. Discussion ensued about the amended checklists. Attorney Krob noted the resolution language to allow staff to make administrative modifications to streamline and simplify the checklists to align with code regulations. MOTION (Stern, Dreher) to approve Resolution 34-2025 to amend the application checklists. Roll call vote – aye 7; nay 0. Motion passed.
19. Ordinance 1-2025 Authorizing Sale of Certain Real Property and Execution of a Quitclaim Deed. Attorney Krob explained the request by the property owner, Mr. Lynn Jack. Discussion ensued about conveying the two portions of town property. Trustee Caves inquired about the amount of property, and it was agreed that no cost should be on the town. Ms. Alex Olivier demanded to know what the landowner will do with the added property. She asked members why the town will not provide water to the development but will give the property owner more property for use. Attorney Krob suggested that the item come back to the April 10 meeting with a vicinity map. Members agreed.
20. Discussion/Direction on Board member Expectations Including Social Media Policy. Discussion ensued about social media use of town officials. Collins explained that the policy included is the existing social media policy, adopted in 2021, for all town employees and officials. Trustee Jurka expressed his concern about differentiating personal opinion vs. viewpoint of the Board on social media, specifically inquiring about Mayor Havenar using “we the Board.” Mayor stated her social media pages are strictly personal. It was agreed that the existing policy is sufficient and the list of expectations for members come back under resolution.
21. Discussion/Direction on a Policy on How to Provide Updates/Modifications to Existing Documents for Board Review. Members discussed the citizen request for a policy about amending documents for the Board’s review. Mr. Roger Moseley provided examples of the Three Mile Plan and the current agenda with revised financials. He suggested that MS Word has a tool to use. Ms. Cyndee Henson asked about emergency access point for Lakeview Heights. Mayor Havenar stated she will share the minutes noting the list of conditions. Ms. Henson asked further about the petition for annexation coming back. Mayor Havenar asked members about the need for a written policy. It was agreed that members receive what they need for review of documents and will direct staff as needed.
- Public Comment.** Mr. Roger Moseley provided a handout to members and stated his concerns about Buc-ees including an impression of secrecy noting executive session in June and four months later disconnecting UCC property. He also stated the three reports did not have RFPs to determine who was completing the report. Mr. Steve Draper stated that he moved to the area for the quiet. He commented that this is not the place for this divisive, large, big box; stating the studies are bogus; and he cautioned Board members that they are creating the divisiveness. Trustee Dreher responded that he does not appreciate the insult while he has to address his children’s concerns about what people say about the matter in public. Mayor Havenar chimed in that the personal attacks must stop, and she explained the tradition of holding public meetings in the town hall. Ms. Trina Shook thanked the Board members for their time. She stated she is disappointed with how this matter was addressed. She expressed concern about water and an increase in crime that will come with Buc-ees. She asked members to use integrity and told members she believes that they will do the right thing. Mr. Matt Beverly stated that members were elected to this position and are held to a higher standard of

integrity. Ms. Alex Olivier stated her concern about water and said it is not for Buc-ees. Mr. Mike Scott informed the Board that he loves the area and thanked them for their time. He offered encouragement to members to look to the future, stating that public services are not free. Mr. Scott stated that I25 is the second most traveled in the state and that the landscape will change, offering an example of the toll road. Ms. Trina Shook inquired about water in the hydrants. Chief Vincent affirmed to members that water is connected to hydrants for use when needed.

Board Reports. Trustee Jurka announced the Economic Development opportunity on April 3 at 2p in town hall. He and Trustee Ball intend to work on a long term plan for economic development. Members agreed. Trustee Ball stated the 911 authority have few HR jobs available. She also stated that suicide prevention training is open to the public and local agencies. She reminded public members to register for Peak Alerts. Trustee Ball also stated that additional funds were applied for the Fire dept., chipper. Trustee Caves stated the restroom is a few weeks out before completion. Trustee Dreher commended him on the progress of the restroom. Trustee Stern stated that he attended the Parks and Trails Commission workshop, noting the Palmer Divide Soccer Club will partner to apply for funding to develop the south end of the lake. Mayor Havenar restated the upcoming events, including the officials' potluck. Ms. Catherine McGuire reminded them about the comedy night coming on April 12.

Next Meeting (4/1 potluck; 4/10 meeting) and Future Items

Mayor Havenar stated there is no additional discussion for executive session.

Adjourn. MOTION (Dreher, Stern) to adjourn at 7:31 pm. Motion passed.

Mayor Glant Havenar

ATTEST: Dawn A. Collins, Town Clerk

TOWN OF PALMER LAKE, COLORADO

RESOLUTION NO. 8-2025

**A RESOLUTION TO ADOPT THE BOARD OF TRUSTEE MEMBER EXPECTATIONS
PALMER LAKE, COLORADO**

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, the Board of Trustees have expectations as Town elected officials; and

WHEREAS, the Board of Trustees drafted, reviewed and approve the expectations for the Board members for the Town of Palmer Lake.

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

1. The Town Board of Trustees hereby adopts the expectations, as attached.
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.

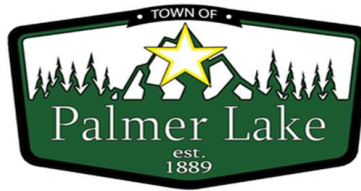
INTRODUCED, RESOLVED, AND PASSED AT A REGULAR MEETING OF THE BOARD OF TRUSTEES OF THE TOWN OF PALMER LAKE ON THIS 10th DAY OF APRIL 2025.

ATTEST:

TOWN OF PALMER LAKE, COLORADO

Dawn A. Collins
Town Administrator/Clerk

BY: _____
Glant Havenar
Mayor



Expectations of the Palmer Lake Town Board of Trustees

Have a “yes, we can” attitude.

Town Board of Trustee members shall always show respect for each other. Disagreement and healthy debate are positive and expected. An effective Board is comprised of members who can agree to disagree, and discussions should not become personal.

Members shall keep an open mind and objectively listen to the opinions of other members before making a determination of an issue.

The Town Administrator/Clerk and Town Attorney will follow directives from the Board of Trustees as a body. Individual Board members may implement directives by bringing it to the Board for action. Town staff, other than the Town Administrator/Clerk, will take direction solely from the Town Administrator or a direct supervisor of that position.

The Town Board of Trustees is responsible for making policy. Town staff is responsible for implementing policy. Once a decision is made, Board members and staff accept and support the decision moving forward.

Town Board of Trustees are expected to review the meeting packet prior to the meeting. The Mayor has authority over the Board meetings. Focus shall be on the items at hand and not stray. Board members are expected not to interrupt the Mayor or any speaker that the Mayor has opened the floor to speak.

Like staff accepting the decisions made of the Board of Trustees, Board members may disagree; however, after a vote is taken, all members are expected to work together, not against each other, and support the decisions of the Board of Trustees.

Town staff shall be entrusted to the daily operations of conducting Town business. Board members shall be open to staff knowledge and expertise in their field and be open to staff recommendations relating to Town business when making decisions.

Town Board members and staff shall recognize and respect the role and responsibility of public servants, consider what is right for the community as a whole, and contribute to the enjoyment of serving the Town of Palmer Lake.

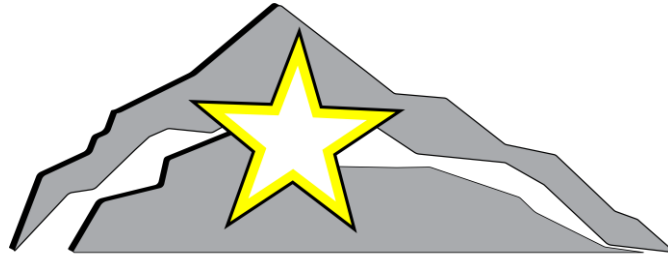
Town of Palmer Lake Monthly Water Usage

Month Year March 2025

	Gallons	Acre Ft
Surface Water	1,979,000	6.07
Well A2	0	0
Well D2	1,435,000	4.40
Total	3,414,000	10.48
Avg. Gal/Day	110,000	0.34

Release To Lake 0 AF Max Allowed = 0 AF / Month
Release Glen Park Evaporation 0 AF
Water system 0 AF

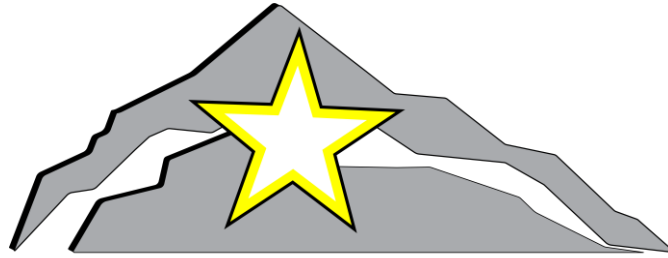
Total 8.4 Af



Town of Palmer Lake

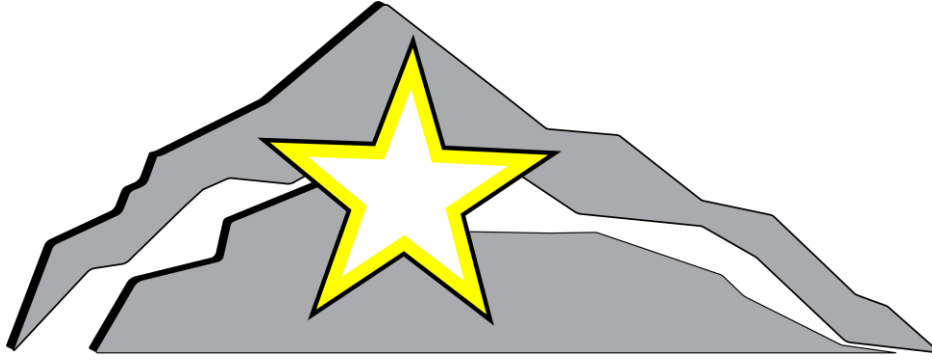
Board of Trustees Summary Sheet

	March 2025
Title	Public Works Monthly Report
Date	April 4, 2025
Contact	Stacy DeLozier
Summary	<p>Grade and Mag Roads Dust control Cut drainage ditches on roads around PL City Limits Cold Patch Asphalt Potholes all over Town Clean out various road culverts Cut tree limbs/ brush from roadways and parks Old dirt bike track is all leveled out now for PLFD community burn pile Replace and repair applicable road signs Perform routine maintenance on all equipment Empty trash cans at Lake Rec. area, parks, Pickleball Court and trailhead daily Fix and maintain split rail fences around lake and town Maintain Trailhead parking Kiosk daily Attended lots of various meetings Removed Christmas lights/ decorations all around town The Pickleball Court bathrooms are still being worked on, not open yet Coordinate placement of Port A Potty's around town and move when needed for Parks Spring cleaning and maintenance around the shop/yard Helped with lots of small projects at Town Hall, PLFD and PLPD Several street-cut permits issued throughout PL City limits Monthly playground maintenance and inspection Work with Parks and Awake The Lake on various projects Completed monthly repairs/ maintenance on all Parks lawn mowers/ equipment. New section of EZ Dock has been purchased and delivered and will be installed early Spring, potentially in next few weeks.</p>
Training	<p>Ongoing weekly/ monthly safety training and meetings Carson is signed up for the CIRSA Playground Inspection Class 4/23</p>



Town of Palmer Lake

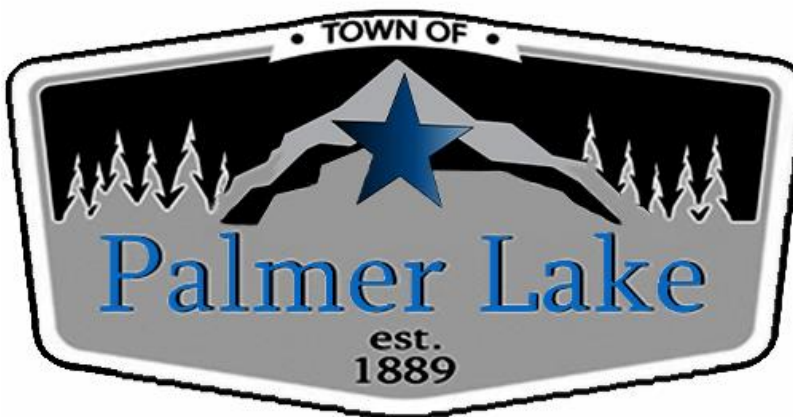
Other Activity	<p>Parks and USAFA are in the process of building a new Pedestrian Bridge in the Glen.</p> <p>Spruce Mtn Road is in the design process with JR Engineering.</p> <p>GMS is working on the 105 sidewalk design.</p> <p>Working with Habitat Management for Spring and Summer abutment weed mitigation.</p> <p>Pickleball court bathrooms are still under construction.</p> <p>Planning process is ongoing for the Festival on the Fourth & fireworks.</p> <p>Waiting for estimates for Erock buildings roof repair and demo.</p> <p>Assembling estimates for Community Clean-up Day, 5/10</p> <p>We had a major drive seal leak on the Grader, almost \$9000 bill, grader is fixed now, it was down for 2 weeks.</p> <p>In the process of ordering a 14' dual axle dump trailer.</p> <p>Preparing for annual CIRSA audit</p>
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Town of Palmer Lake

Board of Trustees Summary Sheet

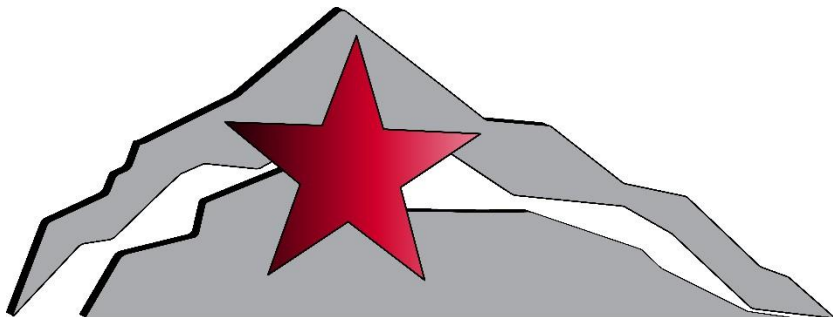
	February & March 2025
Title	PARKS Report
Date	Board Meeting 04/10/25; Parks Meeting 04/08/2025
Contact	Parks & Trails Commission
Summary of Volunteer Hours	Labor (clean up, maintenance) : 45.5 hr. Clerical (email, calls, grants, spreadsheets) :32.5 hr. Miscellaneous Meetings (other than Parks) :12.5 hr.
Total Volunteer Time	Total = 90.5 hours
Upcoming Activity	Parks Meeting 04/08/25, Workshop 04/22/2025



Board of Trustees Summary Sheet

	April 2025
Title	Police Monthly Report
Date	03/01--31/2025
Contact	Lieutenant A. Lundy
Summary	In the month of March 2025, the PLPD made 28 traffic stops and issued 29 citations. Also, in the month of March 17 reports were taken and there was 1 traffic accident. PLPD Officers charged 2 domestic violence cases in the month of March. PLPD made 9 citizen contacts.
Training	All officers completed 4 assigned driving courses. All Officers were assigned 4 arrest control courses. Officer Olson and Sergeant Ramirez completed the Shadow Systems Armorer course.
	<div style="border: 1px solid black; height: 40px; width: 100%;"></div>
Other Actions	PLPD purchased a new evidence refrigerator. PLPD was approved to purchase a new command vehicle.
Calls for service	PLPD officers responded to 372 calls for service in the month of March.

B.H.C.O.N.	The PLPD B.H.C.O.N. program launched at the beginning of this year. The grant funded program is intended to circumvent arrests of mentally ill individuals when appropriate and afford these individuals resources to seek the help they need. The program has had 148 calls for service and has taken 23 case reports as a result.
S.T.E.P.	S.T.E.P. was instituted in March of 2021 and has made a great impact on police operations and overall street safety of Palmer Lake. Officers have conducted 360 shifts over the last 2 years. The most common citations written are for failure to stop at stop signs and speeding. Monies gained from these shifts have been a great benefit to the overall Town budget as a supplemental income. Proceeds from the S.T.E.P. program have recently purchased 2 vehicles for the PLPD which were previously unbudgeted but needed.
H.V.E.	PLPD's High Visibility Enforcement (DUI/DUID) program has added to the safety of Palmer Lake's residents by effectively enforcing DUIs and DUIDs within its jurisdiction. H.V.E. has created 167 calls for service and taken 18 case reports.



PALMER LAKE FIRE DEPARTMENT

Board of Trustees Summary Sheet

Title	Fire Department Report- March 2025
Date	7 April 2025
Contact	John Vincent, Chief
Summary	Deputy Chief Keough returned from 3-week deployment in Texas. 1 Firefighter obtained their Firefighter-2. 1 Firefighter obtained their Driver/Operatgor-Utility. Controlled Burn completed at Elephant Rock. PLFD-SOCO onboarding continues. ATV/UTV certification conducted. RT-130 recertification conducted.
Training	110 Hours
Photographs	
Other Action	



Board of Trustees Summary Sheet

	MAR 2025 – APRIL 2025		
Title	Administration		
Date	04/10/2025		
Contact	Admin personnel		
Kiosk Revenue	March Collections for the Kiosk		
	\$ 3,423.80	Gross Collections	(646 Transactions)
	\$ (193.80)	Fees	
	\$ (70.00)	Monthly T2 Svc charge	
	\$ 3,160.00	Net Collections - March	
	YTD Collections 2025 - YTD Transactions: 1234		
	\$ 6,540.20	Gross Collections	
	\$ (370.20)	Fees	
	\$ -	Supplies (Kiosk Paper)	
	\$ (210.00)	Monthly T2 Svc charge	
\$ 5,960.00	Net Collections		
\$ (580.20)	Total Fees and Maintenance	10%	
Contact Us (online)	Created	First Name	Subject
	3/5/2025	Michael	paying a ticket
	3/5/2025	Roseanne	Do you rent out a room for events?
	3/10/2025	Adam	Get A Wikipedia Page For Yourself Or For Your Company.
	3/12/2025	Benjamin	Account Number
	3/14/2025	Alaina	Potential story about Bucee's withdraw for annexation
	3/17/2025	Leslie	Receive a Custom Cleaning Quote for Your Company
	3/20/2025	Jennifer Gaul	Looking at what pavilion or gazebo to rent
	3/21/2025	Brian	Trash Collection
	3/21/2025	Brad	Buc-ees shouldn't be here!
	3/22/2025	Margaret	New pickleball courts
	3/25/2025	Kevin	Trash
	3/26/2025	Alaina	Potential story about Bucee's withdraw for annexation
	3/27/2025	Susan	Palmer Lake Star
	3/27/2025	Michele & Brian	TRASH COLLECTION
3/28/2025	Stephen	Trash Collection	
3/28/2025	Warren	Trash Collection	

	3/29/2025	Shaylyn	Pavillon Rental
	3/31/2025	Amy	Pavillion reservation
	3/31/2025	Rhead	Garbage Services
	3/31/2025	Alex	Trash Collection

Land Use permits Issued

February 2025
 Type: Single Family; Qty: 0
 Other; Qty: 3
 Total water taps issued: **1042**

Business Licenses

BUSINESS LICENSE STATUS CHANGES BY BUSINESS TYPE	2025	2025
	Mar	Mar
Business Type	STR	other
New Licenses	0	0
Licenses Renewed	1	4
Licenses Expired	0	0
Businesses Closed	0	0
CURRENT BUSINESS LICENSES BY BUSINESS TYPE (New + Renewed)	41	146
TOTAL CURRENT BUSINESS LICENSES (New + Renewed)	187	

**Note: this will likely reduce going forward due to change of business license regulations*

SCHEDULED TO RENEW IN MAY 2025:

BUSINESS NAME
312 Colorado Springs Cir
Ahava Beauty Studio LLC
Alex Gehring
Amanda Staman
Big D Enterprises, Inc.
Bowman Machine Design, LLC
Cynthia & David Bickerstaff
David & Marie O'Donnell
Dawne Leone, Chad & Tye Malley
DeTurk Properties LLC dba Palmer Lake Guest House
DeTurk Properties LLC dba Palmer Lake Guest House
Digby Crofts
Emilie Harker
Emilie Harker
Holcim - WCR, Inc
Jantzen & Jantzen LLC
John Russell
Joseph Beltran
Kerri Kilgore
Mary & Andrew Scites

Matt Ross
Mediatrunk, LLC
Mission Internship dba Mission Training International, Inc
Mod Lodge Palmer Lake
Oasis Landscape & Irrigation, Inc.
Picks Properties, Inc
Russell Ray
Satiama, LLC dba Satiama Publishing
Silver Key Senior Services, Inc dba Tri-LakesThrift Store
Studio@TheSpring
Vector Fitness, LLC
WAKE
Waste Connections of Colorado, Inc.

Water Billing	Year	Month	# of Water Accounts	# of Gallons Sold	# of Shutoffs
	2022	Jan-Dec	1015	41,405,900	11
	2023	Jan-Dec	1018	44,855,150	7
	2024	Jan-Dec	1,022	47,011,334	0
	2025	January	1022	3,505,500	0
		February	1022	3,114,600	1
		March	1023	2,787,302	1
		YTD		9,407,402	2

Grant Activity Updates	Dept	Name	Grantor	Grant Purpose	Grant Amount	Match/ Cost Sharing	STATUS/NEXT STEPS
	Fire	NDME	Colorado DHSEM	chipper balance	\$31,873	0	Submitted 3/18- denied.

Other Activity

Water ORC applicant being considered
 PLPD Officer – (1) F/T starting in April and advertising for P/T position
 Multiple land use applications under review
 HydroCorp webpage will be available soon for commercial backflow cross connection education
 CivicRec reservation management build out is on course

*Code Compliance update attached

Code Compliance
Report for BOT, April 10 Meeting

Report of activity (2/1 – 3/31)

Code Complaints **Resolved** by 3/31/25

Parking/Roads	6
Junkyard/Dumping	4
Signs (permits/removal)	3
Animals/Dogs	2
New Business License	2
Lighting Commercial	2
Lighting Residential	1
Health/Safety/Sanitation	1

Current Code complaints **pending**: (requires action, research or follow-up)

STR Business License	1
Junkyard/Dumping	2
Business License	1
Health/Safety	1

Dawn Collins

From: Eric Sepp <sepp_eric@hotmail.com>
Sent: Sunday, April 6, 2025 11:30 AM
To: Dawn Collins
Subject: Re: Request for delay.

-----**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.**-----

5/8 will work just fine.

Kind Regards,

Eric M Sepp II, Owner

Sepp & Affiliates
Mobile: 719-400-9430
Email: sepp_eric@hotmail.com
857 Tailings Drive, Monument, Colorado 80132

This email contains information that may be confidential and/or privileged. If you are not the intended recipient, or the employee or agent authorized to receive for the intended recipient, you may not copy, disclose or use any contents in this email. If you have received this email in error, please immediately notify the sender at Sepp & Affiliates by replying to this email and delete the original and reply emails. Thank you.

From: Dawn Collins <dawn@palmer-lake.org>
Sent: Saturday, April 5, 2025 8:49:03 PM
To: Eric Sepp <sepp_eric@hotmail.com>
Subject: Re: Request for delay.

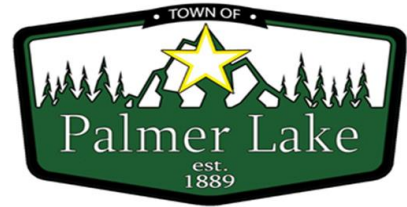
Eric,

The first board meeting in May is 5/8. Please confirm if that date works for you. (The Board will need to continue to a specific date. Otherwise, it is 5/22.)

Thanks,

Dawn Collins
Town of Palmer Lake

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)



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

DATE: April 10, 2025	ITEM NO.	SUBJECT: Resolution Initiating Annexation Proceeding and Setting a Hearing to Determine Eligibility of Land to be Annexed
Presented by: Town Attorney, Scott Krob		

Background

As we have discussed in connection with other annexations, this resolution is merely a procedural matter and does not involve any substantive decisions made by the Town.

Once a petition for annexation is received by the Town Clerk that generally complies with the statutory requirements for an annexation petition, the Clerk is obligated to bring the matter to the Board of Trustees at its next meeting. Then the Board is obligated to pick a date to have a hearing that is between 30 and 60 days of the date of the resolution. The hearing that is being set is sometimes referred to as an “eligibility hearing.” All the Board is doing tonight is picking the date for the eligibility hearing. Staff suggests a date of Thu., May 29, at 6 pm for a special meeting.

No substantive decision will be discussed or made by the Board, such as whether the proposed lands are eligible for annexation, or whether it is beneficial to the Town to annex the property, and if so, what conditions should the Town require in connection with such annexation. Those are all topics for discussion by the Board at a future time, but not tonight.

Recommended Action

The Board’s discussion is limited to approving the date for the eligibility hearing (suggested 5/29).

TOWN OF PALMER LAKE, COLORADO

RESOLUTION NO. 35 - 2025

A RESOLUTION INITIATING ANNEXATION PROCEEDINGS AND SETTING A HEARING TO DETERMINE THE ELIGIBILITY OF CERTAIN LANDS SOUGHT TO BE ANNEXED

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, on April 3, 2025, the Town Clerk received three (3) petitions for annexations and annexation maps, from Ms. Maria Larsen, that substantially comply with the applicable requirements for annexation petitions, including but not limited to Section 31-12-12-107, C.R.S., and Section 30(1)(b) of Article II of the Colorado Constitution; and

WHEREAS, the petitions and the annexation maps depicting the areas the petitioner seeks to annex are attached as Exhibit A; and

WHEREAS, the Town Clerk has brought the annexation petitions and annexation maps to the attention of the Board of Trustees.

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

1. Annexation proceedings are initiated upon the petitions for annexation and the annexation maps attached as Exhibit A for the real property described in Exhibit A.
2. Pursuant to the provisions of Section 31-12-108, C.R.S., a hearing is hereby set at a special meeting on May 29, 2025, commencing at 6:00 p.m., or as soon thereafter as the matter may be heard by the Palmer Lake Board of Trustees at the Palmer Lake Town Hall located at 28 Valley Crescent, Palmer Lake, to determine if the proposed annexations comply with Section 31-12-104 and 31-12-105, C.R.S., or such parts thereof, as may be required to establish eligibility under Part 1 of Chapter 31, Article 12 of such statutes.
3. 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.
4. 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 10th DAY OF APRIL 2025.

ATTEST:

TOWN OF PALMER LAKE, COLORADO

Dawn A. Collins
Town Administrator/Clerk

BY: _____
Glant Havenar
Mayor

ANNEXATION PETITION

The undersigned landowner, in accordance with the provisions of Section 31-12- 101 et. seq. C.R.S., and known as the Municipal Annexation Act of 1965, as amended, hereby petitions the Board of Trustees of the Town of Palmer Lake for annexation to the Town of Palmer Lake of the within described unincorporated area situated and being in the County of El Paso, State of Colorado. In support of this Petition, the petitioners allege and submit the following and make the within requests:

1) That it is desirable and necessary to annex the property shown on Exhibit A, attached hereto, comprising a total of 3.2744 acres more or less.

2) That the area sought to be annexed to the Town of Palmer Lake meets the requirements of section 31-12-104 and 105 C.R.S. of the Municipal Annexation Act of 1965, as amended, in that:

a. Not less than one-sixth of the perimeter of the described property is contiguous to the Town of Palmer Lake. The property for which annexation is sought has a total of 1,521.87 feet contiguous to the Town of Palmer Lake.

b. The area for which annexation is sought shares a community of interest with the Town of Palmer Lake.

c. The area for which annexation is sought will be urban in character in the near future.

d. The area for which annexation is sought is integrated with or is capable of being integrated with the Town of Palmer Lake.

e. Within the area for which annexation is sought, no lands held in identical ownership shall be divided into separate lots or parcels without the written consent of the landowners thereof.

f. No land held in identical ownership comprising twenty (20) acres or more shall be included within the annexation without the written consent of the landowners thereof.

g. The annexation which is sought will not result in a detachment of area from any school district and will not result in the attachment of the annexed area to another school district other than that in which it already is.

h. The annexation of the area proposed to be annexed will not have the effect of extending the boundary of the Town of Palmer Lake more than three miles in any direction from any point of the Town's boundary in any one year.

3) That the signers of this Petition comprise the landowners of one hundred percent (100%) of the territory included in the area for which annexation is sought.

4) That the petitioners request that the Town of Palmer Lake approve this annexation.

5) That the legal description of the territory proposed to be annexed is attached hereto as Exhibit B.

6) The names and addresses of adjacent property owners to the property for which annexation is sought and within 300 feet of the boundary of the property for which annexation is sought are attached as Exhibit C; the applicant must inform each property owner within 300 feet of the boundary of the property of the annexation petition by way of certified mail; the return receipts will be required to complete the applicants file.

7) No annexation proceedings have been commenced for the annexation to another municipality of part or all of the territory proposed to be annexed.

8) If a portion of a platted street or alley is to be annexed, the entire width of said street or alley is included within the area to be annexed.

9) The Town of Palmer Lake will distribute a copy of the annexation plat to the affected agencies for comment, including public entities of school district and various utilities (i.e., gas, cable, sewer).

10) That upon the Annexation Ordinance becoming effective, all lands within the area sough to be annexed shall become subject to the Colorado Revised Statutes and all ordinances, resolutions, and regulations of the Town of Palmer Lake.

WHEREFORE, the undersigned petitioners request that the Town of Palmer Lake approve the annexation of the Property.

MONUMENT RIDGE WEST, LLC BY MARIA LARSEN, MANAGER

Maria Larsen
Petitioner Name

Petitioner Name

Maria Larsen 3/28/25
Signature Date

Signature Date

COUNTY LINE ANNEXATION NO. 1 ANNEXATION MAP

LOCATED IN THE NORTH HALF OF SECTION 4, TOWNSHIP 11 SOUTH,
AND THE SOUTH HALF OF SECTION 33, TOWNSHIP 10 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
COUNTY OF EL PASO AND COUNTY OF DOUGLAS, STATE OF COLORADO

ANNEXATION DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF COUNTY LINE ROAD (A.K.A PALMER DIVIDE ROAD), AS DESCRIBED IN BOOK 42, PAGE 464, RECORDED IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER, FURTHER DESCRIBED BY A PORTION OF THAT DECLARED PUBLIC HIGHWAY KNOWN AS COUNTY LINE ROAD (A.K.A. WEST PALMER DIVIDE ROAD), IN BOOK 571 AT PAGE 55, IN SAID EL PASO COUNTY RECORDS, AND A PORTION OF PRESCRIPTIVE COUNTY LINE ROAD (AKA PALMER DIVIDE ROAD), AS DESCRIBED BY THAT LAND SURVEY PLAT DEPOSITED AUGUST 4, 2023 AT LAND SURVEY PLAT NO. 10006140 RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER, SITUATED IN THE NORTH HALF OF SECTION 4, TOWNSHIP 11 SOUTH, AND SOUTH HALF OF SECTION 33, TOWNSHIP 10 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO AND COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 4, AS MONUMENTED BY A NO. 6 REBAR WITH 3.25" ALUMINUM CAP STAMPED, "PE-LS 9853, 2001", 0.3' BELOW GRADE;
THENCE COINCIDENT WITH THE NORTH LINE OF SECTION 4, NORTH 89°42'31" EAST, A DISTANCE OF 1219.35 FEET TO THE NORTHEAST CORNER OF THAT QUIT CLAIM DEED RECORDED AT RECEPTION NO. 97077662, IN SAID EL PASO COUNTY RECORDS AND THE NORTHERLY EXTENSION OF THE WESTERLY LINE OF LOT 1, CORRECTION PLAT, CLIFTON HILL REPLAT, RECORDED AT RECEPTION NO. 99185771, IN SAID EL PASO COUNTY RECORDS AND THE **POINT OF BEGINNING**;

THENCE CONTINUING COINCIDENT WITH THE NORTH LINE OF SAID SECTION 4, NORTH 89°42'31" EAST, A DISTANCE OF 148.85 FEET TO THE SOUTHWESTERLY MOST CORNER OF SAID PRESCRIPTIVE RIGHT-OF-WAY;
THENCE COINCIDENT WITH THE NORTH LINE OF SAID LAND SURVEY PLAT, ALONG THE FOLLOWING FIVE (5) COURSES:

- 1) NORTH 56°37'35" EAST, A DISTANCE OF 25.90 FEET;
- 2) NORTH 77°49'28" EAST, A DISTANCE OF 23.89 FEET;
- 3) NORTH 87°14'45" EAST, A DISTANCE OF 405.05 FEET;
- 4) NORTH 88°23'54" EAST, A DISTANCE OF 112.01 FEET;
- 5) NORTH 89°52'29" EAST, A DISTANCE OF 752.33 FEET;

THENCE SOUTH 89°27'15" EAST, A DISTANCE OF 2521.95 FEET TO SAID NORTH LINE OF SECTION 4; THENCE COINCIDENT WITH SAID NORTH LINE, SOUTH 89°01'52" WEST, A DISTANCE OF 2536.98 FEET TO THE NORTHEAST CORNER OF THE PARCEL DESCRIBED IN PERSONAL REPRESENTATIVE'S DEED, RECORDED AT RECEPTION NO. 209143891 IN SAID EL PASO COUNTY RECORDS;
THENCE COINCIDENT WITH THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 4 AND THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID PARCEL, NORTH 00°57'32" WEST, A DISTANCE OF 30.00 FEET TO SAID NORTH LINE OF SECTION 4;
THENCE COINCIDENT WITH SAID NORTH LINE, SOUTH 89°42'31" WEST, A DISTANCE OF 983.63 FEET TO THE NORTHERLY EXTENSION OF LAST SAID PERSONAL REPRESENTATIVE'S DEED AND THE NORTHERLY EXTENSION OF THE PARCEL DESCRIBED IN THAT COURT ORDER, RECORDED AT RECEPTION NO. 209003434 IN SAID EL PASO COUNTY RECORDS;
THENCE COINCIDENT WITH SAID NORTHERLY EXTENSIONS, SOUTH 00°55'32" EAST, A DISTANCE OF 30.00 FEET TO THE NORTHEAST CORNER OF SAID COURT ORDER, ALSO BEING THE SOUTH RIGHT-OF-WAY OF SAID COUNTY LINE ROAD;
THENCE COINCIDENT WITH SAID SOUTH RIGHT-OF-WAY AND THE NORTH LINE OF LAST SAID COURT ORDER SOUTH 89°42'31" WEST, A DISTANCE OF 439.30 FEET TO THE NORTHWEST CORNER OF SAID LOT 1 AND THE EAST LINE OF LAST SAID QUIT CLAIM DEED;
THENCE COINCIDENT WITH SAID EAST LINE AND THE NORTHERLY EXTENSION OF THE WESTERLY LINE OF SAID LOT 1, NORTH 39°54'10" WEST, A DISTANCE OF 39.02 FEET TO THE **POINT OF BEGINNING**;

CONTAINING 142,634 SQUARE FEET OR 3.2744 ACRES.

SIGNED THIS _____ DAY OF _____, 20____.

BY: _____ AS: _____ OF: _____

NOTARY:

I HEREBY CERTIFY THAT ON THIS _____ DAY OF _____, 20____,
_____ APPEARED BEFORE ME, AS _____ OF _____

A COLORADO _____, WHO FIRST BEING SWORN, DULY EXECUTED THE ABOVE DOCUMENT.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES: _____

PLANNING DEPARTMENT:

THIS ANNEXATION PLAT WAS REVIEWED BY THE TOWN OF PALMER LAKE PLANNING DEPARTMENT THIS _____ DAY OF _____, 20____.

PLANNING DIRECTOR _____

CLERK AND RECORDER:

STATE OF COLORADO)
COUNTY OF JEFFERSON)
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK _M.
THIS _____ DAY OF _____, 20____ A.D.,
AND IS DULY RECORDED AT RECEPTION NO. _____ OF THE RECORDS COUNTY OF JEFFERSON, COLORADO
_____, RECORDER
BY: _____
DEPUTY
FEE: _____
SURCHARGE: _____

TOWN APPROVAL:

PURSUANT TO AN ORDINANCE MADE AND ADOPTED BY THE TOWN OF PALMER LAKE, COUNTY OF EL PASO, COLORADO, THIS _____ DAY OF _____, OF 20____.

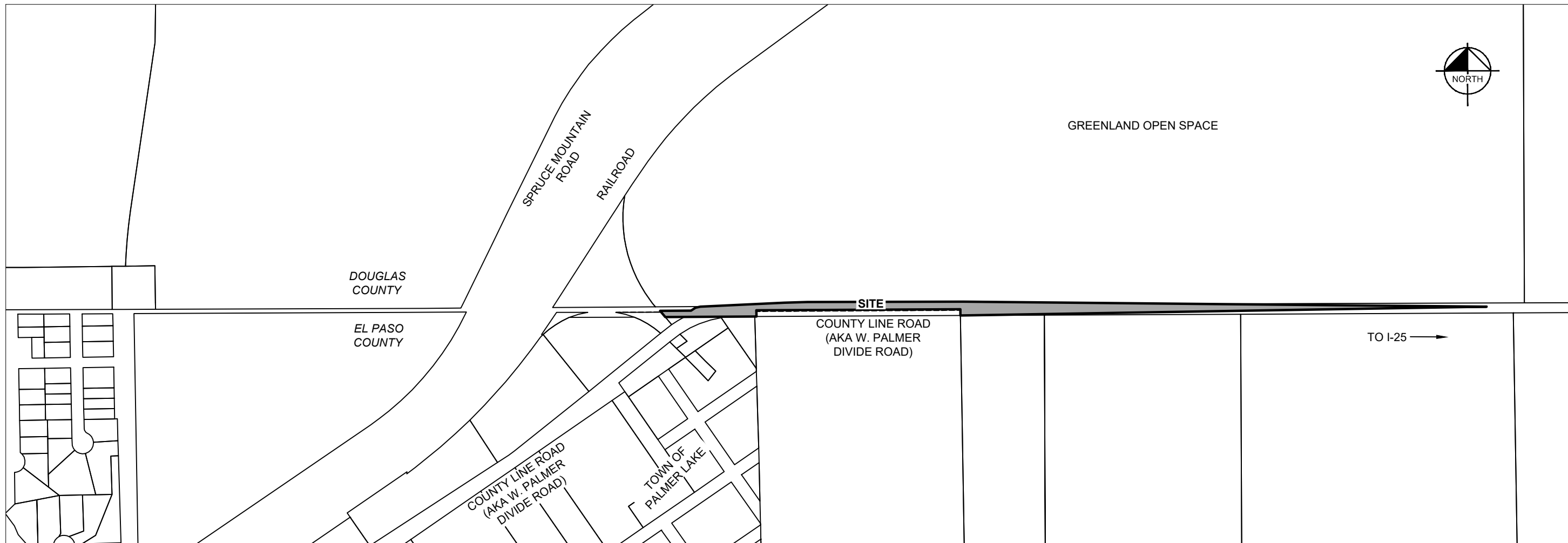
MAJOR _____ DATE _____

ATTEST:

TOWN CLERK _____ DATE _____

CLERK AND RECORDER:

STATE OF COLORADO)
COUNTY OF EL PASO)
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK _M.
THIS _____ DAY OF _____, 20____ A.D.,
AND IS DULY RECORDED AT RECEPTION NO. _____ OF THE RECORDS COUNTY OF EL PASO, COLORADO
_____, RECORDER
BY: _____
DEPUTY
FEE: _____
SURCHARGE: _____



VICINITY MAP
1" = 500'

CONTIGUITY STATEMENT:

TOTAL PERIMETER OF AREA CONSIDERED FOR ANNEXATION = 8,048.83 FEET.
• ONE-SIXTH (1/6) OF TOTAL PERIMETER AREA = 1,341.74 FEET (16.67%).
• PERIMETER OF AREA CONTIGUOUS WITH EXISTING CITY LIMITS = 1,521.87 FEET (18.91%).

NOTES:

1. ACCORDING TO COLORADO LAW YOU MUST 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 BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
3. **BASIS OF BEARINGS:** BEARINGS ARE BASED ON THE NORTH LINE OF SECTION 4, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, ASSUMED TO BEAR NORTH 89°42'31" EAST, A DISTANCE OF 5334.45 FEET, AS MONUMENTED AT THE NORTHWEST CORNER BY A NO. 6 REBAR WITH 3.25" ALUMINUM CAP STAMPED, "PE-LS 9853, 2001" 0.3' BELOW GRADE AND AT THE NORTHEAST CORNER BY A NO. 6 REBAR WITH 3.5" ALUMINUM CAP STAMPED, "EL PAO, 2001, LS17496" 0.4' BELOW GRADE IN MONUMENT BOX
4. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN U.S. SURVEY FEET.
5. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS MAP, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT TRACT: EASEMENTS, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS, AGREEMENTS, LEASE AGREEMENTS AND OWNERSHIP TITLE EVIDENCE.
6. THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
7. FIELD WORK WAS COMPLETED SEPTEMBER 27, 2024 AND JANUARY 31, 2025.
8. ON JANUARY 31, 2025, SURVEY FIELD CREW RECOVERED A RAILROAD RAIL, VERTICALLY IN GROUND. FIELD CREW WAS NOTIFIED BY PROPERTY OWNER, THAT HE BELIEVES RAIL IS A PROPERTY CORNER AND WAS LOCATED PER A PRIOR SURVEY. SURVEYOR WAS NOT PROVIDED SAID SURVEY AND DID NOT FIND RECORD OF SAID SURVEY OR MONUMENT IN RECORDS REVIEW. MONUMENT WAS SHOT AT APPROXIMATE CENTER LINE AND FALLS 1.03' NORTHWESTERLY OF CALCULATED RIGHT-OF-WAY FOR COUNTY LINE ROAD. COUNTY LINE ROAD WAS CALCULATED PER THE CORRECTION PLAT OF CLIFTON HILL REPLAT, RECORDED AT RECEPTION NO. 99185771. RIGHT-OF-WAY LOCATION IS FURTHER SUPPORTED BY TWO RECOVERED MONUMENTS, AS SHOWN HEREON. SURVEYOR HELD VERTICAL RAIL FOR EAST / WEST POSITION OF LOT LINE.
9. RIGHT-OF-WAY FOR THE NORTH HALF OF COUNTY LINE ROAD IS PRESCRIPTIVE IN NATURE. NO FORMAL CONVEYANCE OR DEDICATION FOUND IN PUBLICLY AVAILABLE DOUGLAS COUNTY RECORDS. NORTH HALF OF RIGHT-OF-WAY IS SHOWN PER RECOVERED MONUMENTATION, SET AS PART OF LAND SURVEY PLAT, DEPOSITED AUGUST 4, 2023 AT LAND SURVEY PLAT NO. 10006140. SEE GENERAL NOTES AND PURPOSE STATEMENT ON SAID PLAT.

SURVEYOR'S CERTIFICATION

I, DARREN R. WOLTERSTORFF, A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ANNEXATION SHOWN HEREON TRULY AND CORRECTLY REPRESENTS THE ABOVE DESCRIBED PARCEL OF LAND.

PURSUANT TO COLORADO STATE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS RULE 6.2.2 THE UNDERSIGNED FURTHER CERTIFIES THAT THIS MAP OR PLAT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, IS ACCURATE TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 20____.

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

DARREN R. WOLTERSTORFF, PLS 38281
FOR AND ON BEHALF OF KIMLEY-HORN AND ASSOCIATES, INC.
DARREN.WOLTERSTORFF@KIMLEY-HORN.COM

No.	DATE	REVISION DESCRIPTION

Kimley»Horn

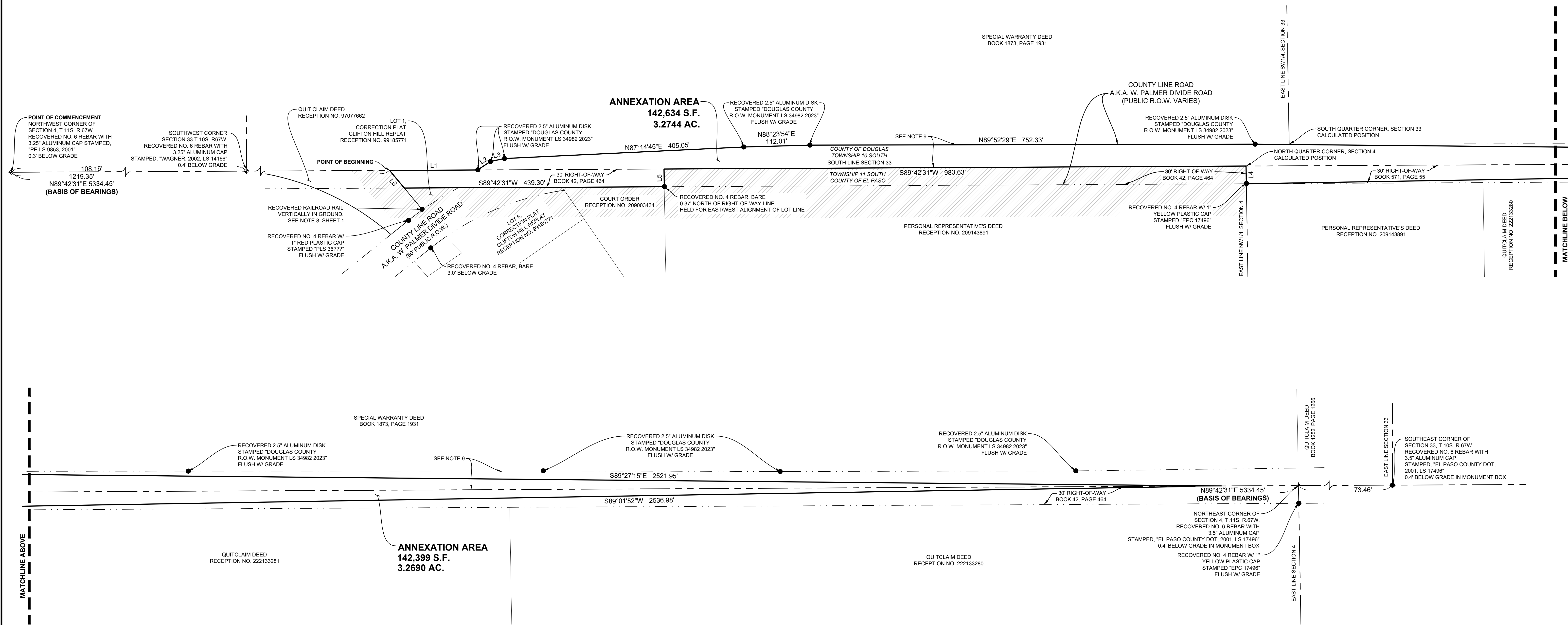
6200 S. SYRACUSE WAY, # 300 GREENWOOD VILLAGE, CO 80111
Tel. No. (303) 228-2300
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CJW	DRW	04/01/25	196094002	1 OF 2

NO.	BEARING	LENGTH
L1	N89°42'31"E	148.85'
L2	N56°37'35"E	25.90'
L3	N77°46'28"E	23.89'
L4	N00°57'32"W	30.00'
L5	S00°55'32"E	30.00'
L6	N39°54'10"W	38.94'

COUNTY LINE ANNEXATION NO. 1 ANNEXATION MAP

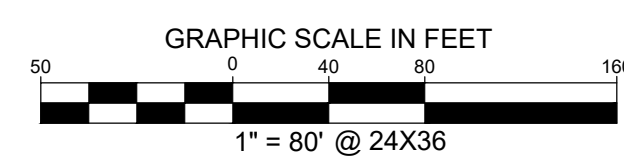
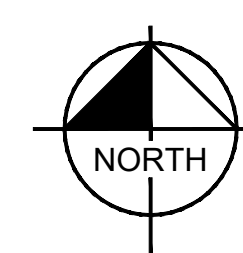
LOCATED IN THE NORTH HALF OF SECTION 4, TOWNSHIP 11 SOUTH,
AND THE SOUTH HALF OF SECTION 33, TOWNSHIP 10 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
COUNTY OF EL PASO AND COUNTY OF DOUGLAS, STATE OF COLORADO



MATCHLINE ABOVE

MATCHLINE BELOW

- LEGEND**
- ◆ RECOVERED SECTION CORNER AS NOTED
 - RECOVERED PROPERTY MONUMENT AS NOTED
 - BOUNDARY TO BE ANNEXED
 - EXISTING CITY LIMITS
 - SECTION LINE
 - - - - - RIGHT-OF-WAY LINE



No.	DATE	REVISION DESCRIPTION

Kimley»Horn

6200 S. SYRACUSE WAY, # 300
GREENWOOD VILLAGE, CO 80111

Tel. No. (303) 228-2300
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 80'	CJW	DRW	04/01/25	196094002	2 OF 2

NAME: C:\CADD\PROJECTS\EL PASO\ANNEXATION\ANNEXATION1.DWG PLOTTED BY: WIDOK, CL 4/1/2025 3:32 PM LAST SAVED: 03/28/2025 7:58 AM

A PARCEL OF LAND BEING A PORTION OF COUNTY LINE ROAD (A.K.A PALMER DIVIDE ROAD), AS DESCRIBED IN BOOK 42, PAGE 464, RECORDED IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER, FURTHER DESCRIBED BY A PORTION OF THAT DECLARED PUBLIC HIGHWAY KNOWN AS COUNTY LINE ROAD (A.K.A. WEST PALMER DIVIDE ROAD), IN BOOK 571 AT PAGE 55, IN SAID EL PASO COUNTY RECORDS, AND A PORTION OF PRESCRIPTIVE COUNTY LINE ROAD (AKA PALMER DIVIDE ROAD), AS DESCRIBED BY THAT LAND SURVEY PLAT DEPOSITED AUGUST 4, 2023 AT LAND SURVEY PLAT NO. 10006140 RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER, SITUATED IN THE NORTH HALF OF SECTION 4, TOWNSHIP 11 SOUTH, AND SOUTH HALF OF SECTION 33, TOWNSHIP 10 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO AND COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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3.25" ALUMINUM CAP STAMPED, "PE-LS 9853, 2001", 0.3' BELOW GRADE;

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- 5) NORTH 89°52'29" EAST, A DISTANCE OF 752.33 FEET;

THENCE SOUTH 89°27'15" EAST, A DISTANCE OF 2521.95 FEET TO SAID NORTH LINE OF SECTION 4; THENCE COINCIDENT WITH SAID NORTH LINE, SOUTH 89°01'52" WEST, A DISTANCE OF

2536.98 FEET TO THE NORTHEAST CORNER OF THE PARCEL DESCRIBED IN PERSONAL REPRESENTATIVE'S DEED, RECORDED AT RECEPTION NO. 209143891 IN SAID EL PASO COUNTY RECORDS;

THENCE COINCIDENT WITH THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 4 AND THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID PARCEL, NORTH 00°57'32" WEST, A DISTANCE OF 30.00 FEET TO SAID NORTH LINE OF SECTION 4;

THENCE COINCIDENT WITH SAID NORTH LINE, SOUTH 89°42'31" WEST, A DISTANCE OF 983.63 FEET TO THE NORTHERLY EXTENSION OF LAST SAID PERSONAL REPRESENTATIVE'S DEED AND THE NORTHERLY EXTENSION OF THE PARCEL DESCRIBED IN THAT COURT ORDER, RECORDED AT RECEPTION NO. 209003434 IN SAID EL PASO COUNTY RECORDS;

THENCE COINCIDENT WITH SAID NORTHERLY EXTENSIONS, SOUTH 00°55'32" EAST, A DISTANCE OF 30.00 FEET TO THE NORTHEAST CORNER OF SAID COURT ORDER, ALSO BEING THE SOUTH RIGHT-OF-WAY OF SAID COUNTY LINE ROAD;

THENCE COINCIDENT WITH SAID SOUTH RIGHT-OF-WAY AND THE NORTH LINE OF LAST SAID COURT ORDER

SOUTH 89°42'31" WEST, A DISTANCE OF 439.30 FEET TO THE NORTHWEST CORNER OF SAID LOT 1 AND THE EAST LINE OF LAST SAID QUIT CLAIM DEED;

THENCE COINCIDENT WITH SAID EAST LINE AND THE NORTHERLY EXTENSION OF THE WESTERLY LINE OF SAID LOT 1, NORTH 39°54'10" WEST, A DISTANCE OF 39.02 FEET TO THE **POINT OF BEGINNING**;

ANNEXATION PETITION

The undersigned landowner, in accordance with the provisions of Section 31-12- 101 et. seq. C.R.S., and known as the Municipal Annexation Act of 1965, as amended, hereby petitions the Board of Trustees of the Town of Palmer Lake for annexation to the Town of Palmer Lake of the within described unincorporated area situated and being in the County of El Paso, State of Colorado. In support of this Petition, the petitioners allege and submit the following and make the within requests:

1) That it is desirable and necessary to annex the property shown on Exhibit A, attached hereto, comprising a total of 13.1855 acres more or less.

2) That the area sought to be annexed to the Town of Palmer Lake meets the requirements of section 31-12-104 and 105 C.R.S. of the Municipal Annexation Act of 1965, as amended, in that:

a. Not less than one-sixth of the perimeter of the described property is contiguous to the Town of Palmer Lake. The property for which annexation is sought has a total of 5,058.93 feet contiguous to the Town of Palmer Lake.

b. The area for which annexation is sought shares a community of interest with the Town of Palmer Lake.

c. The area for which annexation is sought will be urban in character in the near future.

d. The area for which annexation is sought is integrated with or is capable of being integrated with the Town of Palmer Lake.

e. Within the area for which annexation is sought, no lands held in identical ownership shall be divided into separate lots or parcels without the written consent of the landowners thereof.

f. No land held in identical ownership comprising twenty (20) acres or more shall be included within the annexation without the written consent of the landowners thereof.

g. The annexation which is sought will not result in a detachment of area from any school district and will not result in the attachment of the annexed area to another school district other than that in which it already is.

h. The annexation of the area proposed to be annexed will not have the effect of extending the boundary of the Town of Palmer Lake more than three miles in any direction from any point of the Town's boundary in any one year.

COUNTY LINE ANNEXATION NO. 2 ANNEXATION MAP

LOCATED IN THE NORTH HALF OF SECTIONS 2,3, AND 4, TOWNSHIP 11 SOUTH,
THE SOUTH HALF OF SECTIONS 33 AND 34, AND THE SOUTHWEST 1/4 OF SECTION 35,
TOWNSHIP 10 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
COUNTY OF EL PASO AND COUNTY OF DOUGLAS, STATE OF COLORADO

ANNEXATION DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THAT DECLARED PUBLIC HIGHWAY KNOWN AS COUNTY LINE ROAD (A.K.A. WEST PALMER DIVIDE ROAD), IN BOOK 571 AT PAGE 55, IN SAID EL PASO COUNTY RECORDS, AND A PORTION OF PRESCRIPTIVE COUNTY LINE ROAD (AKA PALMER DIVIDE ROAD), AS DESCRIBED BY THAT LAND SURVEY PLAT DEPOSITED AUGUST 4, 2023 AT LAND SURVEY PLAT NO. 10006140 RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER, SITUATED IN THE NORTH HALF OF SECTIONS 2, 3, AND 4, TOWNSHIP 11 SOUTH, AND SOUTH HALF OF SECTIONS 33, 34, AND THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 10 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO AND COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 4, AS MONUMENTED BY A NO. 6 REBAR WITH 3.25" ALUMINUM CAP STAMPED, "PE-LS 9853, 2001", 0.3' BELOW GRADE, THENCE COINCIDENT WITH THE NORTH LINE OF SECTION 4, NORTH 89°42'31" EAST, A DISTANCE OF 108.16 FEET TO THE SOUTHWEST CORNER OF SECTION 33, TOWNSHIP 10 SOUTH, AS MONUMENTED BY A 3.25" ALUMINUM CAP STAMPED, "WAGNER 2002, LS 14166" 0.4' BELOW GRADE, THENCE CONTINUING COINCIDENT WITH SAID NORTH LINE, NORTH 89°42'31" EAST, A DISTANCE OF 2,574.21 FEET; THENCE NORTH 00°17'29" WEST, A DISTANCE OF 36.86 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF THE PRESCRIPTIVE RIGHT-OF-WAY OF COUNTY LINE ROAD AS NOTED ON SAID LAND SURVEY PLAT, ALSO BEING THE POINT OF BEGINNING; THENCE COINCIDENT WITH SAID NORTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING TWENTY-ONE (21) COURSES:

1. NORTH 89°55'21" EAST, A DISTANCE OF 775.99 FEET;
2. SOUTH 89°57'29" EAST, A DISTANCE OF 1000.09 FEET;
3. NORTH 89°52'12" EAST, A DISTANCE OF 499.98 FEET;
4. NORTH 89°15'56" EAST, A DISTANCE OF 424.60 FEET;
5. NORTH 89°42'54" EAST, A DISTANCE OF 1299.87 FEET;
6. NORTH 89°43'27" EAST, A DISTANCE OF 1375.15 FEET;
7. NORTH 89°43'04" EAST, A DISTANCE OF 446.41 FEET;
8. NORTH 88°25'04" EAST, A DISTANCE OF 112.98 FEET;
9. NORTH 85°06'45" EAST, A DISTANCE OF 106.04 FEET;
10. SOUTH 86°29'33" EAST, A DISTANCE OF 165.92 FEET;
11. NORTH 89°38'47" EAST, A DISTANCE OF 269.57 FEET;
12. NORTH 85°52'22" EAST, A DISTANCE OF 138.00 FEET;
13. SOUTH 87°27'03" EAST, A DISTANCE OF 134.95 FEET;
14. SOUTH 87°55'41" EAST, A DISTANCE OF 92.74 FEET;
15. NORTH 89°39'08" EAST, A DISTANCE OF 233.35 FEET;
16. NORTH 89°56'31" EAST, A DISTANCE OF 424.36 FEET;
17. NORTH 83°02'06" EAST, A DISTANCE OF 62.85 FEET;
18. SOUTH 89°04'12" EAST, A DISTANCE OF 293.60 FEET;
19. NORTH 88°22'41" EAST, A DISTANCE OF 123.76 FEET;
20. NORTH 82°36'43" EAST, A DISTANCE OF 101.38 FEET;
21. NORTH 89°33'48" EAST, A DISTANCE OF 433.23 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF I-25;

THENCE COINCIDENT WITH SAID WESTERLY RIGHT-OF-WAY LINE, LINE NORTH 00°37'24" WEST, A DISTANCE OF 0.65 FEET; THENCE CONTINUING COINCIDENT WITH SAID WESTERLY RIGHT-OF-WAY LINE, NORTH 82°47'22" EAST, A DISTANCE OF 115.12 FEET; THENCE SOUTH 00°37'33" EAST, A DISTANCE OF 86.32 FEET TO THE NORTH LINE OF THAT PARCEL OF LAND DESCRIBED IN SPECIAL WARRANTY DEED, RECORDED UNDER RECEPTION NO. 222106819 IN THE RECORDS OF EL PASO COUNTY; THENCE COINCIDENT WITH SAID NORTH LINE, SOUTH 89°22'38" WEST, A DISTANCE OF 111.41 FEET TO THE NORTHEAST CORNER OF THE PARCEL DESCRIBED IN THAT SPECIAL WARRANTY DEED, RECORDED IN RECEPTION NO. 222082953 OF SAID EL PASO COUNTY RECORDS; THENCE COINCIDENT WITH THE EAST AND SOUTH LINES OF LAST SAID PARCEL AND THE EASTERLY AND SOUTHERLY LINES OF THOSE PARCELS DESCRIBED BY SPECIAL WARRANTY DEEDS, RECORDED IN RECEPTION NO.'S 222083003 AND 224092706 OF SAID EL PASO COUNTY RECORDS, THE FOLLOWING SEVEN (7) COURSES:

1. SOUTH 00°07'32" WEST, A DISTANCE OF 21.83 FEET;
2. NORTH 88°38'48" WEST, A DISTANCE OF 416.66 FEET;
3. SOUTH 44°02'37" WEST, A DISTANCE OF 49.33 FEET;
4. SOUTH 00°08'41" EAST, A DISTANCE OF 203.28 FEET;
5. SOUTH 04°08'13" WEST, A DISTANCE OF 160.73 FEET;
6. SOUTH 00°08'59" EAST, A DISTANCE OF 486.79 FEET;
7. SOUTH 89°51'22" WEST, A DISTANCE OF 5.91 FEET TO THE EAST RIGHT-OF-WAY LINE OF BEACON LITE ROAD;

THENCE COINCIDENT WITH SAID EAST RIGHT-OF-WAY LINE, SOUTH 00°29'49" EAST, A DISTANCE OF 536.65 FEET; THENCE NORTH 89°11'43" WEST, A DISTANCE OF 60.02 FEET TO THE SOUTHEAST CORNER OF TRACT 16 OF BEACON HEIGHTS SUBDIVISION, RECORDED IN PLAT BOOK 3, PAGE 35 OF SAID EL PASO COUNTY RECORDS; THENCE COINCIDENT WITH THE EAST LINE OF SAID TRACT, ALSO BEING THE WEST RIGHT-OF-WAY LINE OF BEACON LITE ROAD, NORTH 00°29'49" WEST, A DISTANCE OF 334.92 FEET TO THE NORTH LINE OF SAID TRACT; THENCE COINCIDENT WITH SAID NORTH LINE, SOUTH 88°58'57" WEST A DISTANCE OF 11.33 FEET TO THE SOUTHWEST CORNER OF THE PARCEL DESCRIBED IN THAT SPECIAL WARRANTY DEED, RECORDED IN RECEPTION NO. 218047868 OF SAID EL PASO COUNTY RECORDS; THENCE COINCIDENT WITH THE WEST LINE OF THE LAST SAID PARCEL AND THE WESTERLY AND SOUTHERLY LINES OF THOSE SPECIAL WARRANTY DEEDS, RECORDED IN RECEPTION NO.'S 223041599 AND 222112629 IN SAID EL PASO COUNTY RECORDS, ALONG THE FOLLOWING SEVEN (7) COURSES:

1. NORTH 00°08'39" WEST, A DISTANCE OF 361.37 FEET;
2. NORTH 00°08'11" WEST, A DISTANCE OF 366.02 FEET;
3. NORTH 00°08'43" WEST, A DISTANCE OF 342.58 FEET;
4. NORTH 53°19'35" WEST, A DISTANCE OF 23.64 FEET;
5. SOUTH 89°00'36" WEST, A DISTANCE OF 352.21 FEET;
6. NORTH 77°43'28" WEST, A DISTANCE OF 16.95 FEET;
7. SOUTH 89°00'38" WEST, A DISTANCE OF 201.06 FEET TO THE EAST LINE OF TRACT A, EHRICH SUBDIVISION, RECORDED IN RECEPTION NO. 204031593 OF SAID EL PASO COUNTY RECORDS;

THENCE COINCIDENT WITH THE EAST, SOUTH, AND WEST LINE OF SAID TRACT A, THE FOLLOWING THREE (3) COURSES:

1. SOUTH 00°00'50" EAST, A DISTANCE OF 17.69 FEET;
2. SOUTH 89°42'55" WEST, A DISTANCE OF 30.00 FEET;
3. NORTH 00°02'28" WEST, A DISTANCE OF 23.32 FEET TO THE SOUTHEAST CORNER OF THE PARCEL DESCRIBED IN THAT SPECIAL WARRANTY DEED RECORDED IN RECEPTION NO. 222082812 OF SAID EL PASO COUNTY RECORDS;

THENCE COINCIDENT WITH THE SOUTH LINE OF THE LAST SAID PARCEL, SOUTH 89°00'40" WEST, A DISTANCE OF 457.79 FEET TO THE SOUTHEAST CORNER OF THE PARCEL DESCRIBED IN THAT SPECIAL WARRANTY DEED RECORDED IN RECEPTION NO. 222120338 OF SAID EL PASO COUNTY RECORDS; THENCE COINCIDENT WITH THE SOUTH LINE OF THE LAST SAID PARCEL, NORTH 85°25'38" WEST, A DISTANCE OF 145.38 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF THAT DECLARED PUBLIC HIGHWAY KNOWN AS COUNTY LINE ROAD, IN BOOK 571, PAGE 55 IN SAID EL PASO COUNTY RECORDS; THENCE COINCIDENT WITH SAID SOUTH RIGHT-OF-WAY LINE SOUTH 89°42'55" WEST, A DISTANCE OF 4029.68 FEET; THENCE CONTINUING COINCIDENT WITH SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 89°42'31" WEST A DISTANCE OF 2740.67 FEET; THENCE NORTH 89°01'52" EAST, A DISTANCE OF 2536.98 FEET TO THE NORTH LINE OF SECTION 4; THENCE NORTH 89°27'15" WEST, A DISTANCE OF 2521.95 FEET TO THE POINT OF BEGINNING

CONTAINING 574,358 SQUARE FEET OR 13,1855 ACRES, MORE OR LESS.

SIGNED THIS _____ DAY OF _____, 20____

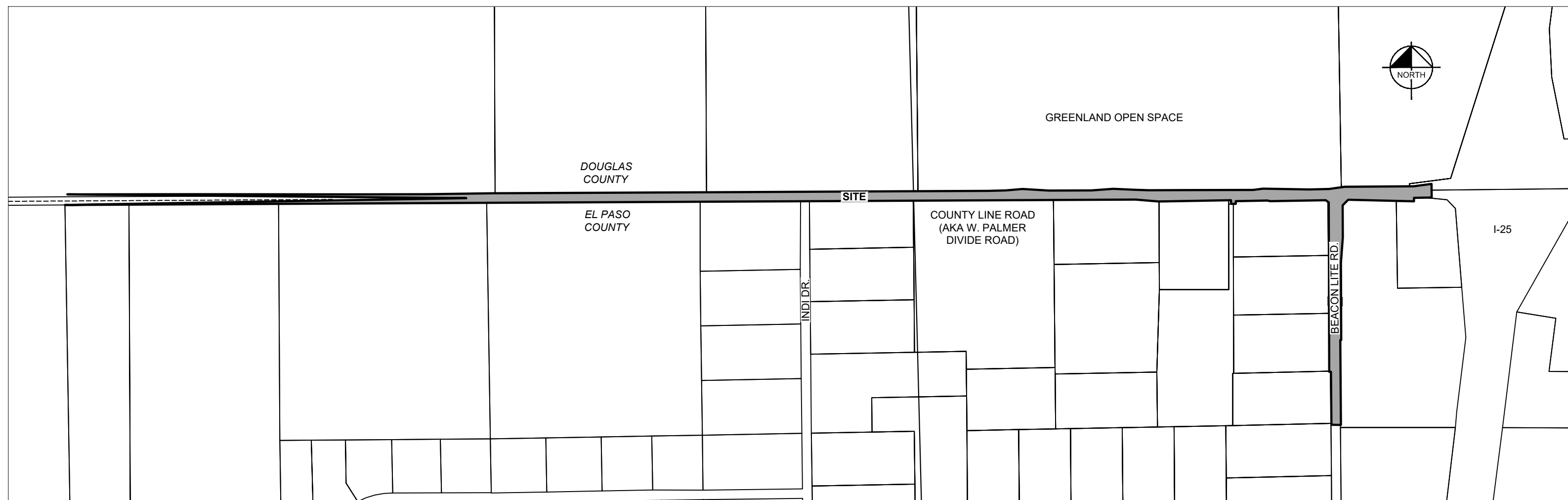
BY: _____ AS: _____ OF: _____

NOTARY: I HEREBY CERTIFY THAT ON THIS _____ DAY OF _____, 20____,

_____ APPEARED BEFORE ME, AS _____ OF _____

A COLORADO _____, WHO FIRST BEING SWORN, DULY EXECUTED THE ABOVE DOCUMENT.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES: _____



VICINITY MAP
1" = 600'

PLANNING DEPARTMENT:

THIS ANNEXATION PLAT WAS REVIEWED BY THE TOWN OF PALMER LAKE PLANNING DEPARTMENT THIS _____ DAY OF _____, 20____.

PLANNING DIRECTOR _____

CLERK AND RECORDER:

STATE OF COLORADO)
COUNTY OF JEFFERSON)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK __M.

THIS _____ DAY OF _____, 20____ A.D.,

AND IS DULY RECORDED AT RECEPTION NO. _____ OF THE RECORDS COUNTY OF JEFFERSON, COLORADO

_____, RECORDER

BY: _____ DEPUTY

FEE: _____

SURCHARGE: _____

TOWN APPROVAL:

PURSUANT TO AN ORDINANCE MADE AND ADOPTED BY THE TOWN OF PALMER LAKE, COUNTY OF EL PASO, COLORADO, THIS _____ DAY OF _____, OF 20____.

MAJOR _____ DATE _____

ATTEST:

TOWN CLERK _____ DATE _____

CLERK AND RECORDER:

STATE OF COLORADO)
COUNTY OF EL PASO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK __M.

THIS _____ DAY OF _____, 20____ A.D.,

AND IS DULY RECORDED AT RECEPTION NO. _____ OF THE RECORDS COUNTY OF EL PASO, COLORADO

_____, RECORDER

BY: _____ DEPUTY

FEE: _____

SURCHARGE: _____

CONTIGUITY STATEMENT:

TOTAL PERIMETER OF AREA CONSIDERED FOR ANNEXATION = 25,283.11 FEET.
• ONE-SIXTH (1/6) OF TOTAL PERIMETER AREA = 4,214.69 FEET (16.67%).
• PERIMETER OF AREA CONTIGUOUS WITH EXISTING CITY LIMITS = 5,058.93 FEET (20.01%).

NOTES:

1. ACCORDING TO COLORADO LAW YOU MUST 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 BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
3. **BASIS OF BEARINGS:** BEARINGS ARE BASED ON THE NORTH LINE OF SECTION 4, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, ASSUMED TO BEAR NORTH 89°42'31" EAST, A DISTANCE OF 5334.45 FEET, AS MONUMENTED AT THE NORTHWEST CORNER BY A NO. 6 REBAR WITH 3.25" ALUMINUM CAP STAMPED, "PE-LS 9853, 2001" 0.3' BELOW GRADE AND AT THE NORTHEAST CORNER BY A NO. 6 REBAR WITH 3.5" ALUMINUM CAP STAMPED, "EL PASO, 2001, LS17496" 0.4' BELOW GRADE IN MONUMENT BOX
4. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN U.S. SURVEY FEET.
5. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS MAP, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT TRACT: EASEMENTS, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS, AGREEMENTS, LEASE AGREEMENTS AND OWNERSHIP TITLE EVIDENCE.
6. THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
7. FIELD WORK WAS COMPLETED SEPTEMBER 27, 2024 AND JANUARY 31, 2025.
8. RIGHT-OF-WAY FOR THE NORTH HALF OF COUNTY LINE ROAD IS PRESCRIPTIVE IN NATURE, NO FORMAL CONVEYANCE OR DEDICATION FOUND IN PUBLICLY AVAILABLE DOUGLAS COUNTY RECORDS. NORTH HALF OF RIGHT-OF-WAY IS SHOWN PER RECOVERED MONUMENTATION, SET AS PART OF LAND SURVEY PLAT, DEPOSITED AUGUST 4, 2023 AT LAND SURVEY PLAT NO. 10006140. SEE GENERAL NOTES AND PURPOSE OF THIS LAND SURVEY PLAT OF THE AFOREMENTIONED PLAT.

SURVEYOR'S CERTIFICATION

I, DARREN R. WOLTERSTORFF, A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ANNEXATION SHOWN HEREON TRULY AND CORRECTLY REPRESENTS THE ABOVE DESCRIBED PARCEL OF LAND.

PURSUANT TO COLORADO STATE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS RULE 6.2.2 THE UNDERSIGNED FURTHER CERTIFIES THAT THIS MAP OR PLAT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, IS ACCURATE TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 20____

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

DARREN R. WOLTERSTORFF, PLS 38281
FOR AND ON BEHALF OF KIMLEY-HORN AND ASSOCIATES, INC.
DARREN.WOLTERSTORFF@KIMLEY-HORN.COM

No.	DATE	REVISION DESCRIPTION

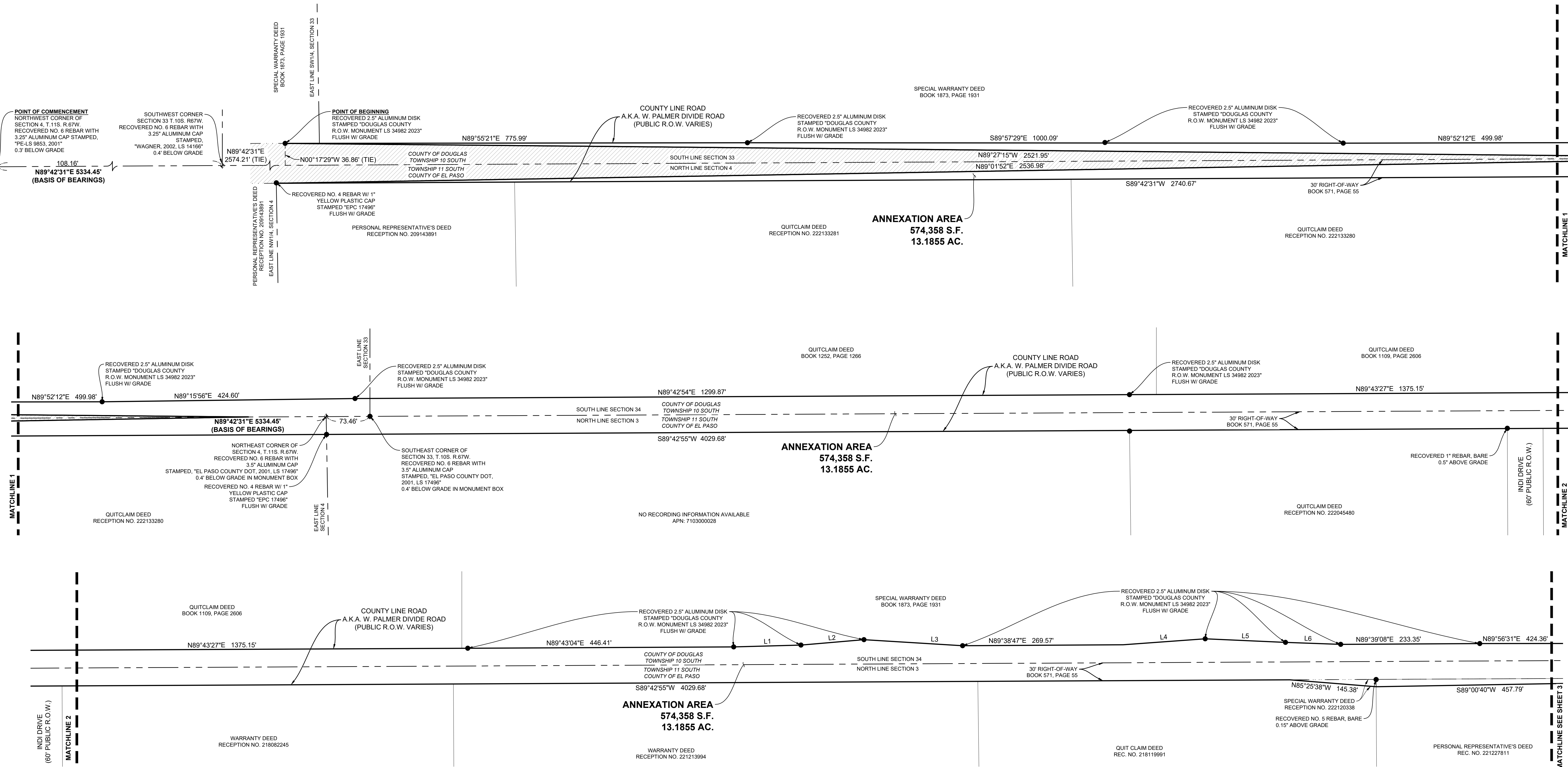
Kimley»Horn
6200 S. SYRACUSE WAY, # 300 GREENWOOD VILLAGE, CO 80111 Tel. No. (303) 228-2300 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CJW	DRW	03/25/25	196094002	1 OF 3

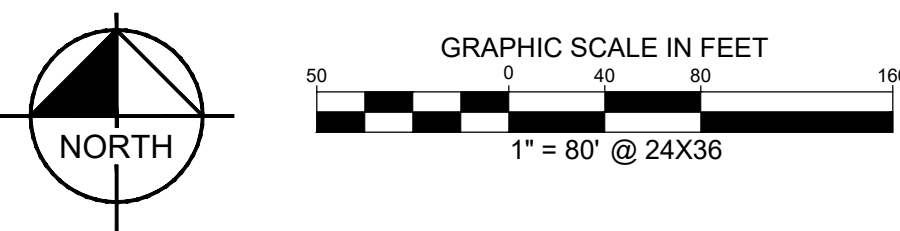
NO.	BEARING	LENGTH
L1	N88°25'04"E	112.96'
L2	N85°06'45"E	106.04'
L3	S86°29'33"E	165.92'
L4	N85°52'22"E	138.00'
L5	S87°27'03"E	134.95'
L6	S87°55'41"E	92.74'

COUNTY LINE ANNEXATION NO. 2 ANNEXATION MAP

LOCATED IN THE NORTH HALF OF SECTIONS 2,3, AND 4, TOWNSHIP 11 SOUTH,
THE SOUTH HALF OF SECTIONS 33 AND 34, AND THE SOUTHWEST 1/4 OF SECTION 35,
TOWNSHIP 10 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
COUNTY OF EL PASO AND COUNTY OF DOUGLAS, STATE OF COLORADO



- LEGEND**
- RECOVERED SECTION CORNER AS NOTED
 - RECOVERED PROPERTY MONUMENT AS NOTED
 - BOUNDARY TO BE ANNEXED
 - EXISTING CITY LIMITS
 - SECTION LINE
 - RIGHT-OF-WAY LINE



No.	DATE	REVISION DESCRIPTION

Kimley»Horn

6200 S. SYRACUSE WAY, # 300
GREENWOOD VILLAGE, CO 80111

Tel. No. (303) 228-2300
www.kimley-horn.com

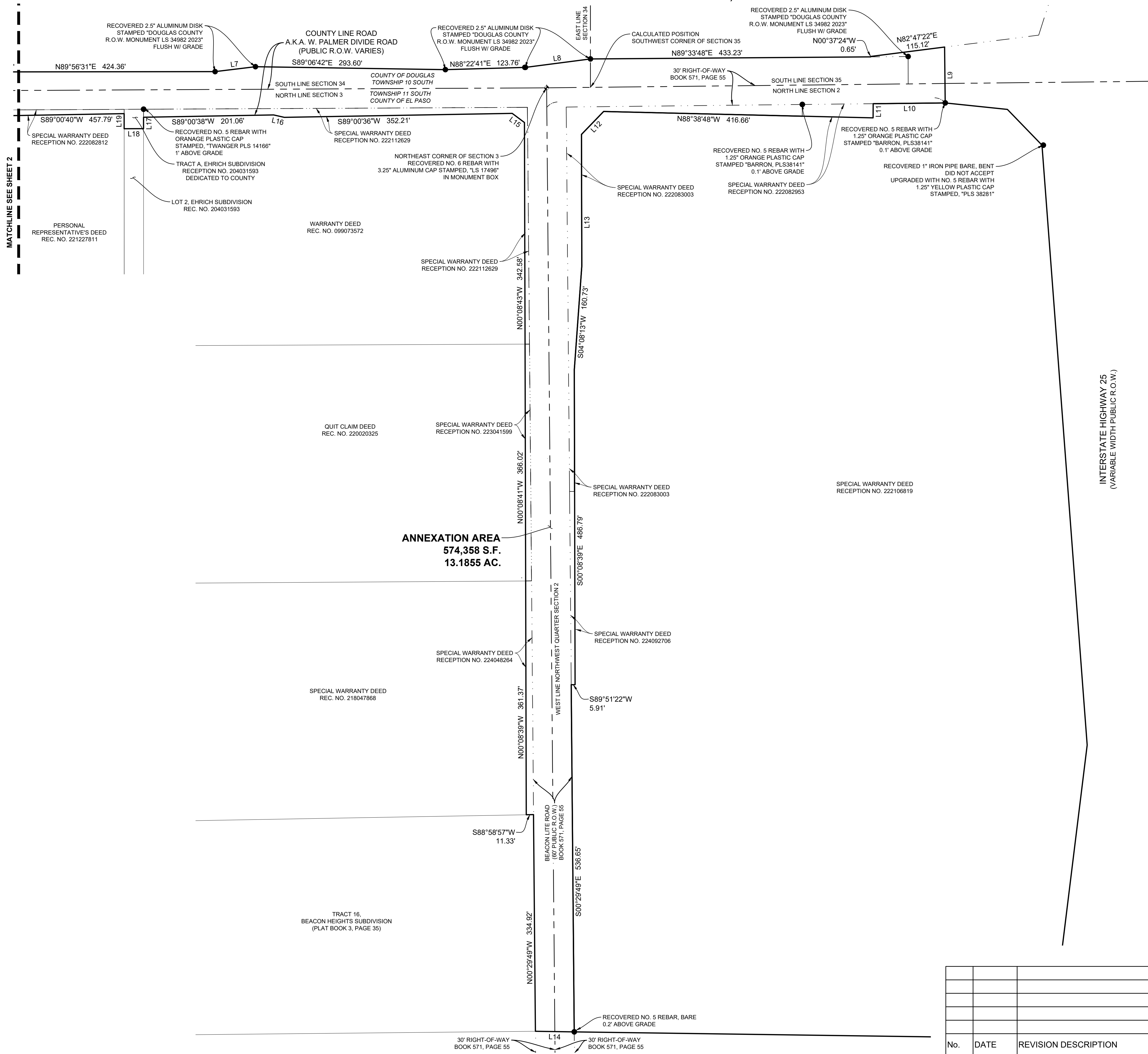
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 80'	CJW	DRW	03/25/25	196094002	2 OF 3

NAME: C:\CADD\PROJECTS\ANNEXATION\ANNEXATION_2.DWG PLOTTED BY: WBDK, 04-16-2025 7:14 AM LAST SAVED: 03/25/25 11:07 AM

COUNTY LINE ANNEXATION NO. 2 ANNEXATION MAP

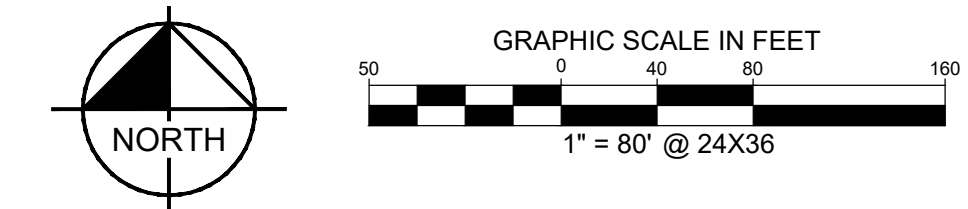
LOCATED IN THE NORTH HALF OF SECTIONS 2,3, AND 4, TOWNSHIP 11 SOUTH,
THE SOUTH HALF OF SECTIONS 33 AND 34, AND THE SOUTHWEST 1/4 OF SECTION 35,
TOWNSHIP 10 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
COUNTY OF EL PASO AND COUNTY OF DOUGLAS, STATE OF COLORADO

NO.	BEARING	LENGTH
L7	N83°02'06"E	62.85'
L8	N82°36'43"E	101.38'
L9	S00°37'33"E	86.32'
L10	S89°22'36"W	111.41'
L11	S00°07'32"W	21.93'
L12	S44°02'37"W	49.33'
L13	S00°08'41"E	203.28'
L14	N89°11'43"W	60.02'
L15	N53°19'35"E	23.64'
L16	N77°43'28"W	16.95'
L17	S00°00'50"E	17.69'
L18	S89°42'55"W	30.00'
L19	N00°00'26"W	23.32'



LEGEND

- ⊕ RECOVERED SECTION CORNER AS NOTED
- RECOVERED PROPERTY MONUMENT AS NOTED
- BOUNDARY TO BE ANNEXED
- - - SECTION LINE
- · - · - RIGHT-OF-WAY LINE



No.	DATE	REVISION DESCRIPTION

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6200 S. SYRACUSE WAY, # 300
GREENWOOD VILLAGE, CO 80111

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 80'	CJW	DRW	03/25/25	196094002	3 OF 3

NAME: C:\ACCORDS\KIMLEY-HORN\SUBFILES\HORN\PROJECT FILES\CADD\SURVEY\DWG\ANNEXATION\2\ANNEXATION 2.DWG PLOTTED BY: WBDKX, 04/02/2025 7:14 AM LAST SAVED: 03/25/2025 11:07 AM

A PARCEL OF LAND BEING A PORTION OF THAT DECLARED PUBLIC HIGHWAY KNOWN AS COUNTY LINE ROAD (A.K.A. WEST PALMER DIVIDE ROAD), IN BOOK 571 AT PAGE 55, IN SAID EL PASO COUNTY RECORDS, AND A PORTION OF PRESCRIPTIVE COUNTY LINE ROAD (AKA PALMER DIVIDE ROAD), AS DESCRIBED BY THAT LAND SURVEY PLAT DEPOSITED AUGUST 4, 2023 AT LAND SURVEY PLAT NO. 10006140 RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER, SITUATED IN THE NORTH HALF OF SECTIONS 2, 3, AND 4, TOWNSHIP 11 SOUTH, AND SOUTH HALF OF SECTIONS 33, 34, AND THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 10 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO AND COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 4, AS MONUMENTED BY A NO. 6 REBAR WITH 3.25" ALUMINUM CAP STAMPED, "PE-LS 9853, 2001", 0.3' BELOW GRADE; THENCE COINCIDENT WITH THE NORTH LINE OF SECTION 4, NORTH 89°42'31" EAST, A DISTANCE OF 108.16 FEET TO THE SOUTHWEST CORNER OF SECTION 33, TOWNSHIP 10 SOUTH, AS MONUMENTED BY A 3.25" ALUMINUM CAP STAMPED, "WAGNER 2002, LS 14166" 0.4' BELOW GRADE; THENCE CONTINUING COINCIDENT WITH SAID NORTH LINE, NORTH 89°42'31" EAST, A DISTANCE OF 2,574.21 FEET; THENCE NORTH 00°17'29" WEST, A DISTANCE OF 36.86 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF THE PERSCRIPTIVE RIGHT-OF-WAY OF COUNTY LINE ROAD AS NOTED ON SAID LAND SURVEY PLAT, ALSO BEING THE **POINT OF BEGINNING**; THENCE COINCIDENT WITH SAID NORTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING TWENTY-ONE (21) COURSES:

1. NORTH 89°55'21" EAST, A DISTANCE OF 775.99 FEET;
2. SOUTH 89°57'29" EAST, A DISTANCE OF 1000.09 FEET;
3. NORTH 89°52'12" EAST, A DISTANCE OF 499.98 FEET;
4. NORTH 89°15'56" EAST, A DISTANCE OF 424.60 FEET;
5. NORTH 89°42'54" EAST, A DISTANCE OF 1299.87 FEET;
6. NORTH 89°43'27" EAST, A DISTANCE OF 1375.15 FEET;
7. NORTH 89°43'04" EAST, A DISTANCE OF 446.41 FEET;
8. NORTH 88°25'04" EAST, A DISTANCE OF 112.96 FEET;
9. NORTH 85°06'45" EAST, A DISTANCE OF 106.04 FEET;
10. SOUTH 86°29'33" EAST, A DISTANCE OF 165.92 FEET;
11. NORTH 89°38'47" EAST, A DISTANCE OF 269.57 FEET;
12. NORTH 85°52'22" EAST, A DISTANCE OF 138.00 FEET;
13. SOUTH 87°27'03" EAST, A DISTANCE OF 134.95 FEET;

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16. NORTH 89°56'31" EAST, A DISTANCE OF 424.36 FEET;
17. NORTH 83°02'06" EAST, A DISTANCE OF 62.85 FEET;
18. SOUTH 89°06'42" EAST, A DISTANCE OF 293.60 FEET;
19. NORTH 88°22'41" EAST, A DISTANCE OF 123.76 FEET;
20. NORTH 82°36'43" EAST, A DISTANCE OF 101.38 FEET;
21. NORTH 89°33'48" EAST, A DISTANCE OF 433.23 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF I-25;

THENCE COINCIDENT WITH SAID WESTERLY RIGHT-OF-WAY, LINE NORTH 00°37'24" WEST, A DISTANCE OF 0.65 FEET;

THENCE CONTINUING COINCIDENT WITH SAID WESTERLY RIGHT-OF-WAY LINE, NORTH 82°47'22" EAST, A DISTANCE OF 115.12 FEET;

THENCE SOUTH 00°37'33" EAST, A DISTANCE OF 86.32 FEET TO THE NORTH LINE OF THAT PARCEL OF LAND DESCRIBED IN SPECIAL WARRANTY DEED, RECORDED UNDER RECEPTION NO. 222106819 IN THE RECORDS OF EL PASO COUNTY;

THENCE COINCIDENT WITH SAID NORTH LINE, SOUTH 89°22'36" WEST, A DISTANCE OF 111.41 FEET TO THE NORTHEAST CORNER OF THE PARCEL DESCRIBED IN THAT SPECIAL WARRANTY DEED, RECORDED IN RECEPTION NO. 222082953 OF SAID EL PASO COUNTY RECORDS;

THENCE COINCIDENT WITH THE EAST AND SOUTH LINES OF LAST SAID PARCEL AND THE EASTERLY AND SOUTHERLY LINES OF THOSE PARCELS DESCRIBED BY SPECIAL WARRANTY DEEDS, RECORDED IN RECEPTION NO.'S 222083003 AND 224092706 OF SAID EL PASO COUNTY RECORDS, THE FOLLOWING SEVEN (7) COURSES:

1. SOUTH 00°07'32" WEST, A DISTANCE OF 21.93 FEET;
2. NORTH 88°38'48" WEST, A DISTANCE OF 416.66 FEET;
3. SOUTH 44°02'37" WEST, A DISTANCE OF 49.33 FEET;
4. SOUTH 00°08'41" EAST, A DISTANCE OF 203.28 FEET;
5. SOUTH 04°08'13" WEST, A DISTANCE OF 160.73 FEET;
6. SOUTH 00°08'39" EAST, A DISTANCE OF 486.79 FEET;
7. SOUTH 89°51'22" WEST, A DISTANCE OF 5.91 FEET TO THE EAST RIGHT-OF-WAY LINE OF BEACON LITE ROAD;

THENCE COINCIDENT WITH SAID EAST RIGHT-OF-WAY LINE, SOUTH 00°29'49" EAST, A DISTANCE OF 536.65 FEET;

THENCE NORTH 89°11'43" WEST, A DISTANCE OF 60.02 FEET TO THE SOUTHEAST CORNER OF TRACT 16 OF BEACON HEIGHTS SUBDIVISION, RECORDED IN PLAT BOOK 3, PAGE 35 OF SAID EL PASO COUNTY RECORDS;

THENCE COINCIDENT WITH THE EAST LINE OF SAID TRACT, ALSO BEING THE WEST RIGHT-OF-WAY LINE OF BEACON LITE ROAD, NORTH 00°29'49" WEST, A DISTANCE OF 334.92 FEET TO THE NORTH LINE OF SAID TRACT;

THENCE COINCIDENT WITH SAID NORTH LINE, SOUTH 88°58'57" WEST A DISTANCE OF 11.33 FEET TO THE SOUTHWEST CORNER OF THE PARCEL DESCRIBED IN THAT SPECIAL WARRANTY DEED, RECORDED IN RECEPTION NO. 218047868 OF SAID EL PASO COUNTY RECORDS;

THENCE COINCIDENT WITH THE WEST LINE OF THE LAST SAID PARCEL AND THE WESTERLY AND SOUTHERLY LINES OF THOSE SPECIAL WARRANTY DEEDS, RECORDED IN RECEPTION NO.'S 223041599 AND 222112629 IN SAID EL PASO COUNTY RECORDS, ALONG THE FOLLOWING SEVEN (7) COURSES:

1. NORTH 00°08'39" WEST, A DISTANCE OF 361.37 FEET;
2. NORTH 00°08'41" WEST, A DISTANCE OF 366.02 FEET;
3. NORTH 00°08'43" WEST, A DISTANCE OF 342.58 FEET;
4. NORTH 53°19'35" WEST, A DISTANCE OF 23.64 FEET;
5. SOUTH 89°00'36" WEST, A DISTANCE OF 352.21 FEET;
6. NORTH 77°43'28" WEST, A DISTANCE OF 16.95 FEET;
7. SOUTH 89°00'38" WEST, A DISTANCE OF 201.06 FEET TO THE EAST LINE OF TRACT A, EHRICH SUBDIVISION, RECORDED IN RECEPTION NO. 204031593 OF SAID EL PASO COUNTY RECORDS;

THENCE COINCIDENT WITH THE EAST, SOUTH, AND WEST LINE OF SAID TRACT A, THE FOLLOWING THREE (3) COURSES:

1. SOUTH 00°00'50" EAST, A DISTANCE OF 17.69 FEET;
2. SOUTH 89°42'55" WEST, A DISTANCE OF 30.00 FEET;
3. NORTH 00°00'26" WEST, A DISTANCE OF 23.32 FEET TO THE SOUTHEAST CORNER OF THE PARCEL DESCRIBED IN THAT SPECIAL WARRANTY DEED RECORDED IN RECEPTION NO. 222082812 OF SAID EL PASO COUNTY RECORDS;

THENCE COINCIDENT WITH THE SOUTH LINE OF THE LAST SAID PARCEL, SOUTH 89°00'40" WEST, A DISTANCE OF 457.79 FEET TO THE SOUTHEAST CORNER OF THE PARCEL DESCRIBED IN THAT SPECIAL WARRANTY DEED RECORDED IN RECEPTION NO. 222120338 OF SAID EL PASO COUNTY RECORDS;

THENCE COINCIDENT WITH THE SOUTH LINE OF THE LAST SAID PARCEL, NORTH 85°25'38" WEST, A DISTANCE OF 145.38 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF THAT DECLARED PUBLIC HIGHWAY KNOWN AS COUNTY LINE ROAD, IN BOOK 571, PAGE 55 IN SAID EL PASO COUNTY RECORDS;

THENCE COINCIDENT WITH SAID SOUTH RIGHT-OF-WAY LINE SOUTH 89°42'55" WEST, A DISTANCE OF 4029.68 FEET;

THENCE CONTINUING COINCIDENT WITH SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 89°42'31" WEST A DISTANCE OF 2740.67 FEET;

THENCE NORTH 89°01'52" EAST, A DISTANCE OF 2536.98 FEET TO THE NORTH LINE OF SECTION 4;

THENCE NORTH 89°27'15" WEST, A DISTANCE OF 2521.95 FEET TO THE **POINT OF BEGINNING**.

ANNEXATION PETITION

The undersigned landowner, in accordance with the provisions of Section 31-12- 101 et. seq. C.R.S., and known as the Municipal Annexation Act of 1965, as amended, hereby petitions the Board of Trustees of the Town of Palmer Lake for annexation to the Town of Palmer Lake of the within described unincorporated area situated and being in the County of El Paso, State of Colorado. In support of this Petition, the petitioners allege and submit the following and make the within requests:

1) That it is desirable and necessary to annex the property shown on Exhibit A, attached hereto, comprising a total of 24.7698 acres more or less.

2) That the area sought to be annexed to the Town of Palmer Lake meets the requirements of section 31-12-104 and 105 C.R.S. of the Municipal Annexation Act of 1965, as amended, in that:

a. Not less than one-sixth of the perimeter of the described property is contiguous to the Town of Palmer Lake. The property for which annexation is sought has a total of 1,992.68 feet contiguous to the Town of Palmer Lake.

b. The area for which annexation is sought shares a community of interest with the Town of Palmer Lake.

c. The area for which annexation is sought will be urban in character in the near future.

d. The area for which annexation is sought is integrated with or is capable of being integrated with the Town of Palmer Lake.

e. Within the area for which annexation is sought, no lands held in identical ownership shall be divided into separate lots or parcels without the written consent of the landowners thereof.

f. No land held in identical ownership comprising twenty (20) acres or more shall be included within the annexation without the written consent of the landowners thereof.

g. The annexation which is sought will not result in a detachment of area from any school district and will not result in the attachment of the annexed area to another school district other than that in which it already is.

h. The annexation of the area proposed to be annexed will not have the effect of extending the boundary of the Town of Palmer Lake more than three miles in any direction from any point of the Town's boundary in any one year.

3) That the signers of this Petition comprise the landowners of one hundred percent (100%) of the territory included in the area for which annexation is sought.

4) That the petitioners request that the Town of Palmer Lake approve this annexation.

5) That the legal description of the territory proposed to be annexed is attached hereto as Exhibit B.

6) The names and addresses of adjacent property owners to the property for which annexation is sought and within 300 feet of the boundary of the property for which annexation is sought are attached as Exhibit C; the applicant must inform each property owner within 300 feet of the boundary of the property of the annexation petition by way of certified mail; the return receipts will be required to complete the applicants file.

7) No annexation proceedings have been commenced for the annexation to another municipality of part or all of the territory proposed to be annexed.

8) If a portion of a platted street or alley is to be annexed, the entire width of said street or alley is included within the area to be annexed.

9) The Town of Palmer Lake will distribute a copy of the annexation plat to the affected agencies for comment, including public entities of school district and various utilities (i.e., gas, cable, sewer).

10) That upon the Annexation Ordinance becoming effective, all lands within the area sough to be annexed shall become subject to the Colorado Revised Statutes and all ordinances, resolutions, and regulations of the Town of Palmer Lake.

WHEREFORE, the undersigned petitioners request that the Town of Palmer Lake approve the annexation of the Property.

MONUMENT RIDGE WEST, LLC BY MARIA LARSEN, MANAGER

Marialarsen
Petitioner Name

Petitioner Name

Marialarsen 3/28/25
Signature Date

Signature Date

A PARCEL OF LAND BEING A PORTION OF THAT PROPERTY DESCRIBED IN SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 222106819, IN THE EL PASO COUNTY OFFICE OF THE CLERK AND RECORDER, SITUATED IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 2, AS MONUMENTED BY A NO. 6 REBAR WITH

3.25" ALUMINUM CAP STAMPED, "LS 17496", IN MONUMENT BOX;

THENCE COINCIDENT WITH THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2, SOUTH 00°29'49" EAST, A DISTANCE OF 30.00 FEET TO THE WESTERLY EXTENSION OF THE NORTH LINE OF THAT PROPERTY DESCRIBED IN SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 222083003, SAID WESTERLY EXTENSION ALSO BEING THE NORTHERLY LINE OF THAT PROPERTY DESCRIBED AT RECEPTION NO. 222106819;

THENCE COINCIDENT WITH SAID WESTERLY EXTENSIONS AND SAID NORTH LINES, NORTH 89°22'36" EAST, A DISTANCE OF 394.91 FEET TO THE NORTHEAST CORNER OF SAID DEED RECORDED AT RECEPTION NO. 222083003 AND THE NORTHWEST CORNER OF THAT PROPERTY DESCRIBED IN SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 222082953, IN SAID RECORDS;

THENCE COINCIDENT WITH THE NORTH LINE OF LAST SAID SPECIAL WARRANTY DEED, CONTINUING NORTH 89°22'36" EAST, A DISTANCE OF 109.52 FEET TO THE NORTHEAST CORNER OF SAID DEED AND THE **POINT OF BEGINNING**;

THENCE CONTINUING COINCIDENT WITH THE NORTH LINE OF SAID RECEPTION NO. 222106819, NORTH 89°22'36" EAST, A DISTANCE OF 111.41 FEET TO THE WESTERLY MOST NORTHEAST CORNER OF SAID RECEPTION NO. 222106819, ALSO BEING WESTERLY RIGHT-OF-WAY OF INTERSTATE-25;

THENCE COINCIDENT WITH THE EASTERLY LINE OF SAID RECEPTION NO. 222106819 AND SAID WESTERLY RIGHT-OF-WAY THE FOLLOWING FOUR (4) COURSES:

- 1) SOUTH 83°59'37" EAST, A DISTANCE OF 96.54 FEET;
- 2) SOUTH 44°10'02" EAST, A DISTANCE OF 76.80 FEET ;
- 3) SOUTH 04°18'32" EAST, A DISTANCE OF 929.95 FEET;
- 4) SOUTH 07°01'30" WEST, A DISTANCE OF 457.05 FEET;

THENCE NORTH 89°11'43" WEST, A DISTANCE OF 736.97 FEET TO THE EAST RIGHT-OF-WAY LINE OF BEACON LITE ROAD AS DESCRIBED IN BOOK 571, PAGE 55;

THENCE COINCIDENT WITH SAID EAST RIGHT-OF-WAY LINE, NORTH 00°29'49" WEST, A DISTANCE OF 536.65 FEET TO THE SOUTHWEST CORNER OF THAT PROPERTY DESCRIBED IN SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 224092706, IN SAID RECORDS;

THENCE COINCIDENT WITH THE SOUTHERLY AND EASTERLY LINES OF SAID RECEPTION NO. 224092706, 222083003, AND 222082953 THE FOLLOWING SIX (6) COURSES:

- 1) NORTH 89°51'22" EAST, A DISTANCE OF 5.91 FEET;
- 2) NORTH 00°08'39" WEST, A DISTANCE OF 486.79 FEET;
- 3) NORTH 04°08'13" EAST, A DISTANCE OF 160.73 FEET;
- 4) NORTH 00°08'41" WEST, A DISTANCE OF 203.28 FEET;
- 5) NORTH 44°02'37" EAST, A DISTANCE OF 49.33 FEET, TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID RECEPTION NO. 222082953;
- 6) COINCIDENT WITH SAID WESTERLY EXTENSION, SOUTH 88°38'48" EAST, A DISTANCE OF 416.66 FEET TO THE SOUTHEAST CORNER OF SAID RECEPTION NO. 222082953;

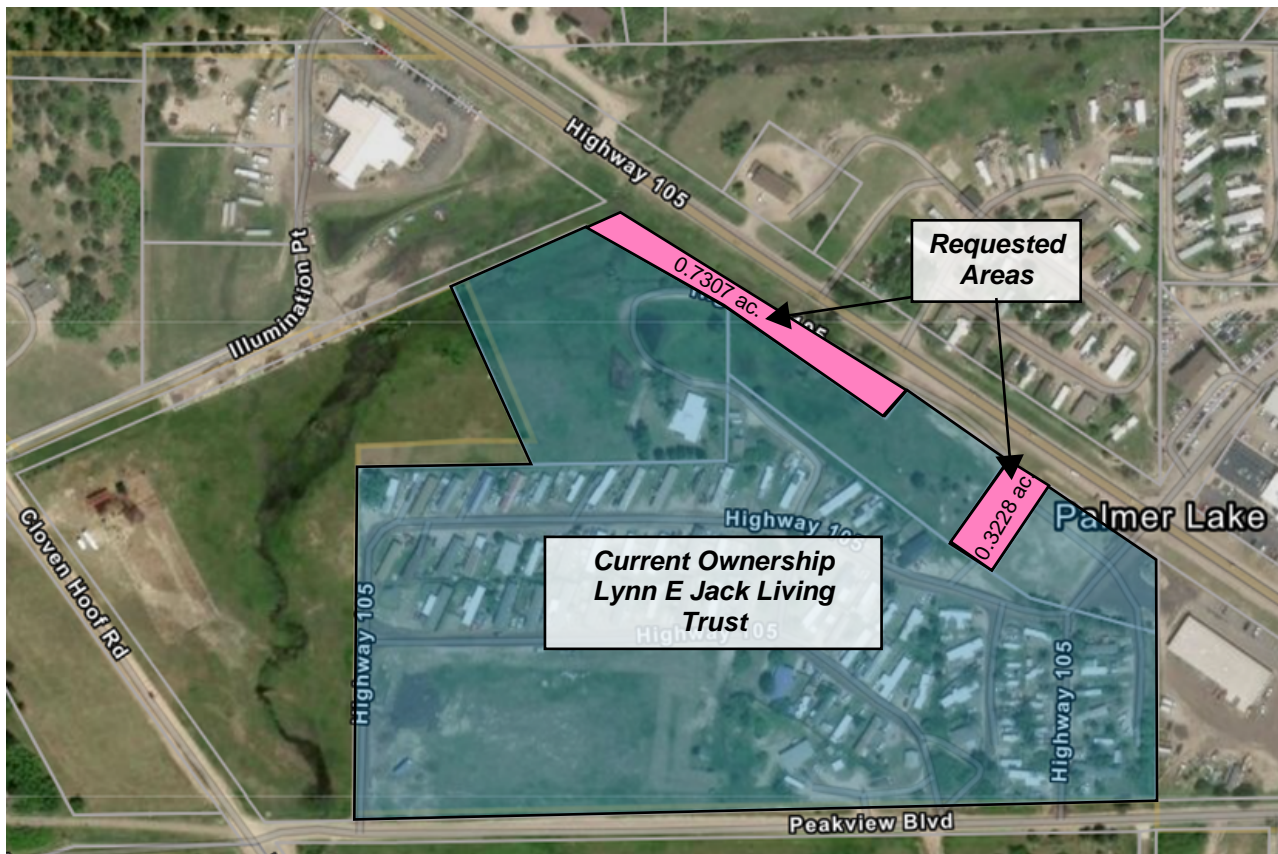
THENCE COINCIDENT WITH THE EAST LINE OF SAID RECEPTION NO. 222082953, NORTH 00°07'32" EAST, A DISTANCE OF 21.93 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 1,078,970 SQUARE FEET OR 24.7698 ACRES.

Vicinity Map



Current Ownership and Requested Areas



TOWN OF PALMER LAKE, COLORADO

ORDINANCE NO. 1-2025

**AN ORDINANCE AUTHORIZING THE SALE OF CERTAIN REAL PROPERTY OF
THE TOWN OF PALMER LAKE, COLORADO AND THE EXECUTION OF A
QUITCLAIM DEED IN CONNECTION WITH SUCH TRANSACTION.**

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; and

WHEREAS, according to title work performed by Land Title Company and provided to the Town by Lynn Jack (the “Applicant”), the Town is the owner of certain real property described on Exhibits A and B, attached (the “Property”); and

WHEREAS, Section 31-15-713, C.R.S. authorizes the Town, by ordinance, to dispose of real property owned by the Town that is not used or held for park purposes or any other governmental purpose; and

WHEREAS, the Board of Trustees has considered the matter and determined that the Property is not used or held for park purposes or any other governmental purposes and that the Property is not likely to be needed for any such purposes for the foreseeable future, and the Property can be put to more beneficial use if it is conveyed to the Applicant, who is the owner of real property adjacent to the Property.

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

1. The Board of Trustees approves the conveyance of the Property described on Exhibits A and B, attached, to the Applicant, Lynn Jack, and authorizes the Mayor to execute the quitclaim deed attached hereto and take all other steps necessary to effectuate such conveyance.
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 AND PASSED AT A REGULAR MEETING OF THE BOARD OF TRUSTEES OF THE TOWN OF PALMER LAKE ON THIS 27th DAY OF MARCH, 2025.

ATTEST:

TOWN OF PALMER LAKE, COLORADO

Dawn A. Collins
Town Administrator/Clerk

BY: _____
Glant Havenar
Mayor

EXHIBIT A SHEET 1 OF 2

LEGAL DESCRIPTION:

A portion of the southwest quarter of Section 10, Township 11 South, Range 67 West of the 6TH P.M., County of El Paso, State of Colorado, being more particularly described as follows:

Commencing at a point on the southwesterly Right-of-Way line of State Highway 105 being monumented by a 3 1/2" aluminum cap marked CDOT, PLS 14166; thence North 56 degrees 06 minutes 11 seconds West along the southwesterly Right-of-Way line of said State Highway 105 (the bearings for this legal description are based upon a portion of the southwesterly Right-of-Way line of State Highway 105 being monumented at the a northerly point by a found 3 1/2" aluminum cap marked "CDOT PLS 14166" and at the southerly point by a found 3 1/2" aluminum cap marked "CDOT PLS 14166" and assumed to bear South 56 degrees 06 minutes 11 seconds East) along the southwesterly Right-of-Way line of State Highway 105, 259.70 feet to the northeast corner of the tract of land described in Warranty Deed file for record June 12, 2023 under Reception No. 223049353 and the Point of Beginning of the tract herein described;

thence South 33 degrees 53 minutes 49 seconds West along the northeasterly line of said tract of land, 60.00 feet;

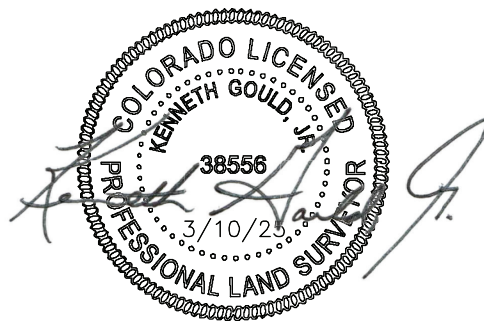
thence North 54 degrees 56 minutes 58 seconds West along the northeasterly line of said tract of land, 317.07 feet to the northeast corner of Lot 12, Meyer's Meadows Subdivision;

thence North 65 degrees 31 minutes 32 seconds West along the northeasterly line of said Lot 12, 230.16 feet to a point on the northerly line of a twenty-five (25') foot access easment as described in said Meyer's Meadows Subdivision;

thence North 66 degrees 10 minutes 03 seconds East, 107.98 feet along the northerly line of said twenty-five (25') foot access easement to a point on the southwesterly Right-of-Way line of State Highway 105;

thence South 56 degrees 06 minutes 11 seconds East along the southwesterly Right-of-Way line of State Highway 105, 486.41 feet to the Point of Beginning.

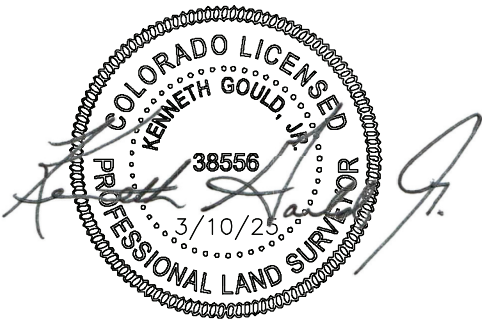
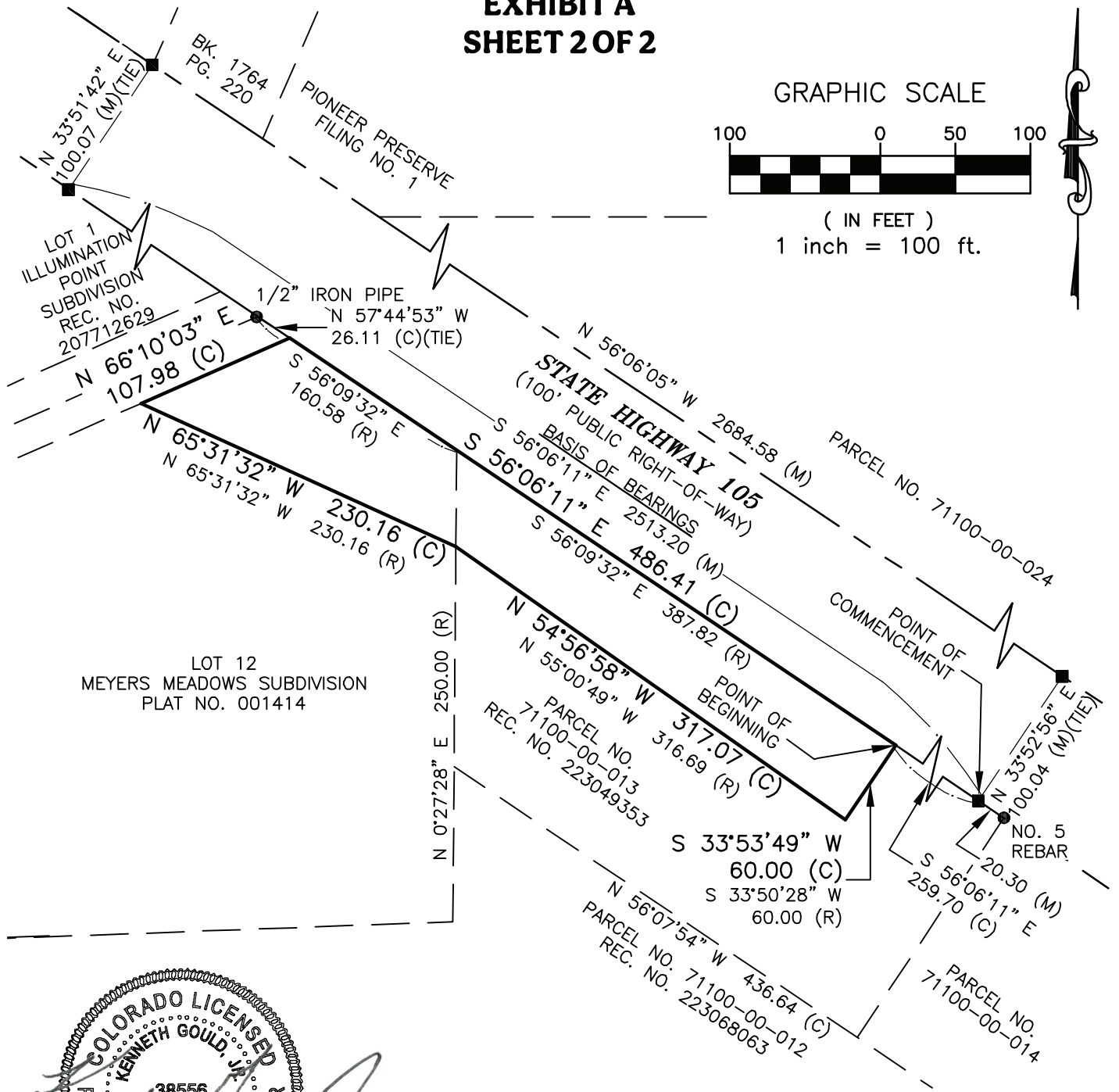
This property contains a calculated area of 31,829 square feet (0.7307 acres), more or less. Area shown hereon was not measured but instead is a result of a computer software calculation and is not warranted or guaranteed.



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

**Project No.: 25015
March 10, 2025**

EXHIBIT A SHEET 2 OF 2



LEGEND:

- Recovered monument, marked as noted.
- Recovered 3 1/2" Alum. CDOT monument PLS 14166



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Project No.: 25015
March 10, 2025

EXHIBIT B SHEET 1 OF 2

LEGAL DESCRIPTION:

A portion of the southwest quarter of Section 10, Township 11 South, Range 67 West of the 6TH P.M., County of El Paso, State of Colorado, being more particularly described as follows:

Beginning at a point on the southwesterly Right-of-Way line of State Highway 105 being monumented by a 3 1/2" aluminum cap marked CDOT, PLS 14166, thence South 56 degrees 11 minutes 05 seconds East along the southwesterly Right-of-Way line of said State Highway 105 (the bearings for this legal description are based upon a portion of the southwesterly Right-of-Way line of State Highway 105 being monumented at the a northerly point by a found 3 1/2" aluminum cap marked "CDOT PLS 14166" and at the southerly point by a found 3 1/2" aluminum cap marked "CDOT PLS 14166" and assumed to bear South 56 degrees 06 minutes 11 seconds East) 20.30 feet to the northwest corner of a tract of land described in Warranty Deed filed for record June 12, 2025 under Reception No. 223049351 monumented by a No. 5 rebar;

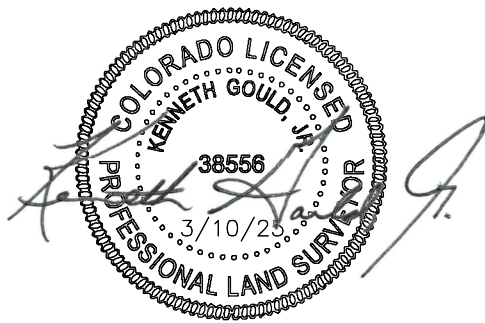
thence South 33 degrees 44 minutes 30 seconds West along the northwesterly line of said tract of land, 175.77 feet to the southwesterly corner of said tract of land and a point on the easterly line of a tract of land described in Warranty Deed filed for record August 10, 2023 under Reception No. 223068063 monumented by a found 1/2" iron pipe 0.4 feet below grade;

thence North 56 degrees 07 minutes 54 seconds West along the easterly line of said tract of land, 80.00 feet to the southeast corner of a tract of land described in Warranty Deed file for record June 12, 2023 under Reception No. 223049353;

thence North 33 degrees 44 minutes 30 seconds East along the southeasterly line of said tract of land, 175.81 feet to the northeasterly corner of said tract of land and a point on the southerly Right-of-Way line of State Highway 105;

thence South 56 degrees 11 minutes 05 seconds East along the southerly Right-of-Way line of State Highway 105, 59.70 feet to the Point of Beginning.

This property contains a calculated area of 14,062 square feet (0.3228 acres), more or less. Area shown hereon was not measured but instead is a result of a computer software calculation and is not warrantied or guaranteed.

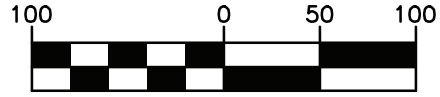


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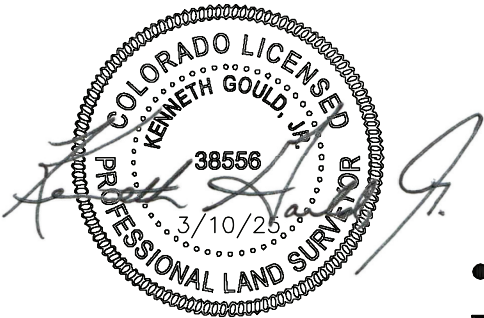
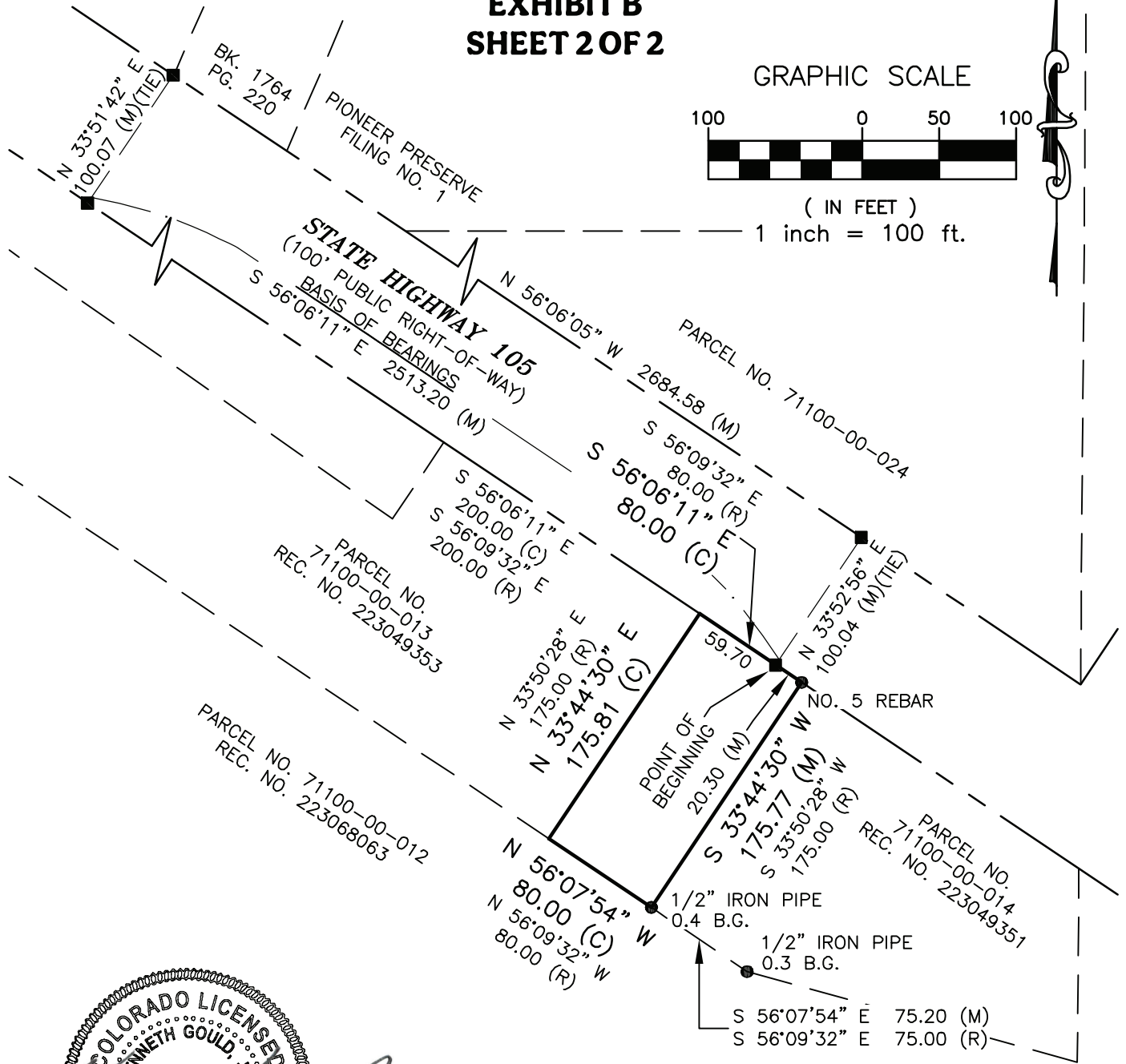
EXHIBIT B SHEET 2 OF 2

GRAPHIC SCALE



(IN FEET)

1 inch = 100 ft.



LEGEND:

- Recovered monument, marked as noted.
- Recovered 3 1/2" Alum. CDOT monument PLS 14166



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Project No.: 25015
March 10, 2025



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

DATE: April 10, 2025	ITEM NO.	SUBJECT: Ordinance to Authorize a Collection Service for Unpaid Fines
Presented by: Town Administrator/Clerk		

Background

An ordinance is required for the process of sending unpaid fines for collection as necessary when court fines go unpaid for example.

Enclosed with this item is an ordinance to incorporate to the appropriate section of the town code.

Recommended Action

Adopt the ordinance to authorize collection of unpaid fines for the Town of Palmer Lake.

**TOWN OF PALMER LAKE
COUNTY OF EL PASO, COLORADO
ORDINANCE NO. 2-2025**

**AN ORDINANCE OF THE BOARD OF TRUSTEES OF THE TOWN OF PALMER LAKE,
COLORADO, ADDING SECTION 2.24.140 TO THE MUNICIPAL CODE REGARDING THE
COLLECTION OF UNPAID MUNICIPAL COURT FINES AND COSTS**

WHEREAS, the Town of Palmer Lake is a statutory municipality governed by its Board of Trustees (“Board”); and

WHEREAS, the Town operates a qualified municipal court of record with jurisdiction over cases arising under the Town of Palmer Lake Municipal Code and ordinances, and has appointed a Municipal Judge to preside over said court; and

WHEREAS, upon conviction of violations of municipal ordinances or traffic infractions, or failures to appear, the Municipal Judge may impose penalties including fines, civil penalties, fees, surcharges, court costs, and restitution (collectively referred to as “assessments”); and

WHEREAS, a number of defendants fail to pay such fines after they are assessed; and

WHEREAS, pursuant to C.R.S. §§ 13-10-113(6) and 18-1.3-506, remedies available to municipal courts for nonpayment of assessments for nonviolent offenses are limited; and

WHEREAS, the Town of Palmer Lake does not have the internal resources or staff capacity to pursue collection of unpaid assessments; and

WHEREAS, the failure of defendants to pay assessed fines results in significant lost revenue and administrative burden to the Town; and

WHEREAS, the Board of Trustees desires to authorize the use of private collection agencies to recover unpaid fines on behalf of the Town; and

WHEREAS, the Board finds that enacting this ordinance is in the best interest of the public health, safety, and welfare of the residents of Palmer Lake.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF PALMER LAKE, COLORADO:

Section 1. Collection of Unpaid Municipal Court Charges.

A new section 2.24.140 is added to the Municipal Code of the Town of Palmer Lake, to read as follows:

Collection of Unpaid Municipal Court Charges and Additional Costs.

In the event a defendant fails to pay any assessment, including but not limited to fine, civil penalty, fee, surcharge, cost, restitution, or other charge imposed by the Municipal Court by the ordered due date, the Town may pursue any lawful method of collection, including but not limited to:

1. Remedies provided under C.R.S. § 18-1.3-506; or

- 2. Assignment of any or all unpaid amounts to a private collection agency for recovery. The collection agency or third-party assignee may charge the defendant additional costs of collection, as authorized by law, not to exceed twenty-five percent (25%) of the total amount assigned for collection.
- 3. The Town Administrator is authorized to enter into one or more contracts with collection agencies to effectuate the purpose of this section.
- 4. The Municipal Judge is authorized to enter such judgments or execute such other documentation as is reasonably necessary to effectuate the purpose of this section.

Section 2. Severability.

If any provision of this Ordinance or its application to any person or circumstance is held to be invalid, the remainder of the Ordinance and its application shall not be affected. The provisions of this Ordinance are declared to be severable, and the Board of Trustees affirms that it would have enacted each part of this Ordinance independently of any portion deemed invalid.

Section 3. Safety Clause.

The Board of Trustees finds and declares that this Ordinance is enacted under the general police powers of the Town and is necessary for the preservation of public health, safety, and welfare. It is further determined that this Ordinance bears a rational relationship to the proper legislative purpose intended to be achieved.

Section 4. Repeal.

All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed, but such repeal shall not affect or revive any previously repealed provisions.

Section 5. Effective Date.

This Ordinance shall take effect thirty (30) days following its publication, in accordance with C.R.S. § 31-16-105 and the Municipal Code of the Town of Palmer Lake.

INTRODUCED AND PASSED AT A REGULAR MEETING OF THE BOARD OF TRUSTEES OF THE TOWN OF PALMER LAKE ON THIS 10th DAY OF APRIL, 2025.

ATTEST:

TOWN OF PALMER LAKE, COLORADO

Dawn A. Collins
Town Administrator/Clerk

BY: _____
Glant Havenar
Mayor



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

DATE: April 10, 2025	ITEM NO.	SUBJECT: Direction for Elephant Rock Property PD Plan Process
Presented by: Town Administrator/Clerk		

Background

As previously discussed with the Board, the town’s Elephant Rock property is zoned Planned Development (PD). The town regulations should be followed for the entire 28 acres, PD zone property, including the following steps – PD Sketch Plan, Planned Development Plan, and Final PD Plan.

The 2.8 acre leased area will be incorporated into the town application for the entire 28-acre site.

Trustee Caves and Hutson have reviewed plans for the property and intend, with the Board’s approval, to coordinate with the Town’s planning consultant and engineering to complete the PD applications. Estimates can be brought back with Board direction and begin laying out a timeline of processes for concurrent review and approval of the PD steps.

Example steps to follow –

- Develop narrative and sketches for PD Sketch Plan, sec 17.72.130
 - Including application for zoning (PD)
- Complete application for Planned Development Plan, sec 17.72.140 – review by Town Development Review Team
- Complete application for Final PD, sec 17.72.150
 - Including redevelopment agreement for 2.8 acre leased portion of property

Recommended Action

Provide direction for the completion of the town’s PD application for the elephant rock property.



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

DATE: April 10, 2025	ITEM NO.	SUBJECT: Direction for Single Hauler Trash Collection Service
Presented by: Town Administrator/Clerk		

Background

As previously reviewed with the Board, three proposals were presented to the Town Board for trash collection service. The proposals were posted to the town website with the invitation to the public to submit questions, concerns, and comments. The feedback is enclosed. Feedback was also submitted to the providers for responses.

Note this service is intended for residential service. It does not take the place of special event sponsors utilizing other services nor, at this time, commercial collection services.

Recommended Action

Provide direction for the single hauler trash collection service for town residents.



RE: Web Contact Form: TRASH COLLECTION

From Town of Palmer Lake <noreply@civicplus.com>

Date Thu 3/27/2025 5:50 PM

[REDACTED]

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Submitted on Thu, 03/27/2025 - 5:50 PM

Submitted by: Anonymous

Submitted values are:

First Name

Michele and Brian

Last Name

Lawrie-Munro

Email

michele.lawriemunro@yahoo.com

Subject

TRASH COLLECTION

Question/Comment

Thank you for looking into single hauler trash and recycling service for our community. We support the idea (as well as the option to have bear proof bins) but would hate to lose the option to put our service on hold when we are traveling or do not need it. This is allowed by our current provider, Apex/Infinite, so we'd appreciate knowing if that is also an option with Republic or Waste Connections. Additionally, we didn't see in Republic's proposal what size bins they offer? We absolutely need a 96 gallon one for our recycling since it is a bi-weekly service like we currently have (and we fill that up). We have also been very happy with Apex/Infinite customer service - they are much better than Waste Management who we used years ago. A final note from both of our professional experience: beware the low cost bidder.

The results of this submission may be viewed at:

https://www.townofpalmerlake.com/admin/structure/webform/manage/general_contact/submission/6
91



RE: Web Contact Form: Trash Collection

From Town of Palmer Lake <noreply@civicplus.com>

Date Fri 3/28/2025 9:09 AM

[REDACTED]

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Submitted on Fri, 03/28/2025 - 9:09 AM

Submitted by: Anonymous

Submitted values are:

First Name

Stephen

Last Name

Nesbitt

Email

snesebitt@aussieswithtails.com

Subject

Trash Collection

Question/Comment

Important Features:

Number one is customer service. That means:

- no missed pickups without clear communication.
- committed customer service meaning customer service is easy to get hold of, helpful regards missed pickups, billing issues and pickup holds, and follows through.

Community Impact/Concerns

No we are utterly against a single hauler system. Under a single hauler system we cease to be the customer. In such a system Town would be the defacto customer and the hauler would have little incentive to address *our* issues or needs.

In dictating a single hauler system the Town of Palmer Lakes assumes full responsibility for the actions/inaction of the chosen provider. Any issues or concerns that we have with the provider, we will direct to the Town of Palmer Lake for resolution.

For what it's worth, the original provider we contracted with when we moved to Palmer Lake was an absolute disaster - missed pickups, constant price increases, utter indifference to our issues in needs. As such, we made the choice - and had the choice - to find another provider who provided the services we needed, wanted and valued. That's a prerogative we wish to maintain.

The results of this submission may be viewed at:

https://www.townofpalmerlake.com/admin/structure/webform/manage/general_contact/submission/696

 Outlook

RE: Web Contact Form: Trash

From Town of Palmer Lake <noreply@civicplus.com>

Date Tue 3/25/2025 6:57 PM

To [REDACTED]

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Submitted on Tue, 03/25/2025 - 6:57 PM

Submitted by: Anonymous

Submitted values are:

First Name

Kevin

Last Name

Magner

Email

kmag728@gmail.com

Subject

Trash

Question/Comment

I love the idea of a town wide trash collection service. It saves us money and less wear and tear on our roads.

The results of this submission may be viewed at:

https://www.townofpalmerlake.com/admin/structure/webform/manage/general_contact/submission/671

Dawn Collins

Subject: FW: Web Contact Form: Trash Collection

From: Town of Palmer Lake <noreply@civicplus.com>
Sent: Friday, March 21, 2025 9:07 AM
To: Tish Torweihe <tish@palmer-lake.org>
Subject: RE: Web Contact Form: Trash Collection

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Submitted on Fri, 03/21/2025 - 9:07 AM

Submitted by: Anonymous

Submitted values are:

First Name

Brian

Last Name

Yavanian

Email

brianyavanian@hotmail.com

Subject

Trash Collection

Question/Comment

Waste Connections send like a no brainer, but I am very concerned as to why their price is so much lower than the other two bids. Are we able to get a price/service guarantee in writing to hold them accountable to pickup timely? Can we ask for a two year fee guarantee?

The results of this submission may be viewed at:

https://www.townofpalmerlake.com/admin/structure/webform/manage/general_contact/submission/656

Dawn Collins

Subject: FW: Single hauler trash pick up

From: Tim & Laurie Caves <tlccaves@yahoo.com>
Sent: Friday, March 21, 2025 9:03 AM
To: Tish Torweihe <tish@palmer-lake.org>
Subject: Single hauler trash pick up

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Hi Tish, not sure who we are supposed to email with out thoughts so you were the winner ;D

I think the cheaper the better. We started with waste mgmt but they were pricey so we switched to Infinite/apex, but even they have gone up considerably in the past year....so I vote for Waste connections. Cathy Wilcox said her neighborhood has an exclusive agreement with them in Red Rocks ranch and have been very happy with their service.

Just my humble opinion. :)

Laurie

"Alone we can do so little, together we can do so much"
Helen Keller

Soli Deo Gloria

Laurie Caves
CarePortal Family Advocate
Lewis Palmer School District
New Life North
719-640-0462

Dawn Collins

From: Angela Brown <angele82000@yahoo.com>
Sent: Friday, March 21, 2025 5:23 PM
To: Dawn Collins
Subject: Trash service

-----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 hope you are having a good week!

I wanted to give feedback on the trash service idea the town is considering. It's not a terrible idea, but I would definitely recommend the town using Apex. We have used a couple of the other trash services and really were not happy. Apex is local, they have great customer service and always on time. The other services, not so much.

Thank you!


Angela Brown, 209 Park St.

Dawn Collins

From: admin@example.com <noreply@civicplus.com>
Sent: Sunday, March 23, 2025 2:22 PM
To: Dawn Collins
Subject: Trash Collection

-----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.-----

Name: Bob Radosevich
Email: Judgebob@aol.com

Message: *Cost: can it be locked in for a minimum of 3 years and be allowed annual price adjustment of 5-7% per year thereafter? Contract to be renegotiated after 10 years? *Weekly collection of 2 cans or bags? Additional cans or bags at a negotiated price? Note: if there are more than -X- number of complaints in a year, TOPL can. Terminate contract. (weather and holidays excluded) *I don't believe that you will get many to agree on companies. I also don't believe "truck damage " is prevalent, except for the overloaded dump trucks. * I would like to see yard waste collection, limited to bags and trash can containers. * Is this for ALL of PL? Is there an "opt out"? * We have found Republic to be reliable, established. "Cheapest isn't always the best". Respectfully, Bob Radosevich (judgebob@aol.com) 

Dawn Collins

Subject: FW: ph msg: Jerry Parsons, 164 Shady Ln - TRASH

Jerry called to note his support for a single hauler for trash.

Christi Birkeland
Management Specialist
(719) 481-2953



Town of Palmer Lake
42 Valley Crescent/PO Box 208
Palmer Lake, CO 80133
www.townofpalmerlake.com

Dawn Collins

From: admin@example.com <noreply@civicplus.com>
Sent: Tuesday, March 25, 2025 12:02 PM
To: Dawn Collins
Subject: Trash Collection

-----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.-----

Name: Laura Mawdsley
Email: lmawdsley@comcast.net

Message: Hello, I live on a private road here in Palmer Lake - Pinecrest Way. We have 11 residences and a wedding business that use this road; as such we have annual HOA dues that are used to maintain the road (plowing, asphalt work, etc.). We, too, decided that we would all use a single trash collector to reduce wear on our road. We settled on Tri-Lakes disposal which become Infinite and is now Apex. I am content with their service and would not be interested in any other business. I am wondering if our road would be excluded from the single hauler concept - since our road is private and does not provide a through way for any other residents. I personally am fine with being excluded as our little community likes to work together to tackle our common problems. Also, the rate that I get from Apex is only \$3.00 a month more that what their rate would be as posted on this website. My household gets a senior discount that lowers our fee (we also do recycling). Three dollars a month reduction isn't enough for me to change my service. Waste Connection seems much lower and that makes me wonder how viable they are as an ongoing service. So these are my thoughts and my one question. If you'd like to reach out to me you can email me or call on my land line: 719-481-1540. Thanks!! Laura Mawdsley 176 Pinecrest Way,

Palmer Lake 

RE: Web Contact Form: Trash Collection

From Town of Palmer Lake <noreply@civicplus.com>

Date Mon 3/31/2025 7:55 PM

To Tish Torweihe <tish@palmer-lake.org>

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Submitted on Mon, 03/31/2025 - 7:55 PM

Submitted by: Anonymous

Submitted values are:

First Name

Alex

Last Name

Hawkins

Email

hawkinsa@comcast.net

Subject

Trash Collection

Question/Comment

1. Cost and Value Perception:

Waste Connections pricing quoted is clearly the least expensive however there is no information regarding any drop-off/pickup/96 gallon container charges. This needs to be determined/confirmed and shared with residents for consideration before making a selection. It is also important to know and guarantee that the selected service provider isn't low balling the initial offer only to raise prices significantly in the coming months/years. \$13.50 per month for weekly trash pickup (96-gallon + 3 bags) and including bi-weekly recycling would be a welcome change if it's good service. \$5 per can per residence fee provision needs to be better explained, documented, and considered.

2. Service Preferences:

Affordable and reliable services with a strong focus on customer service and customer satisfaction are critical. The last thing we need in Palmer Lake is a trash service provider who does a poor job and provides poor customer service.

3. Concerns and Issues:

One concern with moving to a single trash collection provider is the removal of competition which tends to improve customer service and price competitiveness. Terms need to be put in place to ensure that these are covered. What happens if we are not satisfied with services being provided?

4. Community Impact:

I sincerely doubt that the trash service trucks have any significant impact on our roads. I am sure that everyone would welcome less expensive trash collection as long as services were of high quality. It is also important that collection drivers operate safely and do not speed through neighborhoods and on roads like Suncrest.

5. Additional Services:

Including free pick up of three extra bags with weekly service is an important feature to help balance fluctuating needs.

The results of this submission may be viewed at:

https://www.townofpalmerlake.com/admin/structure/webform/manage/general_contact/submission/7

21

RE: Web Contact Form: Trash Collection

From Town of Palmer Lake <noreply@civicplus.com>

Date Fri 3/28/2025 4:54 PM

To Tish Torweihe <tish@palmer-lake.org>

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Submitted on Fri, 03/28/2025 - 4:54 PM

Submitted by: Anonymous

Submitted values are:

First Name

Warren

Last Name

Seese

Email

wseese58@comcast.net

Subject

Trash Collection

Question/Comment

Regarding a single trash collection service, we would support a weekly service from Waste Connections provided there are rules and regulations on how much our service may increase on an annual basis.

The results of this submission may be viewed at:

https://www.townofpalmerlake.com/admin/structure/webform/manage/general_contact/submission/701

