

**TOWN OF PALMER LAKE, COLORADO**

**RESOLUTION NO. 71-2023**

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

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

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

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

**WHEREAS**, on October 18, 2023, the Planning Commission reviewed the application for replat and found that it will be acceptable and recommended approval of the replat as presented.


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

1. The replat of Lots 1-4 and 14-20 of Block 31 and Lots 8-11 of Block 31, Glen Park, attached hereto as Exhibit A, and incorporated herein, evidencing the replat request by the Owner, as well as any easements thereon, is hereby approved.
2. Severability. If any article, section, paragraph, sentence, clause, or phrase of this Resolution is held to be unconstitutional or invalid for any reason such decision shall not affect the validity or constitutionality of the remaining portions of this Resolution. The Board of Trustees hereby declares that it would have passed this resolution and each part or parts thereof irrespective of the fact that any one part or parts be declared unconstitutional or invalid.
3. Repeal. Existing resolutions or parts of resolutions covering the same matters embraced in this Resolution are hereby repealed and all resolutions or parts of resolutions inconsistent with the provisions of this Resolution are hereby repealed.

**INTRODUCED, RESOLVED, AND PASSED AT A REGULAR MEETING OF THE BOARD OF TRUSTEES OF THE TOWN OF PALMER LAKE ON THIS 26<sup>th</sup> DAY OF OCTOBER 2023.**

ATTEST:

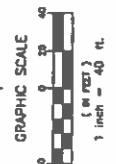
TOWN OF PALMER LAKE, COLORADO

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

BY:   
\_\_\_\_\_  
Grant Havenar  
Mayor



P.O. Box 7123  
Woodland Park, CO 80903  
(719) 687-8385  
info@goald.com

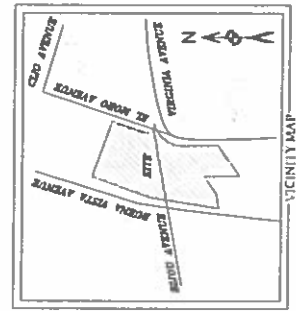
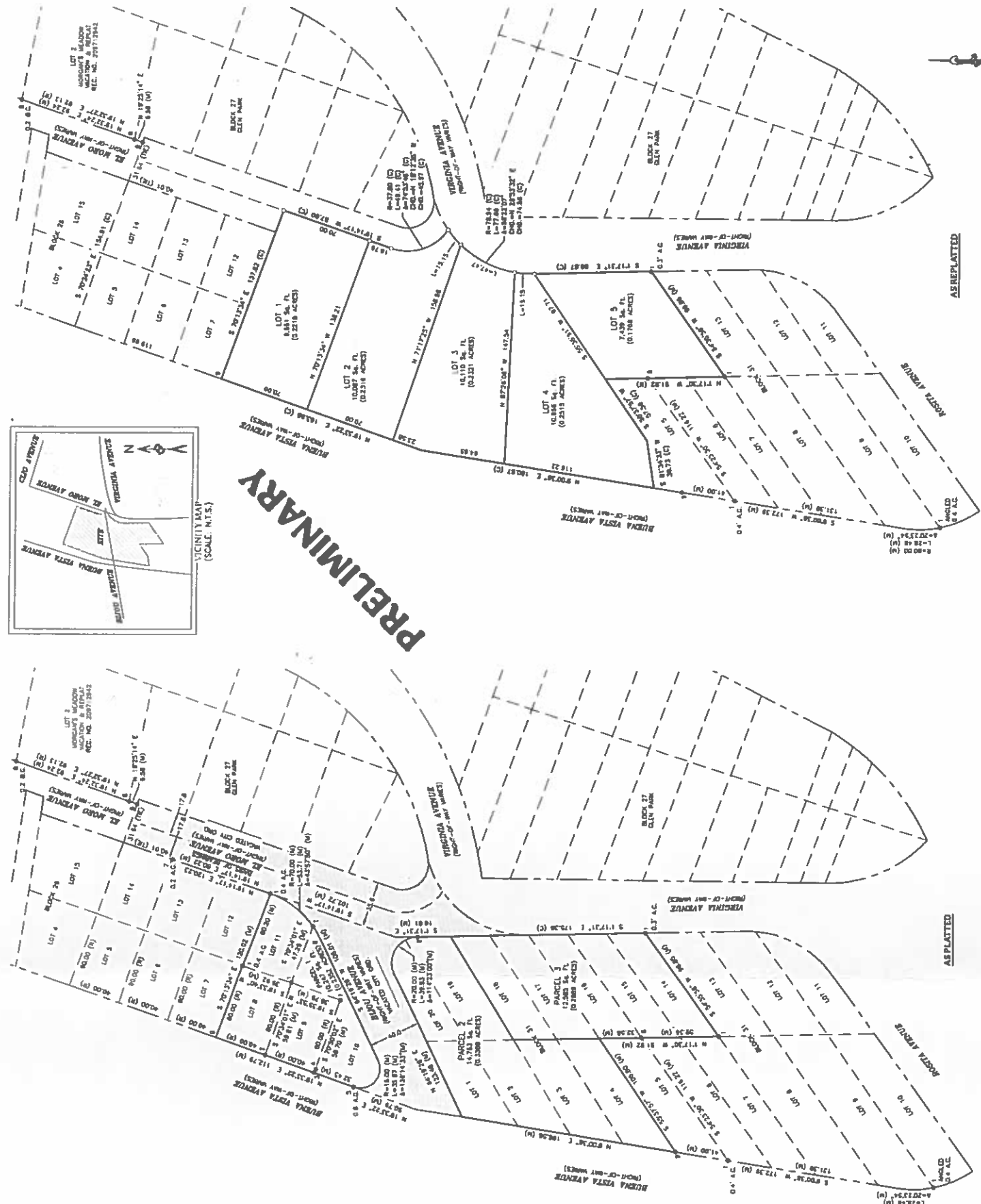


**OWNER:**  
Duran Walton Ventures LLC  
14000 S. Duran  
Woodland Park, CO 80913

# DURAN WALTON REPLAT OF A PORTION OF R1 OR R2 AND R1 GI EN PARK

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

Project No.: 22056  
August 7, 2023  
Rev.: September 14, 2023  
Rev.: September 20, 2023



**CLERK'S RECORDER'S CERTIFICATE:**  
Accepted for filing in the office of the county clerk and recorder of El Paso County, Colorado,  
this \_\_\_\_\_ day of \_\_\_\_\_, 2023, A.S.  
and a duly received order of recording No. \_\_\_\_\_  
Date and Recorder: \_\_\_\_\_

**PLANNING COMMISSION APPROVAL:**  
This plat was approved by the Planning Commission on the \_\_\_\_\_ day of \_\_\_\_\_, 2023.  
Chair, Planning Commission: \_\_\_\_\_

**BOARD OF TOWN TRUSTEES APPROVAL:**  
This plat was approved by the Board of Town Trustees of Duran, Colorado on the \_\_\_\_\_ day of \_\_\_\_\_, 2023.  
Mayor of the Town of Duran: \_\_\_\_\_

**BE IT KNOWN BY THESE PRESENTS:**  
That Duran Walton Ventures LLC, being the owner of the following described tract of land:  
Lots 1 through 15, Block 27 and Lots 1 through 15, Block 31, Duran Park, being the subject of a plat recorded on July 25, 2023, in the  
Office of the Clerk and Recorder, County of El Paso, State of Colorado,  
together with portions of the located Right-of-Way of a portion of Duran Avenue and Duran Street, situated in Block 27, are being  
replatted in accordance with the provisions of the Colorado Platting Act, Chapter 125, Article 1, of the Colorado Revised Statutes,  
as amended, and the provisions of the Colorado Subdivision Act, Chapter 125, Article 2, of the Colorado Revised Statutes,  
as amended, in the County of El Paso, State of Colorado.

Parcel 1: Lots 1 through 15, Block 27 contain a combined area of 16,147.54 sq. ft. (0.3703 acres) more or less.  
Parcel 2: Lots 1 through 15, Block 31 contain a combined area of 14,763.54 sq. ft. (0.3369 acres) more or less.  
Parcel 3: Lots 1 through 15, Block 31 contain a combined area of 15,305.54 sq. ft. (0.3509 acres) more or less.  
Egan Street contains a combined area of 7,247.54 sq. ft. (0.1667 acres) more or less.  
Duran Street contains a combined area of 3,310.54 sq. ft. (0.0760 acres) more or less.  
Computing a total calculated area of 48,222.54 sq. ft. (1.1077 acres) more or less.

**DEDICATION:**  
The above party in interest hereby dedicates to the public, to be known as Duran Park, the area shown on a plat recorded on July 25, 2023, in the  
Office of the Clerk and Recorder, County of El Paso, State of Colorado, and the area shown on a plat recorded on July 25, 2023, in the  
Office of the Clerk and Recorder, County of El Paso, State of Colorado, in the Town of Duran, County of El Paso, State of Colorado.

**WITNESS WHEREOF:**  
The undersigned Duran Walton Ventures LLC, have executed the foregoing this \_\_\_\_\_ day of \_\_\_\_\_, 2023.  
Duran Walton Ventures LLC  
(Owner of Parcel 1, 2 and 3)

**NOTARIAL:**  
STATE OF COLORADO }  
COUNTY OF EL PASO }  
I, \_\_\_\_\_, Notary Public,  
do hereby certify that the foregoing is a true and correct copy of the original as the same appears in my records.  
My Commission Expires: \_\_\_\_\_

**GENERAL NOTES:**  
1) 3/4" = 1' scale.  
2) All bearings and distances are in feet and inches.  
3) All bearings are true bearings.  
4) All distances are in feet and inches.  
5) All bearings and distances are as shown on the plat.  
6) All bearings and distances are as shown on the plat.  
7) All bearings and distances are as shown on the plat.  
8) All bearings and distances are as shown on the plat.  
9) All bearings and distances are as shown on the plat.  
10) All bearings and distances are as shown on the plat.

**SURVEYOR'S CERTIFICATION:**  
I, \_\_\_\_\_, a duly registered Professional Land Surveyor in the State of Colorado, do hereby certify that the Plat of  
Duran Walton Ventures LLC, a portion of Duran Avenue and Duran Street, situated in Block 27, and the area shown on a plat recorded on July 25, 2023, in the  
Office of the Clerk and Recorder, County of El Paso, State of Colorado, and the area shown on a plat recorded on July 25, 2023, in the  
Office of the Clerk and Recorder, County of El Paso, State of Colorado, in the Town of Duran, County of El Paso, State of Colorado,  
is a true and correct copy of the original as the same appears in my records.

**PRELIMINARY**

Goald Surveyors, LLC  
14000 S. Duran  
Woodland Park, CO 80913