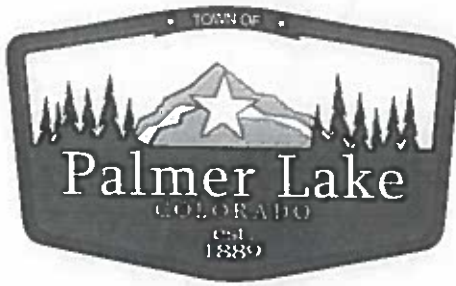


**NOTICE OF PUBLIC HEARING**

**TOWN OF PALMER LAKE**

Notice is hereby given that Palmer Lake Planning Commission shall hold a public hearing on Wednesday, February 19, 2025, at 5 PM at the Town Hall at 28 Valley Crescent, Palmer Lake, to consider an application for minor resubdivision/replat of lots 1, 2, and 3 of Tudor Manor Crossing, located at 707 and 711 Sunridge and 680 Eisenhower, Palmer Lake. A recommendation will be made to the Board of Trustees on the same matter scheduled to be heard on Thursday, February 27 at 6 PM. A copy of the complete application is on file at the Town Clerk office, at 719-481-2953. /s/ Dawn A. Collins, Town Clerk



*Engr. - quick comp! review*

**TOWN OFFICE USE ONLY**

Date Received: 10-2-2024 By: [Signature]

Fee: \$ 1000- Pmt Type: \_\_\_\_\_

Property #: \_\_\_\_\_

*ent*

*2/19 PC*  
*2/2*

**LAND USE REGULATIONS/DEVELOPMENT APPLICATION**

TYPE OF SUBMITTAL (CHECK ALL THAT APPLY)	
Certificate of zoning compliance (17.12.060)	Minor Subdivision (Attach Minor Subdivision Application - 16.36.020) <i>X re subd.</i>
Annexation (CRS 31-12-101 et seq.)	Resubdivision (Attach Subdivision Application- 16.64.010)
Zoning Change (Ordinance required-Attach Rezoning or Map/Text amendment Application)	Conditional Use Permit (Attach application-17.100.010)
Planned Unit Development (Attach PUD Plan 17.72.100 or PUD Final Development Plan Application 17.72.110)	Variance from Zoning Regulations (Attach Variance Application- 17.64.160)
Site Plan Review (Attach Site Plan Application-17.12.070)	Sign Permit (Attach Sign Application-17.76.040)
Subdivision Master Plan (16.16.010)	Grading and Erosion Control Plan (Attach application-17.68.080)
Major Subdivision Preliminary Plat (Attach Major Subdivision Application- 16.20.010)	Hillside Overlay District (Attach application-17.68.110)
Major Subdivision Final Plat (Attach Major Subdivision Application-16.028.010)	Floodplain Development Permit (Attach application-17.64.130)

Please submit the following with this application:

Attach Vicinity Map

Attach County Assessor Parcel Information showing property & lot lines (<https://assessor.elpasoco.com>)

Property Address: 711 & 707 SUNRIDGE CRL. 680 EISENHOWER

Applicant Name: RICHARD WILLIAMS Phone: 719 648 1419

Email: RICHARD@REGALCONSTRUCTIONCO.COM

Mailing Address: P.O Box 246

City: PALMER LAKE State: CO Zip: 80133

Owner(s) of Record Name (if different from above): LARRY DEEDER, FRANK VALASQUEZ

Email: SAME AS ABOVE

Mailing Address: \_\_\_\_\_ Phone: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

**APPLICANT SIGNATURE** - I certify the information & exhibits I submitted are true & correct to the best of my knowledge. In filing this form, I am acting with the knowledge & consent of the property owners. I understand that all materials & fees required by the Town must be submitted prior to having this application processed. Form may be signed electronically by typing your name in the Signature field or manually printing & signing.

**OWNER CERTIFICATION** - I certify that I am the lawful owner of the parcel(s) of land or mineral interests which this application concerns and consent to this action.

[Signature]  
Applicant Signature

9/4/2024  
Date

[Signature]  
Owner Signature

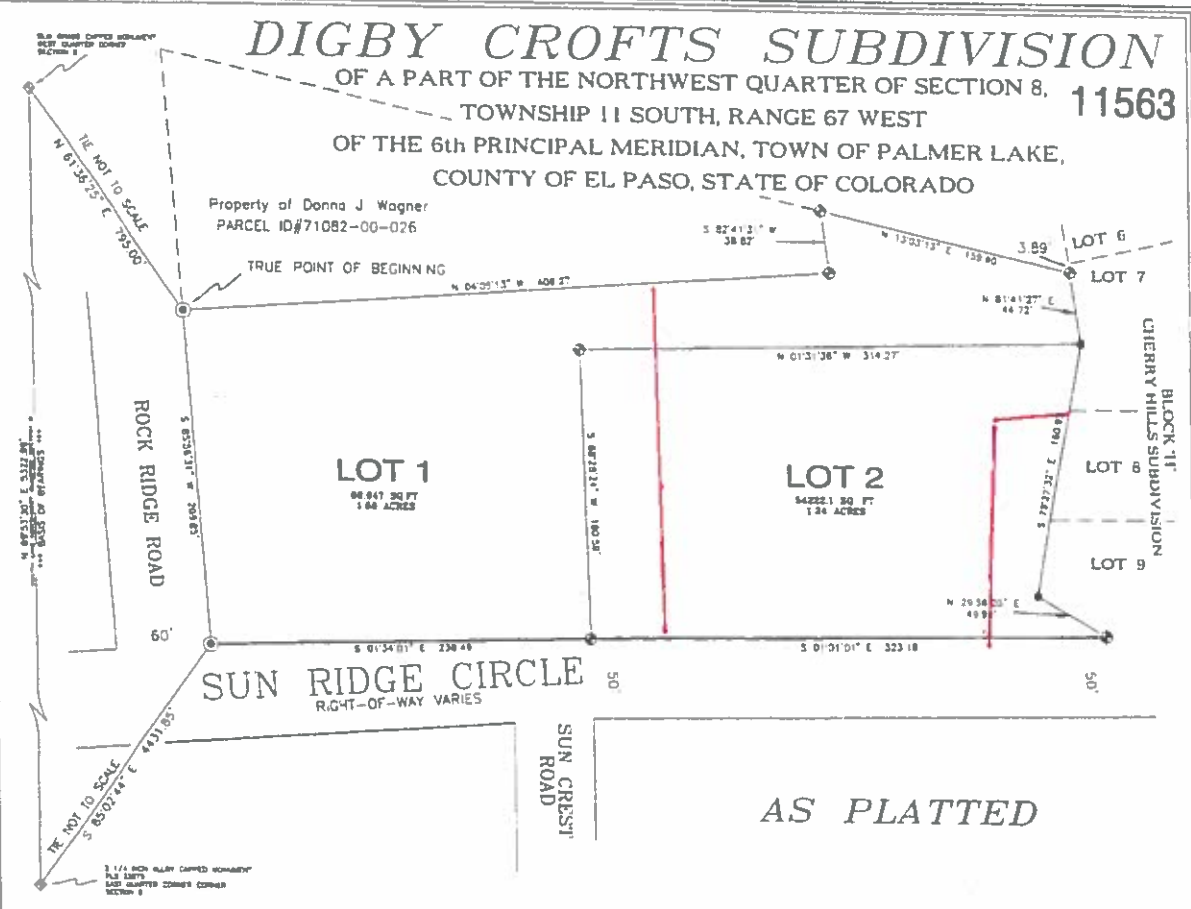
9/4/2024  
Date



# DIGBY CROFTS SUBDIVISION

OF A PART OF THE NORTHWEST QUARTER OF SECTION 8, 11563  
 TOWNSHIP 11 SOUTH, RANGE 67 WEST  
 OF THE 6th PRINCIPAL MERIDIAN, TOWN OF PALMER LAKE,  
 COUNTY OF EL PASO, STATE OF COLORADO

Property of Donna J Wagner  
 PARCEL ID#71082-00-026



NTS  
 SCHEDULED LAND  
 PLATTED LAND TO  
 BE AS SHOWN  
 OF LAND  
 SUBDIVISION  
 BY Kay  
 10/1/03

used this document

signed before me  
 P. M. M. M.  
 NOTARY PUBLIC

This plat No easements  
 or commitment.

Planning Commission

Planning Commission

Trustees of the  
 2003  
 Palmer Lake

Not title insurance  
 - RABBIT SPRINGS  
 - 2002  
 - this  
 - 10-2001 to

of adjacent  
 lots of record

shows any  
 monument or  
 or pursuant to  
 laws  
 not be used  
 that for which  
 unless other

ness in parentheses  
 - 11/12, Page 1056

ness on  
 facts of the  
 survey, and does  
 not or implied  
 reference any  
 or within  
 in to  
 this survey be  
 of certification

AS PLATTED

### MONUMENT LEGEND

- FOUND 3/8th INCH STEEL PIN (NO CAP)
- ⊠ FOUND 1/2 INCH STEEL PIN W/ MANGLED CAP (UNREADABLE)
- ⊙ FOUND 7/8th INCH DD PIPE (MONUMENT SET BY PLS 3683)
- ⊕ FOUND PUBLIC LAND SURVEY MONUMENT (AS NOTED)
- ⊗ SET 3/8 INCH X 18 INCH STEEL BAR W/ PLASTIC CAP MARKED PLS #23875

### SURVEYOR'S CERTIFICATION

I, Bill W.A. Baker, a duly registered Professional Land Surveyor in the State of Colorado do by these presents certify that the plat of DIGBY CROFTS SUBDIVISION was prepared from a survey made by me on the ground and that said plat accurately depicts said survey to the best of my knowledge, information and belief. Said plat is in conformance with Title 38 of the Colorado Revised Statutes, as amended.

*Bill W.A. Baker*  
 Bill W.A. Baker PLS #23875

### COUNTY CLERK AND RECORDER:

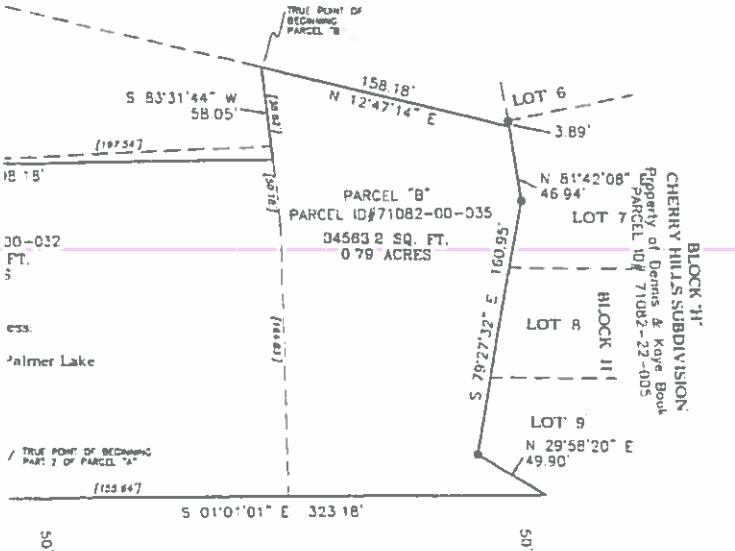
STATE OF COLORADO  
 COUNTY OF EL PASO SS

I hereby certify that this instrument was filed for record in my office at 2:28 PM, this 16<sup>th</sup> day of October, 2003, and is duly recorded in plat book \_\_\_\_\_ at page \_\_\_\_\_ of the records of El Paso County, Colorado.

Reception Number 203244313  
 Fee \$ 10.00  
 & \$ 1.00

By Deputy *Robert C. Balne* Clerk and Recorder

<b>CORNERSTONE BOUNDARY CONSULTANTS</b> PROFESSIONAL LAND SURVEYORS Post Office Box 1723 Monument, Colorado 80122 719-881-9289		SURVEYING FOR  BOUNDARY MOVING CLANS TOPOGRAPHY EASEMENT LOCATION RIGHT-OF-WAY
JOB NO. <u>27536</u> DATE <u>10/16/03</u>	SCALE 1 INCH = 40 FEET	REVISIONS



FORMER PROPERTY  
 CONFIGURATION

NEW LOT LINES

**Request for new Lot Lines**

This is a request for new lot lines on the plans enclosed  
with this letter .

Thank you :

Frank and Nancy Valasquez 

Lindsay and Richard Willan .....

Larry and Samantha Deeder 

When recorded, return to:  
Primary Residential Mortgage, Inc. c/o First American  
Attn: Final Docs  
1795 International Way  
Idaho Falls, ID 83402  
800-748-4424

Title Order No.: 1649170

LOAN #: 301019999

[Space Above This Line For Recording Data]

DEED OF TRUST

CASE #: 39-39-6-1426443

MIN 1001464-6000870953-6

MERS PHONE #: 1-888-679-6377

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

(A) "Security Instrument" means this document, which is dated May 16, 2022, together with all Riders to this document.

(B) "Borrower" is LARRY KERMIT DEEDER AND SAMANTHA JANE DEEDER, JOINT TENANTS.

whose address is 707 Sun Ridge Circle, Palmer Lake, CO 80133.

Borrower is the trustor under this Security Instrument.  
(C) "Lender" is Primary Residential Mortgage, Inc..

Lender is a Licensed Lender, organized and existing under the laws of Nevada.  
Lender's address is 1480 North 2200 West, Salt Lake City, UT 84116.

(D) "Trustee" is the Public Trustee of El Paso County, Colorado.  
(E) "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. MERS is the beneficiary under this Security Instrument. MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.  
(F) "Note" means the promissory note signed by Borrower and dated May 16, 2022. The Note states that Borrower owes Lender FIVE HUNDRED SEVENTY SIX THOUSAND FIVE HUNDRED AND NO/100\*\*\*\* Dollars (U.S. \$576,500.00 ) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than June 1, 2052.  
(G) "Property" means the property that is described below under the heading "Transfer of Rights in the Property."  
(H) "Loan" means the debt evidenced by the Note, plus interest, any prepayment charges and late charges due under the Note, and all sums due under this Security Instrument, plus interest.



1649170

From: Frank Velasquez frank.velasquez@gmail.com  
Date: Sep 25, 2024 at 12:41:43 PM  
To: Richard Willan  
richard@regalconstructionco.com

Cruck Broerman  
12/28/2022 11:48:51 AM  
Doc \$0.00 1  
Rec \$13.00 Page

El Paso County, CO



222153124

WHEN RECORDED RETURN TO:

NANCY VELASQUEZ  
P.O. Box 81

PALMER LAKE CO 80133 QUITCLAIM DEED

THIS DEED, made this 28 day of DECEMBER, 2022 between FRANK VELASQUEZ  
S. NANCY REEVE ("Grantor"), of the County of EL PASO and State of  
COLORADO and FRANK VELASQUEZ & NANCY VELASQUEZ ("Grantee")  
whose legal address is P.O. BOX 81 PALMER LAKE CO 80133;

WITNESS, that the Grantor, for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has remised, released, sold and QUITCLAIMED and by these presents does remise, release, sell and QUITCLAIM unto the Grantee, and the Grantee's heirs and assigns forever, as "JOINT TENANCY", all of the right, title interest, claim and demand that the Grantor has in and to the real property, together with the fixtures and improvements located thereon, if any, situate, lying and being in the County of EL PASO and State of Colorado, described as follows: LOTS 8 & 9 BLOCK H  
CHERRY HILLS PALMER LAKE

Also Known As: 6811 EISENHOWER DRIVE PALMER LAKE CO 80133

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging, or in anywise thereunto appertaining, and all the estate, right, title, interest and claim, whatsoever, of the Grantor, either in law or in equity, to the only proper use, benefit and behalf of the Grantee, and the Grantee's heirs and assigns forever.

EXECUTED AND DELIVERED on the date set forth above.

[Signature]  
FRANK VELASQUEZ

[Signature] Nancy Reeve Nancy Velasquez  
NANCY REEVE AKA NANCY VELASQUEZ

STATE OF: COLORADO  
COUNTY OF: EL PASO

The foregoing instrument was acknowledged before me on 12/28/2022 by  
Frank Velasquez and Nancy Reeve AKA Nancy Velasquez

Witness my hand and official seal.  
My commission expires:  
7/27/2023

[Signature]  
Notary Public

JANUARY A. HANKEN  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20034020083  
MY COMMISSION EXPIRES JULY 27 2023



QUITCLAIM DEED

THIS DEED is dated 20th MAY, 2009, and is made between

LINDSAY RAY

(whether one, or more than one), the "Grantor," of the \* CITY AND County of EL PASO and State of COLORADO and

LINDSAY A WILLAN

(whether one, or more than one), the "Grantee," whose legal address is

711 SUNRIDGE CRL, PALMIER LAKE

of the CITY AND County of EL PASO and State of COLORADO

WITNESS, that the Grantor, for and in consideration of the sum of ONE DOLLARS, (\$ 1. ),

the receipt and sufficiency of which is hereby acknowledged, does hereby remise, release, sell and QUITCLAIM unto the Grantee and the Grantee's heirs and assigns, forever, all the right, title, interest, claim and demand which the Grantor has in and to the real property, together with any improvements thereon, located in the CITY AND County of EL PASO and State of Colorado, described as follows:

THAT PT OF LOT 2 DIGBY CROFTS SUB LY  
W/IN TR CONV BY REC # 203079063

SCH/PARC: # 71082-22-01<sup>21</sup><sub>2</sub>

also known by street address as:  
and assessor's schedule or parcel number:

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging, or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever of the Grantor, either in law or equity, to the only proper use, benefit and behoof of the Grantee, and the Grantee's heirs and assigns, forever.

IN WITNESS WHEREOF, the Grantor has executed this deed on the date set forth above.

x [Signature]

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



resubd.

## Minor Subdivision Checklist

form date: May 29, 2024

### Notes:

- Town staff will strive to review the submitted application for completeness within ten (10) days of receipt. Once an application is deemed complete, required payment of fees are received, and cost reimbursement agreement is signed, the application will be forwarded to appropriate staff and referral agencies.
- Land use applications fees can be found on the Town website - see adopted Master Fee Schedule.
- For submittal and drawing items listed below, see code section 16.20.110(a) for more information.
- On this checklist, check off items included in the application and shown on the drawings.

SUBMITTAL REQUIREMENTS	
	Number of paper copies to be determined
	Digital copy (PDF) of all submittal items
✓	Land Use application form, completed & signed
	This checklist – check off all items submitted and drawing requirements that have been met
	Application fee
	Cost reimbursement agreement
	30-day requirement signed waiver
	Title commitment
	Mineral rights affidavit ?
	Minor subdivision plat (see Drawing Requirements below)
	Site development plan
	Project narrative

DRAWING REQUIREMENTS (continued)	
✓	- Designer(s)
✓	- Engineer(s)
✓	- Surveyor(s)
✓	Bearings, distances, and curve information for the perimeter and all lots, blocks, ROW's, and easements
	Excepted parcels note
✓	Lot and block numbers
✓	Existing and proposed ROW
✓	Existing and proposed street names
✓	Existing and proposed easements
✓	Location and description of monuments
✓	Floodplain boundary
<b>Signature and certification blocks for:</b>	
	- Registered land surveyor
	- Owners and mortgagees
	- PC, BOT, Town Clerk, County Clerk & Recorder
	- Utility providers
	- Ownership and dedications

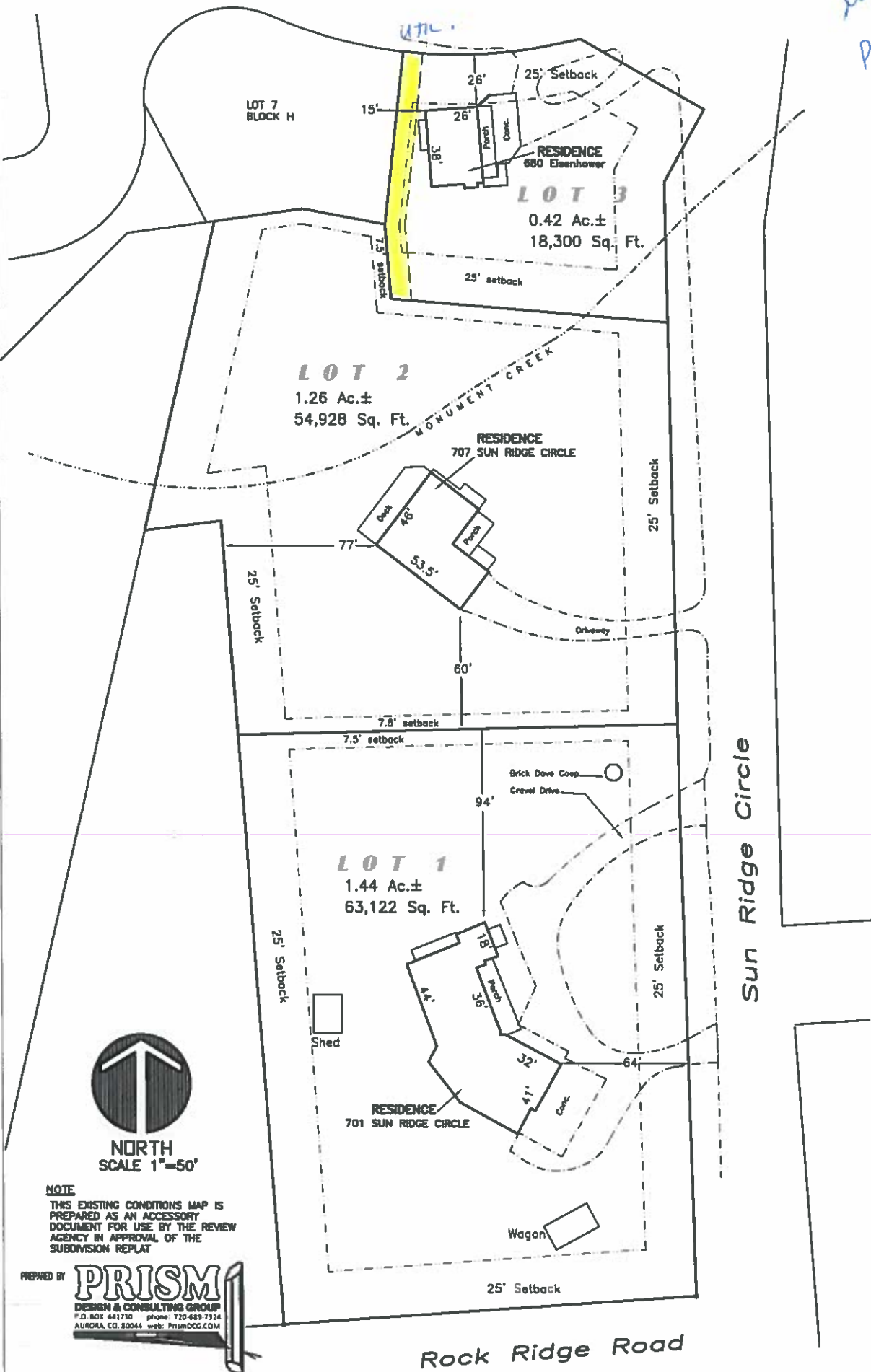
DRAWING REQUIREMENTS	
	24" x 36" sheet, unless other size is approved
✓	Title of project
✓	North arrow
✓	Written & graphic scale
✓	Vicinity map
	Date of preparation
✓	Name of person or firm that prepared drawing
✓	Legal description of the entire subdivision
	Basis of established bearing
	Closure calculations
	<b>Name/business name/address/phone/email:</b>
✓	- Owner(s)
✓	- Applicant (if not the owner)

x send to Engr.

# Tudor Manor Crossing

## EXISTING CONDITIONS EXHIBIT MAP

*layout  
process  
1d - easmt  
(final plat)*



**NOTE**  
 THIS EXISTING CONDITIONS MAP IS PREPARED AS AN ACCESSORY DOCUMENT FOR USE BY THE REVIEW AGENCY IN APPROVAL OF THE SUBDIVISION REPLAY

PREPARED BY **PRISM**  
 DESIGN & CONSULTING GROUP  
 P.O. BOX 441730 phone: 720-689-7324  
 AURORA, CO. 80044 web: PrismDCG.COM