



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

Office Use Only	
Case Number:	<u>PC 2115</u>
Date:	_____
Fees \$250 \$10 per acre:	<u>500 -</u>
Check #:	<u>2210</u>
Rec'd By:	<u>PAT</u>
Application Complete:	_____

Vacation & Replat Application Form

Name of Applicant/Property Owner: Arlon and Sylvia Martin
 Address: 215 Canon Dr Santa Barbara, CA 93105 Phone#: 805-698-8551
 Email: arlon.martin@gmail.com
 Name of Proposal: Lakeview West Subd.
 Tax Schedule #: Assessor's Parcel #: 7105212005

This is a Vacation Plat – A map indicating a proposed elimination of a dedicated street, road easement or subdivision. It shall be prepared by a Colorado Registered Land Surveyor in accordance with a Subdivision Regulations. If approved, it shall be recorded with the County Clerk and Recorder's Office.

This is a Replat – A map which indicates an alternation from an approved Subdivision Final Plat. Such a proposal shall abide by the same regulations which affect a Final Plat submittal.

Please fill out the appropriate submission checklist to complete the application.

Location of Property: 253 Milton St.
 Nearest Street Intersection: Park Existing Subdivision: Blk 63, Lots 1-11
 Current Zoning and Uses of Surrounding Property: N: _____
 E: _____
 S: _____
 W: _____

Signature of Owner: Arlon Martin Date: Sept 7, 2022
 Applicants Name: Arlon Martin Sylvia Martin Address/Location: 215 Canon Drive
Santa Barbara, CA
93105

To: Planning Commission and Board of Trustees for Palmer Lake, CO
Attn. Ms. Dawn Collins, Town Administrator and Clerk
42 Valley Crescent
P.O. Box 208
Palmer Lake, CO 80133

January 27, 2023

From: Arlon and Sylvia Martin
215 Canon Ave.
Santa Barbara, CA 93105

Re: Lakeview West Subdivision, 253 Milton Street

Dear Ms. Collins, Planning Commission and Board of Trustees

We are requesting to Replat all of Block 63 and the Southerly One-Half of Brook Street from Viola Street to Park Street, in Palmer Lake Amended Filing, into three single Family Residential Lots.

Two of the three proposed lots will be larger than 10,000 square feet and noted on the Proposed Plat as being restricted from Future Replatting into smaller lots.

The generally flat Lot with the existing house at 253 Milton Street is to remain and currently has access from Park Street. This Lot would have the ability for future demolition of the existing structure and relocation of the access point.

The other two lots would have access from either Viola Street or Park Street for possible over-under parking. The approximate slope of these lots is 13%, sloping down from Viola Street to Park Street.

The portion of Brook Street to be vacated has not been used and has utilities shown on the Preliminary Plot. An Easement will be Platted for that utility. A portion of Brook Street has been previously vacated by PARKVIEW SUB Replat. The Northerly One Half of Brook Street would remain as access to the unimproved Alley adjacent to the rear of Lot 10 Block 58 in Palmer Lake Amended Filing.

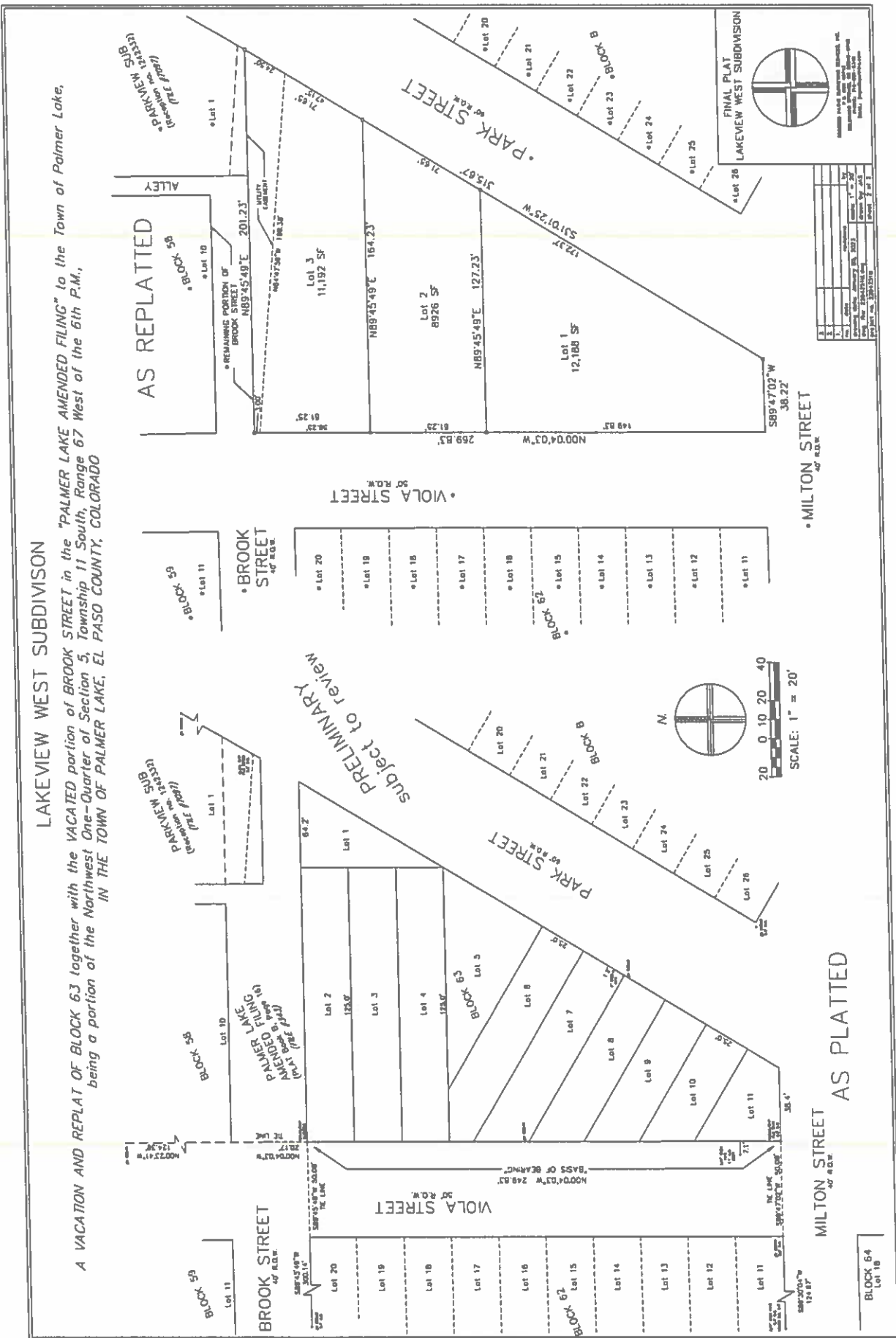
If you have any questions, please contact us at arlonmartin@gmail.com or by cell 805-698-8551.

Best Regards,



Arlon and Sylvia Martin

Cc: Dawn Collins, Town Administrator/Clerk, Palmer Lake, CO



LAKEVIEW WEST SUBDIVISION

A VACATION AND REPLAT OF BLOCK 63 together with the VACATED portion of BROOK STREET in the PALMER LAKE AMENDED FILING to the Town of Palmer Lake, Township 11 South, Range 67 West of the 6th P.M., IN THE TOWN OF PALMER LAKE, EL PASO COUNTY, COLORADO

BE IT KNOWN BY THESE PRESENTS:

That SYLVIA and ALVIN MARTIN being the owners of the following described tract of land to-wit: Block 63, Lots 1 - 11, Town of Palmer Lake, El Paso County, Colorado...

DEDICATION:

The above named tract of land to be vacated and replatted this day of... and the same shall be used for the purposes herein stated...

IN WITNESS WHEREOF:

The abovesigned SYLVIA MARTIN, has caused this instrument to be signed by me...

SYLVIA MARTIN

NOTARIAL:

STATE OF COLORADO COUNTY OF EL PASO

The above and abovesigned one acknowledged before me this... day of...

Witness my hand and seal...

By commission expires...

IN WITNESS WHEREOF:

The abovesigned ALVIN MARTIN, has caused this instrument to be signed by me...

ALVIN MARTIN

NOTARIAL:

STATE OF COLORADO COUNTY OF EL PASO

The above and abovesigned one acknowledged before me this... day of...

Witness my hand and seal...

By commission expires...

NOTICE IS HEREBY GIVEN:

That the same hereinbefore described herein is subject to the usual conditions of sale and that the same shall be sold at public auction to the highest bidder...

APPROVAL:

Hear and recommended for approval on the... day of... 2073 by the Planning Commission, Town of Palmer Lake.

Deak, Planning Commission

Hear and approved on the... day of... by the Board of Trustees for the Town of Palmer Lake.

Mayor, Board of Trustees

Attest by... Town Clerk

RECORDING:

STATE OF COLORADO COUNTY OF EL PASO

I hereby certify that this instrument was filed for record in my office at... on this... day of...

RECORDED:

INDEXED:

FILED:

Permit Fee

Stamp Fee

SURVEYOR'S CERTIFICATION:

I, the undersigned, SYLVIA MARTIN, have caused this instrument to be signed by me...

PRELIMINARY Subject to Review

City File No.:

NOTES:

- 1. - Indicate 9 and 14 value with Surveyor's Co., P.L.S. 31787.
2. - Indicate proposed survey monument on sketch.
3. - Indicate "old measure" data.
4. - Indicate date of record.
5. - Indicate date of this instrument.
6. - Indicate date of this instrument.
7. - Indicate date of this instrument.
8. - Indicate date of this instrument.
9. - Indicate date of this instrument.
10. - Indicate date of this instrument.

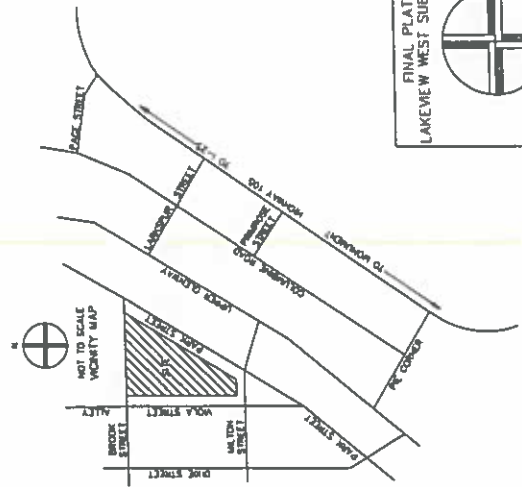
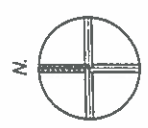
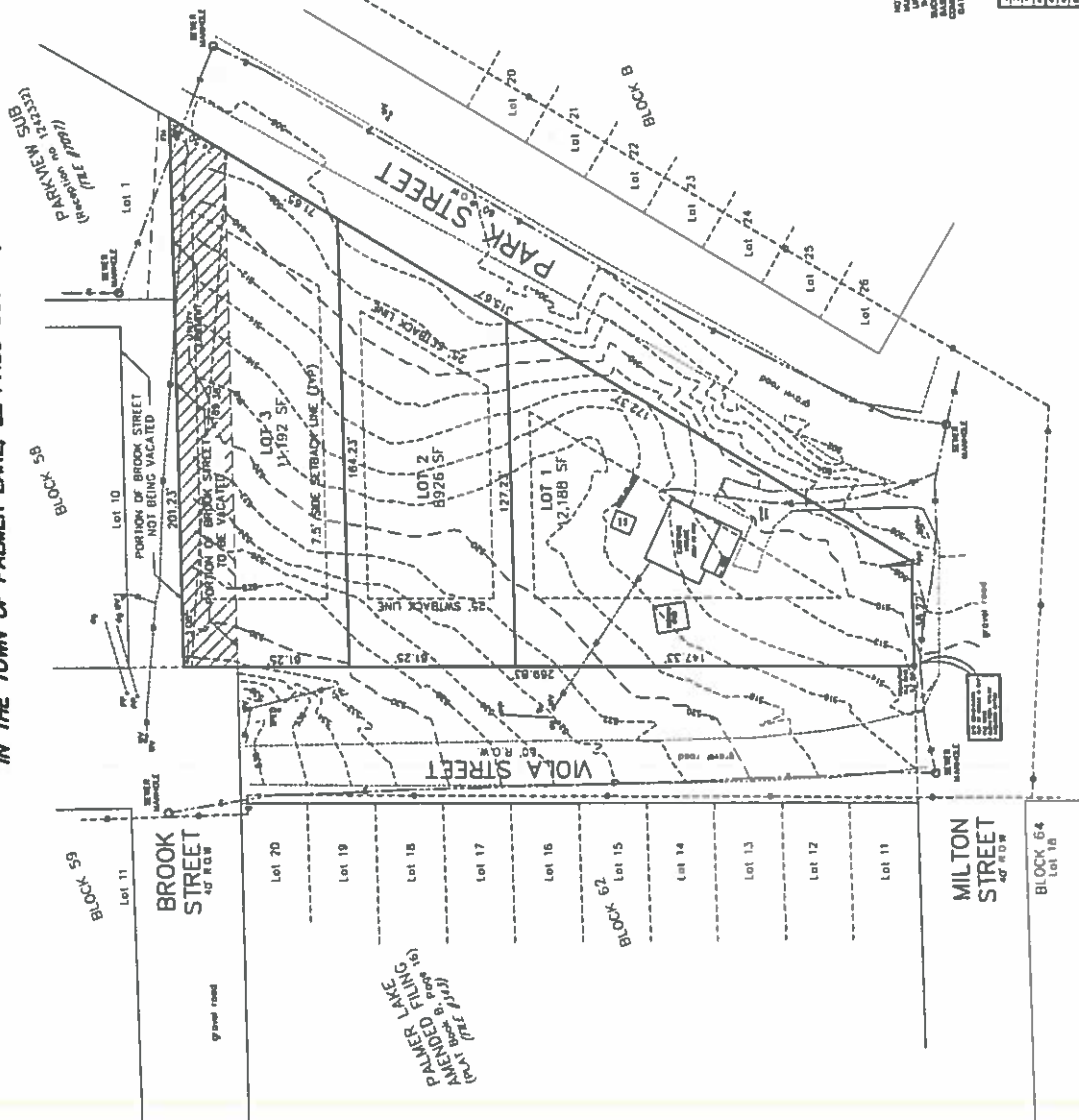


Table with columns for Name, Address, and other details, likely listing property owners or surveyors.

FINAL PLAT LAKEVIEW WEST SUBDIVISION with a circular logo and registration information.

**PRELIMINARY PLAT
LAKEVIEW WEST SUBDIVISION**

A VACATION AND REPLAT OF BLOCK 63 together with the VACATION of a portion of BROOK STREET in the PALMER LAKE AMENDED FILING* to the Town of Palmer Lake, being a portion of the Northwest One-Quarter of Section 5, Township 11 South, Range 67 West of the 6th P.M., IN THE TOWN OF PALMER LAKE, EL PASO COUNTY, COLORADO



SCALE: 1" = 20'

NOTES:
1. Temporary based on estimated values.

LEGEND:
 --- existing underground water line
 --- existing underground gas line
 --- existing fire hydrant
 --- existing water valve
 --- existing power pole
 --- existing water or sewer

NOTICE: ACCORDING TO COLORADO PLATING ACTS AND STATUTES, THIS PRELIMINARY PLAT IS SUBJECT TO THE RIGHT OF REVERSAL AND IS NOT TO BE CONSIDERED A FINAL RECORD. THE DATE OF THE CERTIFICATION SHOWN HEREON.

**PRELIMINARY PLAT
LAKEVIEW WEST SUBDIVISION**

NOT TO SCALE
VICINITY MAP

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	

NOTICE OF PUBLIC HEARING

TOWN OF PALMER LAKE

Notice is hereby given that Palmer Lake Planning Commission shall hold a public hearing on February 15, 2023, at 5 PM at the Town Hall at 28 Valley Crescent, Palmer Lake, to consider a request to replat tax schedule ID 7105212005, Lots 1 thru 11, located at 253 Milton Dr, to three (3) lots. A recommendation will be made to the Board of Trustees on the same matter scheduled to be heard on February 23, 2023, at 5 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

AFFIDAVIT OF PUBLICATION

STATE OF COLORADO
COUNTY OF El Paso

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/s/ Dawn A. Collins, Town Clerk

Published in the Tri-Lakes Tribune February 1, 2023.

I, Haley Zinnel, being first duly sworn, deposes and says that he is the Legal Sales Representative of The Tri Lakes Tribune, LLC., a corporation, the publishers of a daily/weekly public newspapers, which is printed and published daily/weekly in whole in the County of El Paso, and the State of Colorado, and which is called Tri Lakes Tribune; that a notice of which the annexed is an exact copy, cut from said newspaper, was published in the regular and entire editions of said newspaper **1 time(s) to wit 02/01/2023**

That said newspaper has been published continuously and uninterruptedly in said County of El Paso for a period of at least six consecutive months next prior to the first issue thereof containing this notice; that said newspaper has a general circulation and that it has been admitted to the United States mails as second-class matter under the provisions of the Act of March 3, 1879 and any amendment thereof, and is a newspaper duly qualified for the printing of legal notices and advertisement within the meaning of the laws of the State of Colorado.

Haley Zinnel

Haley Zinnel
Sales Center Agent

Subscribed and sworn to me this 02/01/2023, at said City of Colorado Springs, El Paso County, Colorado.

My commission expires June 23, 2026.

Karen Hogan

Karen Hogan
Notary Public
The Gazette

**KAREN HOGAN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20224024441
MY COMMISSION EXPIRES 06/23/2026**

Document Authentication Number
20224024441-997973