



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

Office Use Only	
Case Number:	_____
Date:	<u>7/22/23</u>
Fees:	<u>\$500.00</u> <i>pd</i>
Check #:	_____
Rec'd By:	<u>VAC</u>
<i>Note: A minimum of ten days are required to process this application</i>	

### Right-of-Way Application

Name of Applicant/Property Owner: Duran Watton Venture LLC

Address: PO Box 1005, Palmer Lake Phone#: 719-659-7149

Email: msjgs4maria@live.com -646-9033

Name of Proposal: Vacate Bijou Ave

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

*(If the applicant is someone other than the property owner, the applicant must provide a notarized letter from the property owner giving permission to be represented in this action).*

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

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

By signing, Applicant agrees to the following:

- Town of Palmer Lake staff or its consultants may enter the property to inspect the property and evaluate the proposal.
- The applicant/petitioner is liable for all fees and costs associated with the Town's review of this application. These may include, but are not limited, to engineering and consultant fees, public notice / recordation fees, and any other fees paid by the Town in connection with or related to this application.

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

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

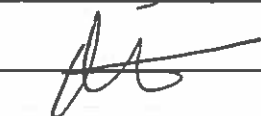
**Applicant Signature:**  \_\_\_\_\_ **Date:** 2/22/23

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

If the applicant is not the owner:

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

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

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

# **Duran Walton Ventures LLC**

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

February 22, 2023

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

## **RE: VACATE BIJOU AVENUE**

To the Town of Palmer Lake:

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

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

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

Cordially,  
Maria Duran  
719-659-7149

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

November 28, 2022

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

To the Town of Palmer Lake:

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

**Vacate Bijou Ave**

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

**Vacate El Moro Ave**

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

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

Cordially,  
Maria Duran  
719-659-7149