Planning Commission
Wednesday, December 11, 2019, 6:00 pm
Palmer Lake Town Hall, 28 Valley Crescent
Palmer Lake, Colorado

AGENDA

This agenda is subject to revision

1. Call to Order
2. Approval of Minutes
3. Introduction of Joy McGee AICP, Planning Project Manager, RG and Associates
4. Town of Palmer Lake Planning Process
5. 116 Columbine Road – Mr. Ralph Muñoz
6. Adjourn

TO: Town of Palmer Lake Planning Commission
FOR: December 11, 2019 Planning Commission Public Hearing
CASE: Munoz Minor Subdivision; 116 Columbine Road

APPLICANT:
The applicant, Mr. Ralph Muñoz, is the property owner of 116 Columbine Road.

SUMMARY OF REQUEST
The application seeks to subdivide the property into two legal lots described by the Munoz Subdivision proposing Lot 1 (6599 sq, feet) and Lot 2 (12,648 sq. feet). The Subdivision would alter the legal description of the subject property represented in the application, currently defined as Lots 41, 42, 43, 44, 45, 46, and 47 inclusive, Block 30 Palmer Lake Amended Filing containing 19,247 sq. ft (.44 acres) more or less (tax schedule 71052-13-027).

LOCATION OF PROPERTY:
The property is generally located north of Pie Corner, south of Primrose Street, on the west side of Columbine Road. The property contains one single family home (approx. 850 sq. ft plus an unfinished basement) with a detached garage (approx.. 576 sq. ft.) connected with a covered air lock to the residence. The 7 lots are each 25' x 110' totaling a 175 feet of frontage along Columbine Road.

ZONING
The property is zoned R-3 (Medium Density Residential), Town of Palmer Lake, Colorado.

NOTICING:
Notice of the hearing has been published in the paper and the property has been posted.

ATTACHMENTS:
1. Vicinity Map
2. Minor Subdivision Application
3. Munoz Subdivision Plat.
4. Improvement Plot Plan
5. Evidence of publication and posting

REVIEW PROCESS AND CRITERIA
The request by Mr. Muñoz is defined as a subdivision and is further regulated under Chapter 16.36 of the Town of Palmer Lake Municipal Code. The Board of Trustees have the final authority over the designation of a subdivision of land used for single family purposes defined as a Minor Subdivision.

The Planning Commission shall make a recommendation to the Board of Trustees, who shall approve the designation of the proposed division as a minor subdivision if it finds the following:

A. That the proposed lots are not part of any other subdivision approval within one year;
B. That the proposed division would not constitute a subdivision of a large tract or parcel of land into five or more building sites, tracts, or lots within five years;
C. That the lots from the proposed division will each be accessible from an existing public road.

The Planning Commission is encouraged to visit the site. Any interested parties that wish to speak on the matter are encouraged to attend the public hearing to share their opinions, facts, and thoughts with the entire Commission.

The Board of Trustees are scheduled to hear the request on January 9, 2020. The meeting has been noticed concurrent with the Planning Commission hearing.

DISCUSSION

The Town of Palmer Lake Subdivision Code (Title 16) regulates the subdivision process. This request for a replat of Lots 41-47 Block 30 as a Minor Subdivision proposes to create a vacant lot (Lot 1) for a future single family residence. Lots 41, 42 and a portion of Lot 43 would be re-platted to create Lot 1 of the Munoz Subdivision. Lot 1 would have a 60 ft lot frontage on Columbine Road and consist of 6600 square feet.

Proposed Munoz Subdivision Lot 2 would consist of Lots 44-47 and a portion of Lot 43. The existing residence would remain on the Lot 2. Lot 2 would be 12,648 square feet (115' x 110'). There are no physical changes to the property proposed concurrent with the Subdivision Plat review.

The Lot size and dimensions required by Code for the R3 Zone District are established by Code 17.28.030 as follows:

Minimum Lot Size:	five thousand square feet;
Minimum Lot Width:	fifty (50) feet street frontage;
Minimum front yard setback from property line:	twenty five (25) feet;
Minimum side yard setback from property line:	seven and on-half (7 ½) feet;
Minimum rear yard setback from property line:	twenty five (25) feet.

The proposed subdivision would meet the area standards established by the Zone District. Attachment 4 provides dimensions and locations of the existing improvements. The existing structure (pre-existing condition) is classified as a non-conforming structure based on the rear yard setback requirements by Code.

All future building permit applications would be subject to review for zoning compliance prior to issuance of a permit. The existing non-conforming structure could not be altered or expanded (17.64.020) Any such request would require authorization through the Town Board of Adjustment for a Variance.

ACTION:

Should the Planning Commission move to recommend the Board of Trustees approve the Munoz Subdivision as a Minor Subdivision to replat Lots 41-47 Block 30, staff offers the following:

RECOMMENDED FINDINGS:

A. The proposed lots have not been a part of any other subdivision approval within one year;
B. The proposed division is for two lots and therefore does not constitute a subdivision of a large tract or parcel of land into five or more building sites, tracts, or lots within five years;
C. The lots from the proposed division will each be accessible from Columbine Road, an existing public road.

RECOMMENDED CONDITION:

1. Prior to Board of Trustees review of the plat on January 9, 2020, the plat shall be modified to convey only those easements that were deemed necessary by the service providers

2. Recorded notice be required that sanitary sewer is not available at this time
    a. A plat note be added to the document prior to Town (Board of Trustees) signature.
    b. a separate notice (document) be prepared and recorded concurrent with the recordation of the plat that clearly requires confirmation of services, including sanitary sewer, be required prior to the development of Lot 1.

Discussion:

As a proposed undeveloped lot, Lot 1 is not currently served by any utilities. A referral of the subdivision request was supplied to the utility service providers. Sanitary sewer was not able to provide an affirmative will serve response.

Since the subdivision creates a legal lot that can be transferred to a third party; and since the Town is aware that there is no sewer service available at the time of the subdivision approval; the Town is encouraged to provide, by some means, a notice to prospective buyers. Staff would offer that in addition to a plat note, a separate recorded notice (document) could be filed with El Paso County that states proof of sanitary service will be required to be provided, including payment of appropriate tap fees prior to any permits, construction or improvements on Lot 1.

ATTACHMENTS

1. Vicinity Map

2. Minor Subdivision Application

3. Munoz Subdivision Plat

4. Improvement Plot Plan

5. Evidence of publication and posting

ATTACHMENT 1.
Vicinity map

El Paso County - Community: Property Search

Schedule Number: 7105213027

El Paso County - Community: Property Search

Schedule Number: 7105213027

El Paso County - Community: Property Search

Schedule Number: 7105213027

Schedule Number: 7105213027

Ownership and Property Location

Owner(s)	MUNOZ MANUEL
Property Location	116 COLUMBINE RD

Land Details

Sequence #	Land Use	Assessment Rate	Area
1	SINGLE FAMILY RES.	7,150	19250 SQFT

Sales History

Sale Date	Sale Price	Sale Type
Mar-22-1988	$0	-
Aug-19-1971	$0	-
Aug-21-1948	$0	-

Current Property Appraisal

Building Value	$146,498
Land Value	$98,600
Total	$245,098

ATTACHMENT 2.
Application

RECEIVED
AUG - 7 2019
RG and Associates, LLC

Town of Palmer Lake

Office Use Only	
Date:	
Fees:	
Check #:	
Rec'd By:	

42 Valley Crescent
PO Box 208
Palmer Lake CO 80133
719-481-2953 – office
719-488-9305 - fax

Minor Subdivision Application Form

Name of Applicant: RALPH B. MUÑOZ

Address: 116 COLUMBINE RD Phone#: (719) 651-8452

Name of Proposal: SUBDIVIDING LOT INTO TWO LOTS

Tax Schedule #: 71052-13-027

Legal Description: LOTS 44 TO 47 INC. BLK 30 PALMER LAKE AMD. FIL.

This is a Minor Subdivision – A request for a subdivision with less than 5 lots . This request must be accompanied by those items outlined in the Palmer Lake Zoning Regulations.

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

Location of Property: Section: 05 Township: 11

Range: 67 Quarter section: NW

Nearest Street Intersection: PIE CORNER Existing Subdivision:

Current Zoning and Uses of Surrounding Property:

N:	R3	RESIDENCE
E:	R3	"
S:	R3	"
W:	R3	"

R B B. MJ 7/15/2019
Signature of Owner Date

MS-107-2019

REQUIREMENTS FOR MINOR SUBDIVISION

All initial applications will be submitted to the Town office 30 days before the next regular Planning Commission meeting. An application is not considered a submittal until signed off as "complete" by staff.

☑	Checklist for Initial Submittal for Minor Subdivision
✓	Application form (1 copy)
✓	Letter of intent, signed by applicant (1 copy)
✓	Paper Site Plans (eight 24"x36" copies), and (one 11X17 copy)
✓	Electronic Site Plan (1 pdf file, can be emailed to ~~ashley~~@palmer-lake.org)
✓	Application fee ($500 fee + $25 per acre) to the town clerk

tami

☑	Checklist for Public Notice (due within 5 business days of submittal)
	List of all property owner names and addresses (PO box if in Palmer Lake), of adjacent property owners
	Receipts from post office of all certified letters sent to adjacent property owners

Approval Process

The Planning Commission shall make recommendation to the Board of Trustees, who shall approve the designation of the proposed subdivision if it finds the following:

- The lots are not part of any other subdivision approved within one year
- The proposed subdivision would not constitute a subdivision of land into 5 or more building sites with 5 years

Plat Filing

- On obtaining a designation as a minor subdivision and if the proposed subdivision meets these requirements, the subdivider shall file the plat of the proposed lots with the Town Clerk.

The following is a general description of the steps involved in processing your Minor Subdivision with an estimate of the time required.

Day of Submittal

The application is reviewed by Town Staff for its completeness. The project will not be scheduled for the Planning Commission review until all of the required information has been submitted and the necessary approvals have been obtained for supporting documentation.

After all the required application materials have been received by the Town Staff, it will then begin the review process.

Public notification is sent out 15 days prior to the Planning Commission workshop.

On the third Wednesday of the month The Planning Commission will meet and make its recommendations to the Board of Trustees.

APPLICANT MUST BE PRESENT

On the second Thursday of the following month the Board of Trustees will hear comments from the applicant and public and make a decision to APPROVE OR DENY.

APPLICANT MUST BE PRESENT

Appeals can be filed 15 days after the Board of Trustees decision.

On the second Thursday of the following month the Board of Trustees will hear comments from the applicant and public and make a decision to APPROVE OR DENY. **APPLICANT MUST BE PRESENT**

All submittals will need to be in compliance with the corresponding Palmer Lake Municipal Code.

By signing this application, all parties agree 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 costs, recordation fees, and any other fees paid by the Town in connection with or related to review of this application.
- Payment of fees as described above will be due within 10 days of the date of invoice, and if not received within 30 days will be considered past due. Payment of the above fees shall not relieve the payment of any other fees imposed by the Town.

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

Applicant Signature: _____ **Date:** 7/15/2019

If the applicant is not the owner:
As owner of the above property, I agree to the application.

Owner – Print : _____

Owner – Signature: _____ **Date:** _____

NOTES:

LETTER OF INTENT

This Letter of Intent is in reference to the existing property at 116 Columbine Road, Palmer Lake, CO 80133. The El Paso County Schedule Number is 71052-13-027. The Property Description is LOTS 41 to 47 INC BLK 30 PALMER LAKE AMD FIL.

On the property there is a single family residence with 850 square feet on the main level and 720 square feet in the unfinished basement. There is also a 576 square foot 2 car garage accessible to the house via an air lock. The lot measures 175 feet wide with frontage along Columbine Road and is 110 feet front to back.

I am asking for approval to divide the lot into two lots. The south lot would measure 60 feet wide by 110 feet deep. This would allow the building of a single family residence on the 60 foot wide lot at some future date.

Thank you for your help and consideration in this matter.

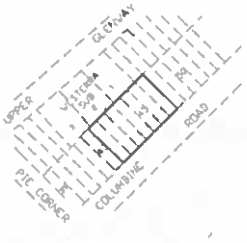
Sincerely,

Ralph B. Muñoz

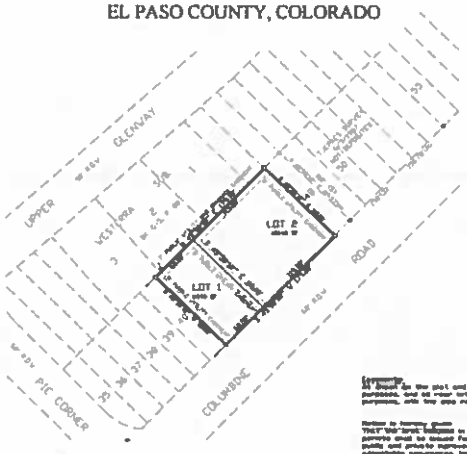
ATTACHMENT 3.
Subdivision Plat

MUNOZ SUBDIVISION

A REPLAT OF LOTS 41 THROUGH 47, BLOCK 30 PALMER LAKE AMENDED FILING IN THE TOWN OF PALMER LAKE EL PASO COUNTY, COLORADO



AS CURRENTLY PLATTED



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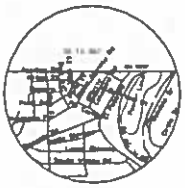
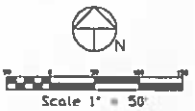


VICINITY MAP



LEGEND

- SET YELLOW PLASTIC CAP ON #4 REBAR
- FOUND 1/2" IRON PIPE
- FOUND RED PLASTIC CAP ON #5 REBAR
- FOUND 1" BOLT

NOTES

1. Bearings are based on the Assumed Bearing of, S47°58'59"E, for the west right-of-way line of Columbine Road, monumented as shown on the Plat.
2. Units of measurement US Survey Foot
3. Title information was provided by the client as follows:
   Title Company: Land Title Guarantee Corporation
   Order Number: [illegible]
   Effective date: 09/27/2021 at 5:00 PM
   This survey does not constitute a title search or opinion
4. Notice: 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.
5. Floodplain Statement:
   This site is not within the bounds of the 100-year Floodplain per FIRM Map Panel No. 08041C0531 G, dated 12-7-18.
6. The approval of this report relates on given plats for the area described by this report.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that the owner of the following described tract of land, to wit:
LOTS 41, 42, 43, 44, 45, 46 AND 47, BLOCK 30, PALMER LAKE AMENDED FILING, COUNTY OF EL PASO, STATE OF COLORADO and containing 31,917 SF / 0.646 acres

Dedication:
The above party in interest has caused said tract of land to be replatted into, lots, and easements as shown on the plat and described hereon. The undersigned does hereby dedicate, grant and convey to the Town of Palmer Lake, those public easements as shown on the plat or described hereon; and further restricts the use of all public utility and drainage easements to the Town of Palmer Lake, and/or the assigns, provided, however, that the sole right and authority to vacate, release or quit claim any or all such dedicated public easements shall remain exclusively vested in the Town of Palmer Lake. This tract of land as herein platted shall be known as the "Munoz Subdivision", in the Town of Palmer Lake, El Paso County, Colorado.

In witness whereof:
The aforementioned Ralph S. Munoz, has executed this instrument this _____ day of _____, 20__ A.D.

_____
Ralph S. Munoz
[illegible]
Colorado Springs, CO 80904
719) 629-0432

State of Colorado,
) ss
County of El Paso)

The foregoing instrument was acknowledged before me this _____ day of _____, 20__, A.D. by Ralph S. Munoz

My commission expires April 9, 2022

_____
Oliver E. Watts, Notary Public

Surveyor's:
I, the undersigned Professional Land Surveyor licensed in the State of Colorado, hereby states and declares that the accompanying plat has subscribed and drawn under my/our responsible charge and accurately shows the described tract of land, and subdivision thereof, and that the requirements of Title 38 of the Colorado Revised Statutes, 1973, as amended, have been met to the best of my/our knowledge and belief.

_____ Date: 9-13-19
Oliver E. Watts
For and on behalf of Oliver E. Watts, Consulting Engineer, Inc.

EASEMENTS

All front lot line and all side lot lines are hereby platted with a Five Foot (5.00') easement for public utility purposes, and all rear lot lines are hereby platted with a seven foot (7.00') easement for drainage and public utility purposes, with the area responsibility for maintenance being vested with the property owner.

Notice to Property Owner:
That the area contained in the plat designated herein is subject to the code of the Town of Palmer Lake. No building permits shall be issued for building sites within the plat until all required fees have been paid and all required public and private improvements have been installed as specified by the Town of Palmer Lake, or alternatively, until subdivision requirements, including but not limited to letters of credit, cash, subdivision bonds or combinations thereof, guaranteeing the completion of all required public and private improvements, including but not limited to drainage, street and erosion control, and all private drainage improvements have been placed on file with the Town of Palmer Lake.

Approval:
On behalf of the Town of Palmer Lake, the undersigned hereby approves for filing the accompanying plat of the "Ralph Munoz Subdivision"

_____
Planning Director date

State of Colorado)
) ss
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 under Reception number _____ of the records of El Paso County, Colorado.
Chuck Broerman, recorder

By _____
Deputy
Fee _____ Surcharge _____

Drainage Fee _____ Bridge Fee _____
School Fee _____ Park Fee _____

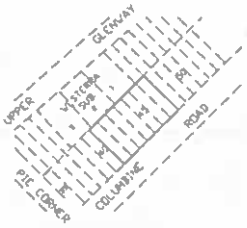
PREPARED by: OLIVER E. WATTS, P.E.
OLIVER E. WATTS PE #38
CONSULTING ENGINEER
645 ELKTON DRIVE
COLORADO SPRINGS, CO 80907
(719) 592-9279
oewatts@msn.com
Engineering over 40 years in business

OLIVER E. WATTS CONSULTING ENGINEER COLORADO SPRINGS 9-13-19 DEV 19-5362-04

ATTACHMENT 4.
Plot plan

SITE PLAN EXHIBIT
MUNOZ SUBDIVISION

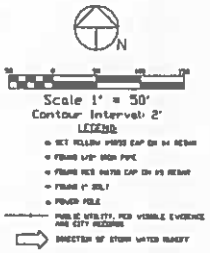
A REPLAT OF LOTS 41 THROUGH 47, BLOCK 30
PALMER LAKE AMENDED FILING
IN THE TOWN OF PALMER LAKE
EL PASO COUNTY, COLORADO



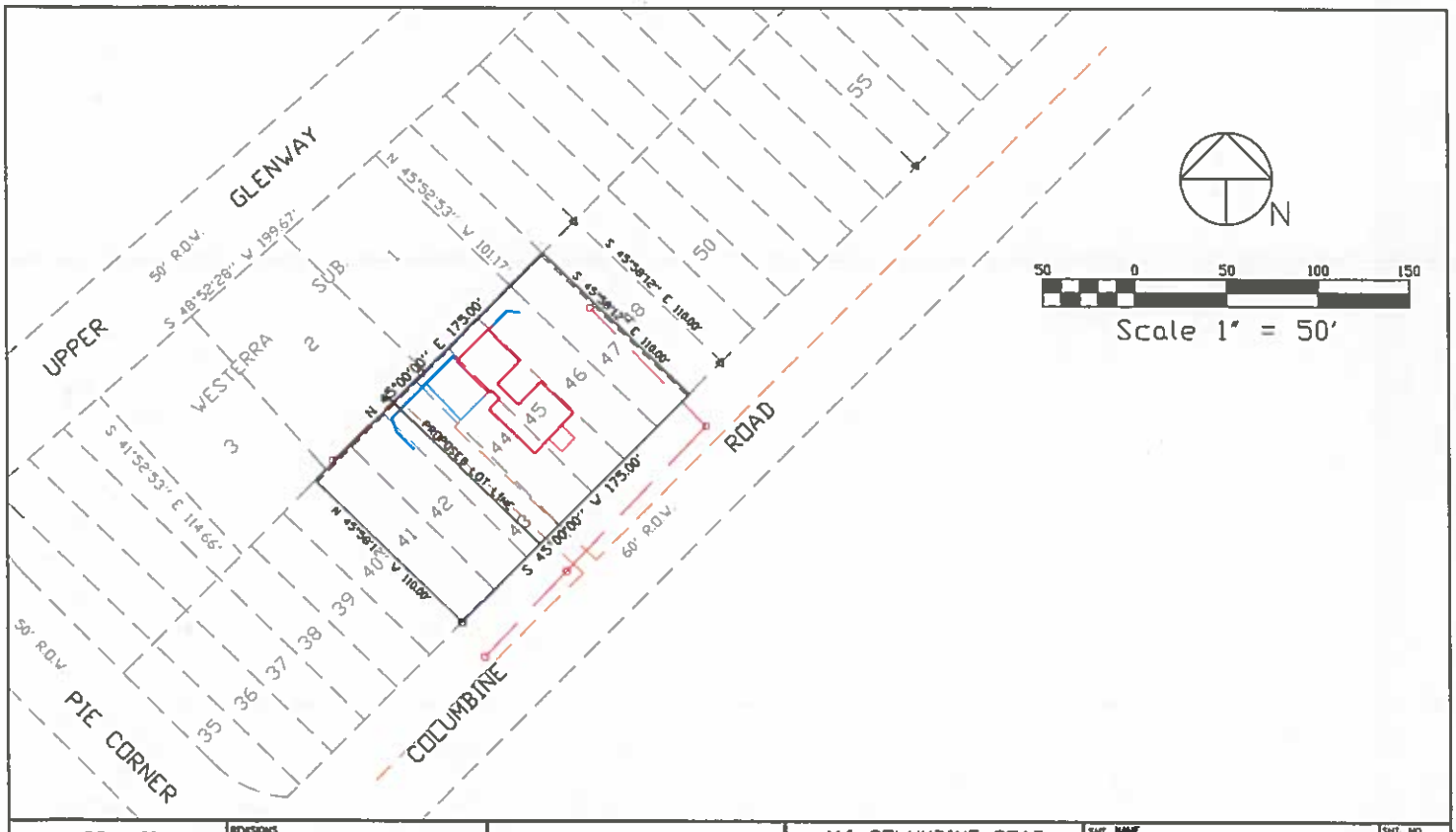
AS CURRENTLY PLATTED

AS REPLATTED

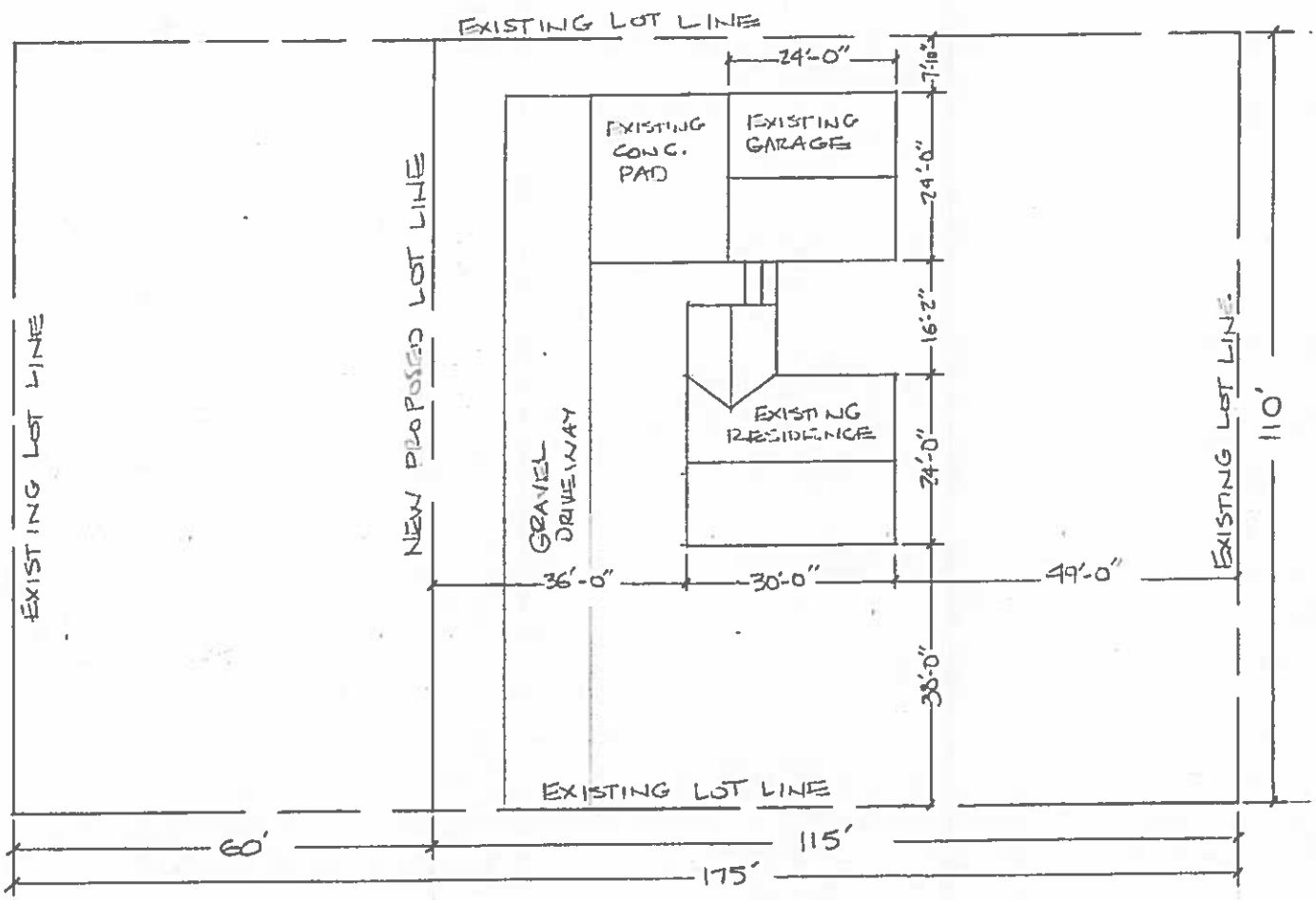
VICINITY MAP



OLIVER E. WATTS CONSULTING ENGINEER COLORADO SPRINGS 9-13-19 OEW 19-5362-05



DRAWN BY: O.E. WATTS DATE: 7-29-19 DWG. NO. 19-5362-03 SURVEYED BY: CTV, DEV V, 7-29-19	REVISIONS	OLIVER E. WATTS CONSULTING ENGINEER COLORADO SPRINGS	116 COLUMBINE ROAD L'S 41-47, B30, PALMER LK AMEND. FIL. PALMER LAKE	SHT. NAME SITE PLAN	SHT. NO. 1 OF 1



SCALE: 1"=20'-0"

LEGAL DESCRIPTION:

LOTS 41 TO 47 INC
BLK 30 PALMER
LAKE AMD FIL

APPLICANT / OWNER:

RALPH B. MUÑOZ
(719) 651-8452

SITE PLAN

116 COLUMBINE ROAD 60' R.O.W.
℄

ATTACHMENT 5.
Publication and posting

NOTICE
PUBLIC HEARING

NOTICE OF PUBLIC HEARING ON APPROVAL OF MINOR SUBDIVISION

NOTICE IS HEREBY GIVEN that The Town of Palmer Lake Planning Commission shall hold a public hearing on **December 11, 2019** at 6 PM, at Town Hall, 28 Valley Crescent, Palmer Lake Colorado, to consider a request for a Minor Subdivision. The subject property is located at 116 Columbine Road on the west side of Columbine Road, north of the intersection with Pie Corner, a parcel consisting of 19247sq ft., inclusive of Lots 41 through 47 Block 30 Palmer Lake Amd. Filing. The request proposes to divide the property into two building lots described as Lot 1, (6,599 sq. ft.) for future development and Lot 2 (12,648 sq. ft.) containing the existing residence. The applicant and owner of the subject property is Ralph B. Munoz.

The Planning Commission shall provide a recommendation to the Board of Trustees. The matter is scheduled to be heard by the Board of Trustees on **January 9, 2020** at 6 PM, in order to make a final determination.

TOWN OF PALMER LAKE
By: */s/ Valerie S. Remington*
Valerie S. Remington, Town Manager

Published On: December 4, 2019
Published In: Tri-Lakes Tribune

You created this PDF from an application that is not licensed to print to novaPDF printer (http://www.novapdf.com)

Review Referral

DISTIBUTION DATE: October 15, 2019
REPLY BY: November 1, 2019

REQUEST: **SERVICE PROVIDER CERTIFICATION REQUEST**
Minor Subdivision (19,250 sf) divide into two lots
Lot 1 6599 SF _ VACANT
Lot 2 12,648 SF_ Existing single family dwelling and 2 car garage

PHYSICAL ADDRESS 116 Columbine Road
LEGAL DESCRIPTION Lots 41-47 INC BLK 30 PALMER LAKE AMD FIL (19,250 sqft)
TAX SCHEDULE NUMBER 7105213027
ZONING R3

APPLICANT INFORMATION c/o Ralph B. Munoz (719) 651-8452 woodcrafter68@gmail.com
Oliver E. Watts PE-LS (719) 593-0173 olliewatts@aol.com

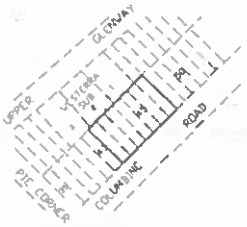
1		PL Water connection (meter/tap)	Town of Palmer Lake	Palmer Lake Water Department 719 481-2953
2		Electric service	Intermountain Rural Electric Association (IREA)	bkaufman@irea.coop Brooks Kaufman 720 733-5493
3		Palmer Lake - Sanitary Sewer PLSD Account	Palmer Lake Sanitation District	Becky Orcutt – District Manager Becky.orcutt@PLSD.org 719 481 2731
4		Natural Gas Distribution	Black Hills Energy	Jason McKune, Utility Constriction Jason.mckune@blackhillscorp.com
5	X Rcvd	Palmer Lake Public Works	PL Roads Department	Jason Dosch/ jasond@palmer-lake.org

VICINITY MAP

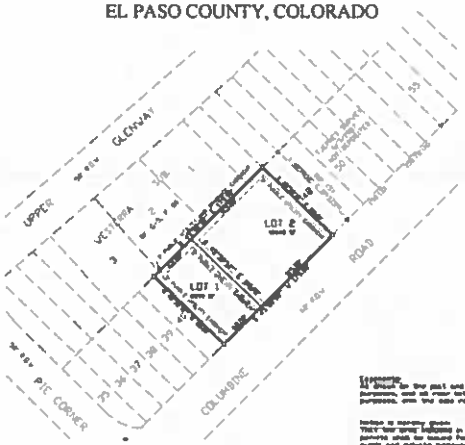
Provide response to TOWN OF PALMER LAKE PLANNING-
c/o JOY MCGEE JMCGEE@RGENGINEERS.COM 303-468-8493

MUNOZ SUBDIVISION

A REPLAT OF LOTS 41 THROUGH 47, BLOCK 30 PALMER LAKE AMENDED FILING IN THE TOWN OF PALMER LAKE EL PASO COUNTY, COLORADO



AS CURRENTLY PLATTED



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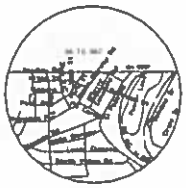
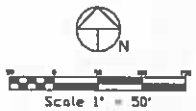


VICINITY MAP



LEGEND

- ○ SET YELLOW PLASTIC CAP ON #6 REBAR
- ● FOUND 1/2" IRON PIPE
- ⊕ FOUND NO.5 RAILROAD SPIKE
- ▫ FOUND 1" BOLT

NOTES:

1. Bearings are based on the Record Bearing of, S89°59'00"E, for the east right-of-way line of Columbine Road, monumented as shown on the Plat.

2. Units of measurements US Survey Foot

3. Title information was provided by the client as follows
Title Company: Land Title Guarantee Company
Order Number: SC55064078
Effective date: 04/27/2021 at 5:00 P.M.
This survey does not constitute a title search or opinion.

4. Notice: 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.

5. Floodplain Statement:
This site is not within the limits of the 100-year floodplain per Flood Map Panel No. 08041C0305 G, dated 12-7-18.

6. The approval of this report vacates on prior plats for the area described by this report

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Dedication:
The above party is entitled and shown and tract of land to be platted into lots, and easements as shown on the plat and described hereon. The undersigned does hereby dedicate, grant and convey to the Town of Palmer Lake, those public easements as shown on the plat or described hereon, and further restricts the use of all public utility and drainage easements to the Town of Palmer Lake, and/or its assigns, provided, however, that the sole right and authority to vacate, release or quit claim all or any dedicated public easements shall remain exclusively vested in the Town of Palmer Lake. This tract of land as hereon platted shall be known as the "Munoz Subdivision", in the Town of Palmer Lake, El Paso County, Colorado.

By, (Owner, agent)
The aforementioned Ralph S Munoz, has executed this instrument this _____ day of _____ 20__ A.D.,

_____
Ralph S Munoz
30 Transformer Drive
Colorado Springs, CO 80904
719) 685-9458

State of Colorado)
) ss
County of El Paso)

The foregoing instrument was acknowledged before me this ____ day of _____ 20__ A.D.
by Ralph S Munoz

My commission expires April 5, 2022

_____
Oliver E. Watts, Notary Public

Certification:
The undersigned Professional Land Surveyor licensed in the State of Colorado, hereby states and declares that the accompanying plat and dedication and shows under his/her responsible charge and accurately shows the described tract of land, and subdivision thereof, and that the requirements of Title 38 of the Colorado Revised Statutes, 1973, as amended, have been met to the best of his/her knowledge and belief

_____ Date 10-13-20
Oliver E. Watts
For and on behalf of Oliver E. Watts, Consulting Engineer, Inc.

Acceptance:
As shown on the plat and all easements and tracts are hereby platted with a five foot (5.0') easement for public utility purposes, and all owner not town are hereby granted and a seven foot (7.0') easement for drainage and public utility purposes, with the sole responsibility for maintenance being vested with the property owner.

Notice is hereby given:
That the area included in the plat described herein is subject to the code of the Town of Palmer Lake. No building permits shall be issued for building sites within the plat until all required fees have been paid and all required public and private improvements have been installed as specified by the Town of Palmer Lake, or alternatively, until acceptable assurances, including but not limited to letters of credit, cash, subdivision bonds or construction "bonds", guaranteeing the completion of all required public and private improvements, including but not limited to drainage, street and erosion control, and all private drainage improvements have been placed on file with the Town of Palmer Lake.

Approved
On behalf of the Town of Palmer Lake, the undersigned hereby approve for filing the accompanying plat of the "Munoz Subdivision"

_____
Planning Director date

State of Colorado)
) ss
County of El Paso)

I hereby certify that this instrument was filed for record in my office at _____ o'clock __M. This _____ day of _____ A.D., and is duly recorded under Reception Number _____ of the records of El Paso County, Colorado.
Chuck Broerman, recorder

By _____
Deputy
Fee _____ Surcharge _____

Drainage Fee _____ Bridge Fee _____
School Fee _____ Park Fee _____

PREPARED BY, AND APPROVED BY:
OLIVER E. WATTS PE-LS
CONSULTING ENGINEER
614 ELKTON DRIVE
COLORADO SPRINGS, CO 80907
(719) 593-0173
Commencing over 40 years in business