

**Prowers County Planning Commission
Wednesday, August 20, 2025
Prowers Annex Mezzanine
1001 South Main Street, Lamar, CO 81052**

Call to Order

Consent Agenda Action Items:

1. Consider approval of adoption of August 20, 2025 Agenda
2. Consider approval of June 11, 2025 Meeting Minutes

Action Items:

1. Consider ratifying July 31, 2025 written poll to change the August 13, 2025 Planning Commission meeting date to August 20, 2025.
2. Consider to approve of Subdivision Exemption request by Jesus Lozoya Mendoza, Cesar and Angela Chacon in the S½SE¼N¼, in Section 36, Township 22, Range 44. The application request is to move the property line lying between Tract #1 and Tract #2. Moving the property line will increase the acreage for Tract #1 by 1/10 of an acre from 0.87 acres to 0.97 and decrease the acreage for Tract #2 by 1/10 of an acre from 1.42 acres to 1.32 acres. The property is located in an A-1 Irrigated Agriculture Zoning District. This will be a Third Amended Second Subdivision.
3. Consider approval of final Subdivision Exemption Plat Map for Jesus Lozoya Mendoza, Cesar Chacon, and Angela Chacon. Minor Subdivision for a Third Amended Second Subdivision in the S½SE¼NW¼, in Section 36, Township 22, Range 47 west, the 6th P.M., The application request is to move the property line lying between Tract #1 and Tract #2. Moving the property line will increase the acreage for Tract #1 by 1/10 of an acre from 0.87 acres to 0.97 and decrease the acreage for Tract #2 by 1/10 of an acre from 1.42 acres to 1.32 acres.
4. Consider to approval of final Subdivision Exemption Plat map for Gary G. Hunter Revocable Trust. The application request was approved by the Planning Commission on June 11, 2025 and on June 24, 2025 by the BOCC. Minor Subdivision for a First Subdivision in the SW1/4SW1/4 in Section 36, Township 25, Range 42 west, the 6th P.M. subdividing 12.40 acres.

Discussion:

Review of Land Use Code Update documents provided by the Logan Simpson consultants.

Next Meeting:

September 10, 2025

Adjourn

If YES, attach copy

Proposed Use of Land Hoose outbuildings

Proposed Water Source Prosperity Lane

Proposed Means of Sewage Disposal Prosperity Lane

Proposed Road Access HH . 5

Proposed Lot Size Chacon - 1.32 Nundega 0.97

-
-
- The Prowers County Planning Commission recommends approval of this request for subdivision exemption.

Prowers County Planning Commission, Chair

Dated this _____ day of _____, 20__

- The Prowers County Board of County Commissioners grants approval of this request for subdivision exemption.

Prowers County Board of County Commissioners, Chair

Dated this _____ day of _____, 20__

WARRANTY DEED

THIS DEED, made this 20TH day of MARCH, 2024 between

JESUS A. LOZOYA MENDOZA

of the County of PROWERS and State of COLORADO, Grantors, and

CESAR CHACON AND ANGELA CHACON

Whose legal address is: 6385 COUNTY ROAD HH.5
LAMAR, COLORADO 81052

of the County of PROWERS and State of COLORADO Grantee:

WITNESS, that the Grantor, for and in consideration of the sum of **TEN AND OTHER GOOD AND VALUABLE CONSIDERATIONS—DOLLARS**, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the Grantee, his heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in the County of PROWERS and State of Colorado, described as follows:

**TOWNSHIP 22 SOUTH, RANGE 47 WEST OF THE SIXTH PRINCIPAL MERIDIAN
SECTION 36: TRACT "B" OF AMENDED SECOND SUBDIVISION OF THE S½SE¼NW¼,
ACCORDING TO THE PLAT RECORDED AT RECEPTION NO. 480635,
COUNTY OF PROWERS, STATE OF COLORADO.**

ADDRESS: 6385 COUNTY ROAD HH.5

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the Grantee, his heirs and assigns forever. And the Grantors, for herself and her heirs and personal representatives, do covenant, grant, bargain and agree to and with the Grantee, his heirs and assigns, that at the time of the ensembling and delivery of these presents it is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except easements, rights-of-way, reservations of record, 2024 taxes and all taxes thereafter.

The Grantors shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the Grantee, his heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

IN WITNESS WHEREOF, the Grantors have executed this deed on the date set forth above.

STATE OF COLORADO)
COUNTY OF PROWERS) ss

Jesús A. Lozoya Mendoza
JESUS A. LOZOYA MENDOZA

The foregoing instrument was acknowledged before me this 20TH day of MARCH 2024
By: JESUS A. LOZOYA MENDOZA

My commission expires: MARCH 3, 2028

DOLORES L. MELGOSA

Dolores L. Melgosa
NOTARY PUBLIC: DOLORES L. MELGOSA
121 SOUTH MAIN STREET

of the County of **PROWERS** and State of **COLORADO** Grantee:

WITNESS, that the Grantor, for and in consideration of the sum of **TEN AND OTHER GOOD AND VALUABLE CONSIDERATIONS**—**DOLLARS**, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the Grantee, his heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in the County of **PROWERS** and State of Colorado, described as follows:

**TOWNSHIP 22 SOUTH, RANGE 47 WEST OF THE SIXTH PRINCIPAL MERIDIAN
SECTION 36: TRACT "B" OF AMENDED SECOND SUBDIVISION OF THE S $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$,
ACCORDING TO THE PLAT RECORDED AT RECEPTION NO. 480635,
COUNTY OF PROWERS, STATE OF COLORADO.**

ADDRESS: 6385 COUNTY ROAD HH.5

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the Grantee, his heirs and assigns forever. And the Grantors, for herself and her heirs and personal representatives, do covenant, grant, bargain and agree to and with the Grantee, his heirs and assigns, that at the time of the ensembling and delivery of these presents it is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except easements, rights-of-way, reservations of record, **2024** taxes and all taxes thereafter.

The Grantors shall and will **WARRANT AND FOREVER DEFEND** the above-bargained premises in the quiet and peaceable possession of the Grantee, his heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

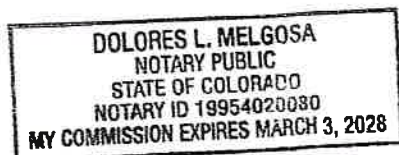
IN WITNESS WHEREOF, the Grantors have executed this deed on the date set forth above.

STATE OF **COLORADO**)
)ss
COUNTY OF **PROWERS**)

Jesus A. Lozoya Mendoza
JESUS A. LOZOYA MENDOZA

The foregoing instrument was acknowledged before me this **20TH** day of **MARCH** **2024**
By: **JESUS A. LOZOYA MENDOZA**

My commission expires: **MARCH 3, 2028**



Dolores L. Melgosa
NOTARY PUBLIC: **DOLORIS L MELGOSA
121 SOUTH MAIN STREET
LAMAR, COLORADO 81052**

552377

WARRANTY DEED

THIS DEED, made this 30TH day of OCTOBER, 2020 between

JEAN SCHWARTZ

of the County of PROWERS and State of COLORADO, Grantors, and

JESUS A. LOZOYA MENDOZA AND NORALY HERNANDEZ SANTIAGO
whose legal address is: PO BOX 1002
LAMAR, COLORADO 81052

of the County of PROWERS and State of COLORADO, Grantees:

WITNESS, that the Grantors, for and in consideration of the sum of TEN AND OTHER GOOD AND VALUABLE CONSIDERATIONS—DOLLARS, the receipt and sufficiency of which is hereby acknowledged, have granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell, convey and confirm unto the Grantees, their heirs and assigns forever, not in tenancy in common but in joint tenancy, all the real property together with improvements, if any, situate, lying and being in the County of PROWERS and State of Colorado, described as follows:

TOWNSHIP 22 SOUTH, RANGE 47 WEST OF THE SIXTH PRINCIPAL MERIDIAN
SECTION 38: TRACT "A" OF AMENDED SECOND SUBDIVISION OF THE S½SE¼NW¼,
ACCORDING TO THE PLAT RECORDED AT RECEPTION NO. 480635,
COUNTY OF PROWERS,
STATE OF COLORADO.

also known by street and number as: 8381 COUNTY ROAD HH.6

TOGETHER with all and singular the nonhereditary and appurtenances thereunto belonging, or in anyway appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the Grantors, either in law or equity, of, in and to the above bargained premises, with the nonhereditary and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the Grantee, their heirs and assigns forever. And the Grantors, for themselves their heirs and personal representatives, do covenant, grant, bargain and agree to and with the Grantee, their heirs and assigns, that at the time of the unsealing and delivery of these presents it is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except easements, rights-of-way, reservations of record, 2020 taxes and all taxes thereafter.

The Grantors shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the Grantees, their heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

IN WITNESS WHEREOF, the Grantors have executed this deed on the date set forth above.

STATE OF COLORADO)
COUNTY OF PROWERS) ss.

Jean Schwartz
JEAN SCHWARTZ

The foregoing instrument was acknowledged before me this 30TH day of OCTOBER, 2020 by JEAN SCHWARTZ

My commission expires: MARCH 3, 2024

DOLORES L. MELGOSA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19954020080
MY COMMISSION EXPIRES 03/03/2024

Dolores L. Melgosa
NOTARY PUBLIC: DOLORES L. MELGOSA
121 SOUTH MAIN STREET
LAMAR, COLORADO 81052

STATE DOCUMENTARY FEE
Date NOV 04 2020
\$ 21.50

Doc
Fee
\$21.50

SUBDIVISION PLAT

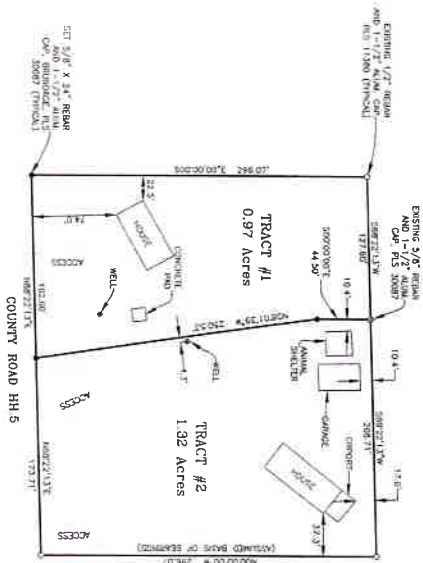
Cary & Harter 2700 9th Ave Cary & Harter, compute	Revocable Trust Agreement executed 1/2/02 1st: Mrs. Harter Middle: Mrs. Harter, trustee Young & Kephart, attorney
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NOTICE. ACCORDING TO COLORADO LAW YOU MUST COME AND SEE YOUR TOTAL ACTION RATED UPON ANY EFFECTS IN THE 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 HEREON.

CARY G. HUNTER REV. TRUST	
SYRCUSE	KAL



HC COR. OF SEC. C. 1.263.
RAW: EXISTING 3/4" REBAR
AND 2-1/2" ALUMINUM CIP
BOLTPAD. 11/5/2007



THE SECOND AMENDED SECOND SUDANISH
OF THE S1/2SE1/4NW1/4 OF SECTION 36
TOWNSHIP 22 SOUTH, RANGE 47 WEST OF
THE 8th P.M., COUNTY OF PROMETES, STATE
OF COLORADO

VICINITY MAP
N T S

SUBDIVISION PLAT

1703

BRONZED LAMP SHAPED VASE
Three Corns, Emma Mendenhall, 1900, 1901
P.O. BOX 247
LA PRIMA, CALIFORNIA 91343-0247
PHONE: 714-267-4400
FAX: 714-267-4400

BSI

DATE: APRIL 17, 2025
PROJECT NO: 154800024

11424 Rev DMC
SMT INC
1 OF 1

SUBDIVISION
PLAT

PART OF THE NW1/4, SEC 36, T22S, R47W
6th P.M., PROMERS COUNTY, COLORADO

[illegible]

CLINE	CHACON & MENDOZA
LAMAR	

APPLICANT'S CERTIFICATE

I/we hereby apply for a Homestead Exemption from the Poverty County Subdivision Regulations as provided for therein for the tracts of land as shown and described herein. Said tracts have an existing homestead upon it with an obsolescent domestic water system and a sanitary sewer disposal system. I/we certify that I/we are legal owner(s) of the tracts as shown herein, and that the information as shown herein is true and correct to the best of my/our knowledge and belief.

[illegible]

APRIL 17, 2025

[illegible]

LANCE W. BRUNDAGE
REGISTERED PROFESSIONAL
LAND SURVEYOR
COLORADO 30087



Reviewed and Approved by the Prowers County Planning Commission

Confirmation: _____ Date: _____

BOARD OF COUNTY COMMISSIONERS
PROWERS COUNTY, COLORADO:

Reviewed and Approved by the Board of County Commissioners, Prowers County, Colorado

Chairman _____ Pot _____

STATE OF COLORADO:
COUNTY OF PROWERS S.S.

I hereby certify that this instrument of record was filed in my office on the _____ day

of _____ 20 _____ M. under Reception number _____

Deputy _____
Chief and Recorder _____

Output



NOTE: This survey may be without benefit of an updated abstract of the policy and may be subject to other caveats, comments, footnotes, which may have developed since the data presented in the survey's abstract.

HON. ACCORDING TO CANADIAN LAW FOR MULTICOMMUNITARIAL ACTION BASED ON ANY CORRECT IN THE SURVEY WITHIN THREE YEARS AFTER THE FIRST DISCOVERY SUCH DEFECT. EVEN IF ANY ACTION BASED UPON ANY DEFECT IN THE SURVEY BE COMPLETED MORE THAN 10 YEARS FROM THE DATE OF THE DISCOVERY, THE DEFECT IS NOT A DEFECT.

800047477
S Bar Ranches

S Bar Ranches
800047479

S Bar Ranches 800047478

Bohl Harold 800052800

800016390

82980

S Bar Ranches
800047475

S Bar Ranches 800047481

Torrez Louie 800005551

800044460
Torrez Louie

051

Root Sue
972351040

972364043

Rule James
972362010

972362060

972361030
Ward Doyle

HH,70

972361022
Clark Brett

972361011

972361012

84910
Lamar

Manly Ronald E
800046301

972351070

Eaton Dwain

800027685

Thierichen 800003560

972351082

Grice Craig
972354010

972354050

Eaton Dwain

800027685

rice Craig 800046311

972354030

800003131

Herrera Jason
800066471

972363040

Morales Adam
800070680

Daniels Dwight
800043500

Hiner Rex 800059431

972364201

900048350

972364250
Wolfe Jack

Schwarte Kote

800003593

Schwarte Kote 800003595

800003592
Reyes Jesus

83110

THIRTEENTH ST

THIRTEENTH ST

ELEVENTH ST

FORBES ST

MAPLE

THIRTEENTH ST

THIRTEENTH ST

EL

PARMENTER ST

Lamar

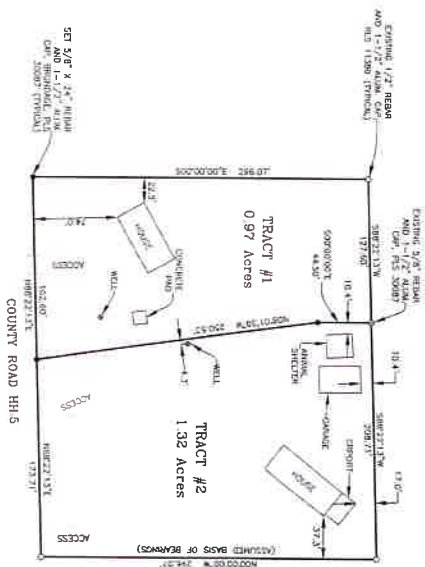
20650

222000070
Brown Todd
222000082
20081

20578

20578

20578



DESCRIPTION OF TRACT

APPLICANT'S CERTIFICATE:

1/We hereby apply for a Homestead Exemption from the Pinellas County Subdivision Regulation as provided for therein for the lots as shown and described herein. Said facts show an existing homestead upon it with an adequate domestic water system and a sanitary sewer disposal system. 1/We certify that 1/We are legal owner(s) of the lots on then herein, and that the information as shown herein is true and correct to the best of my/our knowledge and belief.

Don't know whether Cesar L. Chavez
was a labor leader or a Communist

APRIL 17, 2025

[illegible]

LANCE W. BRUNDAE
REGISTERED PROFESSIONAL
LAND SURVEYOR
COLORADO 30067



**PLANNING COMMISSION:
PROWERS COUNTY, COLORADO**

Reviewed and Approved by the Promers County Planning Commission

Cholerman: _____, Dal

BOARD OF COUNTY COMMISSIONERS,
PROWERS COUNTY, COLORADO:

Reviewed and Approved by the Board of County Commissioners, Prowers County, Colorado

Chairman: _____

STATE OF COLORADO,
COUNTY OF PROWERS

I hereby certify that this instrument of record was filed in my office on the _____ day of _____, 20____, at _____ M., under Reception number _____.

Deputy _____



NOTE: THIS ENTRY WAS WITHOUT BENEFIT OF AN UPDATED ABSTRACT ON TITLE POLICY AND MAY BE SUBJECT TO OTHER ELEMENTS, CONDITIONS, NONETC. WHICH MAY HAVE DEVELOPED SINCE THE DATA RETRIEVED IN THE SURVEYOR'S STATEMENT.

NOTICE: According to California Law you will commence any local action based upon any defect in the survey within three years after you first discover such defect. It is no event that any action based upon any defect in this survey be commenced more than three years from the date of the certification shown herein.

SUBDIVISION PLAT

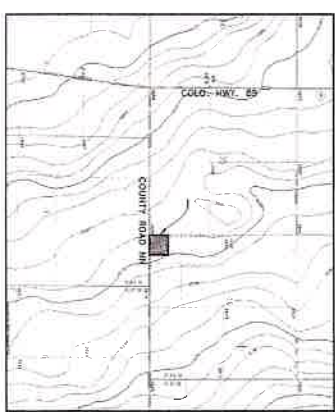


VICINITY MAP

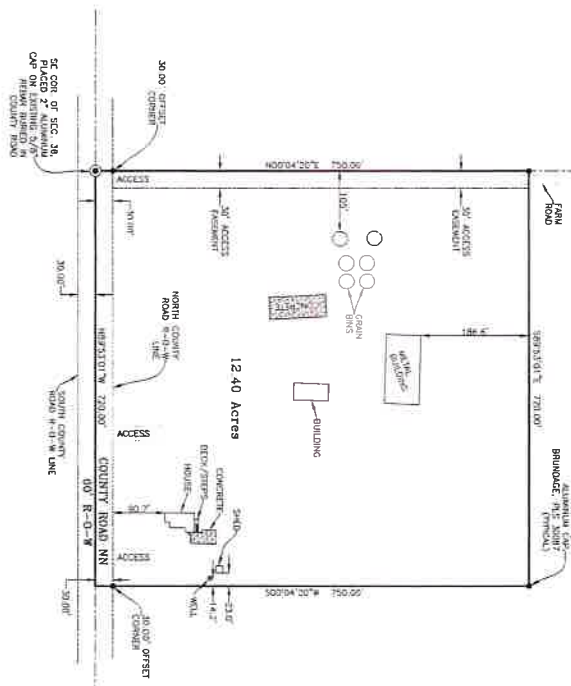
 ASSOCIATED GENERAL CONTRACTORS, INC. 1000 North Dearborn Street, Suite 1000 Chicago, Illinois 60610-4400 TEL: 312/467-6000 FAX: 312/467-6001 WWW.AGC-AMERICA.ORG		DATE:	FORMED IN:	SUBDIVISION PLAT	PROJECT LOCATION: PART OF THE NW 1/4, SEC. 36, T25S, R 72W, 6th P.M., PHOENIX COUNTY, COLORADO	REVISIONS: 1	CLASS: CHACON & MENDOZA
		PROJECT NO:	EXPIRY DATE:				
		11/15/2024	11/15/2026				

THE FIRST SUBDIVISION OF THE
SW1/4SW1/4 SEC. 36, T.25S.,
R.42W. OF THE 6TH P.M. COUNTY
OF PROWERS, STATE OF COLORADO.

SUBDIVISION PLAT



DESCRIPTION OF TRACT

[illegible]

NOTES: THIS SURVEY MADE WITHOUT BOHRT OF AN UNPAID ARTIST FOR TITLE POLICY AND MAY BE SUBJECT TO OTHER ESTIMATES, CONDITIONS, RIGHTS, ETC., WHICH MAY HAVE DEVELOPED SINCE THE DATA REFLECTED IN THE SURVEYOR'S STATEMENT.



NOTE: ACCORDING TO COLORADO LAW YOU MUST COME AND ANY LEGAL ACTION BASED UPON ANY DEFECT IN THE SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN AN EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

FIRST SUBDIVISION

I/We hereby apply for a Homestead Exemption from the Precinct County Subdivision Regulations as provided for therein for the tract of land as shown and described therein. Gold trust has an existing homestead upon it with an adequate domestic water system and a septic tank. I/We certify that I/We are legal owner(s) of the tract as shown herein, and that the information as shown herein is true and correct to the best of my/our knowledge and belief.

Emily is Hank's Presumably Trust figurehead, provided by 1927
* 1928 SP1 letter
Emily is Hank's, conscience
little Phoebe Alvin
NITTLE ALVIN HANK CONSCIENCE
Money Deadly the killer
Hank Ray Alvin Shirley
conscience

SURVEYOR'S STATEMENT

I, LANCE W. BRUNDAGE, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE TO HAVE A HIGHER DEGREE OF BELIEF AND TRUST IN THE KNOWLEDGE, INFORMATION AND BELIEF AND TO THE NORMAL STANDARDS OF CARE OF PROFESSIONAL LAND SURVEYORS PRACTICING IN COLORADO; THAT ON JUNE 17, 2023, AS A RESULT OF A SURVEY MADE ON THE GROUND AND UNMOUNTED BY ME, MY LAND SUBDIVISION WAS PREPARED BY ME, AND REPRESENTS THE SURVEY MADE; THAT THE SURVEY WAS MADE IN ACCORDANCE WITH THE STANDARDS OF CARE OF A PROFESSIONAL LAND SURVEYOR, BUT THE CLIENT WITH CLIENT DESIGNED NO FURTHER RESEARCH INTO EVIDENTS ON RIGHTS-OF-WAY BY THE UNDESIGNED.

LANCE W. BRUNDAGE
REGISTERED PROFESSIONAL
LAND SURVEYOR
COLORADO 30087



Reviewed and Approved by the Powers County Planning Commission

Chairman: _____, Date: _____

BOARD OF COUNTY COMMISSIONERS:
PROWERS COUNTY, COLORADO:

Reviewed and Approved by the Board of County Commissioners, Proterra County, Colorado.

STATE OF COLORADO;
COUNTY OF PROWERS S.S.

I hereby certify that this instrument of record was filed in my office on the _____ day of _____, 20____, at _____ M. under Reception number _____ of _____.

Clerk and Recorder _____ By: _____
Deputy _____

STONEMAN LAND SERVICES, INC.
 10000 Highway 100, Suite 100, Dallas, Texas 75243
 P.O. BOX 463
 LA JOLLA, CALIFORNIA 92033-0463
 714-945-1000
 FAX 714-945-4888

SUBDIVISION
 PLAT

PROJECT LOCATION:
WANT OF THE GOLF, ETC. 10, 1, 200, 1, 400
6th P. M. PROMERS COUNTY, COLORADO

THE CMSE FILE

GAIRY G. HUNTER REV. TRUST	SYRCUSE	KAN
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