

PALMER LAKE, COLORADO

RESOLUTION NO. 10 OF 2018

**A RESOLUTION APPROVING A CONDITIONAL USE PERMIT
TO ESTABLISH LIGHT MANUFACTURING BUSINESS
ON A PROPERTY CURRENTLY ZONED C-1 GENERAL
BUSINESS AND COMMERCIAL ZONE DISTRICT
AND LOCATED AT 80 SPRUCE MOUNTAIN ROAD ("PROPERTY")**

WHEREAS, PALMER LAKE IS A STATUTORY TOWN ORGANIZED UNDER AND AUTHORIZED PURSUANT TO PART 3 OF ARTICLE 4 OF TITLE 31 OF THE COLORADO REVISED STATUTES; AND

WHEREAS, SECTION 17.37.020 OF THE PALMER LAKE MUNICIPAL CODE PROVIDES THAT A LIGHT MANUFACTURING BUSINESS IS A CONDITIONAL USE IN THE C-1 CENTRAL BUSINESS AND COMMERCIAL ZONE DISTRICT; AND

WHEREAS, SECTION 17.08.090 PROVIDES THAT THE PLANNING COMMISSION SHALL MAKE RECOMMENDATIONS OF APPROVAL OR DENIAL OF CONDITIONAL USES TO THE BOARD OF TRUSTEES, WHICH HAS THE FINAL AUTHORITY TO GRANT OR DENY SUCH APPLICATIONS; AND

WHEREAS, SECTION 17.08.090 FURTHER PROVIDES THAT THE APPLICANT FOR A CONDITIONAL USE SHALL FOLLOW THE SAME PROCEDURE AS IS REQUIRED FOR AN APPLICATION FOR A ZONING DESIGNATION CHANGE, INCLUDING THE POSTING AND PUBLICATION OF LEGAL NOTICE; AND

WHEREAS, CHAPTER 17.76 SETS FORTH THE PROCEDURE FOR ZONING AMENDMENTS ALSO APPLICABLE TO CONDITIONAL USE APPLICATIONS; AND

WHEREAS, PUBLISHED AND POSTED NOTICE OF THE PUBLIC HEARINGS BEFORE THE PLANNING COMMISSION AND BOARD OF TRUSTEES AS REQUIRED BY SECTION 17.76.10 WAS DULY AND TIMELY ACCOMPLISHED; AND

WHEREAS, THE PALMER LAKE PLANNING COMMISSION RECOMMENDED APPROVAL OF THIS CONDITIONAL USE WITH CONDITIONS.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF PALMER LAKE, EL PASO COUNTY, COLORADO, AS FOLLOWS:

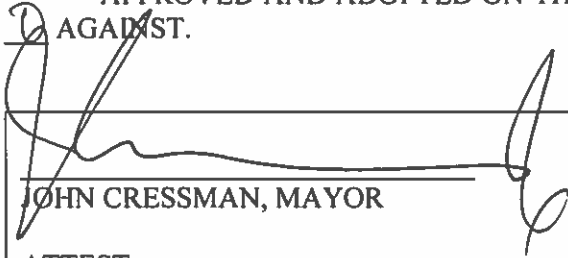
Section 1. The application pursuant to Section 17.37.020 for a Conditional Use Permit to establish a light manufacturing business on property currently zoned "C1" General Business and Commercial, and located at 80 Spruce Mountain Road is hereby approved, subject to the following conditions:

1. Applicant must produce a site plan for the Property by the next Town Board of Trustees meeting.
2. A fence must be constructed between the proposed use and any residential uses abutting the Property.
3. The proposed use shall provide at least 30 off street parking spaces on the Property. .
4. A site drainage plan signed by a registered engineer must be submitted.
5. Auto repair shop must submit a signed letter stating how much hazardous waste product is generated, or collected on average, per month.

6. If the amount of hazardous waste generated each month is over 220 pounds, the business must provide Town of Palmer Lake with a hazardous waste disposal plan approved by the Colorado Environmental Protection Agency.
7. A will serve letter for the Property must be provided by the Palmer Lake Sanitation District.
8. Garage and equipment must be washed down with a biodegradable cleaner.
9. The exterior of the Property must be kept clean and free of auto debris, trash, oil and visibly inoperable vehicles must be screened from public view.
10. No loud noises between 8:00PM and 7:00AM

Section 2. This Resolution shall be effective immediately.

APPROVED AND ADOPTED ON THIS 9th ²³ DAY OF AUGUST 2018, BY A VOTE OF 7 FOR AND 0 AGAINST.



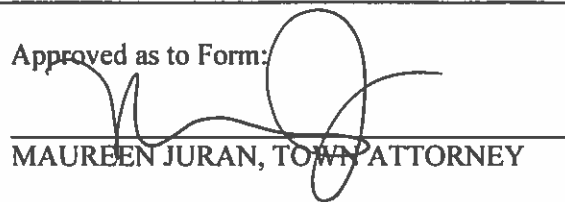
JOHN CRESSMAN, MAYOR

ATTEST:



VERLA BRUNER, TOWN CLERK

Approved as to Form:



MAUREEN JURAN, TOWN ATTORNEY