

**PALMER LAKE, COLORADO**

**RESOLUTION NO. 14 OF 2019**

**A RESOLUTION APPROVING A CONDITIONAL USE PERMIT  
TO ESTABLISH A MINI WAREHOUSE AND STORAGE RENTAL USE (OUTDOOR VEHICLE  
STORAGE) ON A PROPERTY CURRENTLY ZONED C-2 GENERAL BUSINESS AND  
COMMERCIAL ZONE DISTRICT AND LOCATED AT 650 HIGHWAY 105 (“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 MINI WAREHOUSE AND STORAGE RENTAL IS A CONDITIONAL USE IN THE C-2 GENERAL 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.

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 mini warehouse and storage rentals (outdoor vehicle storage) on property currently zoned “C2” General Business and Commercial, and located at 650 Highway 105 is hereby approved, subject to the following conditions:

1. Ingress and egress restricted to Hwy 105.
2. Engineered drainage report approved by Town of Palmer Lake.
3. Eight (8) evergreen trees, at least 10 feet in height, will be planted along the southern boundary of 650 Illumination Point. If any of these trees die, they must be replaced within 6 months for the next six (6) years.
4. Five (5) evergreen trees, 8 feet in height, will be planted along the west boundary of 650 Illumination Point, and three (3) evergreen trees, 8 feet in height will be planted along the northern boundary of 650

Illumination Point. If any of these trees die, they must be replaced within 6 months for the next six (6) years.

5. Storage limited to 40 vehicles which are each licensed and operable.
6. No vehicles allowed which are leaking fluids.
7. No RV storage.
8. No salvage.
9. Lot will be restricted to a permeable surface.

Section 2. This Resolution shall be effective immediately.

APPROVED AND ADOPTED ON THIS 25<sup>th</sup> DAY OF JULY 2019, BY A VOTE OF \_\_ FOR AND \_\_  
AGAINST.

<p>_____ JOHN CRESSMAN, MAYOR</p> <p>ATTEST:</p> <p>_____ VERLA BRUNER, TOWN CLERK</p>	
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