

TOWN OF PALMER LAKE, COLORADO

RESOLUTION NO. 8-2021

**A RESOLUTION APPROVING A MINOR SUBDIVISION
OF LOTS 12, 13, AND 14 OF BLOCK 38 (205 S VALLEY RD)**

WHEREAS, the Board of Trustees of the Town of Palmer Lake, Colorado, pursuant to Colorado statute and the Town of Palmer Lake Municipal Code, is vested with the authority of administering the affairs of the Town of Palmer Lake, Colorado;

WHEREAS, the Owner of Lots 12, 13 and 14 of Block 38 (205 S Valley Rd) desire a minor subdivision and have filed a minor subdivision application form with the Town; and

WHEREAS, the proposed plat or subdivision contains less than five lots; all lots within the proposed plat abut a dedicated and accepted town thoroughfare or street; the proposed plat meets all the minimum requirements of Chapter 16.36, the zoning ordinance, and other applicable Town ordinances and resolutions; and there are no requests for waivers of any of the requirements of the various Town Regulations and resolutions; and

WHEREAS, on December 16, 2020, the Planning Commission reviewed the minor subdivision application form; discussed the project; found that the proposed lots are not part of any other subdivision approved within one year, 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, and the lots from the proposed division will each be accessible from an existing public road; and recommended approval of the minor subdivision; and,

WHEREAS, the Board of Trustees held a hearing on January 14, 2021, and finds that the proposed minor subdivision is not part of any other subdivision approved within one year, and would not constitute a subdivision of a large tract or parcel of land into five or more building sites, tracts, or within five years, and that the lots from the proposed division will each be accessible from an existing public road.

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

1. The replat of lots 12, 13 and 14 of Block 38, attached hereto as Exhibit A, and incorporated herein, evidencing the minor subdivision request by the Owners, as well as any and all easements thereon, is hereby approved.

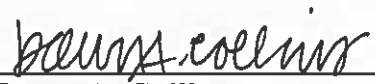
2. Severability. If any article, section, paragraph, sentence, clause, or phrase of this Resolution is held to be unconstitutional or invalid for any reason such decision shall not affect the validity or constitutionality of the remaining portions of this Resolution. The Board of Trustees hereby declares that it would have passed this resolution and each part or parts thereof irrespective of the fact that any one part or parts be declared unconstitutional or invalid.

3. Repeal. Existing resolutions or parts of resolutions covering the same matters embraced in this Resolution are hereby repealed and all resolutions or parts of resolutions inconsistent with the provisions of this Resolution are hereby repealed.

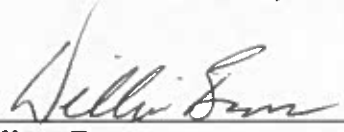
INTRODUCED, RESOLVED, AND PASSED AT A REGULAR MEETING OF THE BOARD OF TRUSTEES OF THE TOWN OF PALMER LAKE ON THIS 14TH DAY OF JANUARY 2021.

ATTEST:

TOWN OF PALMER LAKE, COLORADO



Dawn A. Collins
Town Administrator/Clerk

BY: 

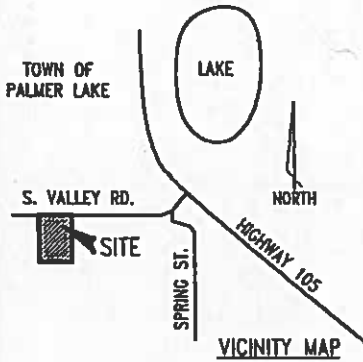
William Bass
Mayor

EX-A.

S. VALLEY RD.

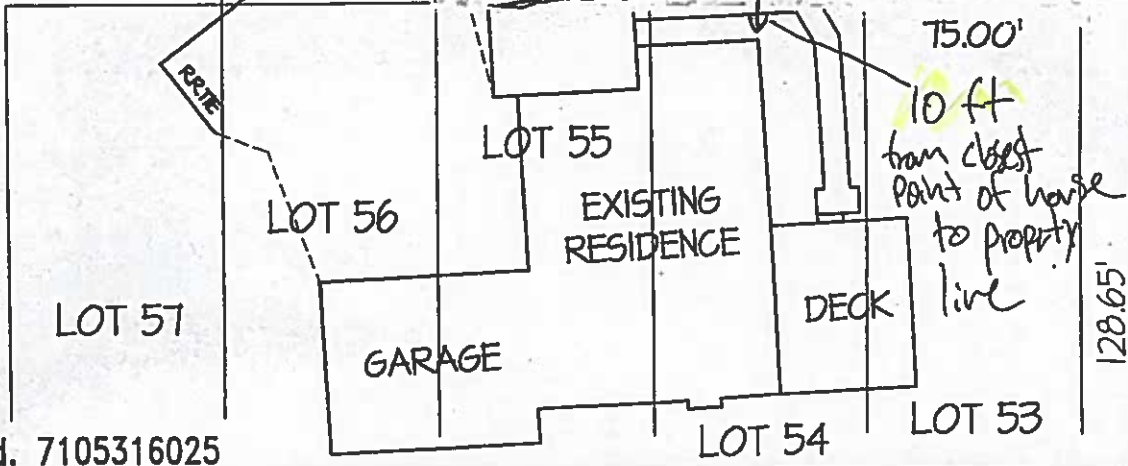
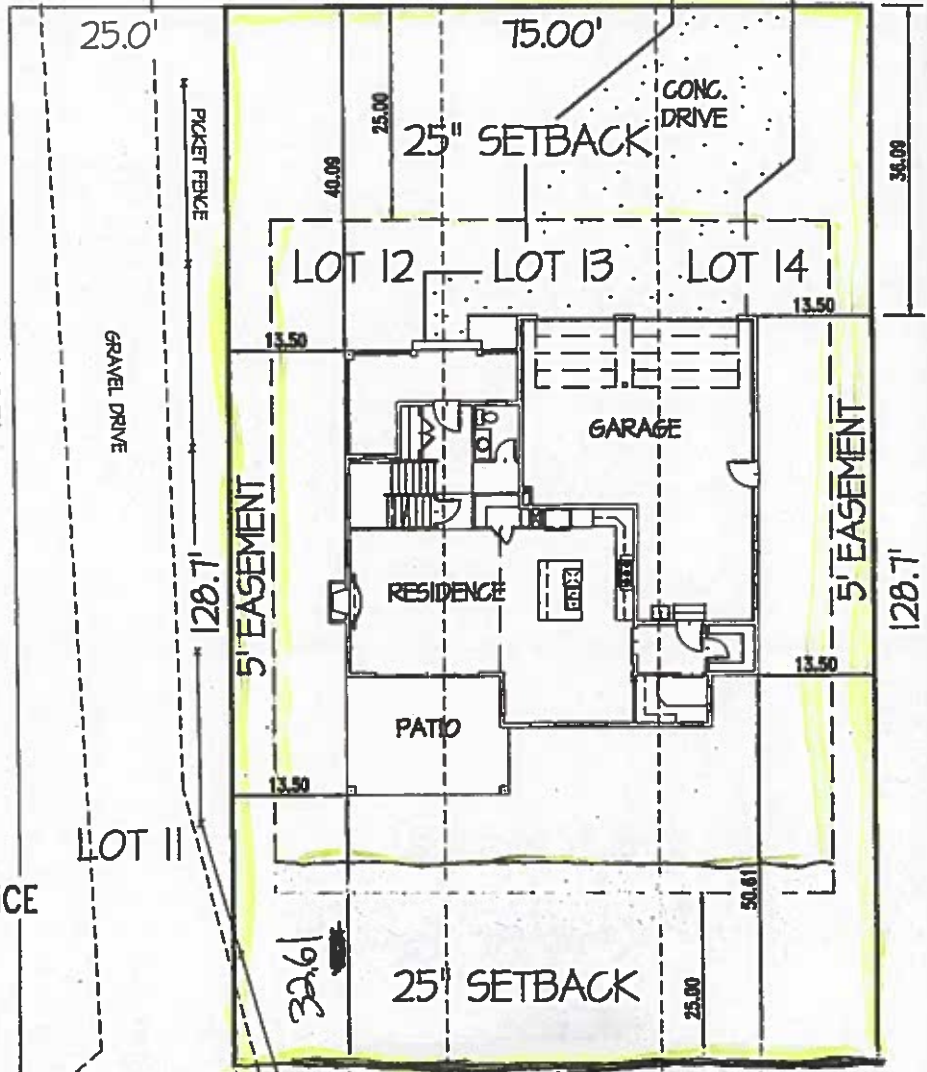


SCALE 1"=20'



SINGLE FAMILY RESIDENCE

LOT SIZE: 9,653 Sq.Ft.
BLDG. SIZE: 2,354 Sq.Ft.
LOT COVERAGE: 24.4%
BLDG. MAX. HEIGHT: 28.9 Ft.
BLDG. AVG. HEIGHT: 28.9 Ft.



Tax Sched. 7105316025

PLOT PLAN INFORMATION
 Drawn for: Tyler and Sarah Woodward
 Nov. 2, 2020 Zone: R3

Cuvala Construction, Inc.
 P.O. Box 1912 Monument, CO 80132
 (714) 488-2426

LEGAL DESCRIPTION
 ADDRESS: 205 S. Valley Rd.
 DESCRIPTION: Lot 12, 13, 14 - Blk. 38
 Palmer Lake Amended Filing
 Palmer Lake, CO
 EL PASO COUNTY