

**PALMER LAKE, COLORADO**

**ORDINANCE NO. 7-2023**

**AN ORDINANCE REZONING LAKEVIEW HEIGHTS FROM  
R3 (MEDIUM DENSITY RESIDENTIAL) ZONING DISTRICT TO  
R-10,000 (INTERMEDIATE DENSITY RESIDENTIAL)  
ZONING DISTRICT**

**WHEREAS**, in February of 1992 the Planning Commission first considered and moved to initiate the rezoning process for rezoning the properties known as Lakeview Heights, more particularly described on Exhibit A, attached (“the Property”); and

**WHEREAS**, letters were sent to landowners, and the required postings and publications were made, serving as due notice of a hearing to be held on April 23, 1992, concerning the proposed rezoning; and

**WHEREAS**, a public hearing on the proposed zoning was held on April 23, 1992, after proper notice, before the Palmer Lake Planning Commission; and based on the materials presented to the Commission and the public comments received by the Commission at the public hearing, the Planning Commission recommended approval of the rezoning and recommended that any non-self-imposed hardship be granted a variance to allow for beneficial use of the Property; and

**WHEREAS**, on May 14, 1992, the Board of Trustees moved to refer the zoning matter back to the Planning Commission, which it did on June 25, 1992, making the same recommendation as before – rezone the Property from R3 to R-10,000 with granting of variances to address non-self-imposed hardships in order to allow for beneficial use of the Property; and,

**WHEREAS**, on July 9, 1992, after much discussion, the Board of Trustees moved to approve the rezoning of the Property with the notation that non-self-imposed hardships should be granted a variance to allow for beneficial use of the Property; and

**WHEREAS**, in August of 2022 it was discovered that no ordinance adopting the rezoning of the Property was passed, and the Board of Trustees directed Town Staff to provide notice of the proposed adoption of such an ordinance; and

**WHEREAS**, landowners were mailed letters, publications and postings were made, providing due notice of a public hearing to be held regarding this proposed ordinance on March 9, 2023; and

**WHEREAS**, now being fully apprised of this matter, and after holding a duly noticed public hearing, and having considered the matter following proper notice, at its regular meeting, the Board of Trustees has examined the materials presented to the Board and the comments of the public and hereby agrees with and confirms the previous findings of the Planning Commission and the previous action of the Board of Trustees.

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN BOARD OF TRUSTEES AS FOLLOWS:**

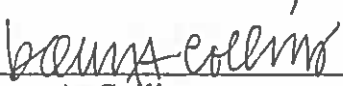
1. The Property known as Lakeview Heights, and more particularly described on Exhibit A is hereby rezoned R3 – Medium Density Residential to R-10,000 – Intermediate Density Residential Zone.
2. The zoning map of the Town of Palmer Lake shall be amended to reflect the above approved rezone designation.
3. The Board of Zoning Adjustments is hereby directed to liberally grant variances to allow for beneficial use of non-self-imposed hardships with fees for such variance applications waived.
4. Severability. If any article, section, paragraph, sentence, clause, or phrase of this Ordinance 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 Ordinance. The Board of Trustees hereby declares that it would have passed this ordinance and each part or parts thereof irrespective of the fact that any one part or parts be declared unconstitutional or invalid.
5. Repeal. Existing ordinances or parts of ordinances covering the same matters embraced in this ordinance are hereby repealed and all ordinances or parts of ordinances inconsistent with the provisions of this ordinance are hereby repealed except that this repeal shall not affect or prevent the prosecution or punishment of

any person for any act done or committed in violation of any ordinance hereby repealed prior to the effective date of this ordinance.

**INTRODUCED, PASSED AND ADOPTED AT A REGULAR MEETING OF THE BOARD OF TRUSTEES OF THE TOWN OF PALMER LAKE ON THIS 9<sup>th</sup> DAY OF MARCH 2023.**

ATTEST:

TOWN OF PALMER LAKE, COLORADO

  
\_\_\_\_\_  
Dawn A. Collins  
Town Administrator, Clerk

BY:   
\_\_\_\_\_  
Grant Havenar  
Mayor

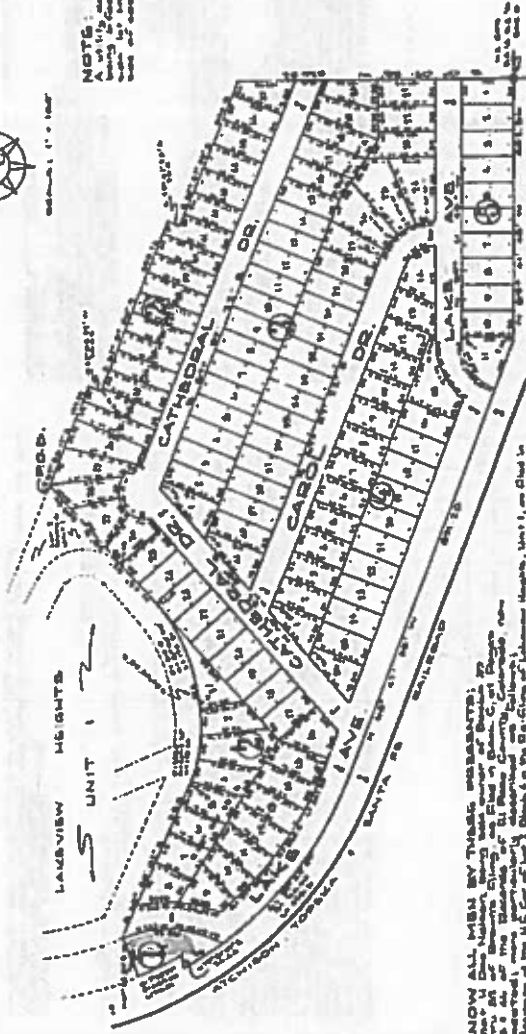


2529

# LAKEVIEW HEIGHTS UNIT 2

NOTES:  
1. This instrument is hereby affirmed to be correct and true copy of what was read and approved by the Board of Commissioners of the City of Denver, Colorado, on the 11th day of February, 1911.

RECORDED IN THE OFFICE OF THE CLERK OF DISTRICT COURT, DISTRICT NO. 10, CITY OF DENVER, COLORADO, FEBRUARY 11, 1911.



**IN WITNESS WHEREOF,**  
The undersigned Board of Commissioners of the City of Colorado, do hereby certify that the foregoing plat is a true and correct copy of what was read and approved by the Board of Commissioners of the City of Denver, Colorado, on the 11th day of February, 1911.

By James H. Hays  
Mayor

By James H. Hays  
Recorder



STATE OF COLORADO  
COUNTY OF DENVER  
I, James H. Hays, Mayor of the City of Denver, Colorado, do hereby certify that the foregoing plat is a true and correct copy of what was read and approved by the Board of Commissioners of the City of Denver, Colorado, on the 11th day of February, 1911.

STATE OF COLORADO  
COUNTY OF DENVER  
I, James H. Hays, Mayor of the City of Denver, Colorado, do hereby certify that the foregoing plat is a true and correct copy of what was read and approved by the Board of Commissioners of the City of Denver, Colorado, on the 11th day of February, 1911.



By James H. Hays  
Recorder

By James H. Hays  
Recorder

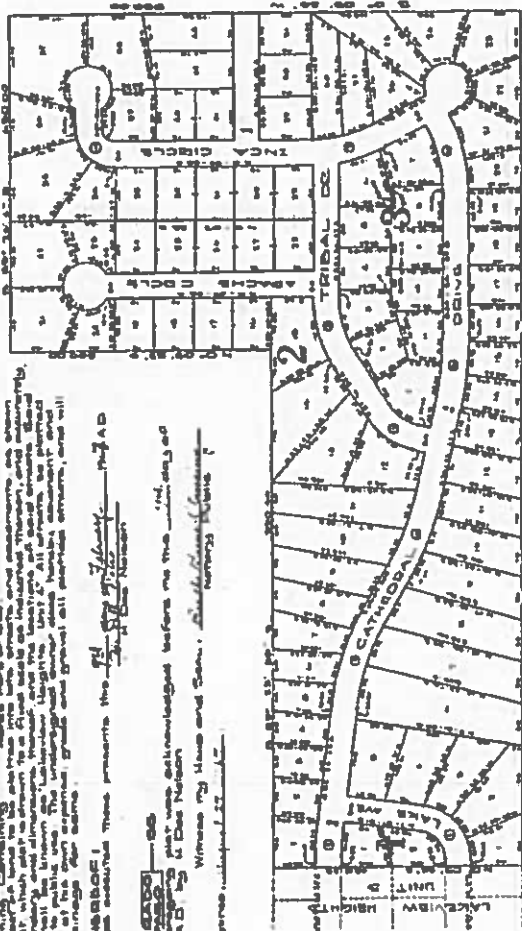


2700

# LAKEVIEW HEIGHTS UNIT 4

4. CURVE DATA

STATION	CHORD	ARC	ANGLE
1	114.71	114.71	90° 00'
2	231.42	231.42	90° 00'
3	347.13	347.13	90° 00'
4	462.84	462.84	90° 00'
5	578.55	578.55	90° 00'
6	694.26	694.26	90° 00'
7	809.97	809.97	90° 00'
8	925.68	925.68	90° 00'
9	1041.39	1041.39	90° 00'
10	1157.10	1157.10	90° 00'
11	1272.81	1272.81	90° 00'
12	1388.52	1388.52	90° 00'
13	1504.23	1504.23	90° 00'
14	1619.94	1619.94	90° 00'
15	1735.65	1735.65	90° 00'
16	1851.36	1851.36	90° 00'
17	1967.07	1967.07	90° 00'
18	2082.78	2082.78	90° 00'
19	2198.49	2198.49	90° 00'
20	2314.20	2314.20	90° 00'
21	2429.91	2429.91	90° 00'
22	2545.62	2545.62	90° 00'
23	2661.33	2661.33	90° 00'
24	2777.04	2777.04	90° 00'
25	2892.75	2892.75	90° 00'
26	3008.46	3008.46	90° 00'
27	3124.17	3124.17	90° 00'
28	3239.88	3239.88	90° 00'
29	3355.59	3355.59	90° 00'
30	3471.30	3471.30	90° 00'
31	3587.01	3587.01	90° 00'
32	3702.72	3702.72	90° 00'
33	3818.43	3818.43	90° 00'
34	3934.14	3934.14	90° 00'
35	4049.85	4049.85	90° 00'
36	4165.56	4165.56	90° 00'
37	4281.27	4281.27	90° 00'
38	4396.98	4396.98	90° 00'
39	4512.69	4512.69	90° 00'
40	4628.40	4628.40	90° 00'
41	4744.11	4744.11	90° 00'
42	4859.82	4859.82	90° 00'
43	4975.53	4975.53	90° 00'
44	5091.24	5091.24	90° 00'
45	5206.95	5206.95	90° 00'
46	5322.66	5322.66	90° 00'
47	5438.37	5438.37	90° 00'
48	5554.08	5554.08	90° 00'
49	5669.79	5669.79	90° 00'
50	5785.50	5785.50	90° 00'
51	5901.21	5901.21	90° 00'
52	6016.92	6016.92	90° 00'
53	6132.63	6132.63	90° 00'
54	6248.34	6248.34	90° 00'
55	6364.05	6364.05	90° 00'
56	6479.76	6479.76	90° 00'
57	6595.47	6595.47	90° 00'
58	6711.18	6711.18	90° 00'
59	6826.89	6826.89	90° 00'
60	6942.60	6942.60	90° 00'
61	7058.31	7058.31	90° 00'
62	7174.02	7174.02	90° 00'
63	7289.73	7289.73	90° 00'
64	7405.44	7405.44	90° 00'
65	7521.15	7521.15	90° 00'
66	7636.86	7636.86	90° 00'
67	7752.57	7752.57	90° 00'
68	7868.28	7868.28	90° 00'
69	7983.99	7983.99	90° 00'
70	8100.00	8100.00	90° 00'



KNOW ALL MEN BY THESE PRESENTS, that the Board of Directors of the Lakeview Heights Home Owners Association, Inc. (the "Association") has caused to be prepared and recorded this Declaration of Condominium for the development known as Lakeview Heights Unit 4, located in the City and County of Denver, Colorado. The Association is a duly organized and existing corporation under the laws of the State of Colorado, and is the owner of the land described in the attached plat. The Association has caused this Declaration to be prepared and recorded for the purpose of creating and establishing the condominium units described herein. The Association has caused this Declaration to be prepared and recorded for the purpose of creating and establishing the condominium units described herein. The Association has caused this Declaration to be prepared and recorded for the purpose of creating and establishing the condominium units described herein.

IN WITNESS WHEREOF, I, the undersigned, have caused this Declaration to be prepared and recorded for the purpose of creating and establishing the condominium units described herein.

STATE OF COLORADO  
COUNTY OF DENVER  
I, \_\_\_\_\_, Secretary of the Association, do hereby certify that the foregoing is a true and correct copy of the Declaration of Condominium for Lakeview Heights Unit 4 as recorded in Book \_\_\_\_\_ of the Records of the County of Denver, Colorado.

Witness my Hand and Seal, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

\_\_\_\_\_  
Secretary of the Association

KNOW ALL MEN BY THESE PRESENTS, that the Board of Directors of the Lakeview Heights Home Owners Association, Inc. (the "Association") has caused to be prepared and recorded this Declaration of Condominium for the development known as Lakeview Heights Unit 4, located in the City and County of Denver, Colorado. The Association is a duly organized and existing corporation under the laws of the State of Colorado, and is the owner of the land described in the attached plat. The Association has caused this Declaration to be prepared and recorded for the purpose of creating and establishing the condominium units described herein. The Association has caused this Declaration to be prepared and recorded for the purpose of creating and establishing the condominium units described herein. The Association has caused this Declaration to be prepared and recorded for the purpose of creating and establishing the condominium units described herein.

IN WITNESS WHEREOF, I, the undersigned, have caused this Declaration to be prepared and recorded for the purpose of creating and establishing the condominium units described herein.

STATE OF COLORADO  
COUNTY OF DENVER  
I, \_\_\_\_\_, Secretary of the Association, do hereby certify that the foregoing is a true and correct copy of the Declaration of Condominium for Lakeview Heights Unit 4 as recorded in Book \_\_\_\_\_ of the Records of the County of Denver, Colorado.

Witness my Hand and Seal, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

\_\_\_\_\_  
Secretary of the Association

NOTES:  
1. This Declaration is hereby prepared and recorded for the purpose of creating and establishing the condominium units described herein for the development known as Lakeview Heights Unit 4, located in the City and County of Denver, Colorado. The Association is a duly organized and existing corporation under the laws of the State of Colorado, and is the owner of the land described in the attached plat. The Association has caused this Declaration to be prepared and recorded for the purpose of creating and establishing the condominium units described herein. The Association has caused this Declaration to be prepared and recorded for the purpose of creating and establishing the condominium units described herein. The Association has caused this Declaration to be prepared and recorded for the purpose of creating and establishing the condominium units described herein.

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COUNTY OF DENVER  
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Witness my Hand and Seal, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

\_\_\_\_\_  
Secretary of the Association

