

**PALMER LAKE, COLORADO**

**ORDINANCE NO. 21 OF 2017**

**AN ORDINANCE APPROVING THE MINOR SUBDIVISION OF LOTS 1 TO 16 INCLUDING BLOCK 12 TRINITY ADDITION, PALMER LAKE, COLORADO**

WHEREAS, DAVID TENACE (“OWNER”), IS THE OWNER OF PROPERTY DESCRIBED AS LOTS 1 TO 16 INCLUDING BLOCK 12 TRINITY ADDITION, PALMER LAKE, COLORADO (“PROPERTY”); AND

WHEREAS THE OWNER HAS APPLIED FOR APPROVAL OF A MINOR SUBDIVISION OF THE PROPERTY TO REDUCE THE NUMBER OF LOTS FROM SIXTEEN NON-CONFORMING LOTS INTO FOUR CONFORMING LOTS AS DEPICTED IN THE REPLAT MAP ATTACHED HERETO AS EXHIBIT A (“APPLICATION”); AND

WHEREAS, THE APPLICATION METS THE CRITERIA FOR MINOR SUBDIVISION APPROVAL UNDER CHAPTER 16.36 OF THE TOWN OF PALMER LAKE MUNICIPAL CODE; AND

THE TOWN OF PALMER LAKE PLANNING COMMISSION CONDUCTED A PUBLIC HEARING ON AUGUST 16., ON THIS APPLICATION AND MADE A RECOMMENDATION FOR APPROVAL

WHEREAS, THE BOARD OF TRUSTEES HEREBY DETERMINES THAT THE APPLICATION COMPLIES WITH ALL APPLICABLE TOWN REGULATIONS; AND

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

Section 1. The Town of Palmer Lake Board of Trustees approves the above identified Application.

Section 2. This ordinance will be effective and recorded as described in Exhibit A, which is attached hereto and incorporated herein by this reference.

Section 4. Severability. It is hereby declared to be the intention of the Board of Trustees of the Town of Palmer Lake, Colorado that the sentences, clauses and phrases of this ordinance are severable, and if any sentence, clause or phrase of this ordinance be declared unconstitutional or invalid by the valid judgment or decree of Court of competent jurisdiction, such unconstitutionality or invalidity shall not affect any of the remaining sentences, clauses or phrases of this ordinance since the same would have been enacted by the Board of Trustees without the incorporation of any unconstitutional or invalid sentence, clause or phrase.

Section 5. Publication and Effective Date. The Town Clerk shall certify to the passage of this ordinance and cause notice of its contents and passage to be published by title only. This Ordinance shall become effective thirty (30) days after the date of publication.

THIS ORDINANCE WAS INTRODUCED, PASSED, APPROVED AND ADOPTED ON THIS 14TH DAY OF SEPTEMBER, 2017 BY A VOTE OF 6 FOR AND 0 AGAINST.



\_\_\_\_\_  
JOHN CRESSMAN, MAYOR

ATTEST:

Tara Berreth

\_\_\_\_\_  
TARA BERRETH, TOWN CLERK

I hereby certify that the above Ordinance was adopted by the Board of Trustees of the Town of Palmer Lake at its meeting of September 14, 2017, and ordered published by title only by Gazette newspaper on 10-24, 2017.

Tara Berreth  
\_\_\_\_\_  
Tara Berreth, Town Clerk

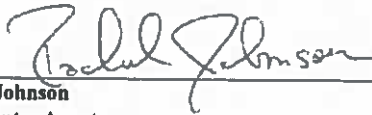
EXHIBIT A FOLLOWS

# AFFIDAVIT OF PUBLICATION

STATE OF COLORADO  
COUNTY OF El Paso

I, Rachel Johnson, being first duly sworn, deposes and says that she is the Legal Sales Representative of The Colorado Springs Gazette, LLC., a corporation, the publishers of a daily/weekly public newspapers, which is printed and published daily/weekly in whole at the city of Colorado Springs in the County of El Paso, and the State of Colorado, and which is called Colorado Springs Gazette; that a notice of which the annexed is an exact copy, cut from said newspaper, was published in the regular and entire editions of said newspaper 1 time(s) to wit 10/25/2017

That said newspaper has been published continuously and uninterruptedly in said County of El Paso for a period of at least six consecutive months next prior to the first issue thereof containing this notice; that said newspaper has a general circulation and that it has been admitted to the United States mails as second-class matter under the provisions of the Act of March 3, 1879 and any amendment thereof, and is a newspaper duly qualified for the printing of legal notices and advertisement within the meaning of the laws of the State of Colorado.



Rachel Johnson  
Sales Center Agent

Subscribed and sworn to me this 10/25/2017, at said City of Colorado Springs, El Paso County, Colorado.  
My commission expires November 1, 2020.



Mary Heifner  
Notary Public  
The Gazette

MARY HEIFNER  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20164041634  
MY COMMISSION EXPIRES NOV. 1, 2020

PALMER LAKE, COLORADO  
ORDINANCE NO. 18 OF 2017  
AN ORDINANCE VACATING A PORTION OF  
CLARENCE STREET BETWEEN RIO GRANDE  
STREET AND ESTABROOK STREET, PALMER  
LAKE, COLORADO

PALMER LAKE, COLORADO  
ORDINANCE NO. 20 OF 2017  
AN ORDINANCE CHANGING THE ZONING  
CLASSIFICATION OF CERTAIN LANDS LOCATED  
IN THE TOWN OF PALMER LAKE, UNDER  
THE AUTHORITY GRANTED BY THE TOWN OF  
PALMER LAKE ZONING REGULATIONS

PALMER LAKE, COLORADO  
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AN ORDINANCE APPROVING THE MINOR  
SUBDIVISION OF LOTS 1 TO 16 INCLUDING  
BLOCK 12 TRINITY ADDITION, PALMER LAKE,  
COLORADO

PALMER LAKE, COLORADO  
ORDINANCE NO. 22 OF 2017  
AN ORDINANCE APPROVING AN AMEND-  
MENT TO THE PLANNED UNIT DEVELOPMENT  
AT 95 GREELEY BOULEVARD

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