

**TOWN OF PALMER LAKE, COLORADO**

**RESOLUTION NO. 45-2023**

**A RESOLUTION TO APPROVE A CONDITIONAL USE PERMIT TO ALLOW MIXED RESIDENTIAL DWELLING WITH COMMERCIAL ON A PROPERTY ZONED CONVENIENCE COMMERCIAL LOCATED AT PRIMROSE AND COLUMBINE (“PROPERTY”)**

**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; and

**WHEREAS**, Section 17.52.020 of the Palmer Lake Municipal Code provides that Mixed-Residential Dwelling is determined a conditional use in the Convenience Commercial (CC) Zone District; and

**WHEREAS**, the Planning Commission makes 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**, on June 21, 2023, the Palmer Lake Planning Commission recommended approval of the conditional use subject to a site plan review by the Planning Commission.

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

1. The application for a conditional use permit is approved for mixed-residential dwelling and commercial use in a CC zone on parcel 7105214001, located at Primrose and Columbine, is hereby approved with the following condition:

The site plan for the mixed-use development will be presented for review and approval by the Planning Commission.

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 Existing resolutions or parts of resolutions covering the same matters embraced in this Resolution are hereby repealed and all resolutions or parts of resolutions inconsistent with the provisions of this Resolution are hereby repealed.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 22nd DAY OF JUNE 2023.**

ATTEST:

TOWN OF PALMER LAKE, COLORADO

  
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Dawn A Collins  
Town Administrator/Clerk

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