

**NOTICE OF PUBLIC HEARING**

**TOWN OF PALMER LAKE**

Notice is hereby given that Palmer Lake Planning Commission shall hold a public hearing on Wednesday, January 17, 2023, at 5 PM at the Town Hall, 28 Valley Crescent, Palmer Lake, to consider a Conditional Use application for Landscape Yard in C2 zone, located at 650 Illumination Point, Hwy 105, Palmer Lake. A recommendation will be made to the Board of Trustees on the same matter scheduled for Thursday, January 25, 2024, at 6 PM. A copy of the complete application is on file at the Town Clerk office at 719-481-2953. /s/ Dawn A. Collins, Town Clerk

---



42 Valley Crescent  
 PO Box 208  
 Palmer Lake CO 80133  
 719-481-2953 – office

Office Use Only	
Case Number:	_____
Date:	<u>11/27</u> <b>PAID</b>
Fees:	<u>\$250.00</u> <b>ck #1585</b>
Check #:	_____
Rec'd By:	<u>JAC</u>
Application Complete:	_____ <i>Jan PC 1/30/17</i>

## Conditional Use Application Form

Name of Applicant/Property Owner: Jared Whiteley/Illumination Point LLC

Address: 650 Illumination Point Phone#: 719-313-9577

Email: jared@greatergroundslc.com

Name of Proposal: Greater Grounds Landscape Yard

Legal Description or Address: LOT 4 ILLUMINATION POINT SUB

*Note: If the applicant is someone other than the property owner, the applicant must provide a notarized letter from the property owner giving permission to be represented in this action.*

**This is a Conditional Use** – A request for a use not permitted under certain zoning categories subject to review by the Planning Commission and consideration by the Board of Trustees.

**Criteria for approval of a conditional use** – Include a “site plan” or building design where a structure is involved to address the following criteria in which the Planning Commission and the Board of Trustees must find evidence, both factual and supportive, provided by the applicant.

- The site for the proposed use is adequate in size and shape to accommodate said use and all yards, spaces, walls and fences, parking, loading, landscaping, and other features required by this ordinance.
- The site for the proposed use relates to streets and highways adequate in width and degree of improvement to handle the quantity and kind of vehicular traffic that would be generated by the proposed use.
- Any negative impacts of the proposed use on adjacent properties and on the public can be mitigated through application of other ordinance standards or other reasonable conditions of approval.
- If of benefit to the community, any proposed structures will be of a design complimentary to the surrounding area.



By signing this application, parties agree to the following:

- Town of Palmer Lake staff or its consultants may enter the property to inspect the property and evaluate the proposal.
- The applicant/petitioner is liable for all non-refundable fees and costs associated with the Town's review of this application. Fees may include, but are not limited, to engineering and consultant fees, public notice costs, publication/recording fees, and any other fees paid by the Town in connection with, or related to, review of this application.
- Payment of fees as described is due within 10 days of the date of filing and, if not received within 30 days will be considered past due. Payment of the above fees shall not relieve the payment of any other fees imposed by the Town.

**As owner/applicant, I affirm the information contained in this application is accurate, and I agree to the above conditions.**

**Applicant Signature:**  **Date:** 11/23/2023

If the applicant is not the owner:

As owner of the above property, I agree to the application.

**Owner – Print:** \_\_\_\_\_

**Owner – Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

# ***GREATER GR* *UNDS***

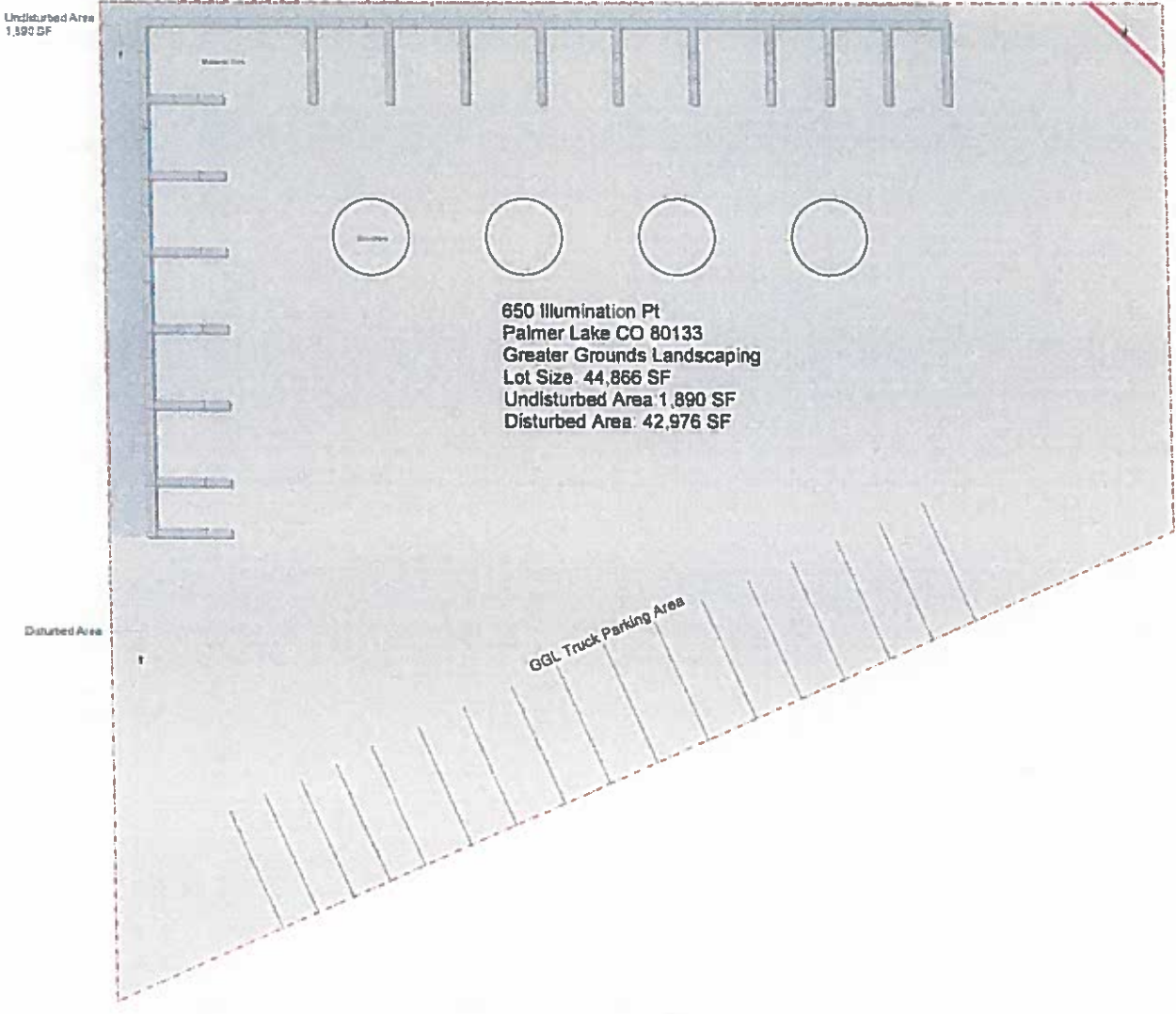
## **LANDSCAPING**

### Letter of Intent

Business: Illumination Point LLC/Greater Grounds Landscaping  
Address: 630 Highway 105 Palmer Lake CO, 80133  
Contact: Jared Whiteley  
Number: 719-313-9577

Lot Address: 650 Illumination Point Palmer Lake CO, 80133

Greater Grounds Landscaping is requesting a conditional use permit on the lot listed above. We intend to park our trucks and equipment on this lot, as well as store landscape building materials as shown in the attached design. We do not intend to build any structures, or place any roads/curb & gutter. We do not intend to use any site utilities such as gas, electric, & water. We are utilizing the natural soils as a parking lot. We will be disturbing at most approx. 42,976 SF to properly use the lot for what we need. Any soils disturbed during the construction process that will not be utilized, will be reclaimed with native seed and ECB. We will be placing a 6' privacy fence around our lot to screen from HWY 105, as well as the trailer park to the South. Greater Grounds will be the only company using this lot. For any more information, please feel free to contact.



Proposed Fence - 6' weld wire fence

Landscape block material 6'x3'x2'



Information: Greater Grounds is using 650 Illumination Pt as an area to park our trucks and equipment. As well as store landscape building materials such as rock, mulch, boulders, and soil. As of right now our operation is not changing from where we were located at the previous location at 630 Highway 105, we are simply moving our equipment out of a 100yr flood plane to our newly purchased lot. We are disturbing under 43,560 SF.



This document is the property of Greater Grounds Landscaping, LLC. It is to be used only for the project and site identified herein. It is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Greater Grounds Landscaping, LLC.



Greater Grounds Landscaping  
630 Highway 105 Palmer Lake, CO 80133  
719-313-9577  
jared@greatergroundsllc.com

Design by:  
Jared Whiteley

650 Illumination Pt  
Palmer Lake CO 80133  
Greater Grounds Landscaping

## CHAPTER 17.48. - C2 GENERAL BUSINESS AND COMMERCIAL ZONE

### 17.48.010. - Permitted uses.

Permitted uses in the C2 zone are as follows:

- (1) Restaurants.
- (2) Licensed liquor and beer outlets.
- (3) Bed and breakfast.
- (4) Funeral homes and mortuaries.
- (5) Medical and dental clinics.
- (6) Service establishments, such as barbershops and beauty shops, watch and jewelry repair, pharmacies, pick-up stations for laundry or dry cleaning, retail good shops.
- (7) Commercial buildings, libraries, parks, museums, art galleries and post offices.
- (8) Retail stores, including the following: liquor store, drug store, miscellaneous good items, clothing store, sporting goods, books, groceries, antiques, gift shop, hardware, and furniture.
- (9) Art, photographic, health, dance and music studios.
- (10) Light/small equipment sales and repair.
- (11) Day care centers.
- (12) Building supplies.
- (13) Light assembly of prefabricated parts.
- (14) Arts/crafts shops such as woodworking, pottery, jewelry or other craft-based industries.
- (15) Small animal veterinary clinic.

(Code 1973, § 17.37.010; Ord. No. 4-1995, § 2, 1995; Ord. No. 18-2000, § 15, 2000)

### 17.48.020. - Conditional uses.

Conditional uses in the C2 zone are as follows:

- (1) Wholesale businesses.
- (2) Drive-in commercial uses.
- (3) Bowling alleys.
- (4) Educational institutions.
- (5) Religious institutions.
- (6) Public and semi-public uses (per definition in section 17.08).

- (7) Nursing homes, hospitals.
- (8) Ambulance services.
- (9) Single-family and multi-family uses (R1 through R4 subject to all regulations of that particular zone).
- (10) Mini-warehouses and storage rental spaces.
- (11) Mixed-residential dwelling and commercial uses occurring in the same building.
- (12) Light manufacturing.
- (13) Kennel, provided that a minimum area of five acres is available.
- (14) Vehicle repair and service.
- (15) Hotels and motels.
- (16) Parking garages.
- (17) Licensed establishments as such term is defined in chapter 5.30 as and if otherwise allowed and regulated by chapter 5.30.
- (18) Other such uses as listed and permitted which are not more detrimental, as determined by the planning commission and town board.

(Code 1973, § 17.37.020; Ord. No. 4-1995, § 3, 1995; Ord. No. 18-2000, § 16, 2000; Ord. No. 15-2017, § 2, 8-24-2017)

17.48.030. - Lot sizes and dimensions.

(a) The sizes and dimensions of a lot in a C2 zone shall be as follows:

- (1) Minimum lot size: 6,600 square feet.
- (2) Minimum lot width: 35 feet street frontage.

(b) No side yard setback shall be required provided the building's side wall is constructed of at least four-hour fire-resistance material. If building material has less than four-hour fire-resistance, a minimum side yard of five feet shall be required.

(Code 1973, § 17.37.030; Ord. No. 4-1995, § 4, 1995)

17.48.040. - Structure height and area.

The structure height and area requirements in a C2 zone are as follows:

- (1) Maximum building height: 30 feet.
- (2) Maximum area covered by structure: 65 percent of lot.

(Code 1973, § 17.37.040; Ord. No. 4-1995, § 5, 1995)

17.48.050. - Required off-street parking and loading.

For required off-street parking and loading, see chapter 17.84.

(Code 1973, § 17.37.050; Ord. No. 4-1995, § 6, 1995)

17.48.060. - Signs.

Signs in the C2 zone are permitted provided they comply with chapter 17.76.

(Code 1973, § 17.37.060; Ord. No. 4-1995, § 7, 1995; Ord. No. 18-2000, § 17, 2000)

17.48.070. - Sewerage.

Septic tanks may be permitted if all of the following conditions are met:

- (1) Inability to tap existing sewer lines.
- (2) Ability to meet current county sewage disposal regulations.
- (3) Compliance with the provisions of chapter 16.48.

(Code 1973, § 17.37.070; Ord. No. 4-1995, § 8, 1995)

17.48.080. - Outdoor storage and buffering.

All outdoor storage must be screened from view by landscaping or fences. Landscaping and/or buffering must also be provided between commercial and residential areas.

(Code 1973, § 17.37.080; Ord. No. 4-1995, § 9, 1995)

---