



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

Office Use Only

Case Number: _____

Date: 9/9/2022Fees: \$250.00Check #: 1033Rec'd By: DBZApplication Complete: 9/1210/19 PC

Conditional Use Application Form

Name of Applicant/Property Owner: Melinda HughesAddress: 3125 Sinton Rd, Apt 225, C.S. CO 80907 Phone#: 719-200-3236Email: melinda.hughes@gmail.comName of Proposal: Blackfeather tiny houseLegal Description or Address: Lot C French's Knoll ID # 7105408065

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: Melinda Hughes **Date:** 8/22/22

If the applicant is not the owner:

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

Owner – Print: _____

Owner – Signature: _____ **Date:** _____

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.

I have attached the site plan. The building is only 10 feet by 38 feet and will be set back from Vale St 35'. There will be a perimeter 6' privacy fence for the back yard, and a 4' picket fence may be added to the front yard later. There will be a driveway with parking for 2 cars. There will be a small deck at the front door of about 4 x 8 feet. There is already a 10' attached deck on the building which will be in the back yard. I will add trees and flowers and landscaping but won't be able to do that until Spring.

- 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.

The proposed building will only house one person on a permanent basis. There should be little to no impact to the streets, highways or the need for improvements.

- 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.

The installation of a tiny house should have less impact on the adjacent properties than most conventional builds as there will be no construction vehicles other than utility installation and cement work. The disruption to neighbors will be minimal.

- If of benefit to the community, any proposed structures will be of a design complimentary to the surrounding area.

The tiny house will be an asset to the community as it will have a minimal environmental footprint. Average utility costs are about \$35 a month with this home as it has closed cell insulation. It will have high end finishes and will look like a conventional home, only smaller.

In addition, this home will be ANSI Certified, has egress windows and a fire sprinkler system. I have researched tiny homes and builders for 7 years. Incredible Tiny Homes is the largest tiny home builder in the country and has the highest ratings. They are very innovative and are always looking for ways to make housing affordable, safe, and unique.

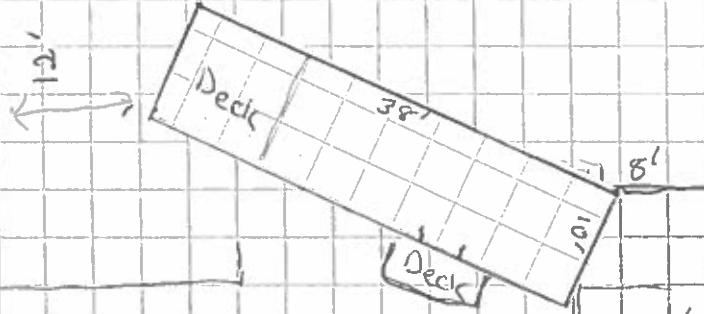
MH



S

N

160'



1 square = 4'

60'

Vale St.

36'