

## Palmer Lake TA Notes

### Address:

Palmer Lake Sunshine Village  
56 Highway 105  
Palmer Lake, Colorado

### Client:

Sylvia Amos  
(229) 380 - 2840



## July 17, 2023 – Notes

### 1. Notes from City Call:

- i. Current Zoning Status of site is CC/Convivence Commercial
- ii. Per Christy Birkdlend at Town of Palmer Lake (719.481.2953), the measurement for the Height Allowance is Average Grade to Average Peak. Christy indicated Charlie Ihlenfeld (Chair on Planning Commission/Member of Board of Adjustment) provided this interpretation. Curt Ehrhardt (Chair of Board of Adjustments). 719.491.0309

### 2. Assumptions of Building Construction are as follows:

Top of Slab to Top of Parapet = 34'-11-5/8"

- i. Wood Frame Construction
- ii. 9' Floor/Heights All Floors
- iii. 1'-6" Floor/Cing Truss
- iv. Average Grade = Top of Slab (T.O.S.)
- v. 3'-0" Parapet Height

### 3. Options for Height Reduction:

Per Code Max Height is 30' or (- 4'-11 1/4") need to comply with code

- i. Average Roof Peak = Methodology for Measurement → - 1'-6"
- ii. Reduce Residential Ceiling Height to 8'-0" → - 2'-0"
- iii. Reduce Commercial Ceiling Height to 8'-0' → - 1'-0"
- iv. Reduce 18" Floor/Celling Truss to 14" (if possible) → - 8"
- v. Total Reduction above = 5'- 2"

