



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

Office Use Only	
Case Number:	_____
Date:	_____ <i>PL 4/20</i>
Fees:	\$250.00
Check #:	<i>86848</i>
Rec'd By:	<i>WAC</i>
Application Complete:	_____

## Conditional Use Application Form

Name of Applicant/Property Owner: *Tri-lakes Center for The Arts*  
Address: *304 Hwy 105, Palmer Lake* Phone#: *719-481-0475*  
Email: *director@trilakesarts.org*  
Name of Proposal: *Conditional Use 17.38.020K*  
Legal Description or Address: *lots 1-10 Block 23 Town of Palmer Lake*

*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.

## **Dawn Collins**

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**Subject:** FW: Tri-Lakes Center for the Arts & Conditional Use Permit

Dawn,

Thank you for your communication.

The Board of Directors is unanimously requesting that the TLCA be permitted for the following in the rear of the building, which is completely separated from the main venue:

- Lodging space for just one couple, managers of the nonprofit TLCA, in order to minimize business expenses and for the continued viability of the venue as a fine art gallery and concert venue featuring nationally recognized performers. After being closed for 18 months during the height of the pandemic, the TLCA is still getting back on its feet financially.
- Short-term usage for one to three nights for special guests, including art teachers, seminar speakers, and performers, who may not want to stay at hotels due to Covid, security, or other concerns. There would never be more than two guests at a time. This would save the TLCA a lot of expense in regard to hotel accommodations, transportation, etc. It would enable the TLCA to keep ticket prices down for the benefit of the general public.

At no time would the lodging space ever be rented, either short-term or long-term. The space would be utilized only by TLCA staff and approved venue participants. Such accommodations would never be advertised or promoted to the general public. It would be a private concern for TLCA management and guests. And such an area would not be open to the general public.

I would also like to reiterate that there will never be a kitchen installed in that area of the building. If a kitchen is needed, we will utilize the one that has been in existence for the past twenty years and located off the Lucy Owens Gallery.

If you have any further questions, please do not hesitate to contact me.

Peace,

Michael

Dr. Michael Maddox  
Executive Director  
Tri-Lakes Center for the Arts  
P.O. Box 1154  
Palmer Lake, CO 80133  
719-481-0475  
[www.trilakesarts.org](http://www.trilakesarts.org)

Tri-lakes Center for the Arts  
 P.O. Box 11574  
 304 Hwy. 105  
 Dulmer Lake, CO 80133

719-481-0475

Dr. Michael Madolox  
 TACA Executive Director  
 Board of Directors President  
 directors@trilakesarts.org

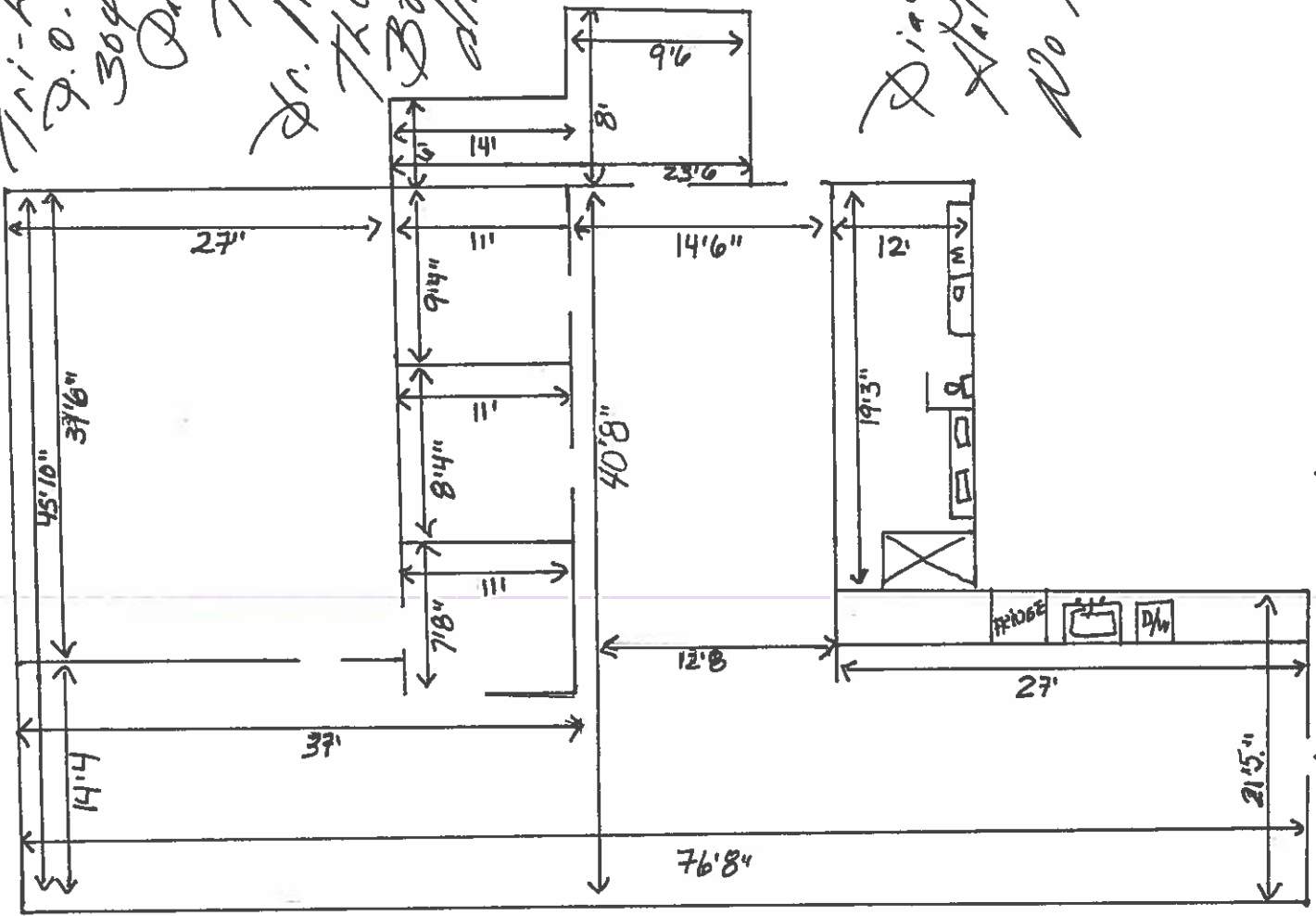


Diagram Shows Rear  
 Half of Building.  
 No Kitchen!

Entrance to Rear of Building