



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

received
 6/5/23 *CLB*

Office Use Only	
Case Number:	_____
Date:	<u>6/5/23</u>
Fees:	<u>\$250.00</u>
Check #:	<u>1256</u>
Rec'd By:	<u>CLB.</u>
Application Complete:	<u>L.A.L. July PC on</u>

*Publish 6/16 sent
 6/28*

Conditional Use Application Form

Name of Applicant/Property Owner: Sylvia Amos

Address: 56 Hwy 105 Phone#: 229.380.2840

Email: Palmerlakecountrystore@yahoo.com

Name of Proposal: Palmer Lake Sunshine Village

Legal Description or Address: 56 Hwy 105

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: *Sylvia Amos* **Date:** June 5, 23

If the applicant is not the owner:

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

Owner – Print: _____

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

Date: June 8, 2023

To: Palmer Lake Planning Commission

From: Sylvia D. M. Amos

Subject: Conditional Use Letter of Intent

I am applying for a conditional use permit for the property located at 56 A and B HWY 105. This is in reference to Resolution No. 5 of 2019 a conditional use permit. The resolution was approved and adopted on March 28th 2019. This letter of intent is in reference to the resolution approval of only 2 stories vs the original plans for 3 stories. Please reference the letter of intent written for January 12, 2019 Planning Commission. My intent for the site Mixed Use Commercial retail space on the bottom with residential apartments on top.

The current 3 stories plans meet all zoning and height requirements of 32ft. The plans have also meet the parking requirements for the 3 stories.

Thanks,, Sylvia Amos



MAXIMUM HEIGHT 32'-0"

CONCEPTUAL DRAWINGS
FEBRUARY 20, 2019

PALMER LAKE SUNSHINE VILLAGE

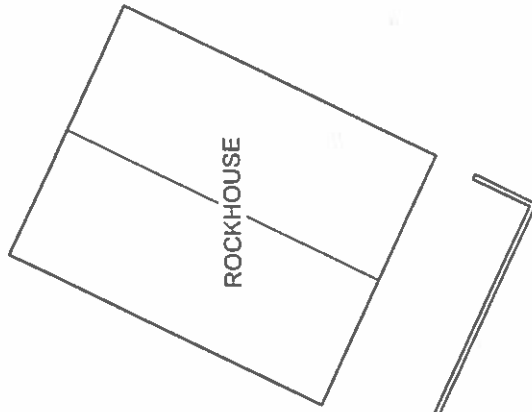
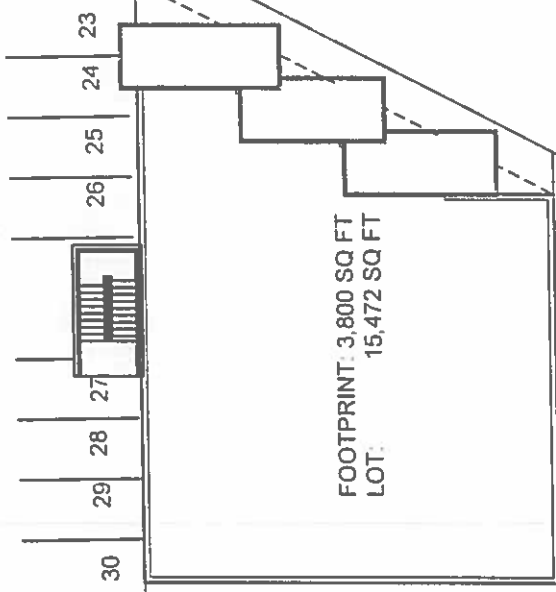
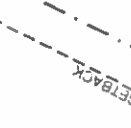
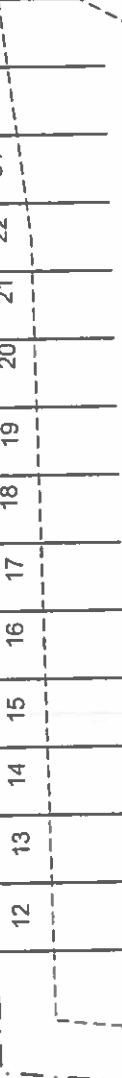
OFF STREET PARKING
PER PALMER LAKE ZONING

DWELLING UNITS. 12 x 1.5 = 18
RETAIL. 2000 SQ FT / 150 SQ FT = 13
OFFICE TENANT. 1200 SQ FT / 300 SQ FT = 4

TOTAL INDICATED: 35
(+3 @ RESIDENTIAL PROPERTY LINE)

17 STANDARD 9'x18'
13 COMPACT 8'x16'

PROPERTY LINE



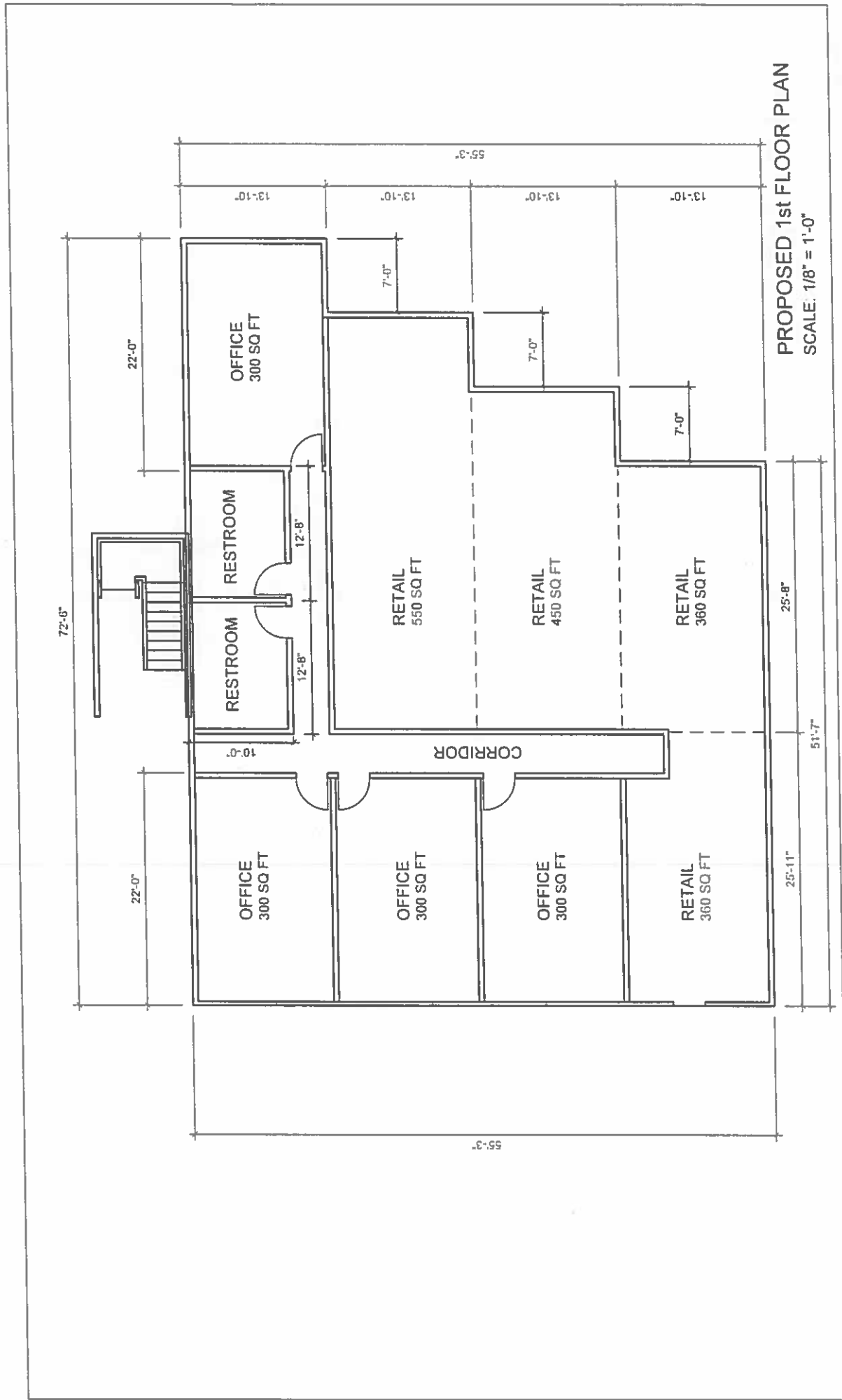
HIGHWAY 105

PROPOSED SITE PLAN
SCALE: 1/16" = 1'-0"

CONCEPTUAL DRAWINGS
FEBRUARY 20, 2019

PALMER LAKE SUNSHINE VILLAGE

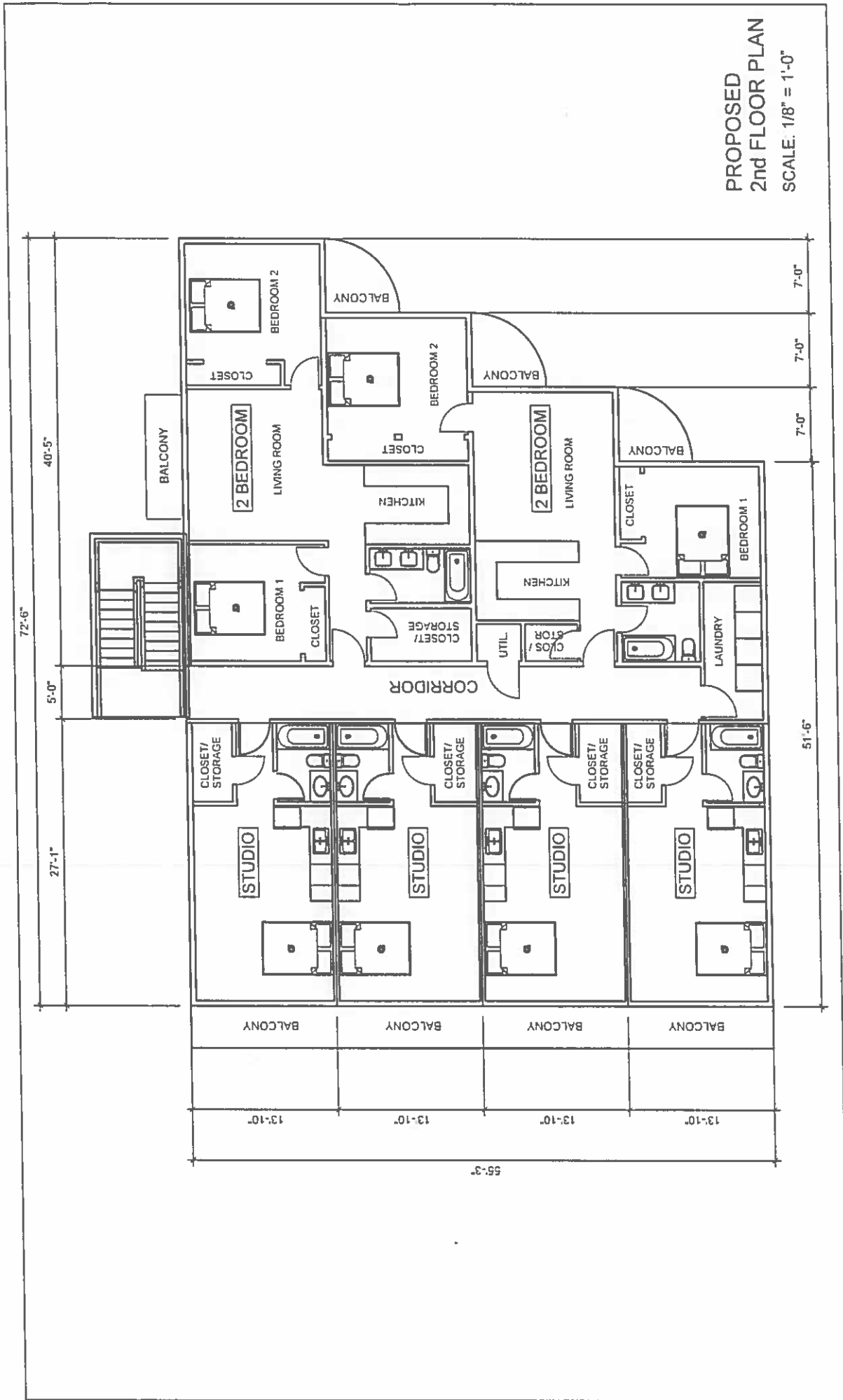
56 HIGHWAY 105 PALMER LAKE COLORADO



PROPOSED 1st FLOOR PLAN
SCALE: 1/8" = 1'-0"

CONCEPTUAL DRAWINGS
FEBRUARY 20, 2019

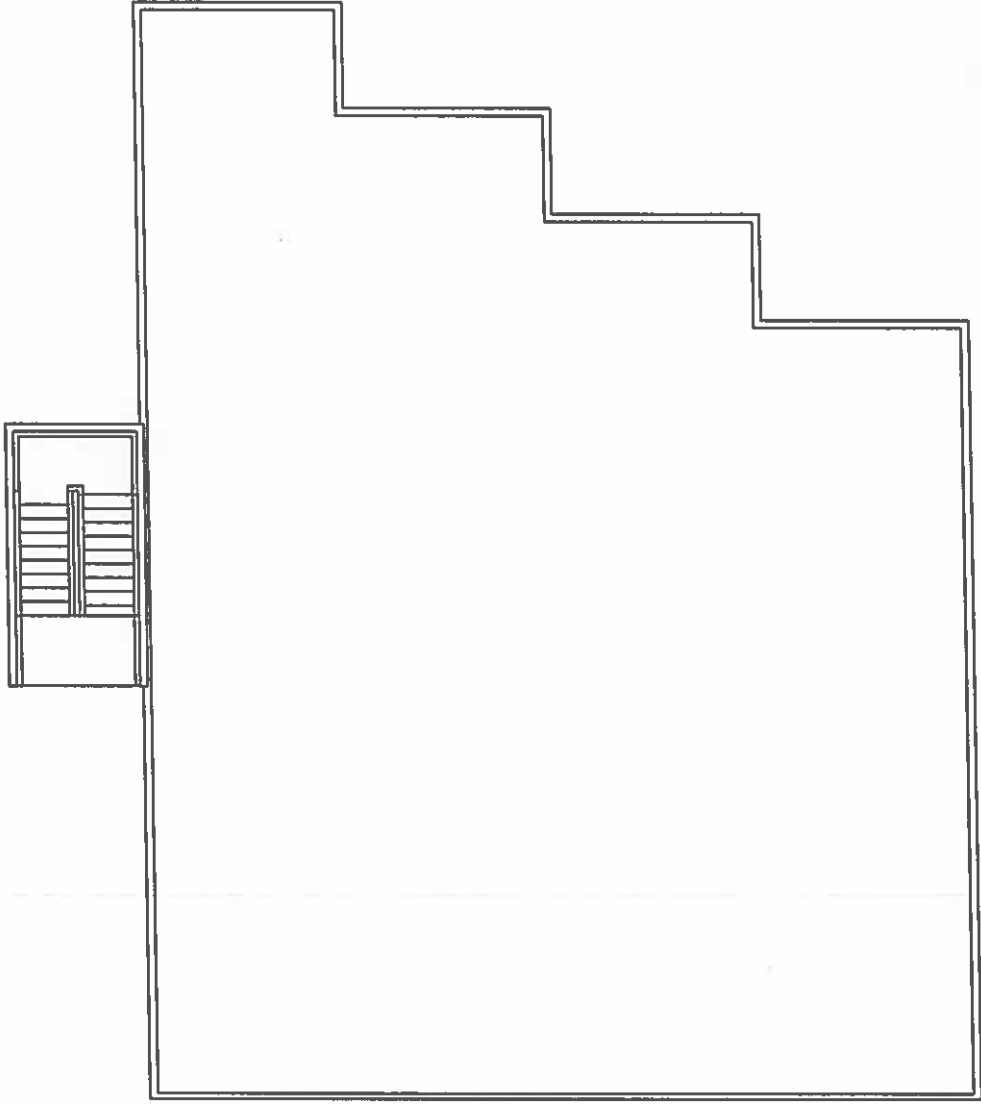
PALMER LAKE SUNSHINE VILLAGE



PROPOSED
2nd FLOOR PLAN
SCALE: 1/8" = 1'-0"

CONCEPTUAL DRAWINGS
FEBRUARY 20, 2019

PALMER LAKE SUNSHINE VILLAGE



PROPOSED BASEMENT PLAN
SCALE: 1/8" = 1'-0"

CONCEPTUAL DRAWINGS
FEBRUARY 20, 2019

PALMER LAKE SUNSHINE VILLAGE