

NOTICE OF PUBLIC HEARING

TOWN OF PALMER LAKE

Notice is hereby given that Palmer Lake Planning Commission shall hold a public hearing on Wednesday, December 20, 2023, at 5 PM at the Town Hall, 28 Valley Crescent, Palmer Lake, to consider a Conditional Use application for an event center in a M1 zone, located at 707 County Line Road. A recommendation will be made to the Board of Trustees on the same matter scheduled for Thursday, January 11, 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

received
 10/31/23

PAID
 \$250.00
 CK # 4185

Office Use Only	
Case Number:	_____
Date:	_____
Fees:	\$250.00
Check #:	4185
Rec'd By:	DFC / TT
Application Complete:	DFC 12/20 1/25

Conditional Use Application Form (M1)

Name of Applicant/Property Owner: Paul Sutton- Bbjj Property 2 LLC

Address: 12678 Berrywood Dr Colorado Springs 80921 Phone#: 719-205-2070

Email: Ron@Primehometeam.com

Name of Proposal: Conditional use to allow for Event Center

Legal Description or Address: 707 County Line Rd. Palmer Lake, CO 80133

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: 10-30-23

If the applicant is not the owner:

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

Owner – Print: _____

Owner – Signature: _____ Date: _____

Paul Sutton- Bbjj Property 2, LLC
12678 Berrywood Dr, Colorado Springs, CO 80921

Town of Palmer Lake
42 Valley Crescent
P.O. Box 208
Palmer Lake, CO 80133e

Re: Conditional Use Permit Request for:
707 County Line Rd. Palmer Lake, CO 80133
Tax ID: 71042-09-011
Legal Description: LOT 2 BLK 1 COUNTY LINE RD OFFICE/MANUFACTURING FACILITY

I have owned the property at 707 County Line Rd., and have conducted business in the Town of Palmer Lake since May of 2015. The building is no longer needed for light industrial use. It is my intent to make the necessary improvements to this building in order to make it a beautiful Events Center.

The existing building is 24,000 square feet and is already of adequate size and shape to accommodate the event center. There will be no need to add additional structures to the site, however, it is our intent to beautify the exterior of the building in keeping with the motif of an event center. The site already contains yards, spaces walls, fences and parking needed. There will be a need for additional landscaping in order to beautify the site. Any improvements will be complimentary to the surrounding area, and will enhance the look of the community.

The site is located directly off County Line road, one mile west from Interstate 25. There will be no traffic impact to the town of Palmer Lake for guests attending events. We do, however, expect a positive effect to the town of visitors who will stay in town, shop and dine in local establishments.

We do not anticipate any negative impacts of the proposed use on adjacent properties and on the public. The adjoining properties are all commercial/industrial. There are no single family homes in the area.

We believe that this proposed conditional use will greatly benefit the Town of Palmer Lake, in that, it will help to create sustainable growth, benefit the other merchants of the town and increase sustainable, durable tax and other revenue streams for Palmer Lake into the future.

Thank you for your consideration of this proposal.

Attachments:
02 Conditional Use Application
03 Aerial View of the Site
04 Marketing Information for the site
05 Existing Floor plan



PALMER LAKE INDUSTRIAL



STRATA
GROUP

FOR LEASE | 707 County Line Rd. Palmer Lake, CO 80133



PROPERTY OVERVIEW

Industrial space perfect for a variety of uses. Direct access to I-25. Over 5ac with a large fenced and secured yard. 7 drive in doors. Fully built out office including a large conference room, training room, and break room/kitchen area. Tenant pays NNN, utilities, and trash. 3phase/480v power, Palmer Lake water, septic system.



OFFERING SUMMARY

AVAILABLE SQUARE FT.	12,000 - 24,000 sf
LEASE RATE	\$9.50 psf + \$4.50 NNN
LOT SIZE	5.17 ac
ZONING	M-1

NIKI FIELDS

(719) 464-5475

Niki@StrataGrpCo.com



PO Box 1415 | Colorado Springs, CO 80901
(719)535-0500 | StrataGrpCo.com

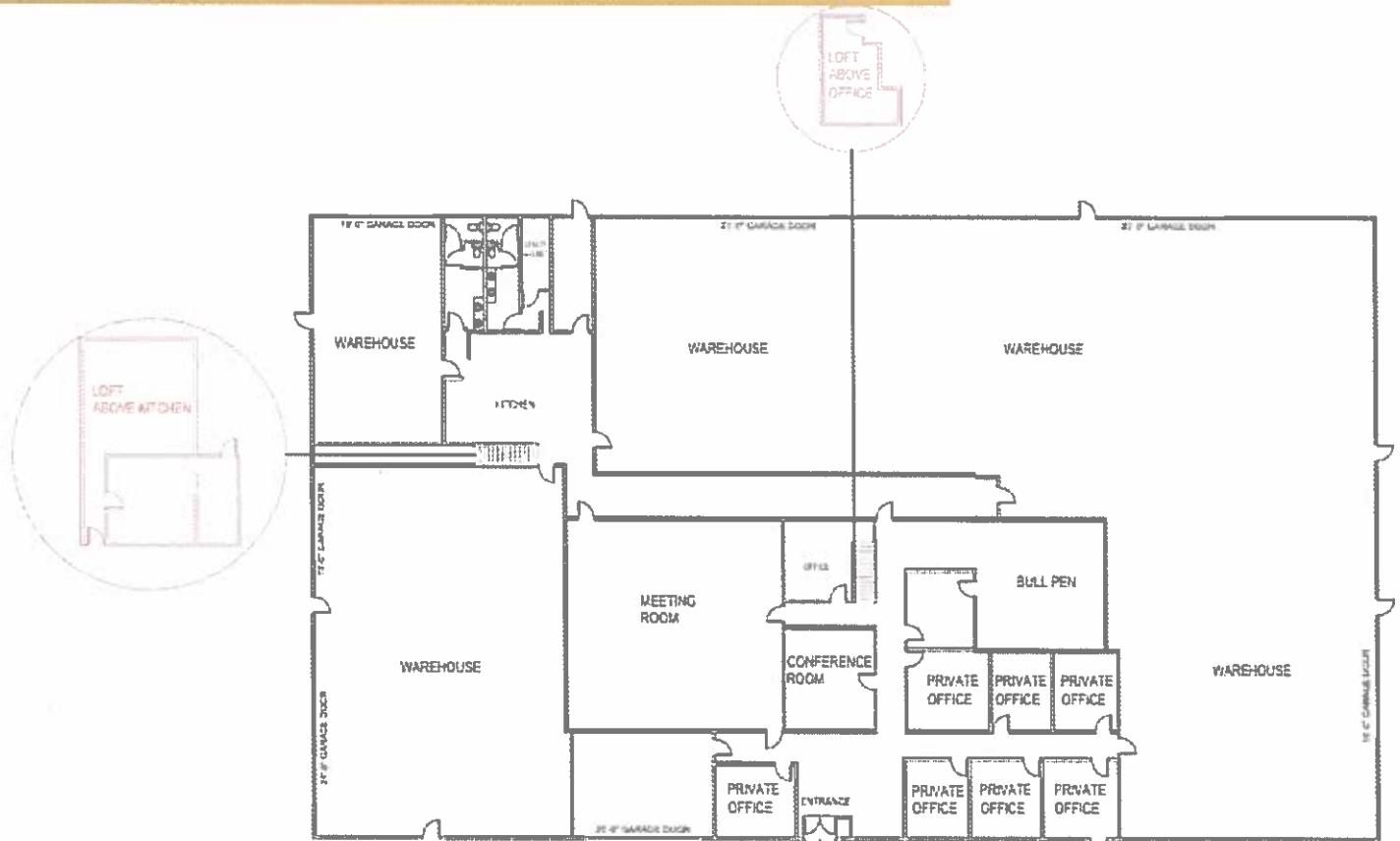
Building Opportunity Through People and Place
REAL ESTATE • DEVELOPMENT • INVESTMENT

Information contained herein, while not guaranteed, is from sources we believe reliable. Price, terms and conditions are subject to change without notice. Strata Group acting as Landlord's/ Seller's Agent. A Landlord's/Seller's agent works solely on behalf of the Landlord/Seller to promote the interests of the Landlord/Seller with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as the advocate for the Landlord/Seller.

PALMER LAKE INDUSTRIAL



FOR LEASE | 707 County Line Rd. Palmer Lake, CO 80133



PROJECT
 NAME: 707 County Line Rd. Palmer Lake, CO 80133
 DATE: 5-18-2022



NIKI FIELDS
 (719) 464-5475
 Niki@StrataGrpCo.com

STRATA
 PO Box 1415 | Colorado Springs, CO 80901
 (719)535-0500 | StrataGrpCo.com

Building Opportunity Through People and Place
 REAL ESTATE • DEVELOPMENT • INVESTMENT

Information contained herein, while not guaranteed, is from sources we believe reliable. Price, terms and conditions are subject to change without notice. Strata Group acting as Landlord's/ Seller's Agent. A Landlord's/Seller's agent works solely on behalf of the Landlord/Seller to promote the interests of the Landlord/Seller with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as the advocate for the Landlord/Seller.

CHAPTER 17.56. - M1 GENERAL INDUSTRIAL ZONE

17.56.010. - Permitted uses.

Permitted uses include:

- (1) Warehouses and wholesale business.
- (2) Parking garages.
- (3) Wholesale businesses.
- (4) Light equipment sales and repair.
- (5) Vehicle sales and service.
- (6) Public and semi-public uses.
- (7) Ambulance services.
- (8) Light assembly of prefabricated parties.
- (9) Mini-warehouses and storage rental spaces.
- (10) Food and drink processing.
- (11) Light manufacturing.
- (12) Sale and storage of building materials.
- (13) Heavy equipment sales and service.

(Code 1973, § 17.40.010; Ord. No. 2-1980, § 7, 1980; Ord. No. 17-2000, § 22, 2000)

17.56.020. - Conditional uses.

Conditional uses in the M1 zone are as follows:

- (1) Research and testing facilities.
- (2) Breweries and distilleries.
- (3) Canneries.
- (4) Freight yards.
- (5) Metal fabrication.
- (6) Kennels, provided that a minimum of five acres is available for said kennel.
- (7) Laboratories.
- (8) Optional premises cultivation operations as such term is defined in chapter 5.30 as and if otherwise allowed and regulated by chapter 5.30.
- (9) Healing Centers.

(10) Other such uses as listed and permitted which are not more detrimental, as determined by the planning commission and town board.

(Code 1973, § 17.40.020; Ord. No. 2-1980, § 8, 1980; Ord. No. 17-2000, § 23, 2000; Ord. No. 9-2001, § 1, 2001; Ord. No. 15-2017, § 3, 8-24-2017; Ord. No. 15-2023, § 1, 6-8-2023)

17.56.030. - Lot sizes and dimensions.

The sizes and dimensions for a lot in an M1 zone are as follows:

- (1) Minimum lot area: 10,000 square feet.
- (2) Minimum lot width: 100 feet street frontage.
- (3) Minimum street yard: 25 feet.
- (4) Minimum side yard: 20 feet.

(Code 1973, § 17.40.030; Ord. No. 15-1973, § III:11:c, 1973)

17.56.040. - Structure height.

The maximum building height in an M1 zone shall not exceed 30 feet.

(Code 1973, § 17.40.040; Ord. No. 15-1973, § III:11:d, 1973)

17.56.050. - Required off-street parking and loading.

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

(Code 1973, § 17.40.050; Ord. No. 15-1973, § III:11:e, 1973)

17.56.060. - Signs.

Signs in the M1 zone are permitted provided they comply with chapter 17.76.

(Code 1973, § 17.40.060; Ord. No. 15-1973, § III:11:f, 1973; Ord. No. 18-2000, § 24, 2000)

17.56.070. - 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, § 17.40.070; Ord. No. 3-1981, § 1, 1981; Ord. No. 14-1987, § 8, 1987)