



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

Received
 5/16/22
 TV

Office Use Only	
Case Number:	_____
Date:	_____
Fees:	\$250.00
Check #:	_____
Rec'd By:	DAL 5/16/2022 - PC b/s
Application Complete:	_____

Conditional Use Application Form

Name of Applicant/Property Owner: Double Nickel Holdings L.L.P.
 Address: 823 Meadow Lane Polo Phone#: 719-491-0309
 Email: MKEhrhardt@GMail.com
 Name of Proposal: Allow for G and K on 17-38-020 Permitted Uses
 Legal Description or Address: See Attached Legal Descriptions

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: [Handwritten Signature] Date: 5-10-2022

If the applicant is not the owner:

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

Owner – Print: _____

Owner – Signature: _____ Date: _____

Conditional use Request:

- Metal-wood Crafting Shop
- Mixed Residential Dwellings and commercial uses in the same complex.

** Design of layout will be presented - concept -*

Attachment 1

SCHEDULE / PARCEL NUMBER	TAX YEAR	TAX DISTRICT CODE	LEGAL DESCRIPTION OF PROPERTY(MAY BE INCOMPLETE)
71051-12-008	2021	PDZ	ALL BLK 21 EX THAT PART AS FOLS, BEG AT NELY COR OF SDBLK, TH WLY 142.23 FT ALG N LN TO WLY LN, SWLY 34.62 FT ALG SD WLY LN, ANG L 118<15' ELY 142.23 FT TO ELY LN, TH NELY 34.62 FT ALG SD ELY LN TO POB, N2 VACHAREBELL ST ADJ TO SW OF SD BLK BROWNS FIL PALMER LAKE
DOUBLE NICKEL HOLDINGS LLLP COLUMBINE RD			

SCHEDULE / PARCEL NUMBER	TAX YEAR	TAX DISTRICT CODE	LEGAL DESCRIPTION OF PROPERTY(MAY BE INCOMPLETE)
71051-21-011	2021	PDZ	LOTS 1, 2 BLK 24 BROWNS FIL PALMER LAKE, S2 VAC HAREBELL ST ADJ ON NE OF SD LOTS
DOUBLE NICKEL HOLDINGS LLLP COLUMBINE RD			

SCHEDULE / PARCEL NUMBER	TAX YEAR	TAX DISTRICT CODE	LEGAL DESCRIPTION OF PROPERTY(MAY BE INCOMPLETE)
71051-12-006	2021	PDZ	ALL BLK 22, BROWNS FIL PALMER LAKE, N2 OF VAC HAREBELL ST ADJ TO SW OF SD BLK, EX PART DES AS FOLS, BEG AT NELY COR OF BLK 22, TH WLY 142.33 FT ALG NWLY LN OF SD BLK TO WLY LN OF SD BLK, SWLY 34.62 FT ALG WLY LN, ANG L 118<15' ELY 142.23 FT TO ELY LN, TH NELY 34.62 FT TO POB
DOUBLE NICKEL HOLDINGS LLLP EL PASO RD			

SCHEDULE / PARCEL NUMBER	TAX YEAR	TAX DISTRICT CODE	LEGAL DESCRIPTION OF PROPERTY(MAY BE INCOMPLETE)
71051-21-010	2021	PDZ	LOTS 11, 12 BLK 23 PALMER LAKE S2 OF VAC HAREBELL ST ADJ ON NE
DOUBLE NICKEL HOLDINGS LLLP EL PASO RD			

17.38.020 Conditional Permitted Uses

- (A) Educational Institutions.
- (B) Religious Institutions.
- (C) Licensed Liquor and Beer Outlets.
- (D) Hotel/Motel.
- (E) Light Equipment Sales and Repair Shops.
- (F) Public and Semi-Public Uses.
- (G) Cabinetry, Wood Crafting Shop.
- (H) Non-Profit Organizations.
- (I) Video Rental Stores.
- (J) Nursing Homes - housing 11 or more full time residents
- (K) Mixed-Residential Dwellings and Commercial Uses occurring in the same Building
- (L) Single-Family and Multi-Family Uses (R10,000, R3 and R4 subject to all requirements of those particular zones).
- (M) Other such uses as listed and permitted which are not more detrimental, as determined by the Planning Commission and Town Council.

(Ord. 18-2000 § 19, 2000)

17.38.030 Lot Sizes and Dimensions.

- A. The sizes and dimensions of a lot in a CC zone shall be as follows:

Minimum lot size, six thousand six hundred square feet;
Minimum lot width, thirty-five feet street frontage.

- B. No side yard set back shall be required provided the building's side wall is constructed of at least four-hour fire resistance material. If building material has less than four-hour fire resistance, a minimum side yard of five feet shall be required, see Chapter 17.36.030 of the Palmer Lake Municipal Code. (Ord. 3-1995, § 4, 1995)

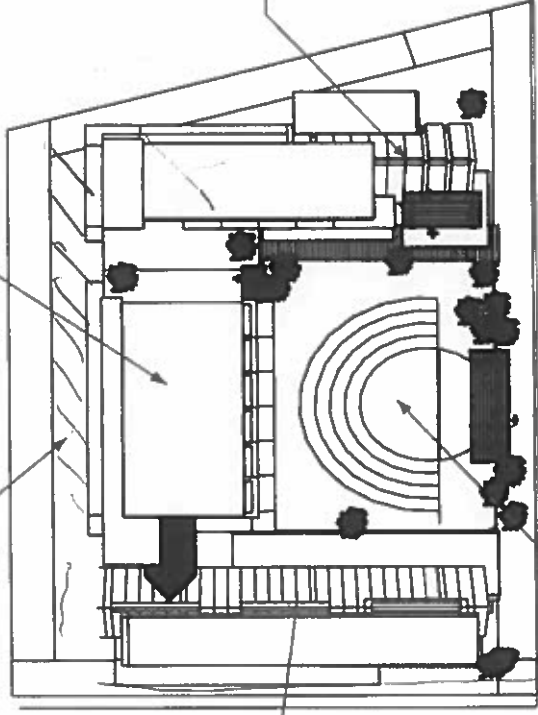
17.38.040 Structure Height and Area. The structure height and area requirements in a CC zone are as follows:

Maximum building height, as required by section 14.11 in code book.

Maximum area covered by structure, seventy-five percent of lot, see Chapter 17.36.040 of the Palmer Lake Municipal Code.
(Ord. 3-1995, § 5, 1995)

Building 2
Possible mixed use
commercial / residential

Residential Parking



Building 1
T1F Architectural Fabrication Studio
Coffee Shop / Showroom on street front

Building 3
Possible mixed use

Highway 105

Courtyard