

TOWN OF PALMER LAKE, COLORADO

RESOLUTION NO. 48-2021

**A RESOLUTION APPROVING A CONDITIONAL USE PERMIT TO
RENOVATE A COMMERCIAL PROPERTY IN CC ZONE TO A DUPLEX
LOCATED AT 11 HIGHWAY 105 (“PROPERTY”)**

WHEREAS, the Board of Trustees of the Town of Palmer Lake, Colorado, pursuant to Colorado statute and the Town of Palmer Lake Municipal Code, is vested with the authority of administering the affairs of the Town of Palmer Lake, Colorado;

WHEREAS, Section 17.38.020 of the Palmer Lake Municipal Code provides that residential living is a conditional use in the Convenience Commercial (CC) Zone District; and

WHEREAS, Section 17.08.090 of the Palmer Lake Municipal Code provides that the Planning Commission shall make recommendations of approval or denial of conditional uses to the Board of Trustees, which has the final authority to grant or deny such applications; and

WHEREAS, a hearing was held on September 15, 2021, and the Palmer Lake Planning Commission recommended approval of the conditional use with conditions to consider the Town Master/Comp Plan for exterior appearance and future retail use.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF PALMER LAKE, COLORADO AS FOLLOWS:

1. The application for a conditional use permit to establish a duplex – residential dwelling – on the Property currently zoned CC and located at 11 Highway 105 is hereby approved including an aesthetic appearance as described in the current Master/Comp Plan.
2. Severability. If any article, section, paragraph, sentence, clause, or phrase of this Resolution is held to be unconstitutional or invalid for any reason such decision shall not affect the validity or constitutionality of the remaining portions of this Resolution. The Board of Trustees hereby declares that it would have passed this resolution and each part or parts thereof irrespective of the fact that any one part or parts be declared unconstitutional or invalid.
3. Repeal. Existing resolutions or parts of resolutions covering the same matters embraced in this Resolution are hereby repealed and all resolutions or parts of resolutions inconsistent with the provisions of this Resolution are hereby repealed.

**INTRODUCED, RESOLVED, AND PASSED AT A REGULAR MEETING OF
THE BOARD OF TRUSTEES OF THE TOWN OF PALMER LAKE ON THIS
23rd DAY OF SEPTEMBER, 2021.**

ATTEST:

TOWN OF PALMER LAKE, COLORADO

Dawn A Collins
Town Administrator/Clerk

BY: _____
William Bass
Mayor