

TOWN OF PALMER LAKE, COLORADO

RESOLUTION NO. 20-2022

A RESOLUTION APPROVING A MINOR SUBDIVISION FOR FRENCH'S HILL SUBDIVISION – PARCEL 6-8 TRINITY SOUTH – LOCATED BETWEEN SPRING STREET AND VALE STREET

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, the Owner of French's Hill Subdivision, Parcel 6-8, Trinity South desires a minor subdivision and have filed a minor subdivision application form with the Town;

WHEREAS, the proposed plat or subdivision contains less than five lots; all lots within the proposed plat abut a dedicated and accepted town thoroughfare or street; the proposed plat meets all the minimum requirements of Chapter 16.36, the zoning ordinance, and other applicable Town ordinances and resolutions; and there are no requests for waivers of any of the requirements of the various Town Regulations and resolutions; and

WHEREAS, on March 16, 2022 the Planning Commission reviewed the minor subdivision application form; discussed the project; found that the proposed lots are not part of any other subdivision approved within one year, the proposed division would not constitute a subdivision of a large tract or parcel of land into five or more building sites, tracts, or lots within five years, and the lots from the proposed division will each be accessible from an existing public road; and recommended approval of the minor subdivision "with consideration to require the applicant to request a variance for street frontage for F at Vale Street before development of the Property."

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

1. The replat of French's Hill Subdivision – Parcel 6-8 Trinity South - attached hereto as Exhibit A, and incorporated herein, evidencing the minor subdivision request by the Owners, as well as the easements thereon, is hereby approved with the requirement that the Owner request a variance for street frontage for F at Vale Street before development of the Property.

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 SPECIAL MEETING OF THE BOARD OF TRUSTEES OF THE TOWN OF PALMER LAKE ON THIS 31ST DAY OF MARCH, 2020.

ATTEST:

TOWN OF PALMER LAKE, COLORADO

Julia Stambaugh, Town Deputy Clerk

BY: _____
Bill Bass, Mayor