

**TOWN OF PALMER LAKE, COLORADO**

**RESOLUTION NO. 22-2022**

**A RESOLUTION APPROVING A MINOR REPLAT FOR ACCESS LOCATION CHANGE TO LOT 1, BLOCK 2, PINE CREST YOUTH RANCH SUBDIVISION ON GREELEY BOULEVARD IN PALMER LAKE**

**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 Lot 1, Block 2, Pine Crest Youth Ranch Subdivision desires a minor replat for access location change and has filed a request for such with the Town;

**WHEREAS**, the proposed replat 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 replat request; discussed the project; found that the proposed lots are not part of any other subdivision or replat approved within one year, the proposed replat 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 replat will each be accessible from an existing public road; and recommended approval of the minor replat for access location.

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

1. The replat of Lot 1, Block 2, Pine Crest Youth Ranch Subdivision, attached hereto as Exhibit A, and incorporated herein, evidencing the replat request by the Owners, as well as the easements thereon, is hereby approved.
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 31<sup>ST</sup> DAY OF MARCH, 2020.**

ATTEST:

TOWN OF PALMER LAKE, COLORADO

\_\_\_\_\_  
Julia Stambaugh, Town Deputy Clerk

BY: \_\_\_\_\_  
Bill Bass, Mayor