

NOTICE OF PUBLIC HEARING

TOWN OF PALMER LAKE

Notice is hereby given that Palmer Lake Planning Commission shall hold a public hearing on Wednesday, January 17, 2023, at 5 PM at the Town Hall, 28 Valley Crescent, Palmer Lake, to consider a Conditional Use application for Landscape Yard in C2 zone, located at 650 Illumination Point, Hwy 105, Palmer Lake. A recommendation will be made to the Board of Trustees on the same matter scheduled for Thursday, January 25, 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

Office Use Only

Case Number: _____

Date: 11/27Fees: \$250.00

Check #: _____

Rec'd By: JAC

Application Complete: _____

PAID
ck #1585

Jan 1307
CONT'd
March '12

Conditional Use Application Form

Name of Applicant/Property Owner: Jared Whiteley/Illumination Point LLCAddress: 650 Illumination Point Phone#: 719-313-9577Email: jared@greatergroundslc.comName of Proposal: Greater Grounds Landscape YardLegal Description or Address: LOT 4 ILLUMINATION POINT SUB

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: 11/23/2023

If the applicant is not the owner:

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

Owner – Print: _____

Owner – Signature: _____ Date: _____

GREATER GR UNDS

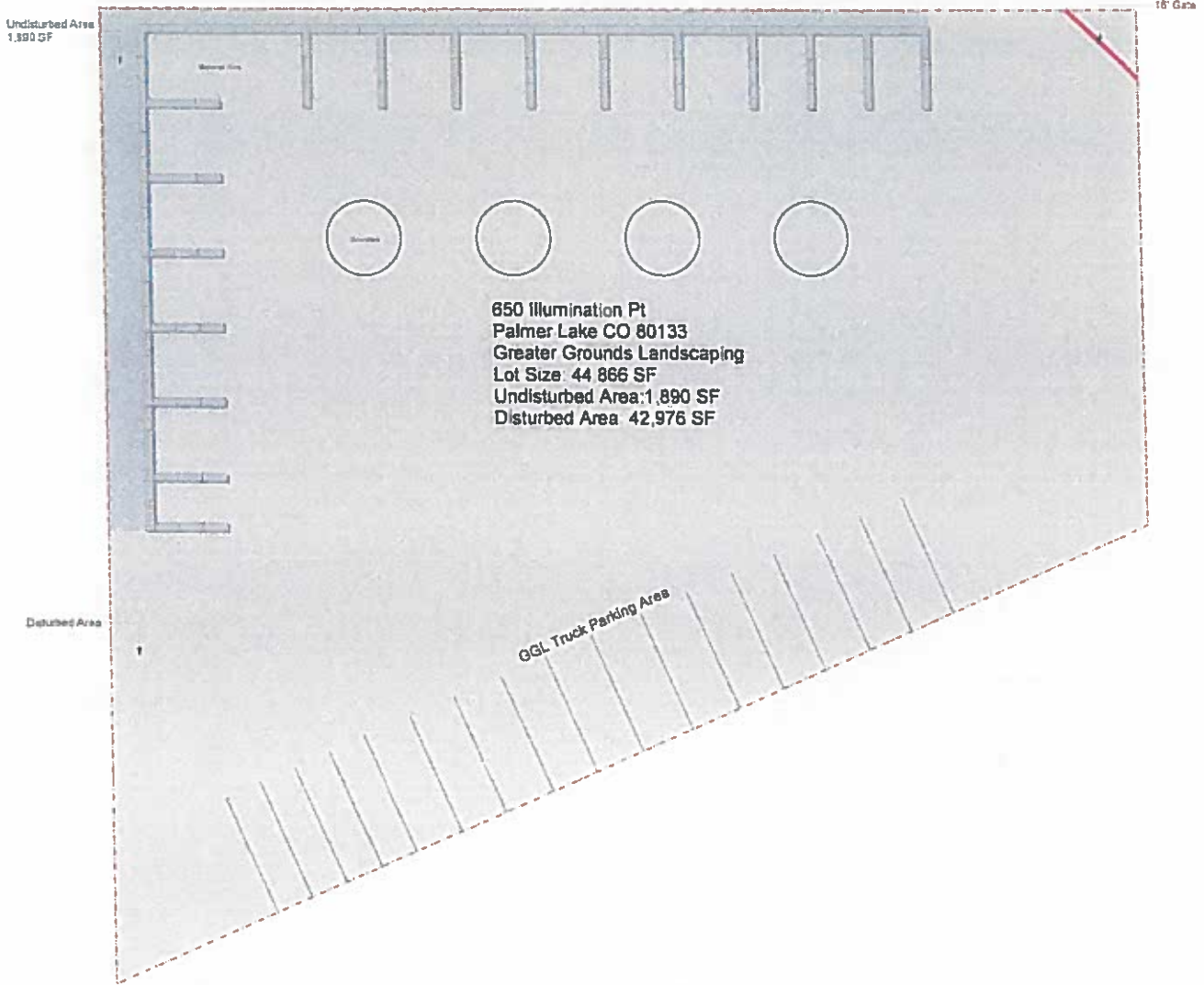
LANDSCAPING

Letter of Intent

Business: Illumination Point LLC/Greater Grounds Landscaping
Address: 630 Highway 105 Palmer Lake CO, 80133
Contact: Jared Whiteley
Number: 719-313-9577

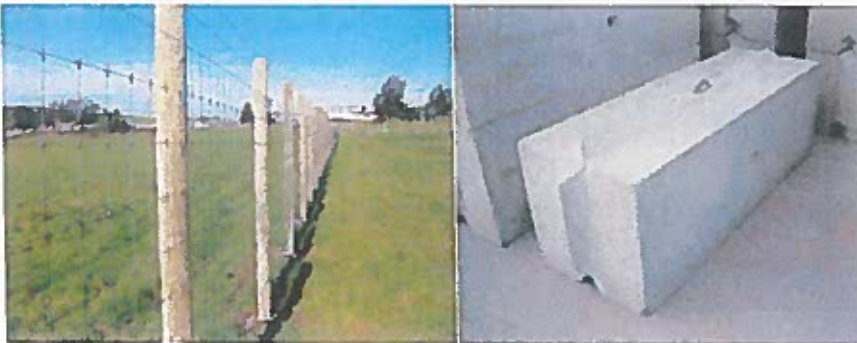
Lot Address: 650 Illumination Point Palmer Lake CO, 80133

Greater Grounds Landscaping is requesting a conditional use permit on the lot listed above. We intend to park our trucks and equipment on this lot, as well as store landscape building materials as shown in the attached design. We do not intend to build any structures, or place any roads/curb & gutter. We do not intend to use any site utilities such as gas, electric, & water. We are utilizing the natural soils as a parking lot. We will be disturbing at most approx. 42,976 SF to properly use the lot for what we need. Any soils disturbed during the construction process that will not be utilized, will be reclaimed with native seed and ECB. We will be placing a 6' privacy fence around our lot to screen from HWY 105, as well as the trailer park to the South. Greater Grounds will be the only company using this lot. For any more information, please feel free to contact.



Proposed Fence - 6' weld wire fence

Landscape bin block material 6'x3'x2'



Information: Greater Grounds is using 650 Illumination Pt as an area to park our trucks and equipment. As well as store landscape building materials such as rock, mulch, boulders, and soil. As of right now our operation is not changing from where we were located at the previous location at 630 Highway 105. We are simply moving our equipment out of a 100yr flood plane to our newly purchased lot. We are disturbing under 43,580 SF.



<p>This document and the plan within are the property of Greater Grounds Landscaping. It is to be used for the purpose of the project only and is not to be reproduced or used for any other purpose without the written consent of Greater Grounds Landscaping. The information contained herein is confidential and may be subject to change without notice. The user of this plan is to be held responsible for any errors or omissions. The user of this plan is to be held responsible for any errors or omissions. The user of this plan is to be held responsible for any errors or omissions.</p>	<p>GREATER GROUND LANDSCAPING</p>	<p>Greater Grounds Landscaping 630 Highway 105 Palmer Lake, CO 80133 719-313-9577 jared@greatergroundslc.com</p>	<p>Design by: Jared Whiteley</p>	<p>650 Illumination Pt Palmer Lake CO 80133 Greater Grounds Landscaping</p>
---	--	--	--------------------------------------	---

17.48.010. - Permitted uses.

Permitted uses in the C2 zone are as follows:

- (1) Restaurants.
- (2) Licensed liquor and beer outlets.
- (3) Bed and breakfast.
- (4) Funeral homes and mortuaries.
- (5) Medical and dental clinics.
- (6) Service establishments, such as barbershops and beauty shops, watch and jewelry repair, pharmacies, pick-up stations for laundry or dry cleaning, retail good shops.
- (7) Commercial buildings, libraries, parks, museums, art galleries and post offices.
- (8) Retail stores, including the following: liquor store, drug store, miscellaneous good items, clothing store, sporting goods, books, groceries, antiques, gift shop, hardware, and furniture.
- (9) Art, photographic, health, dance and music studios.
- (10) Light/small equipment sales and repair.
- (11) Day care centers.
- (12) Building supplies.
- (13) Light assembly of prefabricated parts.
- (14) Arts/crafts shops such as woodworking, pottery, jewelry or other craft-based industries.
- (15) Small animal veterinary clinic.

(Code 1973, § 17.37.010; Ord. No. 4-1995, § 2, 1995; Ord. No. 18-2000, § 15, 2000)

17.48.020. - Conditional uses.

Conditional uses in the C2 zone are as follows:

- (1) Wholesale businesses.
- (2) Drive-in commercial uses.
- (3) Bowling alleys.
- (4) Educational institutions.
- (5) Religious institutions.
- (6) Public and semi-public uses (per definition in section 17.08).

- (7) Nursing homes, hospitals.
- (8) Ambulance services.
- (9) Single-family and multi-family uses (R1 through R4 subject to all regulations of that particular zone).
- (10) Mini-warehouses and storage rental spaces.
- (11) Mixed-residential dwelling and commercial uses occurring in the same building.
- (12) Light manufacturing.
- (13) Kennel, provided that a minimum area of five acres is available.
- (14) Vehicle repair and service.
- (15) Hotels and motels.
- (16) Parking garages.
- (17) Licensed establishments as such term is defined in chapter 5.30 as and if otherwise allowed and regulated by chapter 5.30.
- (18) Other such uses as listed and permitted which are not more detrimental, as determined by the planning commission and town board.

(Code 1973, § 17.37.020; Ord. No. 4-1995, § 3, 1995; Ord. No. 18-2000, § 16, 2000; Ord. No. 15-2017, § 2, 8-24-2017)

17.48.030. - Lot sizes and dimensions.

- (a) The sizes and dimensions of a lot in a C2 zone shall be as follows:

- (1) Minimum lot size: 6,600 square feet.
- (2) Minimum lot width: 35 feet street frontage.

- (b) No side yard setback 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.

(Code 1973, § 17.37.030; Ord. No. 4-1995, § 4, 1995)

17.48.040. - Structure height and area.

The structure height and area requirements in a C2 zone are as follows:

- (1) Maximum building height: 30 feet.
- (2) Maximum area covered by structure: 65 percent of lot.

(Code 1973, § 17.37.040; Ord. No. 4-1995, § 5, 1995)

17.48.050. - Required off-street parking and loading.

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

(Code 1973, § 17.37.050; Ord. No. 4-1995, § 6, 1995)

17.48.060. - Signs.

Signs in the C2 zone are permitted provided they comply with chapter 17.76.

(Code 1973, § 17.37.060; Ord. No. 4-1995, § 7, 1995; Ord. No. 18-2000, § 17, 2000)

17.48.070. - 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.

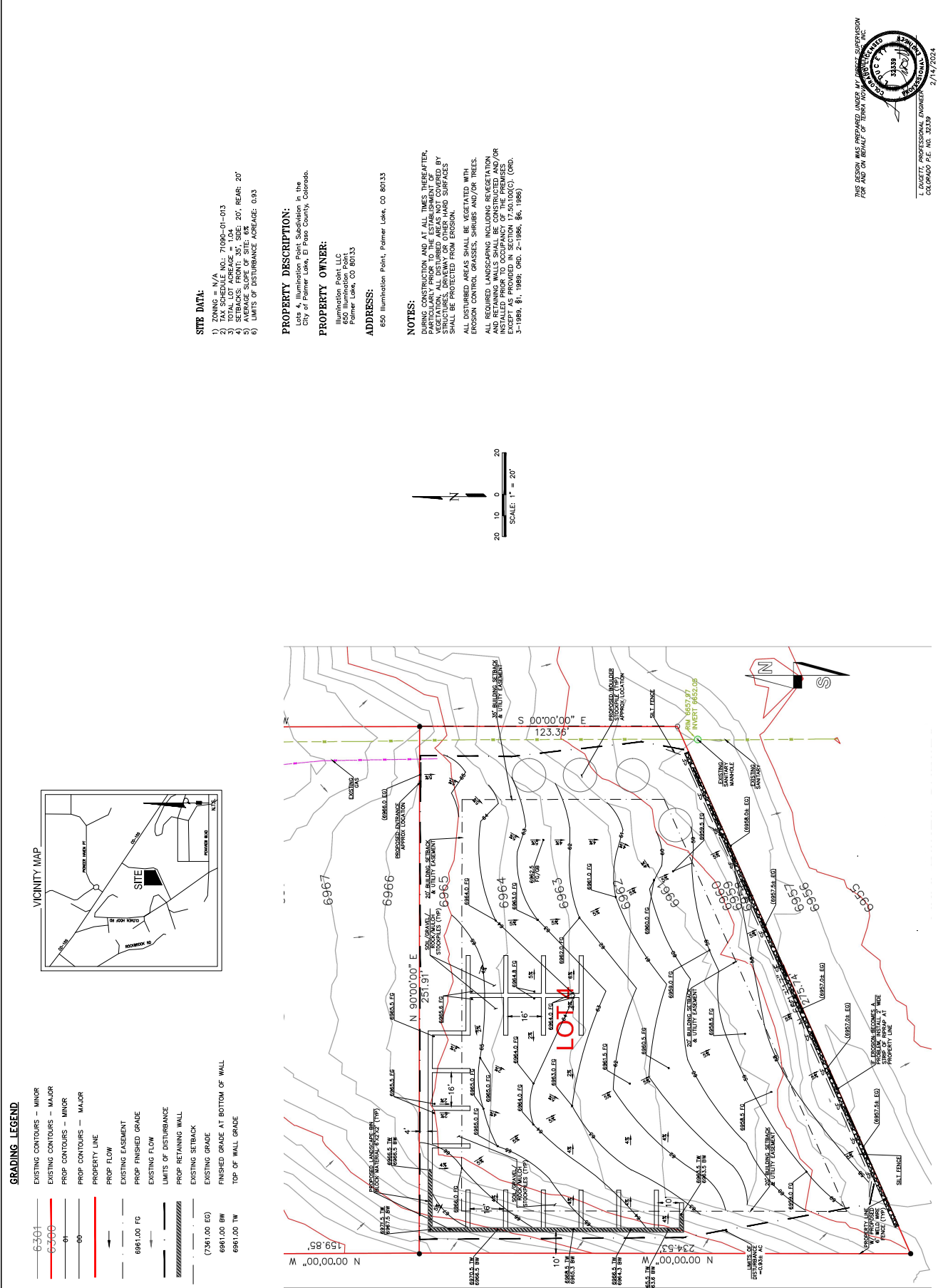
(Code 1973, § 17.37.070; Ord. No. 4-1995, § 8, 1995)

17.48.080. - Outdoor storage and buffering.

All outdoor storage must be screened from view by landscaping or fences. Landscaping and/or buffering must also be provided between commercial and residential areas.

(Code 1973, § 17.37.080; Ord. No. 4-1995, § 9, 1995)

650 ILLUMINATION POINT GRADING PLAN		DESIGNED BY: JF DRAWN BY: JF CHECKED BY: LD IN-SCALE: AS SHOWN N-SCALE: N/A JOB NO: 2405.00 DATE ISSUED: 2/14/24 SHEET: 10	
221 S. 2ND STREET DENVER, CO 80202 773-433-4422 www.terra-nova.com		TERRA NOVA Engineering Inc. 10010 E. 1st Ave. Suite 100 Denver, CO 80231 (719) 313-9577	
PREPARED FOR: JARED WHITELEY		ATTN: (719) 313-9577	
REVISIONS NO. DESCRIPTION DATE			



GRADING LEGEND

- EXISTING CONTOURS - MINOR
- EXISTING CONTOURS - MAJOR
- PROP CONTOURS - MINOR
- PROP CONTOURS - MAJOR
- PROPERTY LINE
- PROP FLOW
- EXISTING EASEMENT
- PROP FINISHED GRADE
- EXISTING FLOW
- LIMITS OF DISTURBANCE
- PROP RETAINING WALL
- EXISTING SETBACK
- EXISTING GRADE
- FINISHED GRADE AT BOTTOM OF WALL
- TOP OF WALL GRADE

SITE DATA:

- 1) ZONING = N/A
- 2) TOTAL LOT AREA = 7190.01-013
- 3) TOTAL LOT USABLE = 1.104
- 4) SETBACKS: FRONT: 35', SIDE: 20', REAR: 20'
- 5) AVERAGE SLOPE OF SITE: 0.8%
- 6) LIMITS OF DISTURBANCE: 0.83

PROPERTY DESCRIPTION:

Lots 4, Illumination Point Subdivision in the City of Palmer Lake, El Paso County, Colorado.

PROPERTY OWNER:

Illumination Point LLC
Palmer Lake, CO 80133

ADDRESS:

650 Illumination Point, Palmer Lake, CO 80133

NOTES:

DURING CONSTRUCTION AND AT ALL TIMES THEREAFTER, PARTICULARLY PRIOR TO THE ESTABLISHMENT OF PERMANENT LANDSCAPING, ALL DISTURBED AREAS SHALL BE PROTECTED FROM EROSION. ALL DISTURBED AREAS SHALL BE VEGETATED WITH ALL REQUIRED LANDSCAPING INCLUDING REVEGETATION AND/OR PLANTINGS. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO OCCUPANCY OF THE PREMISES EXCEPT AS PROVIDED IN SECTION 17.50.100(C), (ORD. 3-1989, §, 1989; ORD. 2-1986, §6, 1986)

THIS DESIGN WAS PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF TERRA NOVA ENGINEERING, INC.

2/14/2024

L. DUBET, PROFESSIONAL ENGINEER
COLORADO P.E. NO. 30339

GREATER GR[®]OUNDS

LANDSCAPING

Item 2.

Lot Address: 650 Illumination Point, Palmer Lake CO 80133

Dust Control:

- Applying Dust R/X Hydro as need to mitigate dust from blowing
- Dedicated pickup mounted water truck to apply to ground as needed incase of last-minute dust control measures are needed

Screening:

- 6' weld wire fence will have privacy screen
- After CDOT replaces removed trees along Hwy 105, possibly planting more trees on Tucker Enterprises property to provide additional screening

Traffic:

- Work with CDOT on placing a "trucks turning" sign on the 105-hill descending to the illumination pointe entrance
- Dedicated roadway entrance/exit will be from Illumination Pointe
- Traffic is projected to increase approx. 15-25 vehicles a day.

Fit for the zone:

- Zoning states "building materials"
- What is being sold, falls under the definition of building materials/building supplies
- Providing competitively priced landscape materials for the Town and citizens of Palmer Lake