



BOARD OF ADJUSTMENTS

Tuesday, August 01, 2023 at 5:00 PM

Palmer Lake Town Hall – 28 Valley Crescent, Palmer Lake, Colorado

Live Stream available on Town website

AGENDA

This agenda is subject to revision 24 hours prior to commencement of the meeting.

Call to Order

Roll Call

Approval of Minutes

1. Minutes of March 7, 2023 Meeting

Public Hearing

Chair will introduce the item and hear the request from the applicant. Chair will ask if any public member wishes to speak for or against the request. Public should address the Board members directly while members listen. Applicant may provide closing remarks and Board members may ask questions of the applicant. Chair will close the hearing and Board members will discuss the item and move to approve or deny the request with reasoning or continue the hearing to a particular date seeking more information.

2. Application for a Variance of Front and Rear Setback, 418 Buena Vista Ave (Rudey)
3. Application for Variance of Lot Size, Setbacks at Corner Lot of Primrose/Columbine (Claar)

Other Business

4. Discuss Non-conforming Structures

Adjourn

Americans with Disabilities Act

Reasonable accommodations for persons with a disability will be made upon request. Please notify the Town of Palmer Lake (at 719-481-2953) at least 48 hours in advance. The Town of Palmer Lake will make every effort to accommodate the needs of the public.

Notice

Notice is hereby given that more than two members of the Board of Trustees may be present; however, there will be no action taken by the Board of Trustees at this meeting.



BOARD OF ADJUSTMENTS

Tuesday, March 07, 2023 at 5:00 PM

Palmer Lake Town Hall – 28 Valley Crescent, Palmer Lake, Colorado

MINUTES

Call to Order. Chair Ehrhardt called the meeting to order at 5 pm.

Roll Call. Present: Bob Miner, Kevin Dreher, Eddie Kinney, Kurt Ehrhardt, Charlie Ihlenfeld. Introduction of new alternate member Bob Radosevich was made and introduction of new Board of Trustee member Kevin Dreher. Alternate Mike Richards arrived after 5 pm. Staff: Dawn Collins.

Approval of Minutes

1. Minutes from December 6, 2022. MOTION (Kinney, Dreher) to approve the minutes as presented. Motion passed 5-0.

Public Hearing

2. Hearing and Consideration of a Variance Application for a Front Setback (34 Pineview St). Mr. Greg Trowbridge provided background for the requested front yard variance into the setback to allow a deck to accommodate his parents. He explained the prior plans, subdivision, building the home, and original plan of a stoop at grade that was altered due to encountering granite. He explained the encroachment of about 5 ft into the front setback with a constructed deck for a total of a 6 ft front yard variance. Discussion took place about access from the back vs. front and alternate access options. Members inquired why Mr. Trowbridge built the deck without permission/approval for a variance and without a land use application to construct it. Mr. Trowbridge stated he still needs to complete final grading for final occupancy but wanted some manner of access for his parents. Discussion about parking for the occupants took place. Ms. Madeline Stevens stated that she is a neighbor and is concerned about space for parking along the roadway without a driveway. Mr. Bob Radosevich inquired if there was a previous variance and expressed concern about parking. Collins confirmed that the residential code requires two parking spaces. There will not be a garage. Discussion took place about different options for appropriate parking at the rear or side yard and a slab at the front of the property. Board member Miner stated it was presumptuous that the deck was built. MOTION (Miner, Dreher) to deny the request for a front yard variance. Motion passed 5-0.

Other Business

3. Municipal Code Chapter 2.16 Relating to Board of Adjustment. The adopted code was distributed to the members.

4. Memo from Krob Law Relating to BOA Role. A memo was distributed from Attorney Krob about the role of members, managing quasi-judicial matters and identifying a hardship for the record. Collins stated that members are welcome to present questions or request training from Attorney Krob.

Adjourn. MOTION (Ehrhardt, Dreher) to adjourn at 5:49 pm.

Minutes by: Dawn A. Collins, Town Clerk



42 Valley Crescent
 PO Box 208
 Palmer Lake, CO 80133
 719-481-2953 - Office

Item 2.

Office Use Only	
Case Number:	_____
Date:	<u>6/7</u>
Fees:	<u>\$200</u> (non-refundable) <u>400</u> -
Check #:	_____
Rec'd By:	<u>MAC</u>
Application Complete:	<u>8/1 BOA</u>

Note: Allow up to 10 days for review and requires a minimum of 15 days for publication and property posting.

Variance Application Form

Name of Applicant/Property Owner: Jay Rudey

Address: 7455 Osceola Street, Westminster, CO 80030 Phone#: 720-436-3507

Email: jayrudey@yahoo.com

Name of Proposal: Buena Vista Avenue Addition

Legal Description or Address: 418 Buena Vista Avenue, Palmer Lake, CO 80133
Tax Schedule # 7105334009

This is a Variance – A deviation from Subdivision or Zoning Regulations. This consists of a written request which, if it affects the design of a subdivision, must be so noted on the appropriate Plat.

Please fill out the appropriate submission checklist to complete the application.

Current Zoning and Uses of Surrounding Property: N: R 3 _____
 E: _____
 S: _____
 W: _____

State your variance request exactly as you would like it approved, including the benefit to yourself, neighborhood and the community. We are requesting a variance in order to build an addition on the North side of the existing house. We are requesting this variance because if you look at the existing site plan on Sheet A1.0, you will see that with the existing front and rear required setbacks, that we would only have 10 feet of area to build within for new construction. Due to this, we need a variance for lesser front and rear setbacks in order to build our proposed addition. There is also currently an existing deck that extends off of the existing house on the north and east sides. We will also need the variance to allow for an extension of this existing deck to extend along the east side of the new addition, which will encroach into the proposed front setback as shown on Sheet A1.0. The new addition would align with the existing east and west walls of the house. The addition would create a new, oversized 3-car garage, with new living space above. The added living space would create new bedrooms and beneficial added area in which a family could live. The existing house is very small and has been empty for a long time. The addition would greatly improve the house and would create a positive opportunity to improve the lot, bringing potential buyers and new revenue to the neighborhood.

Variance Application
 Rev 03/25/2021



42 Valley Crescent
PO Box 208
Palmer Lake, CO 80133
719-481-2953 - Office

Please state the regulation/code that directly relates to the variance request.

In the zoning code, it states that there is a required 25-foot front setback and a 25-foot rear setback. Our lot is only 60 feet deep in the east/west direction, therefore, we need a variance for lesser front and rear setbacks for our proposed addition.

Explain how the variance would benefit to the health, safety, appearance, and general welfare of the community, if granted.

The new addition would bring great value in that the house would be newly worked on and substantially upgraded. This would not only visibly improve the lot, but would also bring potential new buyes/families to live in the home. The newly developed lot would be safe, clean, upgraded in appearance and functionality, and would bring positive money/revenue to the neighborhood.

Explain how adjacent properties will be affected if the variance is granted.

With the proposed addition and upgrades, the area would become more visibly appealing. It would also raise surrounding property values and bring in new revenue for the Palmer Lake area.

State how strict application of the zoning would place an unusual and unnecessary hardship on you and/or other parties involved.

Considering that the existing house is already a non-conforming structure to the R-3 zoning code, we would just want to align our proposed east and west walls with the existing. The hardship is that the site is only 60 feet deep in the east/west direction. With the 25-foot front and rear setback requirements, we would only have 10 feet to work with for any new construction. That is why we need the variance.

Do you own any adjoining lots? If so, how many and what are the square footage of these adjoining lots?

No



42 Valley Crescent
PO Box 208
Palmer Lake, CO 80133
719-481-2953 - Office

As owner/applicant, I affirm the information contained in this application is accurate, and I agree to the above conditions.

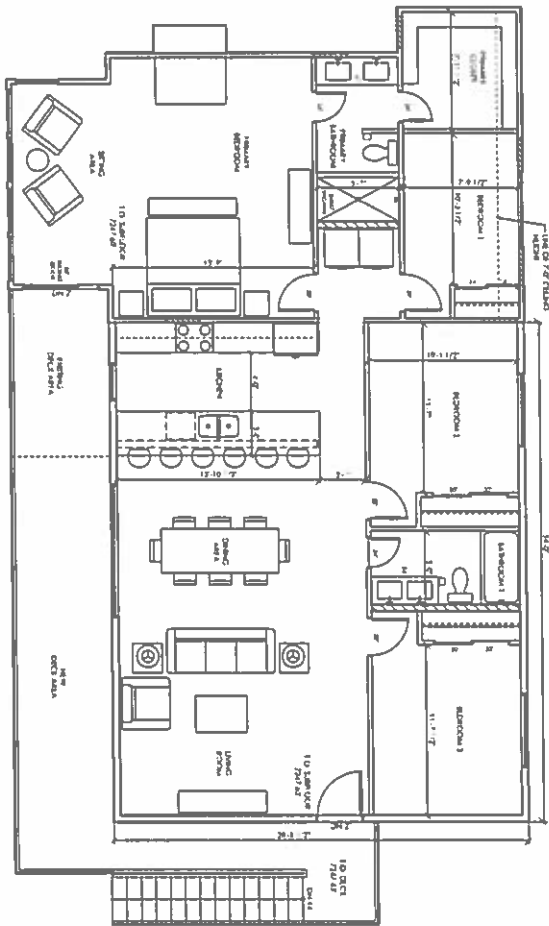
Applicant Signature: Jay Rudey Date: 6/05/2023

If the applicant is not the owner:

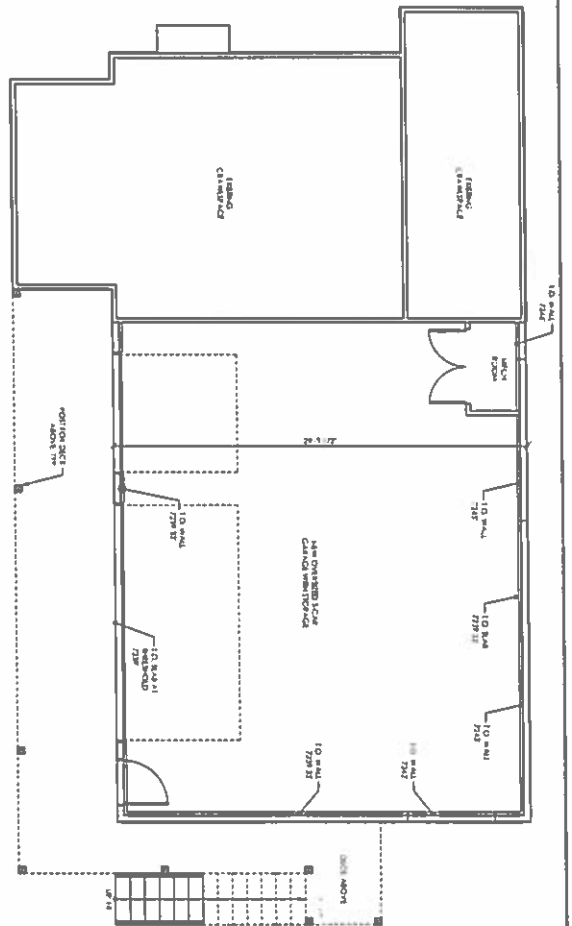
As owner of the above property, I agree to this application.

Owner - Print: _____

Owner - Signature: _____ Date: _____



PROPOSED MAIN LEVEL FLOOR PLAN 1
SCALE: 1/8" = 1'-0"



PROPOSED GARAGE FLOOR PLAN 2
SCALE: 1/8" = 1'-0"

NO.	REVISION	DATE
1	ISSUED FOR PERMITS	08/20/2023
2	REVISED PER COMMENTS	09/15/2023
3	REVISED PER COMMENTS	10/10/2023
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A2.1

Buena Vista Avenue Addition
418 Buena Vista Avenue
Palmer Lake, Colorado 80133

SUR
DESIGN, INC.
14800 E. Harvard
Suite 100
Denver, CO 80231
720.800.1000

i give Steve Suranowitz
permission to speak at
our meeting 8-1-23

~~#18~~ 418 Buena Vista Ave
Thank you Jay Roy 720-436-3507



-Legal Ad Proof-

This is the proof of your ad scheduled to run in the publications indicated below. Please proof read carefully if changes are needed, please contact us prior to deadline at (719) 476-1686 or email at haley.zinnel@gazette.com.

PUBLIC NOTICE

**NOTICE OF PUBLIC HEARING
TOWN OF PALMER LAKE**

Notice is hereby given that Palmer Lake Board of Adjustments will hold a public hearing on Tuesday, August 1, 2023, at 5:00 PM at the Palmer Lake Town Hall, 28 Valley Crescent, Palmer Lake, to consider a variance for the front and rear yard setbacks to build an addition and extend a deck, located at 418 Buena Vista Ave, Palmer Lake. A copy of the complete application is on file at the Town office, 42 Valley Crescent, Palmer Lake, at 719-481-2953.

/s/ Dawn A. Collins, Town Clerk

Published in the Tri-Lakes Tribune July 12, 2023.

Date: 07/03/23

Account #: 10341
Company Name: Town Of Palmer Lake

Contact: Julie Stambaugh

Address: PO Box 208
Palmer Lake 80133

Telephone: (719) 481-2953
Fax: (000) 000-0000

Run Dates:
Tri Lakes Tribune, Gazette.com

Ad ID: 174566

Start: 07/12/23
Stop: 07/12/23

Total Cost: \$42.01
of Lines: 19
Total Depth: 2.236
of Inserts:

Ad Class: 910
Phone # (719) 476-1686
Email: haley.zinnel@gazette.com

PUBLIC NOTICE

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/s/ Dawn A. Collins, Town Clerk

Published in the Tri-Lakes Tribune July 12, 2023.



42 Valley Crescent
PO Box 208
Palmer Lake, CO 80133
719-481-2953 - Office

Office Use Only	
Case Number:	_____
Date:	<u>6/30</u>
Fees:	\$200 (non-refundable) \$400
Check #:	<u>pd online</u>
Rec'd By:	<u>RT/bc</u>
Application Complete:	<u>aug BOA.</u>

Note: Allow up to 10 days for review and requires a minimum of 15 days for publication and property posting.

Variance Application Form

Name of Applicant/Property Owner: Applicant Curtis Claar / Owner Phillip David Haskett

Address: 6146 Mountain Brook St, Colorado Spgs CO 80923 Phone#: 719-494-9519

Email: curtis@claar.com

Name of Proposal: Request to Allow Development of lot zoned as CC that is too small for the zone

Legal Description or Address: LOTS 1, 2 + 3 BLK 27 PALMER LAKE AMD FIL
Tax Schedule #7105214001

This is a Variance – A deviation from Subdivision or Zoning Regulations. This consists of a written request which, if it affects the design of a subdivision, must be so noted on the appropriate Plat.

Please fill out the appropriate submission checklist to complete the application.

Current Zoning and Uses of Surrounding Property:

N:	* _____	* _____
E:	* _____	* _____
S:	* _____	* _____
W:	* _____	* _____

* Due to unique shape and orientation, see attached file: Surrounding Zoning and Land Use

State your variance request exactly as you would like it approved, including the benefit to yourself, neighborhood and the community.

We request the allowance of developing this 3,850-sq-ft property following all rules of the CC zoning except the lot size requirement of 6,600 square feet. Without approval of this requested variance, there is no reasonable use of specified property due to its peculiar size. We also request a variance to the street-facing setbacks to allow reasonable development of the property.



42 Valley Crescent
PO Box 208
Palmer Lake, CO 80133
719-481-2953 - Office

Please state the regulation/code that directly relates to the variance request.

Section 17.52.030 Lot Sizes and Dimensions. The sizes and dimensions for a lot zoned as CC are as follows:

Minimum Lot Size: six thousand six hundred square feet

Section 17.08.101 Definitions. Subject property is a corner lot and is required to use 25-ft setbacks on both streets.

Explain how the variance would benefit to the health, safety, appearance, and general welfare of the community, if granted.

Approval of this variance will benefit the community by adding a residence to a previously undeveloped parcel of land. This will enhance the general appearance of the neighborhood and add value for the neighboring properties.

Explain how adjacent properties will be affected if the variance is granted.

There will be no adverse impact to adjacent properties if this request is approved.

State how strict application of the zoning would place an unusual and unnecessary hardship on you and/or other parties involved.

Strict application of the zoning would place an unusual and unnecessary hardship on all parties since no development of any kind would be allowed. The only Zoning that would allow the use of a 3,850-sq-ft property is O1, but that would allow no development.

Do you own any adjoining lots? If so, how many and what are the square footage of these adjoining lots?

Neither the applicant nor the owner own lots adjoining this property.



42 Valley Crescent
PO Box 208
Palmer Lake, CO 80133
719-481-2953 - Office

As owner/applicant, I affirm the information contained in this application is accurate, and I agree to the above conditions.

Applicant Signature: Cara Cleaver Date: 6-30-2023

If the applicant is not the owner:

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

Owner - Print: Phillip David Haskett

Owner - Signature: [Signature] Date: 04-27-2023

Phillip David Haskett
Po Box 3761
Flagstaff, AZ 86003
928-310-8820

April 27, 2023

Letter of Authorization

Regarding: A Colorado property legally described real estate in the County of El Paso as Lots 1, 2 & 3 Blk 27 Palmer Lake Amd. Fil., known as: 0 Columbine Road, Palmer Lake, CO 80133

I am the owner of record for the referenced property. I hereby grant Curtis Claar or his agents or representatives permission to represent me and act on my behalf to request conditional use approval and variance approvals from the Town of Palmer Lake.

Phillip David Haskett
Printed Name (Phillip David Haskett)

Printed Name (Witness)

[Signature]
Signature (Phillip David Haskett)

Signature (Witness)

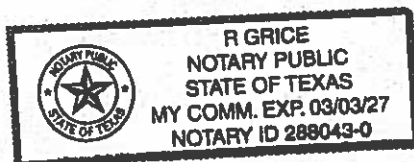
Location Signed

04-27-2023
Date Signed

State of Texas, County of Galveston

On this 26th day of April, 2023, before me personally appeared PHILLIP DAVID HASKETT whom I know personally, and acknowledged that he/she executed the same.

Grice 4-27-23
Notary Public



LETTER OF INTENT

6146 Mountain Brook St.
Colorado Springs CO 80923
June 30, 2023

Town of Palmer Lake
42 Valley Crescent
PO Box 208
Palmer Lake, CO 80133

Re: Variances to Section 17.52.030 Lot Sizes and Dimensions and Section 17.08.010 Definitions in reference to Columbine Rd triangle (Tax Sched 7105214001)

The property is zoned CC (Convenience Commercial). The Board of Trustees approved a variance of Use in Resolution 45-2023 to allow mixed residential and commercial use of the property referenced above. Based on the unique size and shape of the parcel, however, without a Variance to two town ordinances regarding size and area, the property is unable to be developed in a reasonable manner. To afford the property the same privileges enjoyed by any other property in the CC zone, this request is to obtain variances to the lot size required for this zone and the street-facing setbacks.

This application a two-part request seeking the below variances to the below zoning standards applicable to this property:

1. A variance to Section 17.52.030 Lot Sizes and Dimensions

This lot is a non-conforming lot of legal record zoned as CC (Convenience Commercial). Per Palmer Lake Zoning Code (Sec. 17.52.030), the minimum area of a lot in the CC zone is 6,600 square feet. The subject property is 3,850 square feet. This is a hardship that is not self-imposed and is unique to this property. Therefore, I am requesting a variance to this requirement.

2. A variance to Section 17.08.010 Definitions to reduce minimum setback from both streets from 25 ft. to 20 ft.

In addition to being a non-conforming lot based on size, this property is also a triangular corner lot. Palmer Lake Zoning Code (Sec. 17.08.010) defines a “corner lot” as “any lot which has more than one property line abutting a dedicated street” and the definition further states that “Each corner lot shall have 25-foot setbacks from those property lines that abut dedicated streets.” Due to the unique size and shape of this legally platted lot, strict application of the requirement of 25-foot setbacks would not allow for reasonable use of the property and would deprive the property of privileges enjoyed by other CC properties, resulting in a building envelope too small for reasonable development. As shown in Exhibit A, if the property were a non-triangular lot with the same street dimensions but conforming to the lot size requirements, 25-foot setbacks would not impact reasonable development, while the triangle is adversely impacted.

My request is to reduce the street-facing setbacks from 25 feet to 20 feet. With the setbacks as proposed, the coverage would still be less than 21%, which is below the maximum of 75% allowed for CC Zoning (Sec. 17.52.040). Approval of this variance request will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming properties, and will not impair the purpose of the regulations of the CC zoning district. Thus, this lot has unique conditions and causes a hardship not caused by the property owner or the applicant and it is sufficient to justify this variance request.

Questions relevant to the request:

Will a 20-ft variance encroach upon the sight distance triangle?

The proposed setbacks of 20 feet would still result in a sight distance triangle with an Intersection Sight Distance which exceeds the 100-ft requirement (Sec. 16.40.090). The sight triangle is not encroached upon by the requested 20-foot setback. Please refer to the attached Intersection Sight Distance Drawing.

Why not just build right up to the east property line since 0-feet is okay there?

While the CC Zoning Code does allow a 0-ft setback on the east side of the lot by using a 4-hour firewall (Sec. 17.52.030), it causes issues, specifically the creation of a very large and potentially unattractive wall facing the lake with no windows, doors, or vents (not only are doors and windows problematic for a 4-hour firewall, but a 0-ft setback building with windows, doors, and vents would deprive the owner of 20 Primrose Street from future development with 0-ft setbacks, which would be well within their rights). This very large wall would not be pleasing to the neighborhood, nor would it fit the look and feel of the town or the neighborhood.

I respectfully submit that, as described above, the real property meets the criteria for granting of a variance for minimum lot size. I further, respectfully request approval for a reduction to the street-facing setbacks since the hardship being addressed is directly related to the small lot size and its interrelation to its unique shape.

Thanks for your consideration,



719-494-9519

Attachments:

- 02 Variance Request Application
- 03 Letter of Authorization from the current owner of the property
- 04 Improvement Location Certificate
- 05 Surrounding Zoning and Land Use
- 06 Concept Site Plan
- 07 Intersection Sight Distance
- 08 Exhibit A - Analysis of Triangular Corner Lot
- 09 Line Locate Results

Surrounding Zoning and Land Use

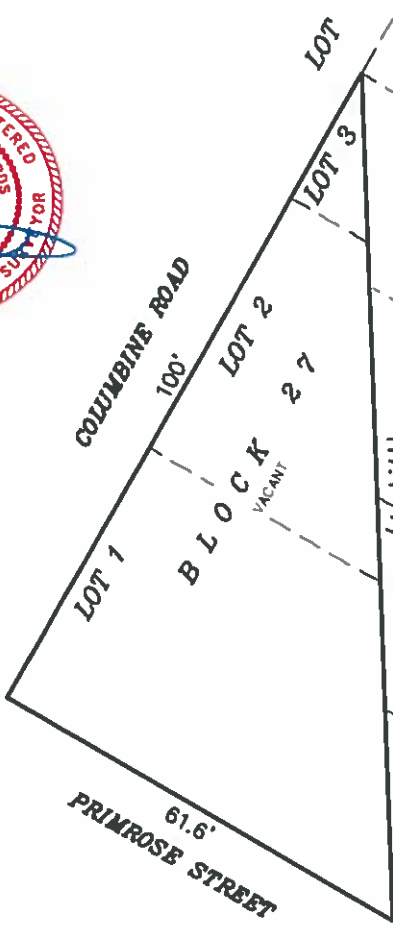
as pertaining to Columbine Rd triangle (Tax Schedule 7105214001)



Subject area is outlined in red

Zoning	Land Use
CC	Proposed Mixed Use (Subject Property)
CC	Commercial
CC	Residential
R3	Residential

IMPROVEMENT LOCATION CERTIFICATE
(THIS IS NOT A PROPERTY SURVEY)



10' 5' 0 10' 20'
SCALE: 1" = 20'

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR THE *LENDER AND THE **TITLE COMPANY AND THAT IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT, AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING, OR OTHER FUTURE IMPROVEMENT LINES. I FURTHER CERTIFY THAT THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON MAY 10TH, 2023, EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN, THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED PREMISES BY IMPROVEMENTS ON ANY ADJOINING PREMISES, EXCEPT AS INDICATED, AND THAT THERE IS NO APPARENT EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL, EXCEPT AS NOTED.

PROPERTY ADDRESS:
0 COLUMBINE ROAD
PALMER LAKE, CO 80133

LEGAL DESCRIPTION:
LOT 1, 2 & 3, BLOCK 27, PALMER LAKE AMENDED FILING,
COUNTY OF EL PASO, STATE OF COLORADO.

** STEWART TITLE COMPANY DBA UNIFIED TITLE, A DIVISION OF STEWART & STEWART TITLE GUARANTY COMPANY
TITLE COMMITMENT NO. 2000161, HAVING AN EFFECTIVE DATE OF APRIL 7, 2023 AT 8:00 A.M.

NOTE: FOR AN ACCURATE BOUNDARY SURVEY, WE RECOMMEND THAT A LAND SURVEY PLAT BE PREPARED.

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS IMPROVEMENT LOCATION CERTIFICATE WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS IMPROVEMENT LOCATION CERTIFICATE BE COMMENCED MORE THAN TEN YEARS AFTER THE DATE OF THE CERTIFICATION SHOWN HEREON.

DATE OF PREPARATION: 5/26/2023
JOB NUMBER: 23146-01

SHEET 1 OF 1



EAGLE
LAND SURVEYING INC.
PO BOX 5365
COLORADO SPRINGS, CO 80931
PHONE (719) 382-4150
FAX (719) 382-3290



REVISION DATE

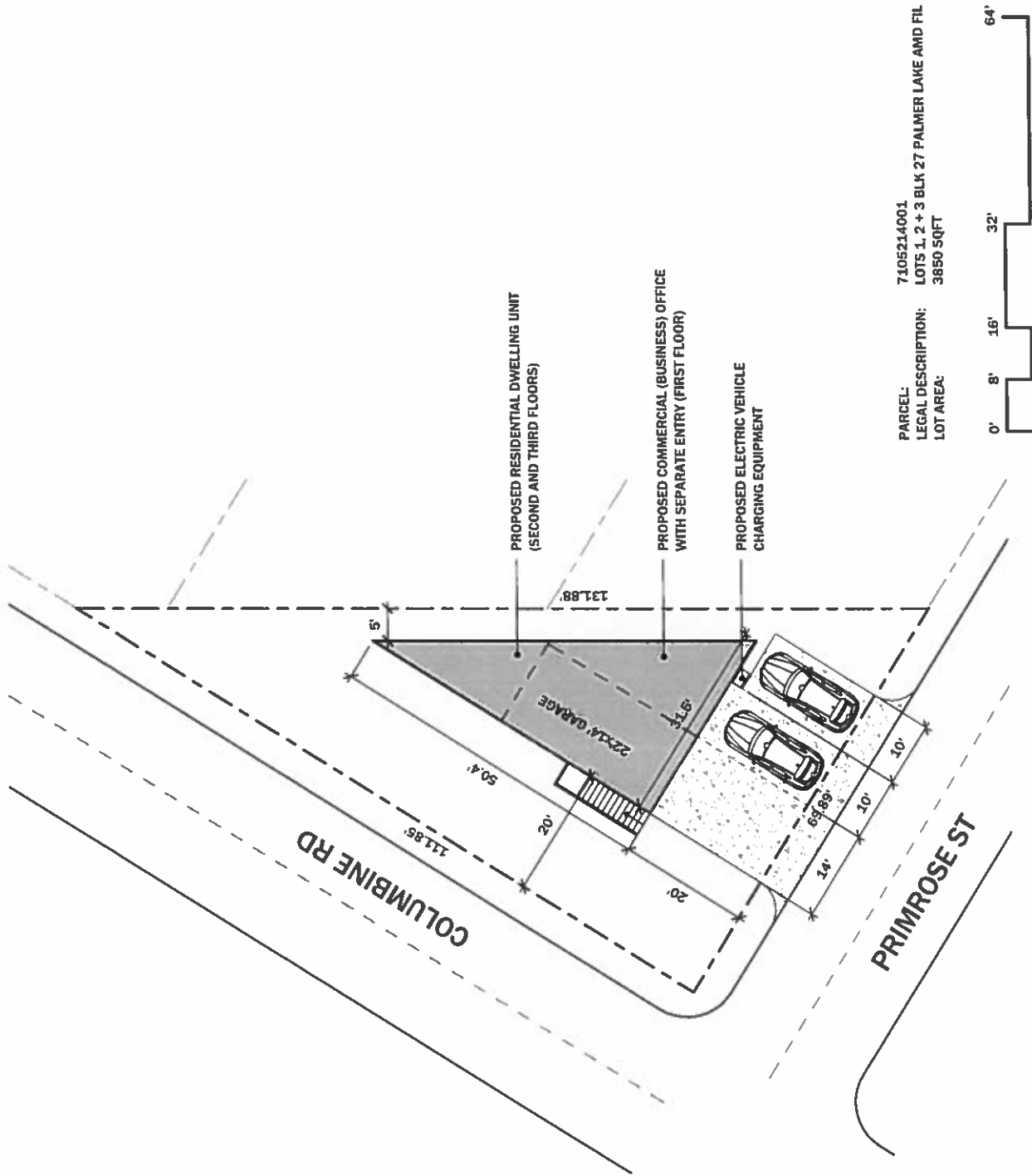
PROJECT
 Columbine Rd,
 Palmer Lake, CO
 80133

SITE PLAN

SCALE: 1/16" = 1'-0"

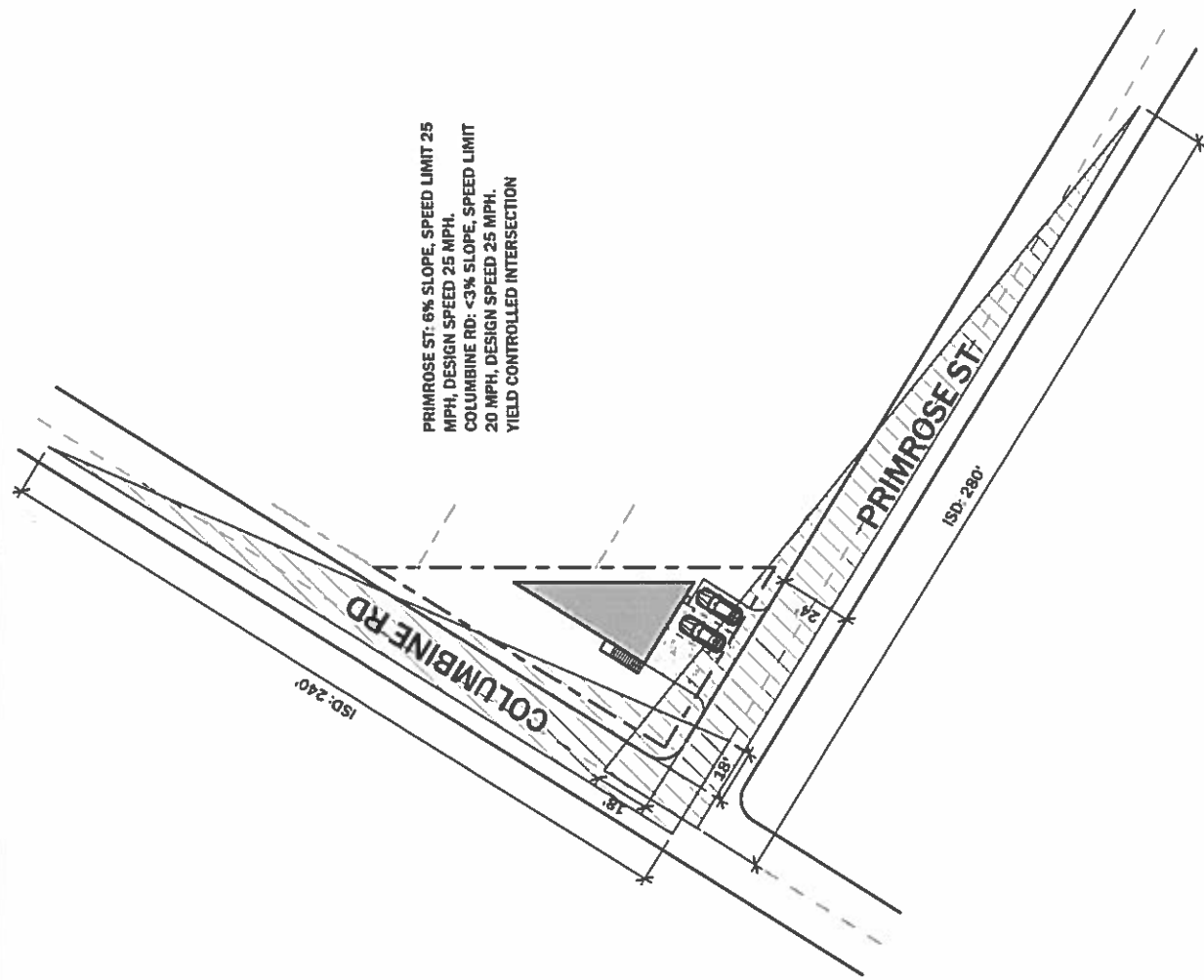
C-1

Item 3.



PARCEL: 7105214001
 LEGAL DESCRIPTION: LOTS 1, 2 + 3 BLK 27 PALMER LAKE AMD FIL
 LOT AREA: 3850 SQFT





REVISION	DATE

PROJECT:
 Columbine Rd,
 Palmer Lake, CO
 80133

Intersection Sight
 Distance Diagram

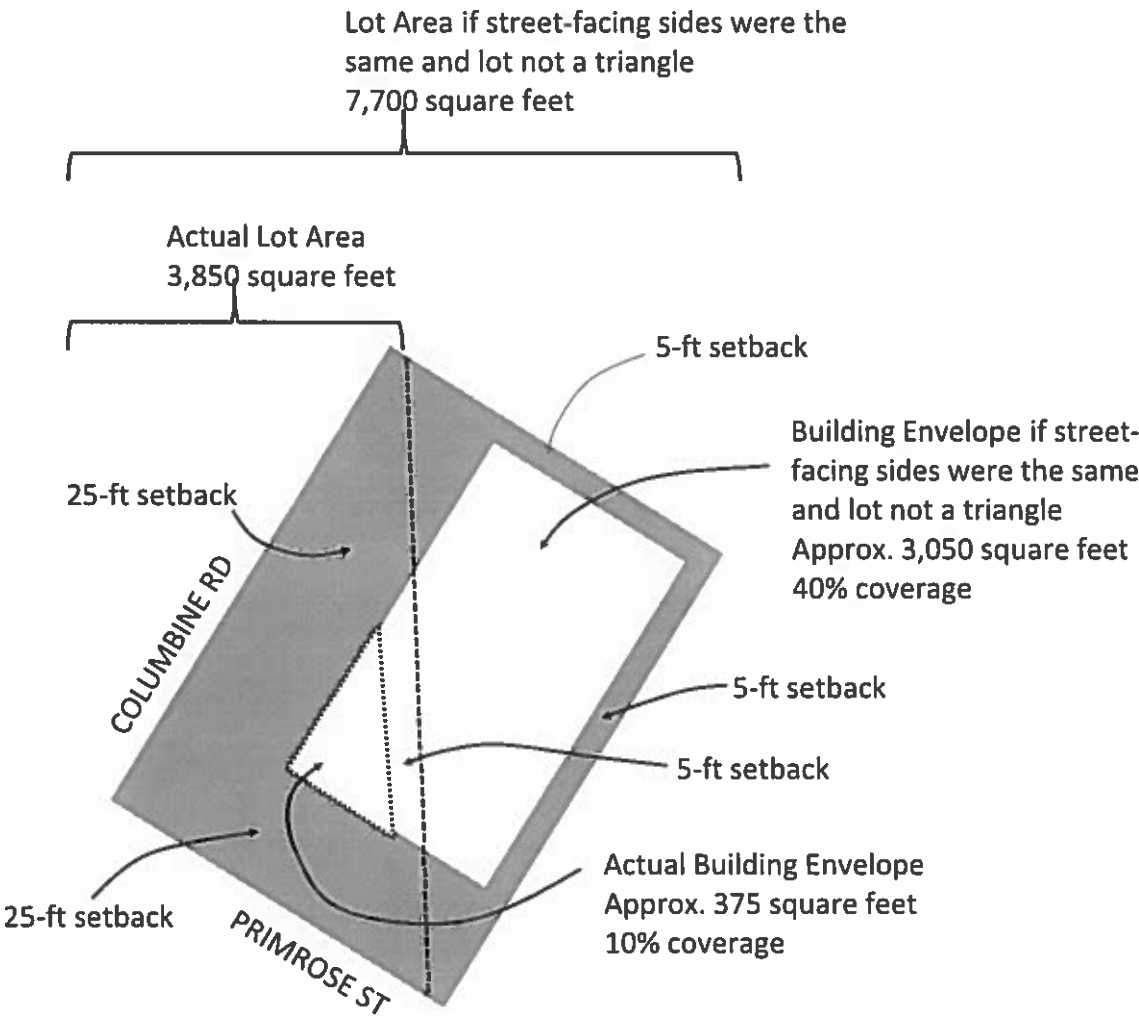
SCALE: 1" = 40'-0"

C-2

Item 3.

Exhibit A: Impact of the Triangular Corner Lot on Building Envelope

To drivers on Primrose Street and Columbine Road, the two lots shown below have the same street appearance, but the triangular lot has limited development potential due to having almost no building envelope compared to the rectangular lot.



Colorado 811 Current Status of Positive Response for Ticket A310703040-00A



From Colorado 811 <OCARS_Pro@uncc.org>
To <CURTIS@CLAAR.COM>
Date 2023-04-20 00:28

This is an automatically generated response. Please do not reply to this message.

Ticket: A310703040 Rev: 00A Taken: 04/17/23 01:29 PM

State: CO County: EL PASO Place: PALMER LAKE
 Address : COLUMBINE RD
 Cross St: PRIMROSE ST
 Location: LOCATE ENTIRE LOT AT PARCEL 7105214001
 : NE CORNER COLUMBINE RD & PRIMROSE ACCESS OPEN

View map and file attachments at:
<https://newlin.co811.org/map/ticket/?t=A9KdLfnblb0SNVW-D>

Member Code	Member Facility	Response
ATCT01	A T T TRANSMISSION CLEAR - NO CONFLICT Comments: ?	04/17/23 04:09 PM 002
BHEG03	BLACK HILLS ENERGY NO CONFLICT-PRIVATE OWNED UTIL.ON PROPERTY-CONTACT PRIV. UTIL. OWNER FOR LOCATE Comments: No Conflict all BHE gas is clear of lot	04/19/23 10:33 AM 013
CCSOC001	COMCAST CLEAR - NO CONFLICT Additional information from member available here	04/19/23 08:51 AM 002
COREEC	CORE ELECTRIC COOPERATIVE CLEAR - NO CONFLICT Additional information from member available here	04/19/23 08:51 AM 002
FRCBRBND	FORCE BROADBAND LLC CLEAR - NO CONFLICT Comments: NO FBB in dig area	04/18/23 07:22 AM 002
LVL311	LEVEL 3 NOW CENTURYLINK CLEAR - NO CONFLICT	04/17/23 10:26 PM 002
MCI01	MCI CLEAR - NO CONFLICT Additional information from member available here	04/19/23 08:51 AM 002
PLSN01	PALMER LAKE SANITATION DISTRICT CLEAR - NO CONFLICT Comments: Gave Curtis bad info. The nearest Main sewer line is on Hwy 105. this service line will require a 6 in. line. clean outs every 100 ft.	04/18/23 04:00 PM 002
PMLK01	TOWN OF PALMER LAKE CLEAR - NO CONFLICT Comments: Lot clear	04/18/23 08:31 AM 002
QLNCC00	CENTURYLINK CLEAR - NO CONFLICT	04/19/23 09:01 AM 002
SPRN01	U.S. SPRINT CLEAR - NO CONFLICT	04/17/23 05:38 PM 002



-Legal Ad Proof-

This is the proof of your ad scheduled to run in the publications indicated below. Please proof read carefully if changes are needed, please contact us prior to deadline at (719) 476-1686 or email at haley.zinnel@gazette.com.

PUBLIC NOTICE

**NOTICE OF PUBLIC HEARING
TOWN OF PALMER LAKE**

Notice is hereby given that Palmer Lake Board of Adjustments will hold a public hearing on Tuesday, August 1, 2023, at 5:00 PM at the Palmer Lake Town Hall, 28 Valley Crescent, Palmer Lake, to consider a variance for the lot size and setbacks to develop a commercial structure in a CC zone, located at the corner of Primrose and Columbine, Palmer Lake (parcel 7105214001). A copy of the complete application is on file at the Town office, 42 Valley Crescent, Palmer Lake, at 719-481-2953.

/s/ Dawn A. Collins, Town Clerk

Published in the Tri-Lakes Tribune July 12, 2023.

Date: 07/03/23

Account #: 10341
Company Name: Town Of Palmer Lake

Contact: Julie Stambaugh

Address: PO Box 208
Palmer Lake 80133

Telephone: (719) 481-2953
Fax: (000) 000-0000

Run Dates:
Tri Lakes Tribune, Gazette.com

Ad ID: 174567

Start: 07/12/23
Stop: 07/12/23

Total Cost: \$42.01
of Lines: 19
Total Depth: 2.236
of Inserts:

Ad Class: 910
Phone # (719) 476-1686
Email: haley.zinnel@gazette.com

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/s/ Dawn A. Collins, Town Clerk

Published in the Tri-Lakes Tribune July 12, 2023.

17.88.010. Existing nonconforming uses.

Except as herein provided, the lawful use of land or **structures** existing at the time of adoption or amendment of the ordinance codified herein may be continued even though said use or **structure** does not conform to the provisions of this title. Exemptions shall not extend to signs or billboards; obsolete and abandoned structures; obsolete, inoperative, or dismantled machinery; vehicles or implements that are parked, stored or located on any street, right-of-way, easement, or required yard space.

(Code 1973, § 17.64.010; Ord. No. 15-1973, § VII:1, 1973)

DEFINITION:

A nonconforming structure is a **structure that complied with zoning and development regulations at the time it was built but which, because of subsequent changes to the zoning and/or development regulations, no longer fully complies with those regulations.** *Per legal, structure was approved under prior regulation or administration.*