

TRANSIT MIX CONCRETE CO.

8.00

Colorado Springs

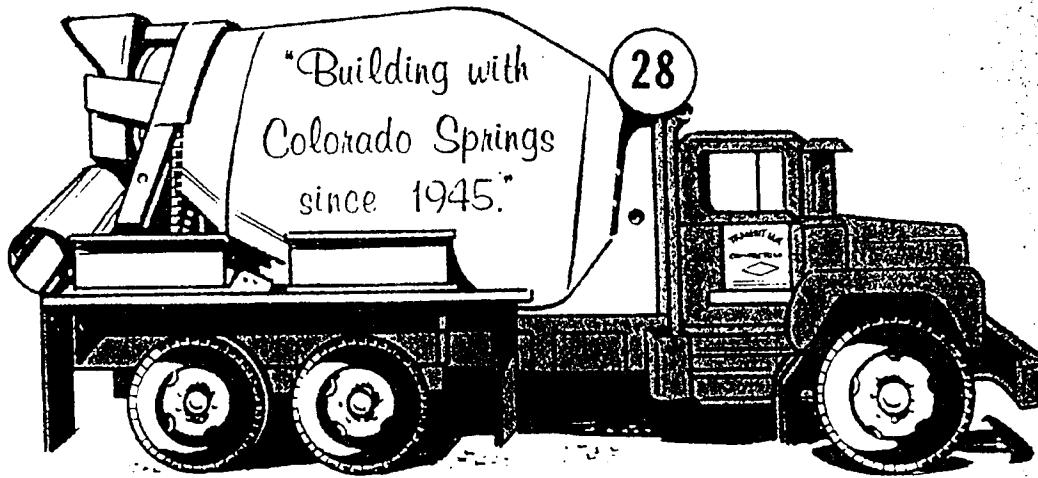
Pueblo

P.O. Box 1030, Co., 80901

P.O. Box 857, Co. 80102

(719)475-0700 (Fax)475-0226

(719)561-8350 (Fax)566-0231



PALMER LAKE BATCH PLANT

APPLICATION FOR CONDITIONAL USE PERMIT

TRANSIT MIX CONCRETE CO.

Colorado Springs **Pueblo**
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February 20, 2001

Town of Palmer Lake
Board of Trustees
54 Valley Crescent
P.O. Box 208
Palmer Lake
Colorado, 80913
(719) 481-2953

Re: Bradford K. Neal / Transit Mix Concrete Co. application for conditional use permit.

Dear Board of Trustees:

Please find enclosed a description of the intended use of the property by Transit Mix Concrete Co., a completed application for a conditional use permit, and associated exhibits.

We are submitting these materials for your consideration and approval before taking any action to develop the property for the use described. It is our desire to conform to all of the laws and regulation relating to property development in the town of Palmer Lake.

Please inform us if there is any additional information required for you to evaluate this submittal.

Thank you for your time and consideration.

Sincerely,



Robert S. Brewster
Vice President
Transit Mix Concrete Co.

Enclosures

TRANSIT MIX CONCRETE CO.

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February 20, 2001

Town of Palmer Lake
54 Valley Crescent
Palmer Lake
Colorado, 80913

APPLICATION & EXPLANATION FOR A CONDITIOAL USE PERMIT

LEGAL DESCRIPTION

A legal description of the proposed site is shown in Exhibit One.

SITE LOCATION

Transit Mix Concrete Co. proposed batch plant would be located as shown on Assessors Parcel # 71051-15-001 & #71042-01-003 with portions of #71051-14-002 & #7051-15-003. Exhibits Two & Three show the location near the Southwest end of County Line Road, Palmer Lake, Colorado.

PROPOSED USE & ZONING

A concrete batch plant is proposed on this site. This is a Conditional Use in the M-1 Industrial zone under the Town of Palmer Lake Chapter 17.40.020 Item #5: Heavy Manufacturing Facilities and Item #9: Other such uses as listed and permitted which are not more detrimental, as determined by the Planning Commission and Town Council (see exhibit seven). An illustration of the batch plant and the general site plan is enclosed in Exhibits Four & Five. The theme is a "mining" concept that would compliment the existing architecture in the area.

It is understood that Parcel No. 8 (Clifcan Hill) is a dedicated street that dead ends into the BNSF property (Parcel No. 10). Also, there are questions about the location of County Line Road and its proximity to the referenced property (see Exhibit Six). We realize these issues would have to be negotiated with the Town of Palmer Lake. It is further understood there is litigation pending with the Town of Palmer Lake as to proper boundaries of Parcels No 7, 8 and 9, and the Custom Welding owners as to Parcel No. 5. Transit Mix Concrete Co. has an understanding with Mr. Neal's representative (Mr. David Haskett) that if Transit Mix purchases the land proposed for the project, Mr. Neal and Mr. Haskett would drop all lawsuits as it relates to the property and allow Transit Mix Concrete Co. to negotiate acceptable solutions with the parties involved.

DRAINAGE

The site would be graded to drain storm water to the Northwest corner where Transit Mix would create an earth catch basin and a concrete catch basin. The earth basin would flow into the concrete basin which would contain a drop inlet into an existing culvert. Transit Mix would drain the concrete basin as needed to remove any silt build-up. The truck cleaning ponds and the storm water would be kept separate and constructed to accommodate recommendations by Palmer Lake Roads and Water Engineers.

LANDSCAPING

Landscaping arrangements (see Exhibits Four & Five) to provide appearance screening and sound dampening. Plant materials will be selected to serve these purposes and in concert with the requirements of the Town of Palmer Lake Planning and Zoning board. The selections will include Austrian Pine, Colorado Blue Spruce, Green Ash, Norway Maple and Juniper Phitzer.

WATER

The proposed development of this site will not affect the Town's water supply, distribution, or storage facilities. Transit Mix Concrete Co. will negotiate to drill a private well to be shared with the Mission Training Institute and The Inn at Palmer Lake. Extra water production over the needs of these three companies will be given to the Town of Palmer Lake. Transit Mix will negotiate with the Mission Training Institute and The Inn at Palmer Lake to find and drill a well into the Denver aquifer. Preliminary engineering indicates a volume of approximately 200 acre feet per year. Transit Mix, MTI and the Inn require approximately 20 acre feet per year among them. This consortium would also be responsible for the infrastructure to bring the water into the Palmer Lake system. The Town would be asked to take over maintenance of the well. In turn, the consortium would deed the balance of the shares they do not require over to the Town for their regular use and sale.

Transit Mix, MTI and the Inn would be compensated fees and free water to the point of recovering development costs. The consortium would not be compensated for any interest or carrying costs during the compensation period. When the consortium parties have recovered their costs, they would begin paying the water fees in place at that time.

SEWER

At present the site is not part of the Palmer Lake Sanitation District. Transit Mix proposes to make application for inclusion in the Palmer Lake Sanitation District and to assist the Sanitation District as needed to accomplish extension of the existing sewer main.

ELECTRICAL

Three phase electrical service would be brought to the site. Underground connection would be made to the existing 3 phase overhead transmission line on the south side of County Line Road. Transit Mix service requirements are approximately 12.5 KV (12,500 volts) which is within the capacity of existing service lines and consistent with other properties along County Line Road. Easements would be provided as stipulated by Intermountain Electric Co.

ACCESS & TRAFFIC

The entrance onto County Line Road is proposed from an area on the west side of Custom Welding or from Clarence Street in back of Custom Welding. By far the largest amount of traffic would be east on County Line Road to I-25. We would **not** be driving on highway 105 towards Monument unless the delivery address was in the Palmer Lake or Red Rocks Ranch areas. It is anticipated that +/- 95% of the traffic would be east to I-25.

PLANT OPERATIONS

Transit Mix would have +/- 9 people assigned to the site in the more active working months of April through September. This would constitute +/- 7 mixer trucks, a batchman and a loader operator. Material trucks and cement trucks would be in and out of the site as needed, but they would not be assigned to that location.

ENVIRONMENTAL DUST / PARTICULATE MATTER / NOISE PLANT ENCLOSURE

- As stated previously, our plant would be enclosed. All loading of the mixer trucks would take place inside, therefore the noise and dust is contained within the building.
- The State Health Department and the EPA have very stringent rules we have to meet in terms of dust collection systems and related particulate control.
- We will have concrete pads around our clean out ponds and truck loading areas. The balance of the area would be compacted gravel. Over time, as we get returned concrete, we will pave the entire plant area.
- Transit Mix owns a street cleaning machine and we would bring that unit to the Palmer Lake site as needed to keep the area in good order.
- To control any dust and particulates from blowing off the aggregate piles, we will install a water line with misting spray bars to water the piles as needed.

- Exhibit Eight (EN-1 through EN-9) is a letter from Pamela Acre of Tuttle Applegate Inc., consultants for land, mineral and water which addresses the dust and particulate matters.
- Exhibit Nine (EN-10 through EN15) shows the results of sound level measurements. Transit Mix owns this noise censoring equipment so we are able to keep track of conditions at each of our facilities and monitor new pieces of equipment.

CLOSING COMMENTS

A Land Use Permit Application will be prepared and submitted after the Board of Trustees has approved this Conditional Use Permit Proposal. Transit Mix Company is asking to operate a concrete batch plant on a properly zoned site. The property is currently zoned as M-1. Both the Owner and Transit Mix Concrete Company have relied on the M-1 zoning designations as stated in the code of the town of Palmer Lake which specifically permits light manufacturing, and heavy manufacturing as a conditional use.

TOWN OF PALMER LAKE
APPLICATION FOR CONDITIONAL USE PERMIT

\$250.00 FEE: Check No. _____ Received By: _____ Date: _____
(Applicant will be billed for advertising costs)
TRANSIT MIX CONCRETE CO.

The above FEE AND EIGHTEEN (18) COPIES of this form and the required supplemental data must be submitted by the applicant to the Town clerk at least 30 days prior to the Planning Commission public hearing.

Applicant/Owners Name: TRANSIT MIX CONCRETE Co. Phone Number: 719 475 0700

Address: 444 EAST COSTILLA, COLORADO SPRINGS, Co., 80903

SUBMITTAL REQUIREMENTS:

1. Legal description: EXHIBIT ONE
2. Map drawn to a precise scale with all bearings and distances shown along with dimensional relationships to Section corners, existing subdivisions, existing plats, rights-of-way, etc. EXHIBIT TWO & EXHIBIT THREE
3. Existing buildings and setback dimensions. NONE EXISTING
4. Proposed buildings and setback dimensions. EXHIBIT FOUR
5. Name, address and Tax Assessor's identification number of each adjoining property owner. EXHIBIT THREE A
6. Existing land use. VACANT
7. Proposed land use. CONCRETE BATCH PLANT
8. Square footage of area of parcel under consideration, if under one (1) acre. Acreage to two (2) decimal places if over one (1) acre. 3.37 ACRES
9. Adjacent road names and right-of-way widths. EXHIBIT THREE
10. ARCHITECTURAL ELEVATIONS OF PROPOSED BUILDINGS. EXHIBIT FIVE

STREET ADDRESS OR LOCATION OF PROPERTY: EAST SIDE OF 200 E. COUNTY LINE ROAD

TAX ASSESSOR'S IDENTIFICATION NUMBER: #71051-15-001

EXISTING ZONING CLASSIFICATION: M-1

REQUESTED CONDITIONAL USE CLASSIFICATION: M-1.5 $\frac{1}{2}$ or 9

LEGAL DESCRIPTION OF PROPERTY: Show lot, block number and filing name. SEE EXHIBIT ONE

LOT NO.: _____ BLOCK NO.: _____ FILING NAME: _____

If metes and bounds description, attach separate description marked Exhibit ~~ONE~~ ONE

I hereby certify that I am the RECORD OWNER of the property proposed for re-zoning and described herein and that the foregoing information and that shown on the attached supplemental documents are true and accurate to the best of my knowledge and belief. Actual RECORD OWNER MUST SIGN or applicant must have notarized authorization from owner.

Robert A. Brewster J.P.
APPLICANT/OWNERS SIGNATURE

2/21/01
DATE

NOTES: TRANSIT Mix Concrete Co.

1. The Town Office shall prepare and place a legal notice in a newspaper of general circulation.
2. The Zoning Officer shall prepare and the applicant shall post a SIGN on the property notifying the public of the proposed conditional use. a:\rezone.app 11-94