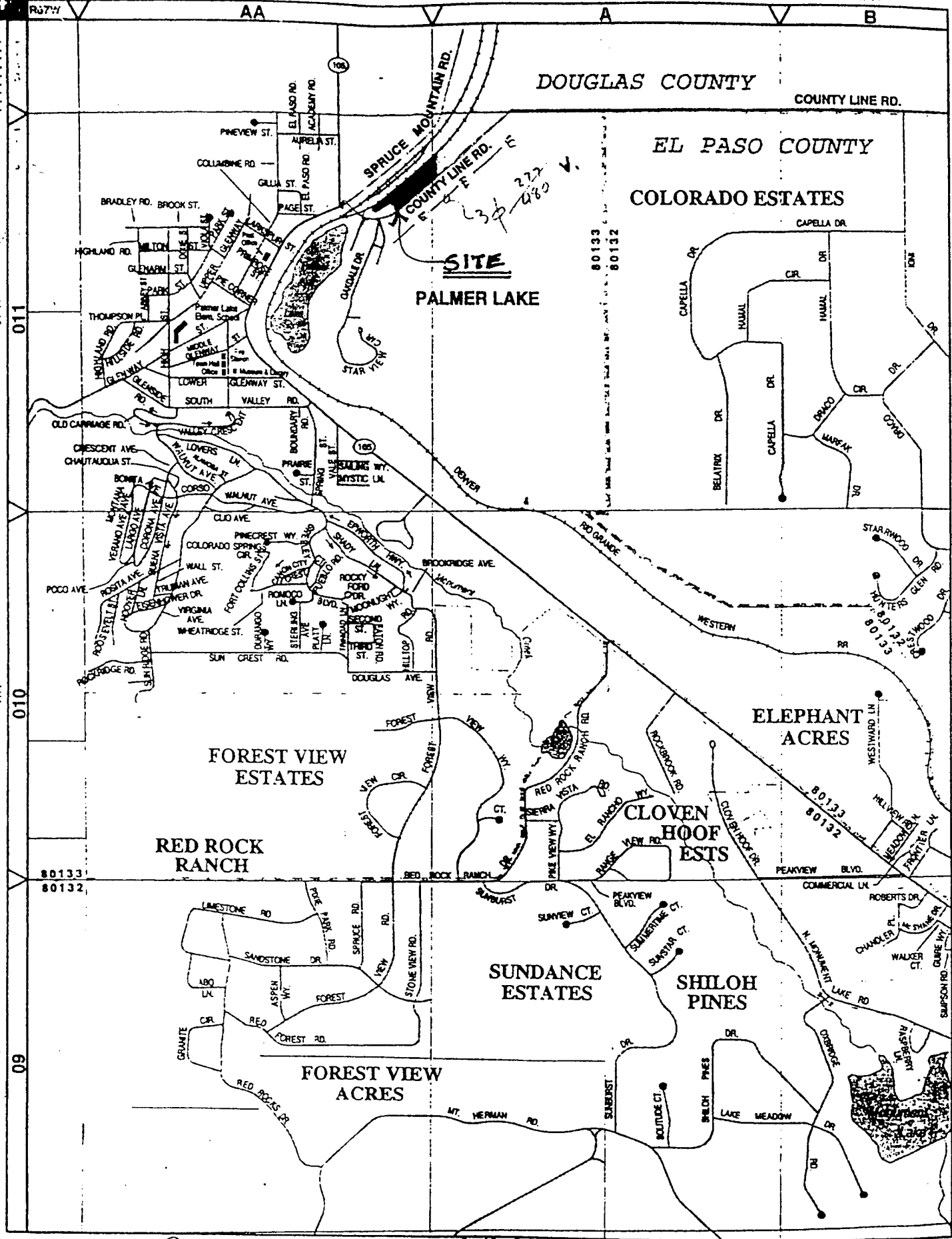


TRANSIT MIX CONCRETE CO.

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

Legal Description

Beginning at the intersection of the north line of the Rio Grand Street right-of-way as said street is shown on a recorded Plat of East Palmer Lake, El Paso County Colorado, with the east line of Section 5, Township 11 South, Range 67 West in El Paso County, Colorado; thence southwesterly along said north line of Rio Grand Street 570 feet, m/l, to a point on the east line of Clarence Street as said street is shown on a recorded Original Plat of the Town of Palmer Lake, said point being the southwest corner of Block 1 of said Original Plat; thence northwesterly at a right angle along the east line of said Clarence Street 180.00 feet to a point; thence southwesterly at a right angle 410.00 feet to a point on the east line of Petite Avenue as said avenue is shown on said Original Plat; thence northwesterly at a right angle 70.00 feet to a point on the north line of Block 4 of said Original Plat, said point being the northwest corner of said Block 4; thence northeasterly at a right angle along said Block 4 and its northeasterly prolongation 410.00 feet to a point in the northwesterly prolongation of said east line of Clarence Street; thence southeasterly at a right angle along said northwesterly prolongation of the east line of Clarence Street 25.00 feet to a point in a line that is parallel with and southeasterly distant 66.00 feet, measured at right angles, from the centerline of the Atchison Topeka and Sante Fe Railway Company's main track; thence northeasterly along said parallel line 710.00 feet, m/l to a point on the east line of said Section 5; thence south along said Section line 268.00 feet, m/l, to the point of beginning.



DOUGLAS COUNTY

COUNTY LINE RD.

EL PASO COUNTY

COLORADO ESTATES

SITE
PALMER LAKE

FOREST VIEW ESTATES

RED ROCK RANCH

SUNDANCE ESTATES

SHILOH PINES

ELEPHANT ACRES

CLOVEN HOOF ESTS

FOREST VIEW ACRES

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South West Adjoining Property:
Ferrell J. & Hong Ridley
P.O. Box 101
Monument, Co., 80132

Custom Welding
200 County Line Road
Palmer Lake, Co., 80133
Tax ID #71051-14-002
Zoning M-1, Industrial

North West Adjoining Property:
Denver and Rio Grand Railroad

Denver and Rio Grand RR
Spruce Mountain Road
Palmer Lake, Co., 80133
Tax ID # Unknown
Zoning M-1, Industrial

North East Adjoining Property:
Town Of Palmer Lake
54 Crescent Valley Rd.
Palmer Lake, Co., 80133

Vacant Land
County Line Road
Palmer Lake, Co., 80133
Tax ID # 71042-01-003
Zoning M-1, Industrial

South East Adjoining:
Town Of Palmer Lake
54 Crescent Valley Rd.
Palmer Lake, Co., 80133

County Line Road
Palmer Lake, Co., 80133
Tax ID #, None
Zoning M-1, Industrial

Chapter 17.40

M1 GENERAL INDUSTRIAL ZONE

Sections:

- 17.40.010 Principal Permitted Uses.
- 17.40.020 Conditional Uses.
- 17.40.030 Lot Sizes and Dimensions.
- 17.40.040 Structure Height.
- 17.40.050 Required Off-Street Parking and Loading.
- 17.40.060 Billboards.
- 17.40.070 Sewerage.

17.40.010 Principal Permitted Uses. Principal permitted uses in a M1 zone are warehouses and wholesale businesses, food and nonalcoholic drink processing, research and testing facilities, light manufacturing, sale and storage of building materials, public uses, essential services, equipment sales and repair. (Ord. 15-1973, §III:11:a, 1973)

17.40.010 Principal Permitted Uses (M-1):

1. Warehouses and wholesale business.
2. The following conditional uses as allowed in C-1:
 - a. Parking garages.
 - b. Wholesale businesses.
 - c. Light equipment sales and repair.
 - d. Vehicle sales and service.
 - e. Public and semi-public uses.
 - f. Ambulance services.
 - g. Laboratories.
 - h. Building supplies provided any outdoor storage is screened from view.
 - i. Light assembly of prefabricated parties.
 - j. Mini-warehouses and storage rental spaces.
3. Food and drink processing.
4. Light manufacturing.
5. Sale and storage of building materials.
6. Heavy equipment sales and service.
(Ord. 2-1980, §7, 1980)

(Revised 2/13/89)

Please see this section - attached on back of zone.

- (3) Licensed Liquor and Beer Outlets.
- (4) Hotel/Motel.
- (5) Light Equipment Sales and Repair Shops.
- (6) Public and Semi-Public Uses.
- (7) Cabinetry, Wood Crafting Shop.
- (8) Non-Profit Organizations.
- (9) Video Rental Stores.
- (10) Nursing Homes - housing 11 or more full time residents
- (11) Mixed-Residential Dwellings and Commercial Uses occurring in the same Building
- (12) Single-Family and Multi-Family Uses (R10,000, R3 and R4 subject to all requirements of those particular zones).
- (13) Other such uses as listed and permitted which are not more detrimental, as determined by the Planning Commission and Town Council.

Section 20. 17.38.060 of the Palmer Lake Municipal Code and §7 of Ordinance 3-1995 are amended to read as follows:


17.38.060 Signs. Signs in the CC zone are permitted provided they comply with Chapter 17.56 and Chapter 14.50.

Section 21. 17.38.070 of the Palmer Lake Municipal Code and §8 of Ordinance 3-1995 are amended to read as follows:

17.38.070 Sewerage: Septic tanks may be permitted if all of the following conditions are met:

- 7) Inability to tap existing sewer lines.
- 8) Ability to meet current El Paso County . Sewage Disposal Regulations..
- 9) Compliance with the provisions of Chapter 16.48 of the Palmer Lake Municipal Code.

Section 22. 17.40.010 of the Palmer Lake Municipal Code and §7 of Ordinance 2-1980 are amended to read as follows:


 17.40.010 Principal Permitted Uses (M-1):

1. Warehouses and wholesale business.
2. Parking garages.
3. Wholesale businesses.
4. Light equipment sales and repair.
5. Vehicle sales and service.
6. Public and semi-public uses.
7. Ambulance services.
8. Light assembly of prefabricated parties.
9. Mini-warehouses and storage rental spaces.
10. Food and drink processing.

11. Light manufacturing.
12. Sale and storage of building materials.
13. Heavy equipment sales and service.

Section 23. 17.40.020 of the Palmer Lake Municipal Code and §8 of Ordinance 2-1980 are amended to read as follows:

17.40.020 Conditional uses (M-1).

- 
1. Research and testing facilities.
 2. Breweries and distilleries.
 3. Canneries.
 4. Freight yards.
 5. Heavy Manufacturing facilities.
 6. Metal fabrication.
 7. Kennels, provided that a minimum of five acres is available for said kennel.
 8. Laboratories
 9. Other such uses as listed and permitted which are not more detrimental, as determined by the Planning Commission and Town Council.

Section 24. 17.40.060 of the Palmer Lake Municipal Code and §III:11:f of Ordinance 15-1973 are amended to read as follows:

17.40.060 Signs. Signs in the M1 zone are permitted provided they comply with Chapter 17.56 and Chapter 14.50.

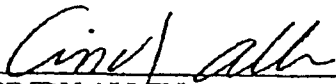
Section 25. A new section 17.40.080 of the Palmer Lake Municipal Code is added to read as follows:

17.40.080 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.

Section 26. Severability. It is hereby declared to be the intention of the Board of Trustees of the Town of Palmer Lake, Colorado that the sentences, clauses and phrases of this ordinance are severable, and if any sentence, clause or phrase of this ordinance be declared unconstitutional or invalid by the valid judgment or decree of Court of competent jurisdiction, such unconstitutionality or invalidity shall not affect any of the remaining sentences, clauses or phrases of this ordinance since the same would have been enacted by the Board of Trustees without the incorporation of any unconstitutional or invalid sentence, clause or phrase.

Section 27. Publication and Effective Date. The Town Clerk shall certify to the passage of this ordinance and cause notice of its contents and passage to be published or posted. This ordinance shall become effective thirty (30) days after the date of publication.

PASSED AND ADOPTED THIS 9th DAY OF November, 2000


CINDY ALLEN, MAYOR PRO-TEM

ATTEST:


DELLA GINS, TOWN CLERK