



BOARD OF TRUSTEES MEETING

Thursday, October 24, 2024 at 6:00 PM

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

LIVE STREAM available at Town website

AGENDA

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

Call to Order

Roll Call

Pledge of Allegiance

Presentation - Mitigating Personal Property by Chief Vincent, PLFD

Consent Agenda - *Items under the consent agenda may be acted upon by one motion. If, in the judgment of a board member, a consent agenda item requires discussion, the item can be placed on the regular agenda for discussion and/or action.*

- [1.](#) Minutes from October 10, 2024 Meeting
- [2.](#) Checks over \$15,000 - West Fork Construction LLC (\$619,690.04) for PLES project
- [3.](#) Financials (September)

Staff/Department Reports

4. Attorney
 - A) Legislative Update
 - B) Case Law Update
 - C) Review Multi-Year Leases
5. Administrator/Clerk

Business Items

- [6.](#) Resolution 52-2024 Initiating Annexation Proceeding and Setting a Hearing to Determine Eligibility of Certain Land to be Annexed
- [7.](#) Ordinance 18-2024 to Amend Code Ch 8.28 Relating to Outdoor Burning Restrictions

Public Comment - *Public comments are encouraged to be emailed to the Town office at info@palmer-lake.org with subject line of Public Comment (24 hours prior to meeting) and shall be distributed and read at the meeting. Otherwise, please step to the microphone, state your name and address for the record, and address the Board on matters not on the agenda. Please note that the Board will not take action on your comment but may refer it to staff and/or a future meeting agenda. Public members are allowed up to 3 minutes for comments. Thank you!*

Board Reports

Next Meeting (11/14) and Future Items

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.



BOARD OF TRUSTEES MEETING

Thursday, October 10, 2024

Executive Session at 5:00 PM

Regular Meeting to follow after 6:00 PM

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

MINUTES

Call to Order & Roll Call. Mayor Havenar called the meeting to order at 5:02 pm. Present: Mayor Glant Havenar; Trustees Shana Ball, Sam Padgett, Kevin Dreher, Jessica Farr, Dennis Stern. Excused: Trustee Nick Ehrhardt.

Convene to Executive Session. MOTION (Farr, Dreher) to convene to executive session:

A) For the purpose of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and/or instructing negotiators under C.R.S. 24-6-402(4)(e) – negotiation of possible annexation for proposed travel center.

B) For the purpose of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and/or instructing negotiators under C.R.S. 24-6-402(4)(e), and for the purpose of conferring with Town Attorney to receive legal advise on specific legal questions under C.R.S. 24-6-402(4)(b) relating to ~~1) update on litigation filed by former employee and 2)~~ resolution to litigation filed by United Congregational Church.

Roll call vote – aye 6; nay 0. Motion passed.

Reconvene to Open Session at 6:28 pm.

Roll Call. Present: Mayor Glant Havenar; Trustees Shana Ball, Sam Padgett, Kevin Dreher, Jessica Farr, Dennis Stern. Excused: Trustee Nick Ehrhardt.

Pledge of Allegiance. Mr. Bill Wysong, candidate for County Commission, led the pledge.

Mayor Havenar opened the floor for public comment. Mr. Bill Wysong introduced himself, a candidate for County Commission District 3.

Consent Agenda. MOTION (Padgett, Stern) to approve the consent agenda including 1) Minutes from September 26, 2024 Meeting. Roll call vote – aye 6; nay 0. Motion passed.

Staff/Department Reports

2. Water
3. Public Works including Roads & Park Maintenance

4. Police – Interim Chief Lundy reported that police calls have been up and the department is busy.
5. Fire – Chief Vincent reported that grant funds are awarded from El Pomar for a larger chipper. He reviewed the status of elephant rock and identified other down trees to be repurposed.
6. Administration
7. Attorney
8. Administrator/Clerk – Collins provided an update on staffing – a new hire for Public Works and a new hire for code compliance. Interviews for the Police Chief position are scheduled for the week of 10/14 and recruitment continues for the Water Operator and Accounting Clerk. Collins reviewed the status of the asbestos abatement, to be completed by October 18, and the PLES roadway project, to be completed by October 27. Collins made a correction of the total water accounts, 1021, to the administration report. Two approved events were announced – pumpkin patch on 10/20 and the annual tree lighting on 12/1. Mayor Havenar explained in the event details.

Business Items

9. Set Public Hearing for Proposed 2025 Budget; Distribute Proposed Draft Budget. Collins prefaced that the draft budget distributed is a draft, working document until the time to consider adoption. The suggested public hearing date is November 14. Collins suggested a public workshop prior to the meeting. MOTION (Ball, Padgett) to set the budget hearing date to November 14, 2024. Roll call vote - aye 6; nay 0. Motion passed. Collins mentioned that the draft budget will be posted to the website and updated as modified.
10. Resolution 50-2024 to Award Demolition of Town Property (ER Structures); Schedule. Discussion took place about the process to this point. In the fall of 2023, quotes were collected in addition to an estimate for staff to remove. At such time, it was learned that the state demolition permit requires asbestos report, which led to subsequent asbestos testing and abatement in seven structures. The prior quotes were revisited, confirmed or updated, and one additional quote was solicited. Contractor West Fork Construction offered the low bid of \$75,000. Collins also reviewed the schedule – following asbestos immobilization, firefighters will conduct training on site with seven days, and the demolition to follow and be completed within a couple weeks. MOTION (Dreher, Stern) to approve Resolution 50-2024 to award demolition to West Fork at a cost of \$75,000. Roll call vote – aye 4; nay 2 (Ball, Padgett). Motion passed.
11. Resolution 51-2024 to Adopt Base Fee for Consultant Review of Land Use Application. Collins explained the request for a base fee for technical review of smaller land use applications, ie., minor resubdivision or replat of a single property owner. Collins suggested a base of \$500 instead of completing a reimbursement agreement for town consultant services. MOTION (Stern, Padgett) to approve Resolution 51-2024 to adopt \$500 base fee. Roll call vote – aye 5; nay 1 (Farr). Motion passed.
12. Consider Draft Ordinance to Amend Ch 8.28 Outdoor Burning. Fire Chief Vincent summarized his work toward becoming a fire adaptive community. He reviewed the progress of mitigation of public property. Amending town burning restrictions will allow private property owners to also burn slash respectively with a burn permit. Discussion took place about the permit, including inspection and fee. It was agreed to add the purpose to the burn permit definition and bring a final ordinance back to amend Ch 8.28 code.

Mr. Roger Moseley inquired about the track as a community site to rid of slash. Chief Vincent stated it will be clearly communicated when it is open to town residents.

13. Direction to Terminate MOU with Little League (Ballfield Improvement). Explanation about the lack of maintenance and improvement of the ballfield as previously agreed in the MOU with the Little League was relayed to members. Collins mentioned that fees for reserving the field will be added to the master fee schedule. MOTION (Ball, Dreher) to authorize staff to send a notice to terminate the MOU. Roll call vote – aye 6; nay 0. Motion passed.

14. Direction to Explore Single Hauler Collection (Trash Service). Mayor Pro Tem Stern explained the exploration of a single hauler collector for trash in the community, which will provide savings to businesses and residents, and reduce wear and tear on roadways. Board members directed staff to explore proposals for single hauler collection.

Public Comment. Mr. Roger Moseley requested that the variations of the community be considered when exploring trash service proposals. He explained that some driveways are long and current service includes traveling up the driveway, as well as accepting yard waste. Mr. Atis Jurka reminded the Board members about the reaction of Dollar General in the town and asked members that the Community Master Plan be reviewed relative to franchise development in the town.

Board Reports. Trustee Ball reported that Cindy Powell did confirm award of El Pomar grant funds for a chipper for the Fire Department.

Next Meeting (Oct 24) and Future Items. The budget workshop on Friday, 10/11 was mentioned as a reminder to members and candidates.

Mr. Roger Moseley clarified when the workshop will take place.

Convene to Executive Session for unfinished discussion above. MOTION (Farr, Stern) to convene to executive session for unfinished discussion at 7:19 pm, stated by Attorney Krob, for the purpose of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and/or instructing negotiators under C.R.S. 24-6-402(4)(e), and for the purpose of conferring with Town Attorney to receive legal advise on specific legal questions under C.R.S. 24-6-402(4)(b) relating to resolution to litigation filed by United Congregational Church. Roll call vote – aye 6; nay 0. Motion passed.

Reconvene to Open Session

15. Action on Litigation Filed by United Congregational Church. Mayor Havenar requested a motion to authorize the Town Attorney to sign a disconnect for United Congregational Church. MOTION (Dreher, Stern) to approve. Roll call vote – aye 6; nay 0. Motion passed.

Adjourn. MOTION (Farr, Stern) to adjourn at 7:46 pm. Motion passed.

Mayor Glant Havenar

ATTEST: Dawn A. Collins, Town Clerk

Town of Palmer Lake

50203

Vendor ID	Name	Payment Number	Check Date	Check Number		
WESTFORKCONSTRU	WEST FORK CONSTRUCTION LLC	0002602	10/17/2024	50203		
Invoice Number	Date	Description	Amount	Amount Paid	Discount	Net Amount Paid
2410-24736	10/1/2024	PLES Improvement	\$619,690.04	\$619,690.04	\$0.00	\$619,690.04

Totals:	\$619,690.04	\$619,690.04	\$0.00	\$619,690.04
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LMP100 M/P CHECK

WEST FORK CONSTRUCTION: PROGRESS PAYMENT

APPLICATION FOR PAYMENT	
TO OWNER	FROM CONTRACTOR
Town of Palmer Lake	Palmer Lake Elementary School Road Improvements
	West Fork Construction LLC
APPLICATION NUMBER	1
PERIOD ENDING	9/30/2024
JOB #	2410
CONTRACT NUMBER	24736
PREPARED BY	Vlad Bocharov

CONTRACTOR'S APPLICATION FOR PAYMENT

Refer to backup sheets attached for detailed breakdown

- 1 Original Contract Amount:
- 2 Net Changes to Contract:
- 3 Total Contract Amount:
- 4 Total Completed To Date:
- 5 Retainage:
 - a. 5% of Completed Work
- Total Retainage:
- 6 Total Completed Less Retainage:
- 7 Less Previous Applications:
- 8 Current Payment Due:
- 9 Balance to Finish including Retainage:

\$	1,320,529.50
\$	22,031.90
\$	1,342,561.40
\$	1,104,128.47
\$	55,206.42
\$	1,048,922.04
\$	429,232.00
\$	619,690.04
\$	293,639.36

ADDITIONS	DELETIONS
\$.00	\$.00
\$ 22,031.90	\$ -
\$ 22,031.90	\$ - .00
\$	\$ 22,031.90

EXTRA WORK SUMMARY

Changes From Previous Applications	
Changes From This Application	
Total	
Net Changes	

CONTRACTOR'S CERTIFICATION

The undersigned Contractor to the best of his knowledge, information and believe of the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid to him for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: WEST FORK CONSTRUCTION L

DATE: 9/30/2024

STATE: CO COUNTRY: USA

Subscribed & sworn to before me this [] day of []

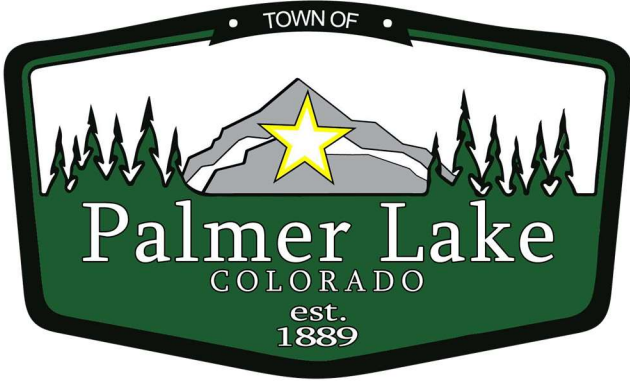
NOTARY PUBLIC NAME: [] COMMISSION EXPIRATION DATE: []

10-91-6053 66% = 408,995.43
 20-91-6053 34% = 210,694.61
 VRC

TASK DESCRIPTION	UNIT	ESTIMATED QTY	PREVIOUS QTY	CURRENT QTY	TO DATE QTY	WORK COMPLETE (%)	UNIT PRICE	TO DATE AMOUNT	AMOUNT DUE
Palmer Lake Elementary School Road Improvements - ALTERNATE BID SCHEDULE NO 1 (PIE CORNER IMPROVEMENTS)									
Mobilization	LS	1		1.00	1.00	100%	\$ 8,000.00	\$ 8,000.00	\$ 8,000.00
Cleaning and Grubbing	LS	1		1.00	1.00	100%	\$ 18,000.00	\$ 18,000.00	\$ 18,000.00
Removal of Asphalt Mat	SY	34		34.00	34.00	100%	\$ 20.00	\$ 680.00	\$ 680.00
Removal of Asphalt Mat	SY	1440		1440.00	1440.00	100%	\$ 20.00	\$ 28,800.00	\$ 28,800.00
Unclassified Excavation	LS	1		1.00	1.00	100%	\$ 35,000.00	\$ 35,000.00	\$ 35,000.00
Aggregate Bag	LF	64		64.00	64.00	100%	\$ 18.00	\$ 1,152.00	\$ 1,152.00
Pre-fabricated Concrete Washout Structure	EA	1		1.00	1.00	100%	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00
Pre-fabricated Vehicle Tracking Pad	EA	1		1.00	1.00	100%	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00
Erosion Control Management	LS	1		1.00	1.00	100%	\$ 8,000.00	\$ 8,000.00	\$ 8,000.00
Seeding	AC	0.1		0.00	0.00	0%	\$ 7,500.00	\$ -	\$ -
Mulching	AC	0.1		0.00	0.00	0%	\$ 7,500.00	\$ -	\$ -
Aggregate Base Course	SY	1332		118.67	118.67	9%	\$ 20.00	\$ 2,373.40	\$ 2,373.40
HMA	SY	1332		0.00	0.00	0%	\$ 42.00	\$ -	\$ -
Survey	LS	1		1.00	1.00	100%	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00
Traffic Control	LS	1		1.00	1.00	100%	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00
Removal of Asphalt Mat	SY	343		343.00	343.00	100%	\$ 20.00	\$ 6,860.00	\$ 6,860.00
Aggregate Base Course	CY	23		0.00	0.00	0%	\$ 120.00	\$ -	\$ -
8-inch Valve and Valve Box	EA	8		8.00	8.00	75%	\$ 3,200.00	\$ 19,200.00	\$ 19,200.00
Water Meter and Vault	EA	1		1.00	1.00	100%	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00
Connect to Existing Waterline	EA	2		1.00	1.00	50%	\$ 3,200.00	\$ 3,200.00	\$ 3,200.00
3/4 inch Copper Pipe	LF	10		28.00	28.00	280%	\$ 250.00	\$ 8,500.00	\$ 8,500.00
6-inch Plastic Pipe	LF	535		535.00	535.00	100%	\$ 114.00	\$ 60,990.00	\$ 60,990.00
Curb Stop and Box	EA	3		1.00	1.00	33%	\$ 425.00	\$ 425.00	\$ 425.00
8 inch Fire Hydrant Assembly	EA	1		1.00	1.00	100%	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00
Remove Valve Box	EA	2		2.00	2.00	100%	\$ 380.00	\$ 760.00	\$ 760.00
Pothole Utilities	EA	6		15.00	15.00	300%	\$ 400.00	\$ 6,000.00	\$ 6,000.00
3/4 inch Water Service Tap	EA	7		8.00	8.00	114%	\$ 568.00	\$ 4,460.00	\$ 4,460.00
F/A Minor Contract Revisions	F/A	1		0.00	0.00	0%	\$ 6,000.00	\$ -	\$ -
F/A Erosion Control	F/A	1		0.00	0.00	0%	\$ 2,800.00	\$ -	\$ -
F/A Hazardous Waste Disposal (Off-Site Disposal)	F/A	1		0.00	0.00	0%	\$ 1,250.00	\$ -	\$ -
F/A Landscaping	F/A	1		0.00	0.00	0%	\$ 1,250.00	\$ -	\$ -
TOTAL								\$ 282,987.00	\$ 282,987.00
CHANGE ORDERS									
						0.00	#DRV/01	\$ -	\$ -
						0.00	#DRV/01	\$ -	\$ -
						0.00	#DRV/01	\$ -	\$ -
						0.00	#DRV/01	\$ -	\$ -
						0.00	#DRV/03	\$ -	\$ -
TOTAL								\$ -	\$ -



TOWN OF PALMER LAKE
Financial Statements
September 2024
Unaudited



Schedule of Cash Position
September 2024

TOWN OF PALMER LAKE
Schedule of Cash Position
September 2024

FINANCIAL INSTITUTION	ACCOUNT NAME	CHECKING / SAVINGS	BANK RATE	BALANCE
GENERAL FUND				
GENERAL FUND OPERATING:				
Community Banks of CO	General Fund Operating	Checking	n/a	\$ 2,215,458
GENERAL FUND RESERVES:				
Colorado Trust (ColoTrust) <i>* Operating Reserve - 3 months (\$775,497)</i>	General Fund Reserve	Savings	5.27%	\$ 1,562,348
Colorado Trust (ColoTrust)	Police Reserve	Savings	5.27%	\$ 7
Colorado Trust (ColoTrust)	Fire Reserve	Savings	5.27%	\$ 66,400
Colorado Trust (ColoTrust)	Roads Reserve	Savings	5.27%	\$ 11,058
General Fund Reserves Subtotal				<u>\$ 1,639,813</u>
General Fund Accounts Total				<u><u>\$ 3,855,271</u></u>
WATER FUND				
WATER FUND OPERATING:				
Community Banks of CO	Water Fund Operating	Checking	n/a	\$ 1,425,989
WATER FUND RESERVES:				
Colorado Trust (ColoTrust)	Water Reserve	Savings	5.27%	\$ 199,012
Colorado Trust (ColoTrust)	Water Cap Imp Reserve	Savings	5.27%	\$ 221,160
RESTRICTED FUNDS (WATER FUND):				
Colorado Trust (ColoTrust) <i>* Restricted - Loan Reserve - 3 months (\$216,571)</i>	Water Loan Reserve	Savings	5.27%	\$ 220,475
Water Fund Accounts Total				<u><u>\$ 2,066,636</u></u>
CONSERVATION TRUST FUND				
CONSERVATION TRUST FUND:				
Colorado Trust (ColoTrust)	CTF Reserve	Savings	5.27%	\$ 30,236
Conservation Trust Fund Account Total				<u><u>\$ 30,236</u></u>



Financial Reports

September 2024

TOWN OF PALMER LAKE

SCHEDULE OF REVENUE, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL GENERAL FUND

For the Nine Months Ended September 30, 2024
UNAUDITED

Item 3.

	2024 Adopted Budget	Actual	Variance Favorable (Unfavorable)	Percent of Budget (YTD 75%)
REVENUE				
Taxes	\$ 2,794,447	\$ 2,946,085	\$ 151,638	105%
Fees and Licenses	291,025	175,678	(115,347)	60%
Intergovernmental	7,000	8,658	1,658	124%
Fines	65,000	45,648	(19,352)	70%
Interest	80,000	71,955	(8,045)	90%
Departmental	65,000	57,340	(7,660)	88%
Grants and Donations	1,385,959	179,012	(1,206,947)	13%
Miscellaneous	70,000	46,933	(23,067)	67%
Total Revenue	\$ 4,758,431	\$ 3,531,309	\$ (1,227,122)	74%
EXPENDITURES				
Administration				
Salaries and Benefits	\$ 246,873	\$ 147,231	\$ 99,642	60%
Professional Services	373,000	199,253	173,747	53%
Administrative/Operations	332,936	159,968	172,968	48%
Capital Outlays	10,000	11,129	(1,129)	111%
Total Administration	\$ 962,809	\$ 517,581	\$ 445,228	54%
Police Department				
Salaries and Benefits	\$ 674,622	\$ 474,331	\$ 200,291	70%
Professional Services	112,600	24,121	88,479	21%
Administrative/Operations	86,845	95,961	(9,116)	110%
Capital Outlays	80,000	84,045	(4,045)	105%
Total Police Department	\$ 954,067	\$ 678,458	\$ 275,609	71%
Fire Department				
Salaries and Benefits	\$ 630,741	\$ 464,831	\$ 165,910	74%
Professional Services	10,000	11,527	(1,527)	115%
Administrative/Operations	128,600	77,788	50,812	60%
Capital Outlays	-	35,145	(35,145)	0%
Total Fire Department	\$ 769,341	\$ 589,291	\$ 180,050	77%
Public Works Department - Roads				
Salaries and Benefits	\$ 334,898	\$ 175,292	\$ 159,606	52%
Professional Services	40,300	16,938	23,362	42%
Administrative/Operations	167,500	82,843	84,657	49%
Capital Outlays	1,673,580	390,514	1,283,066	23%
Total Roads Department	\$ 2,216,278	\$ 665,587	\$ 1,550,691	30%
Public Works Department - Parks				
Administrative/Operations	\$ 42,100	\$ 26,213	\$ 15,887	62%
Capital Outlays	\$ 31,000	\$ 30,817	\$ 183	99%
Total Parks Department	\$ 73,100	\$ 57,030	\$ 16,070	78%
Total Expenditures	\$ 4,975,596	\$ 2,507,947	\$ 2,467,649	50%
EXCESS OF REVENUE OVER (UNDER)				
EXPENDITURES	\$ (217,165)	\$ 1,023,362	\$ 1,240,527	
FUND BALANCE - BEGINNING OF YEAR		\$ 3,661,915		
FUND BALANCE - END OF YEAR		\$ 4,685,277		

Recommended Operating Reserve - 3 months

775,497

TOWN OF PALMER LAKE

SCHEDULE OF REVENUE, EXPENDITURES AND CHANGES IN FUNDS AVAILABLE - BUDGET AND ACTUAL WATER ENTERPRISE FUND

For the Nine Months Ended September 30, 2024

UNAUDITED

	2024 Adopted Budget	Actual	Variance Favorable (Unfavorable)	Percent of Budget (YTD 75%)
REVENUE				
Water Billing	\$ 1,375,000	\$ 1,056,639	\$ (318,361)	77%
Water Improvement Fee	74,000	56,674	(17,326)	77%
Water Loan	216,000	162,341	(53,659)	75%
Water Tap Fees	72,000	16,542	(55,458)	23%
Water Meter/Parts	2,550	-	(2,550)	0%
Late Fees/Service Fees	16,000	15,405	(595)	96%
Interest	24,000	25,511	1,511	106%
American Rescue Plan	117,390	103,669	(13,721)	88%
PLES Upper Glenway Water Improvement	101,520	-	(101,520)	0%
Miscellaneous	-	795	795	0%
Total Revenue	<u>\$ 1,998,460</u>	<u>\$ 1,437,576</u>	<u>\$ (560,884)</u>	<u>72%</u>
EXPENDITURES				
Salaries and Benefits	\$ 519,749	\$ 326,168	\$ 193,581	63%
Professional Services	137,000	67,670	69,330	49%
Administrative/Operations	438,300	298,565	139,735	68%
Capital Outlays	649,290	454,822	194,468	70%
Debt Service	207,179	91,570	115,609	44%
Total Expenditures	<u>\$ 1,951,518</u>	<u>\$ 1,238,795</u>	<u>\$ 712,723</u>	<u>63%</u>
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES				
	<u>\$ 46,942</u>	<u>\$ 198,781</u>	<u>\$ 151,839</u>	
FUND BALANCE - BEGINNING OF YEAR				
		<u>\$ 1,304,220</u>		
FUND BALANCE - END OF YEAR				
		<u>\$ 1,503,001</u>		
Less: Restricted Operating Reserve - 3 months		(216,571)	<i>Note 1</i>	
FUND BALANCE - END OF YEAR - Unrestricted				
		<u><u>\$ 1,286,430</u></u>		

Note 1: CWR&PDA Loan Requirement

TOWN OF PALMER LAKE

STATEMENT OF REVENUE, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL CONSERVATION TRUST FUND

For the Nine Months Ended September 30, 2024

UNAUDITED

	2024 Adopted Budget	Actual	Variance Favorable (Unfavorable)	Percent of Budget (YTD 75%)
REVENUE				
State Shared Revenue	\$ 36,140	\$ 24,650	\$ (11,490)	68%
Interest	1,200	1,204	4	100%
Total Revenue	\$ 37,340	\$ 25,854	\$ (11,486)	69%
EXPENDITURES				
Salaries and Benefits	\$ 14,380	\$ 8,651	\$ 5,729	60%
Administrative/Operations	3,000	-	3,000	0%
Capital Outlays	19,000	-	19,000	0%
Total Expenditures	\$ 36,380	\$ 8,651	\$ 27,729	24%
NET CHANGE IN FUND BALANCE	\$ 960	\$ 17,203	\$ 16,243	
FUND BALANCE - BEGINNING OF YEAR		\$ 59,044		
FUND BALANCE - END OF YEAR - Restricted		\$ 76,247		



Accounts Payable Reports
September 2024

Ranges: From: To: From: To:
 Check Number First Last Check Date 9/1/2024 9/30/2024
 Vendor ID First Last Checkbook ID First Last
 Vendor Name First Last

Sorted By: Check Number

* Voided Checks

Check Number	Vendor ID	Vendor Check Name	Check Date	Checkbook ID	Audit Trail Code	Amount
50080	AMCOBIIT	AMCOBI	9/5/2024	COBANK-CKG 9495	PMCHK00000183	\$3,805.00
50081	BLUEBEAMINC	BLUEBEAM INC	9/5/2024	COBANK-CKG 9495	PMCHK00000183	\$660.00
50082	CDPHE	CDPHE	9/5/2024	COBANK-CKG 9495	PMCHK00000183	\$175.00
50083	CHAVEZCONSULTIN	CHAVEZ CONSULTING INC., LLC	9/5/2024	COBANK-CKG 9495	PMCHK00000183	\$5,387.50
* 50084	CITYFINANCEACCT	CITY FINANCE ACCT REC	9/5/2024	COBANK-CKG 9495	PMCHK00000183	\$84.00
50085	COLORADORURALWA	Colorado Rural Water Associati	9/5/2024	COBANK-CKG 9495	PMCHK00000183	\$50.00
50086	CKT	COMMON KNOWLEDGE TECHNOLOGY	9/5/2024	COBANK-CKG 9495	PMCHK00000183	\$4,561.00
50087	COREANDMAIN	CORE & MAIN LLP	9/5/2024	COBANK-CKG 9495	PMCHK00000183	\$289.67
50088	DOUGSIEBANDS	DOUG SIEBANDS	9/5/2024	COBANK-CKG 9495	PMCHK00000183	\$75.00
50089	EMBLEMAUTHORITY	EMBLEMS, INC. DBA THE EMBLEM A	9/5/2024	COBANK-CKG 9495	PMCHK00000183	\$244.00
50090	ESO	ESO SOLUTIONS, INC.	9/5/2024	COBANK-CKG 9495	PMCHK00000183	\$208.53
50091	VANDERPOOL,HOLD	Holden Vanderpool	9/5/2024	COBANK-CKG 9495	PMCHK00000183	\$397.15
50092	HOMEDEPOTCREDIT	HOME DEPOT CREDIT SERVICES	9/5/2024	COBANK-CKG 9495	PMCHK00000183	\$904.36
50093	INTERSTATECHEMI	INTERSTATE CHEMICAL CO., INC	9/5/2024	COBANK-CKG 9495	PMCHK00000183	\$2,299.30
50094	JACKSON105FPD	JACKSON 105 FPD	9/5/2024	COBANK-CKG 9495	PMCHK00000183	\$200.00
50095	KELLYBOOKSLLC	KellyBooks LLC	9/5/2024	COBANK-CKG 9495	PMCHK00000183	\$3,512.50
50096	MEYER&SAMS,INC	MEYER & SAMS, INC. DBA GMS INC	9/5/2024	COBANK-CKG 9495	PMCHK00000183	\$5,522.22
50097	MONARCHMERCHANT	MONARCH MERCHANDISING	9/5/2024	COBANK-CKG 9495	PMCHK00000183	\$182.40
50098	STERICYCLE	STERICYCLE, INC.	9/5/2024	COBANK-CKG 9495	PMCHK00000183	\$40.52
50099	T2SYSTEMS	T2 SYSTEMS CANADA INC.	9/5/2024	COBANK-CKG 9495	PMCHK00000183	\$70.00
50100	GAZETTE	THE GAZETTE	9/5/2024	COBANK-CKG 9495	PMCHK00000183	\$57.05
50101	TLECC	TIMBER LINE ELECTRIC & CONTROL	9/5/2024	COBANK-CKG 9495	PMCHK00000183	\$4,502.00
50102	USDEPTTREASURY	U.S. Department of the Treasur	9/5/2024	COBANK-CKG 9495	PMCHK00000183	\$218.65
50103	UNCC	UTILITY NOTIFICATION CENTER OF	9/5/2024	COBANK-CKG 9495	PMCHK00000183	\$64.50
50104	WATEROUSCOMPANY	WATEROUS COMPANY	9/5/2024	COBANK-CKG 9495	PMCHK00000183	\$35.67
* 50105	WATTSUPFITTINGI	WATTS UPFITTING INC.	9/5/2024	COBANK-CKG 9495	PMCHK00000183	\$5,547.65
50106	WITMERPUBLIC	WITMER PUBLIC SAFETY GROUP INC	9/5/2024	COBANK-CKG 9495	PMCHK00000183	\$65.74
50107	WATTSUPFITTINGI	WATTS UPFITTING INC.	9/5/2024	COBANK-CKG 9495	PMCHK00000184	\$11,095.30
50108	4RIVERSEQUIPMEN	4 RIVERS EQUIPMENT	9/12/2024	COBANK-CKG 9495	PMCHK00000185	\$2,065.03
50109	AIRGAS	AIRGAS USA, LLC	9/12/2024	COBANK-CKG 9495	PMCHK00000185	\$91.43
50110	ALERT360	ALERT 360	9/12/2024	COBANK-CKG 9495	PMCHK00000185	\$32.03
50111	CDPHE	CDPHE	9/12/2024	COBANK-CKG 9495	PMCHK00000185	\$462.00
50112	CIRSA	CIRSA	9/12/2024	COBANK-CKG 9495	PMCHK00000185	\$130.64
50113	COLORADODIVISIO	COLORADO DIVISION OF FIRE PREV	9/12/2024	COBANK-CKG 9495	PMCHK00000185	\$30.00
50114	COMMUNITYMATTER	COMMUNITY MATTERS INSTITUTE	9/12/2024	COBANK-CKG 9495	PMCHK00000185	\$21,082.50
50115	NEVADATAPMASTER	NEVADA TAP MASTER, INC.	9/12/2024	COBANK-CKG 9495	PMCHK00000185	\$9,180.54
50116	OASISLANDSCAPE	OASIS LANDSCAPE & IRRIGATION I	9/12/2024	COBANK-CKG 9495	PMCHK00000185	\$333.67
50117	PALMERLAKESANIT	PALMER LAKE SANITATION	9/12/2024	COBANK-CKG 9495	PMCHK00000185	\$1,417.32
50118	DPCINDUSTRIES	PVS DX, INC.	9/12/2024	COBANK-CKG 9495	PMCHK00000185	\$70.00
50119	REPUBLICSERVICE	REPUBLIC SERVICES #653	9/12/2024	COBANK-CKG 9495	PMCHK00000185	\$1,852.01
50120	TIFFANYGLASPY	TIFFANY GLASPY	9/12/2024	COBANK-CKG 9495	PMCHK00000185	\$575.00
50121	WESTFORKCONSTRU	WEST FORK CONSTRUCTION LLC	9/12/2024	COBANK-CKG 9495	PMCHK00000185	\$429,232.00
50122	WITMERPUBLIC	WITMER PUBLIC SAFETY GROUP INC	9/12/2024	COBANK-CKG 9495	PMCHK00000185	\$49.69
50123	XEROX	XEROX BUSINESS SOLUTIONS SOUTH	9/12/2024	COBANK-CKG 9495	PMCHK00000185	\$73.61
50124	AIRGAS	AIRGAS USA, LLC	9/19/2024	COBANK-CKG 9495	PMCHK00000186	\$47.38
50125	BLUETREEELLC	BLUE TREE, LLC	9/19/2024	COBANK-CKG 9495	PMCHK00000186	\$1,000.00
50126	BRAINERDCHEMICA	BRAINERD CHEMICAL	9/19/2024	COBANK-CKG 9495	PMCHK00000186	\$1,598.64
50127	DANAKEPNERCOMPA	DANA KEPNER COMPANY, LLC	9/19/2024	COBANK-CKG 9495	PMCHK00000186	\$325.48
50128	GRAINGER	GRAINGER	9/19/2024	COBANK-CKG 9495	PMCHK00000186	\$84.24
50129	JAN-PROFRANCHIS	JAN-PRO FRANCHISE DEVELOPMENT	9/19/2024	COBANK-CKG 9495	PMCHK00000186	\$267.75
50130	LEWISPALMER	LEWIS-PALMER MS CROSS COUNTRY	9/19/2024	COBANK-CKG 9495	PMCHK00000186	\$75.00
50131	PALMERLAKEWINE	PALMER LAKE WINE FESTIVAL	9/19/2024	COBANK-CKG 9495	PMCHK00000186	\$75.00
50132	PIKESPEAKLIBRAR	PIKES PEAK LIBRARY DISTRICT	9/19/2024	COBANK-CKG 9495	PMCHK00000186	\$75.00
50133	TLECC	TIMBER LINE ELECTRIC & CONTROL	9/19/2024	COBANK-CKG 9495	PMCHK00000186	\$2,240.50
50134	USDEPTTREASURY	U.S. Department of the Treasur	9/19/2024	COBANK-CKG 9495	PMCHK00000186	\$276.00
50135	YAK'S MMX LLC	Yak's MMX LLC	9/19/2024	COBANK-CKG 9495	PMCHK00000186	\$331.00

* Voided Checks

Check Number	Vendor ID	Vendor Check Name	Check Date	Checkbook ID	Audit Trail Code	Amount
50136	BRADLEYEXCAVATI	BRADLEY EXCAVATING INC.	9/26/2024	COBANK-CKG 9495	PMCHK00000187	\$7,635.00
50137	CENTURYLINK	CENTURYLINK	9/26/2024	COBANK-CKG 9495	PMCHK00000187	\$636.82
50138	CIRSA	CIRSA	9/26/2024	COBANK-CKG 9495	PMCHK00000187	\$35,602.73
50139	CITYFINANCEACCT	CITY FINANCE ACCT REC	9/26/2024	COBANK-CKG 9495	PMCHK00000187	\$361.08
50140	COLORADODIVISIO	COLORADO DIVISION OF FIRE PREV	9/26/2024	COBANK-CKG 9495	PMCHK00000187	\$30.00
50141	CKT	COMMON KNOWLEDGE TECHNOLOGY	9/26/2024	COBANK-CKG 9495	PMCHK00000187	\$2,705.75
50142	COREANDMAIN	CORE & MAIN LLP	9/26/2024	COBANK-CKG 9495	PMCHK00000187	\$1,266.57
50143	DENNISDRIML	DENNIS DRIML	9/26/2024	COBANK-CKG 9495	PMCHK00000187	\$75.00
50144	ELPASOCOUNTY	EL PASO COUNTY, COLORADO	9/26/2024	COBANK-CKG 9495	PMCHK00000187	\$1,477.97
50145	EVOQUA	EVOQUA WATER TECHNOLOGIES LLC	9/26/2024	COBANK-CKG 9495	PMCHK00000187	\$1,513.00
50146	INLANDPOTABLE	INLAND POTABLE SERVICES, INC.	9/26/2024	COBANK-CKG 9495	PMCHK00000187	\$3,712.50
50147	CICCOLELLAJOHN	JOHN CICCOLELLA	9/26/2024	COBANK-CKG 9495	PMCHK00000187	\$320.00
50148	MICHELLECALLAHA	MICHELLE CALLAHAM	9/26/2024	COBANK-CKG 9495	PMCHK00000187	\$50.00
50149	MONARCHMERCHANT	MONARCH MERCHANDISING	9/26/2024	COBANK-CKG 9495	PMCHK00000187	\$30.00
50150	MYFLEETCENTER	MYFLEETCENTER	9/26/2024	COBANK-CKG 9495	PMCHK00000187	\$280.41
50151	ORKIN	Orkin	9/26/2024	COBANK-CKG 9495	PMCHK00000187	\$178.30
50152	PIKESPEAKCHIEFS	PIKES PEAK CHIEFS FORUM	9/26/2024	COBANK-CKG 9495	PMCHK00000187	\$100.00
50153	T2SYSTEMS	T2 SYSTEMS CANADA INC.	9/26/2024	COBANK-CKG 9495	PMCHK00000187	\$70.00
50154	THESUPPLYCACHE	THE SUPPLY CACHE	9/26/2024	COBANK-CKG 9495	PMCHK00000187	\$594.85
50155	VERITYSVILLAGE	VERITYS VILLAGE	9/26/2024	COBANK-CKG 9495	PMCHK00000187	\$75.00
Total Checks:	76			Total Amount of Checks:		\$574,512.47

Town of Palmer Lake
 ACH REGISTER REPORT
 Payables Management

ACH Date	From:	To:
9/1/2024	9/1/2024	9/30/2024
Checkbook ID	COBANK-CKG 9495	COBANK-CKG 9495

Sorted By: Date

Trx Date	Orig. Audit Trail	Distribution Reference	Orig. Master Number	Orig. Master Name	Amount
9/3/2024	CMTRX00000161	Bank Transaction Entry	WDL000001532	Xfinity	11.07
9/3/2024	CMTRX00000161	Bank Transaction Entry	WDL000001533	Comcast	193.35
9/3/2024	CMTRX00000161	Bank Transaction Entry	WDL000001536	FPPA	7,605.82
9/3/2024	CMTRX00000165	Bank Transaction Entry	WDL000001588	Visa Cardmember Services	15,569.87
9/5/2024	CMTRX00000161	Bank Transaction Entry	WDL000001534	Paycom	74,368.32
9/6/2024	CMTRX00000161	Bank Transaction Entry	WDL000001531	WEX Fuel	5,023.74
9/9/2024	CMTRX00000161	Bank Transaction Entry	WDL000001537	FPPA	7,605.82
9/9/2024	CMTRX00000163	Bank Transaction Entry	WDL000001562	CORE Electric	8,681.23
9/9/2024	CMTRX00000163	Bank Transaction Entry	WDL000001563	Humana	1,327.62
9/9/2024	CMTRX00000164	Bank Transaction Entry	WDL000001578	Black Hills Energy	136.43
9/10/2024	CMTRX00000163	Bank Transaction Entry	WDL000001564	Pinnacol Assurance	7,523.00
9/11/2024	CMTRX00000161	Bank Transaction Entry	WDL000001530	Health Equity	7.50
9/11/2024	CMTRX00000161	Bank Transaction Entry	WDL000001538	FPPA	7,294.38
9/11/2024	CMTRX00000161	Bank Transaction Entry	WDL000001540	PCS	1,689.73
9/16/2024	CMTRX00000164	Bank Transaction Entry	WDL000001579	Black Hills Energy	49.83
9/16/2024	CMTRX00000164	Bank Transaction Entry	WDL000001580	Black Hills Energy	35.29
9/16/2024	CMTRX00000164	Bank Transaction Entry	WDL000001581	Black Hills Energy	29.91
9/16/2024	CMTRX00000164	Bank Transaction Entry	WDL000001582	Black Hills Energy	25.31
9/16/2024	CMTRX00000164	Bank Transaction Entry	WDL000001583	Black Hills Energy	25.31
9/16/2024	CMTRX00000164	Bank Transaction Entry	WDL000001584	Black Hills Energy	25.31
9/16/2024	CMTRX00000164	Bank Transaction Entry	WDL000001585	Black Hills Energy	25.31
9/16/2024	CMTRX00000164	Bank Transaction Entry	WDL000001586	Black Hills Energy	25.31
9/19/2024	CMTRX00000161	Bank Transaction Entry	WDL000001535	Paycom	64,412.95
9/23/2024	CMTRX00000164	Bank Transaction Entry	WDL000001566	Amcobi	1,392.21
9/23/2024	CMTRX00000164	Bank Transaction Entry	WDL000001567	Amcobi	992.01
9/23/2024	CMTRX00000164	Bank Transaction Entry	WDL000001568	Amcobi	262.67
9/23/2024	CMTRX00000164	Bank Transaction Entry	WDL000001569	Amcobi	211.24
9/23/2024	CMTRX00000164	Bank Transaction Entry	WDL000001570	Amcobi	158.75
9/23/2024	CMTRX00000164	Bank Transaction Entry	WDL000001571	Amcobi	154.40
9/23/2024	CMTRX00000164	Bank Transaction Entry	WDL000001572	Amcobi	112.69
9/23/2024	CMTRX00000164	Bank Transaction Entry	WDL000001573	Amcobi	95.80
9/23/2024	CMTRX00000164	Bank Transaction Entry	WDL000001574	Amcobi	92.56
9/23/2024	CMTRX00000164	Bank Transaction Entry	WDL000001575	Amcobi	90.88
9/23/2024	CMTRX00000164	Bank Transaction Entry	WDL000001576	Amcobi	88.36
9/23/2024	CMTRX00000164	Bank Transaction Entry	WDL000001577	Amcobi	85.00
9/25/2024	CMTRX00000161	Bank Transaction Entry	WDL000001541	PCS	1,776.60
9/26/2024	CMTRX00000161	Bank Transaction Entry	WDL000001539	FPPA	7,742.46
9/26/2024	CMTRX00000163	Bank Transaction Entry	WDL000001565	Anthem	10,798.92

Total ACHs:	38	Total Amount of ACHs:	\$ 225,746.96
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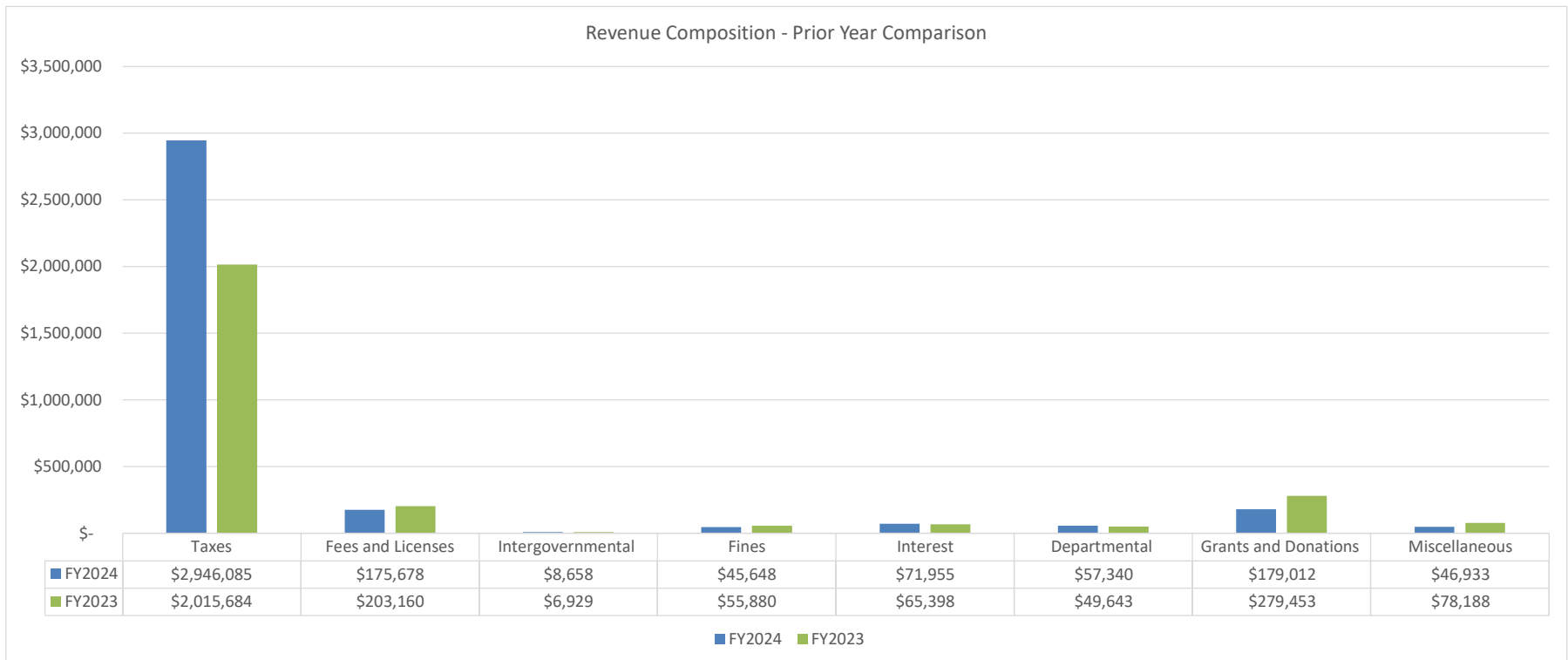
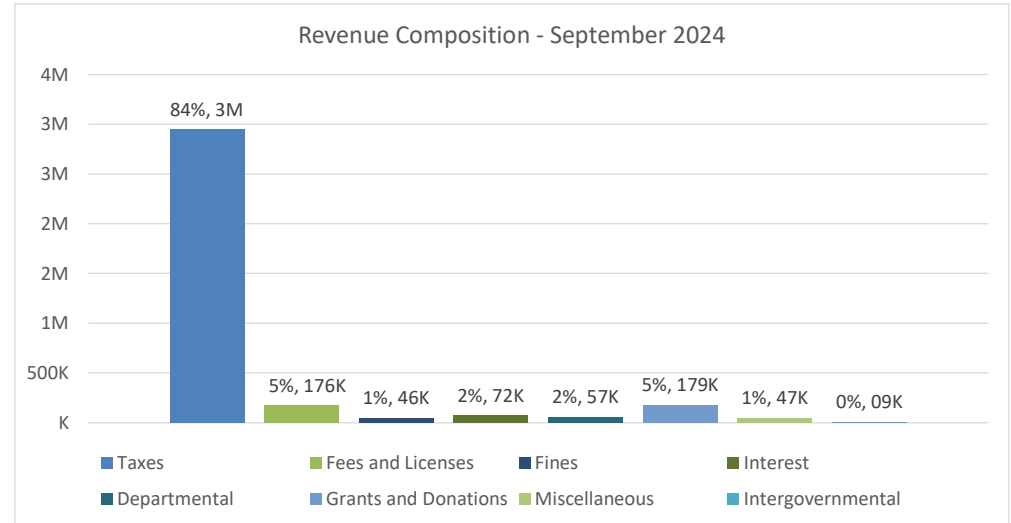
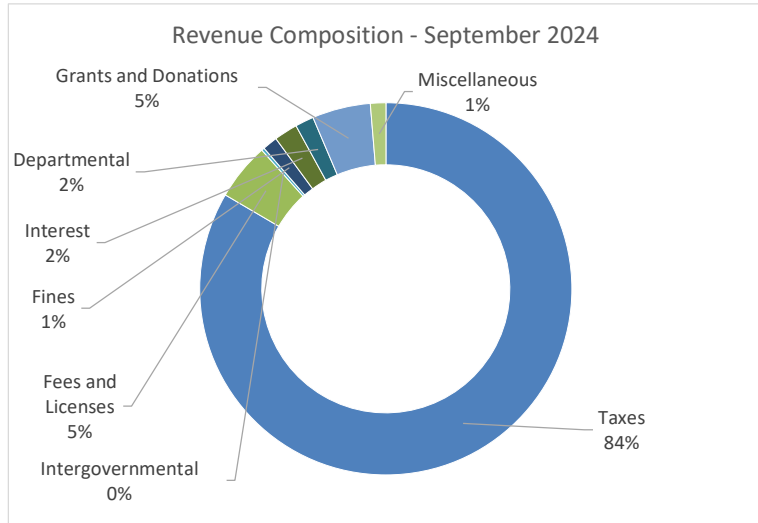
Charts
September 2024

TOWN OF PALMER LAKE

Item 3.

REVENUE CHARTS GENERAL FUND

For the Nine Months Ended September 30, 2024
UNAUDITED



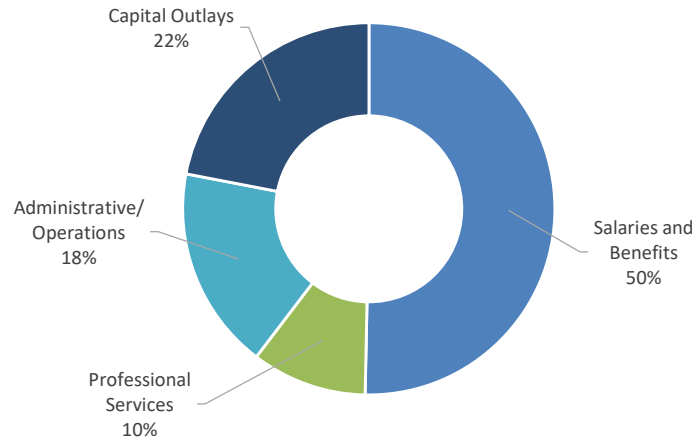
TOWN OF PALMER LAKE

Item 3.

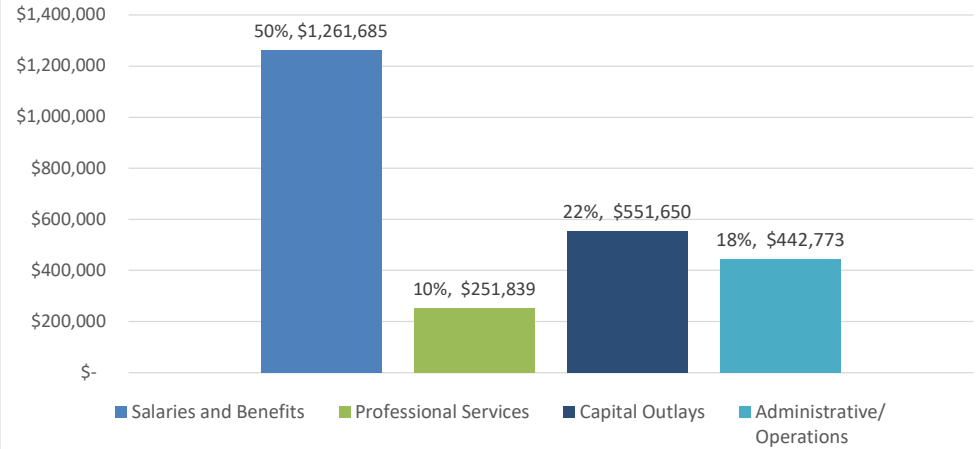
EXPENDITURE CHARTS GENERAL FUND

For the Nine Months Ended September 30, 2024
UNAUDITED

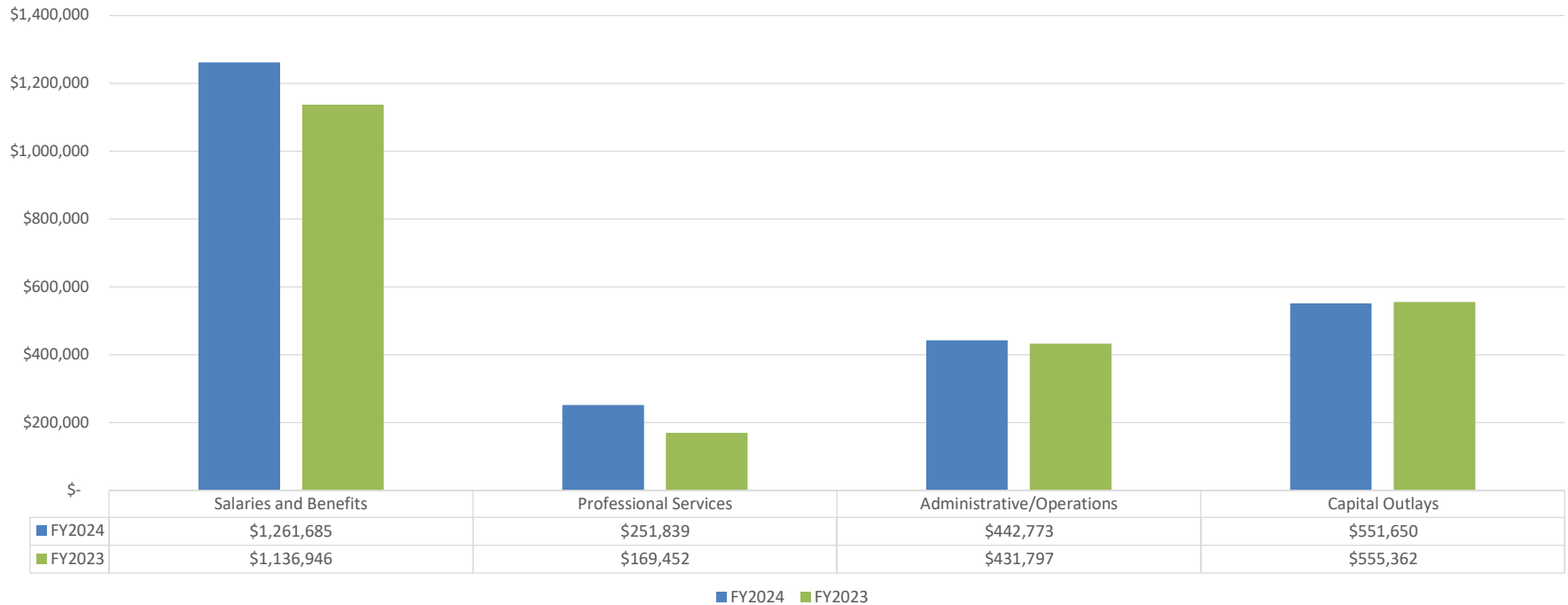
Expenditure Composition by Type - September 2024



Expenditure Composition by Type - September 2024



Expenditure Composition by Type - Prior Year Comparison



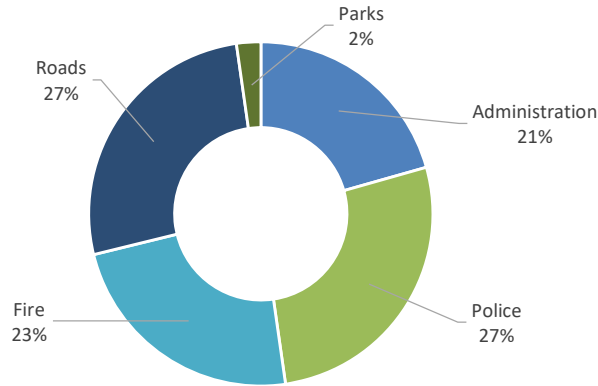
TOWN OF PALMER LAKE

Item 3.

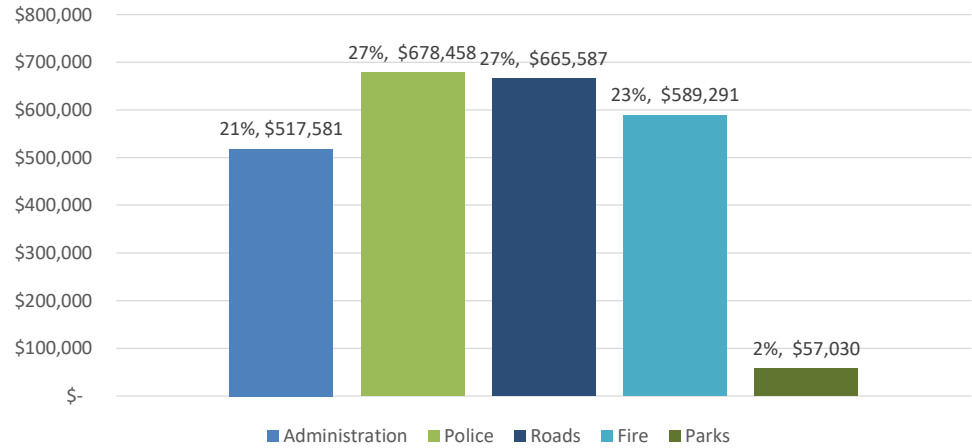
EXPENDITURE CHARTS GENERAL FUND

For the Nine Months Ended September 30, 2024
UNAUDITED

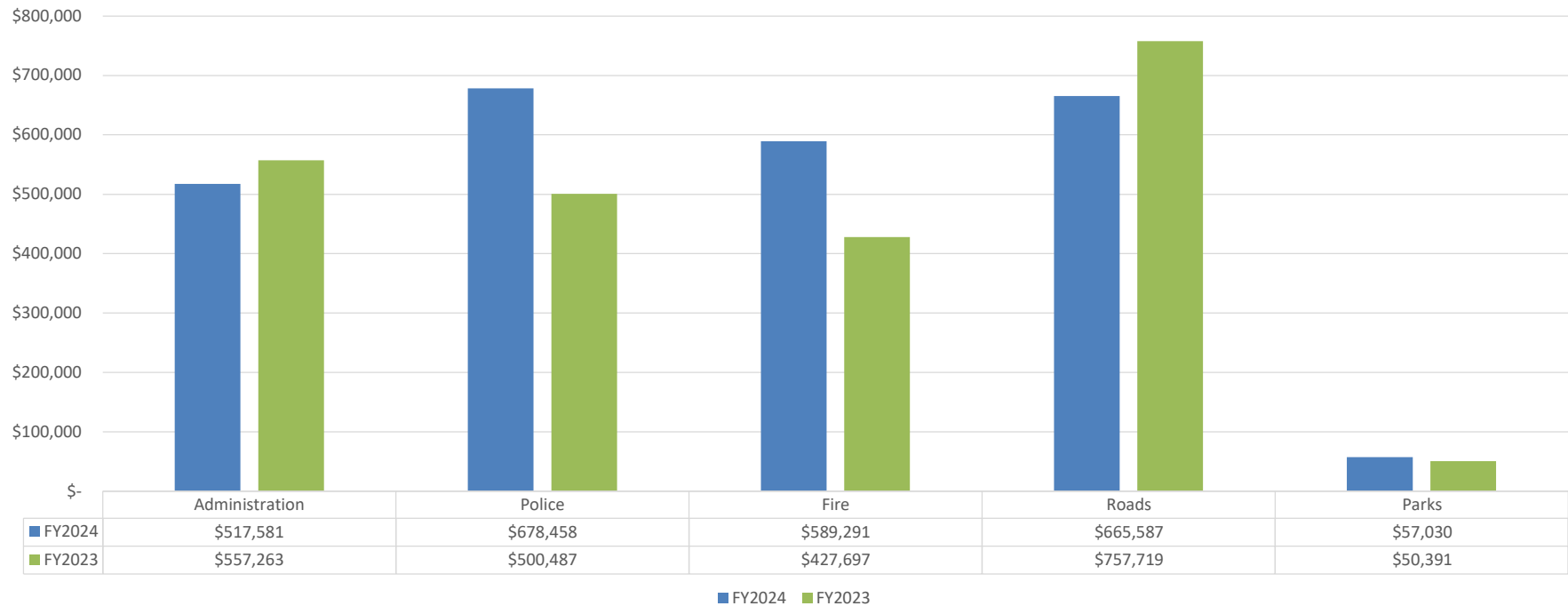
Expenditure Composition by Department - September 2024



Expenditure Composition by Department - September 2024



Expenditure Composition by Department - Prior Year Comparison

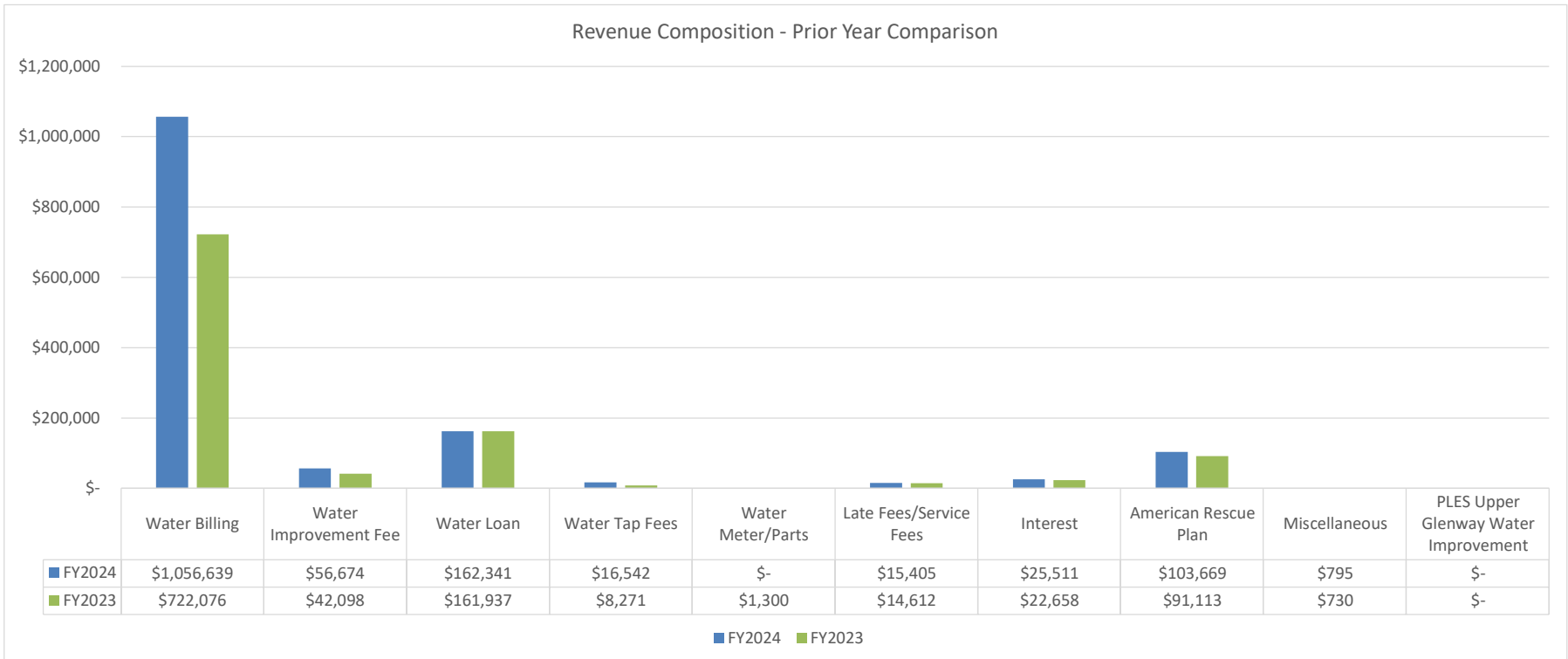
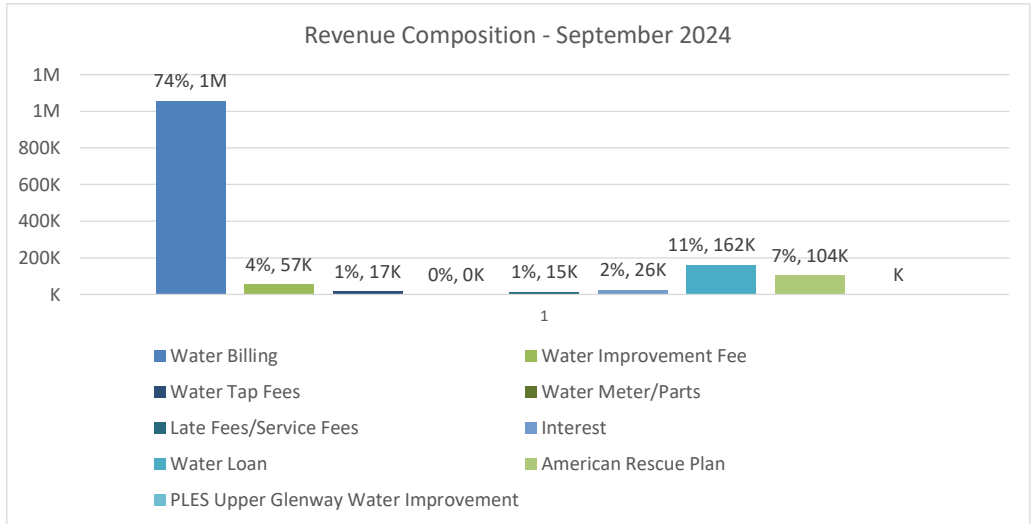
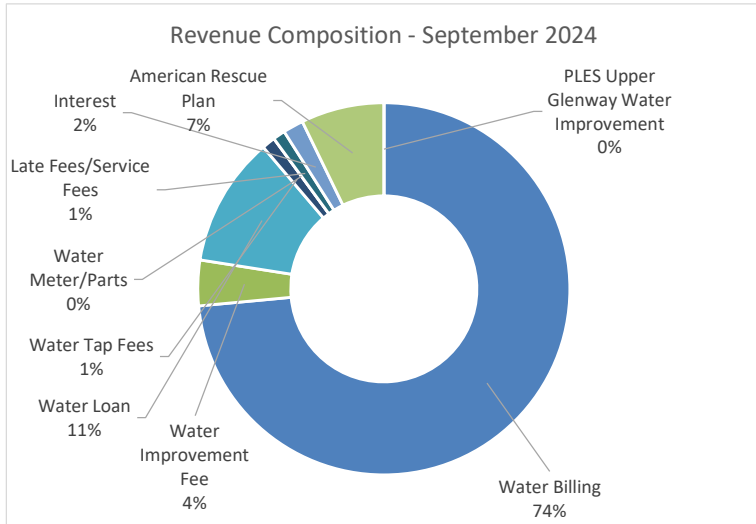


TOWN OF PALMER LAKE

Item 3.

REVENUE CHARTS WATER ENTERPRISE FUND

For the Nine Months Ended September 30, 2024
UNAUDITED

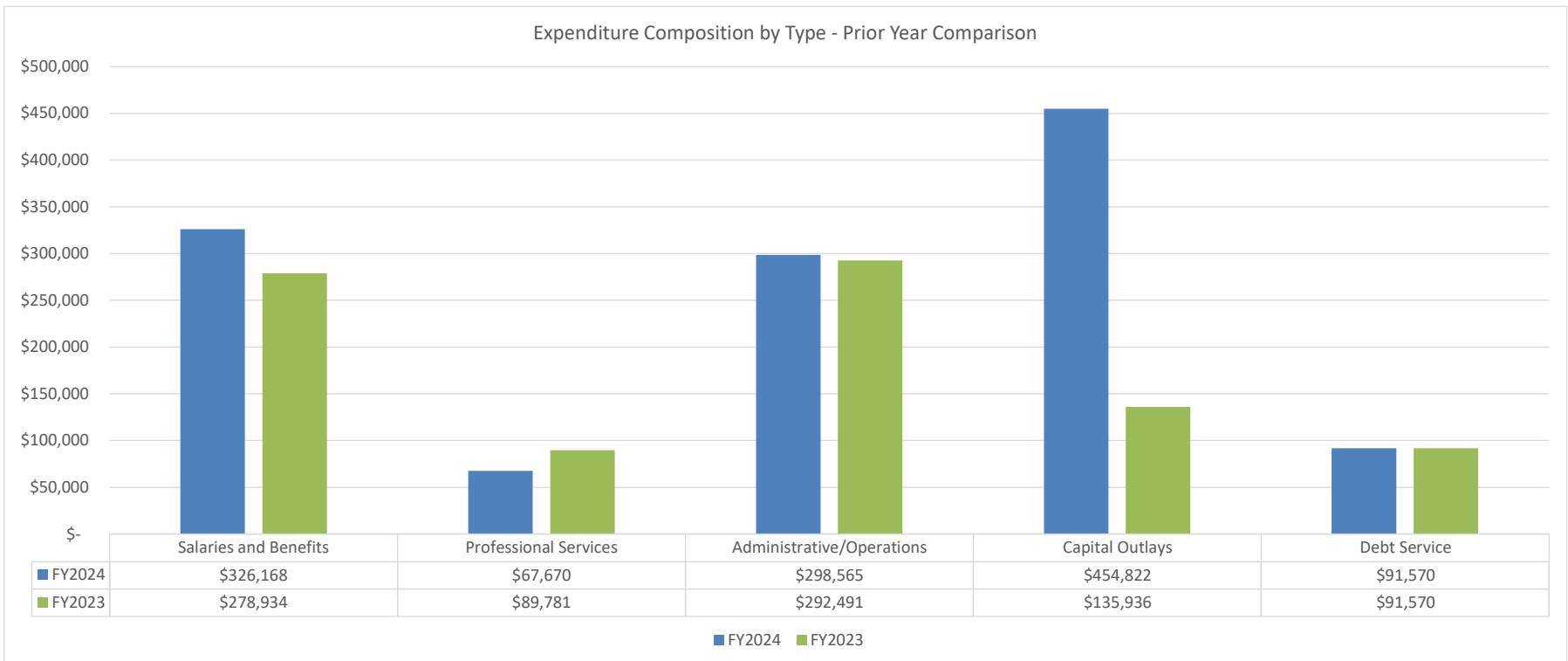
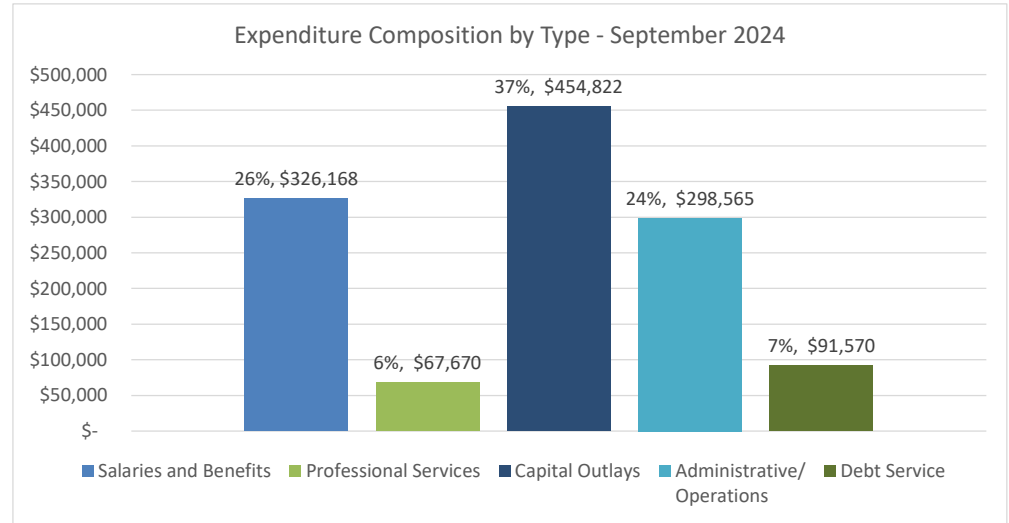
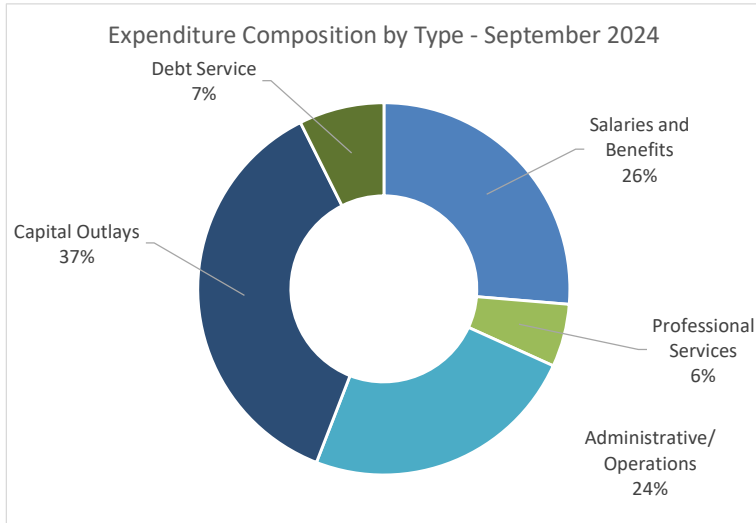


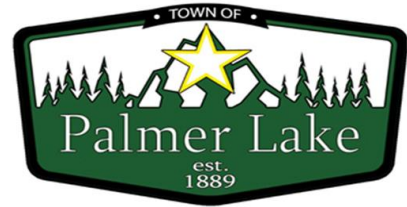
TOWN OF PALMER LAKE

Item 3.

EXPENDITURE CHARTS WATER ENTERPRISE FUND

For the Nine Months Ended September 30, 2024
UNAUDITED





**TOWN OF PALMER LAKE
BOARD OF TRUSTEES - MEMO SUMMARY**

DATE: October 24, 2024	ITEM NO.	SUBJECT: Resolution Initiating Annexation Proceeding and Setting a Hearing to Determine Eligibility of Land to be Annexed
Presented by: Town Attorney, Scott Krob		

Background

As we have discussed in connection with other annexations, this resolution is merely a procedural matter and does not involve any substantive decisions made by the Town. Once a petition for annexation is received by the Town Clerk that generally complies with the statutory requirements for an annexation petition, the Clerk is obligated to bring the matter to the Board of Trustees at its next meeting. Then the Board is obligated to pick a date to have a hearing that is between 30 and 60 days of the date of the resolution. The hearing that is being set is sometimes referred to as an “eligibility hearing.” All the Board is doing tonight is picking the date for the eligibility hearing. No substantive decision will be discussed or made by the Board, such as whether the proposed lands are eligible for annexation, or whether it is beneficial to the Town to annex the property, and if so, what conditions should the Town require in connection with such annexation. Those are all topics for discussion by the Board at a future time, but not tonight.

Recommended Action

The Board’s discussion is limited to approving the date the eligibility hearing will be conducted.

TOWN OF PALMER LAKE, COLORADO**RESOLUTION NO. 52 - 2024****A RESOLUTION INITIATING ANNEXATION PROCEEDINGS AND SETTING A HEARING TO DETERMINE THE ELIGIBILITY OF CERTAIN LANDS SOUGHT TO BE ANNEXED**

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; and

WHEREAS, on October 21, 2024, the Town Clerk received six (6) petitions for annexations and annexation maps, from Ms. Maria Larsen, that substantially comply with the applicable requirements for annexation petitions, including but not limited to Section 31-12-12-107, C.R.S., and Section 30(1)(b) of Article II of the Colorado Constitution; and

WHEREAS, the petitions and the annexation maps depicting the areas the petitioner seeks to annex are attached as Exhibit A; and

WHEREAS, the Town Clerk has brought the annexation petitions and annexation maps to the attention of the Board of Trustees.

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

1. Annexation proceedings are initiated upon the petitions for annexation and the annexation maps attached as Exhibit A for the real property described in Exhibit A.
2. Pursuant to the provisions of Section 31-12-108, C.R.S., a hearing is hereby set for December 12, 2024, commencing at 6:00 p.m., or as soon thereafter as the matter may be heard by the Palmer Lake Board of Trustees at the Palmer Lake Town Hall located at 28 Valley Crescent, Palmer Lake, to determine if the proposed annexations comply with Section 31-12-104 and 31-12-105, C.R.S., or such parts thereof, as may be required to establish eligibility under Part 1 of Chapter 31, Article 12 of such statutes.
3. 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.
4. 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 REGULAR MEETING OF THE BOARD OF TRUSTEES OF THE TOWN OF PALMER LAKE ON THIS 24th DAY OF OCTOBER 2024.

ATTEST:

TOWN OF PALMER LAKE, COLORADO

Dawn A. Collins
Town Administrator/Clerk

BY: _____
Glant Havenar
Mayor



Vertex Consulting Services, LLC
 5825 Delmonico Drive, Suite 320
 Colorado Springs, CO 80918

Project Statement

October 21, 2024

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

Re: Analysis of Statutory Criteria for Annexation Acceptance

To the Town of Palmer Lake,

Please accept this document as the analysis of how the proposed six (6) Buc'ees Palmer Lake sequential annexation petitions meet the requirements of Section 31-12-104 and 105 C.R.S. of the Municipal Annexation Act of 1965, as amended, and, therefore, must be accepted by the Town of Palmer Lake for future consideration of annexation.

Below is an analysis of Section 31-12-104 C.R.S. The *italic* text is the direct statutory citation and the indented text is the analysis identifying compliance with the statute.

(a) That not less than one-sixth of the perimeter of the area proposed to be annexed is contiguous with the annexing municipality. Contiguity shall not be affected by the existence of a platted street or alley, a public or private right-of-way, a public or private transportation right-of-way or area, public lands, whether owned by the state, the United States, or an agency thereof, except county-owned open space, or a lake, reservoir, stream, or other natural or artificial waterway between the annexing municipality and the land proposed to be annexed. Subject to the requirements imposed by section 31-12-105(1)(e), contiguity may be established by the annexation of one or more parcels in a series, which annexations may be completed simultaneously and considered together for the purposes of the public hearing required by sections 31-12-108 and 31-12-109 and the annexation impact report required by section 31-12-108.5.

Contiguity is achieved via sequential flagpole annexations. One-sixth contiguity equates to roughly 16.67%. The contiguity statement and pertinent calculation are included on Page 1 of

each of the annexation plats on the upper lefthand side of the drawing. Below are the pertinent calculations for each filing:

- Filing 1
 - Total perimeter of area for annexation: 180 feet
 - Length contiguous with Town: 30 feet (16.67%)
- Filing 2
 - Total perimeter of area for annexation: 900 feet
 - Length contiguous with Town: 150 feet (16.67%)
- Filing 3
 - Total perimeter of area for annexation: 4,499.99 feet
 - Length contiguous with Town: 750 feet (16.67%)
- Filing 4
 - Total perimeter of area for annexation: 21,011.4 feet
 - Length contiguous with Town: 3,749.99 feet (17.85%)
- Filing 5
 - Total perimeter of area for annexation: 37,435.73 feet
 - Length contiguous with Town: 17,261.41 feet (46.11%)
- Filing 6
 - Total perimeter of area for annexation: 4,288.03 feet
 - Length contiguous with Town: 1,990.72 feet (46.43%)

(b) That a community of interest exists between the area proposed to be annexed and the annexing municipality; that said area is urban or will be urbanized in the near future; and that said area is integrated with or is capable of being integrated with the annexing municipality. The fact that the area proposed to be annexed has the contiguity with the annexing municipality required by paragraph (a) of this subsection (1) shall be a basis for a finding of compliance with these requirements unless the governing body, upon the basis of competent evidence presented at the hearing provided for in section 31-12-109, finds that at least two of the following are shown to exist:

(I) Less than fifty percent of the adult residents of the area proposed to be annexed make use of part or all of the following types of facilities of the annexing municipality: Recreational, civic, social, religious, industrial, or commercial; and less than twenty-five percent of said area's adult residents are employed in the annexing municipality. If there are no adult residents at the time of the hearing, this standard shall not apply.

The subject property is vacant and there are no existing residents living on the property; therefore, this section does not apply.

(II) One-half or more of the land in the area proposed to be annexed (including streets) is agricultural, and the landowners of such agricultural land, under oath, express an intention to devote the land to such agricultural use for a period of not less than five years.

The property is currently assessed by the El Paso County Assessor's Office as vacant land. In addition, there is no stated intent by the landowner to utilize the land for agricultural purposes.

(III) It is not physically practicable to extend to the area proposed to be annexed those urban services which the annexing municipality provides in common to all of its citizens on the same terms and conditions as such services are made available to such citizens. This standard shall not apply to the extent that any portion of an area proposed to be annexed is provided or will within the reasonably near future be provided with any service by or through a quasi-municipal corporation.

The Town of Palmer Lake does not currently provide gas or electrical service to any citizens within the Town. Electrical service is primarily provided to the citizens of Palmer Lake by CORE Electric Cooperation or by Mountain View Electric Association. The Town of Palmer Lake does not provide sanitation services to any citizens within the Town. Sanitation service is primarily provided by Palmer Lake Sanitation District or Monument Sanitation District.

The Town of Palmer Lake provides water service to most residences within the Town limits. GMS, Inc. prepared a "Water Systems Improvements-22" report for the Town of Palmer Lake, which was dated November, 2022. This report identified the need for a water loop to allow the Town to fully utilize existing water rights and to allow for water service redundancy. The loop was anticipated to continue east along County Line Road/Palmer Divide Road, towards the proposed annexation area. The annexation will facilitate the funding and construction of this critical infrastructure improvement and will also result in the extension of water service to the property in a physically practicable manner.

(2)(a) The contiguity required by paragraph (a) of subsection (1) of this section may not be established by use of any boundary of an area which was previously annexed to the annexing municipality if the area, at the time of its annexation, was not contiguous at any point with the boundary of the annexing municipality, was not otherwise in compliance with paragraph (a) of subsection (1) of this section, and was located more than three miles from the nearest boundary of the annexing municipality, nor may such contiguity be established by use of any boundary of territory which is subsequently annexed directly to, or which is indirectly connected through subsequent annexations to, such an area.

The area proposed to be annexed is immediately adjacent to the Town limits. The furthest portion of property being annexed is currently located approximately 1.8 miles from the existing Town boundary.

(b) Because the creation or expansion of disconnected municipal satellites, which are sought to be prohibited by this subsection (2), violates both the purposes of this article as expressed in section 31-12-102 and the limitations of this article, any annexation which uses any boundary in violation of this subsection (2) may be declared by a court of competent jurisdiction to be void ab initio in addition to other remedies which may be provided. The provisions of section 31-12-116(2) and (4) and section 31-12-

117 shall not apply to such an annexation. Judicial review of such an annexation may be sought by any municipality having a plan in place pursuant to section 31-12-105(1)(e) directly affected by such annexation, in addition to those described in section 31-12-116(1). Such review may be, but need not be, instituted prior to the effective date of the annexing ordinance and may include injunctive relief. Such review shall be brought no later than sixty days after the effective date of the annexing ordinance or shall forever be barred.

This section is not applicable, the proposed annexation does not use a boundary that is in violation of subsection (2). The property is currently identified as being within the Town of Palmer Lake's current "Three Mile Plan" and is planned as a "Retail Node". In addition, no request for judicial review has been filed to date.

(c) Contiguity is hereby declared to be a fundamental element in any annexation, and this subsection (2) shall not in any way be construed as having the effect of legitimizing in any way any noncontiguous annexation.

A minimum of one-sixth contiguity has been achieved for all six of the sequential annexation petitions.

Below is an analysis of Section 31-12-105 C.R.S. The *italic* text is the direct statutory citation and the indented text is the analysis identifying compliance with the statute.

(1) Notwithstanding any provisions of this part 1 to the contrary, the following limitations shall apply to all annexations:

(a) In establishing the boundaries of any territory to be annexed, no land held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate, shall be divided into separate parts or parcels without the written consent of the landowners thereof unless such tracts or parcels are separated by a dedicated street, road, or other public way.

All lands included in the annexation petitions is either dedicated right-of-way or under one single ownership. The two parcels of land included in the annexation petition which are owned under a single ownership will not be separated by the action of annexation.

(b) In establishing the boundaries of any area proposed to be annexed, no land held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate, comprising twenty acres or more (which, together with the buildings and improvements situated thereon has a valuation for assessment in excess of two hundred thousand dollars for ad valorem tax purposes for the year next preceding the annexation) shall be included under this part 1 without the written consent of the landowners unless such tract of land is situated entirely within the outer boundaries of the annexing municipality as they exist at the time of annexation. In the

application of this paragraph (b), contiguity shall not be affected by a dedicated street, road, or other public way.

The area proposed for annexation is under one single ownership. The owner has signed all petitions.

(c) No annexation pursuant to section 31-12-106 and no annexation petition or petition for an annexation election pursuant to section 31-12-107 shall be valid when annexation proceedings have been commenced for the annexation of part or all of such territory to another municipality, except in accordance with the provisions of section 31-12-114. For the purpose of this section, proceedings are commenced when the petition is filed with the clerk of the annexing municipality or when the resolution of intent is adopted by the governing body of the annexing municipality if action on the acceptance of such petition or on the resolution of intent by the setting of the hearing in accordance with section 31-12-108 is taken within ninety days after the said filings if an annexation procedure initiated by petition for annexation is then completed within the one hundred fifty days next following the effective date of the resolution accepting the petition and setting the hearing date and if an annexation procedure initiated by resolution of intent or by petition for an annexation election is prosecuted without unreasonable delay after the effective date of the resolution setting the hearing date.

The area proposed for annexation was previously included as part of two prior petitions for annexation into the Town of Monument. The first petition was ultimately withdrawn by the landowner prior to formal decision by the Town of Monument Board of Trustees. A second petition for annexation was filed with the Town of Monument, which was subsequently denied by the Board of Trustees. There are currently no active annexation petitions on file with another municipality.

(d) As to any annexation which will result in the detachment of area from any school district and the attachment of the same to another school district, no annexation pursuant to section 31-12-106 or annexation petition or petition for an annexation election pursuant to section 31-12-107 is valid unless accompanied by a resolution of the board of directors of the school district to which such area will be attached approving such annexation.

The annexation will not impact existing school district boundaries.

(e)(I) Except as otherwise provided in this paragraph (e), no annexation may take place that would have the effect of extending a municipal boundary more than three miles in any direction from any point of such municipal boundary in any one year. Within said three-mile area, the contiguity required by section 31-12-104(1)(a) may be achieved by annexing a platted street or alley, a public or private right-of-way, a public or private transportation right-of-way or area, or a lake, reservoir, stream, or other natural or artificial waterway. Prior to completion of any annexation within the three-mile area, the municipality shall have in place a plan for that area that generally describes the proposed location, character, and extent of streets, subways, bridges, waterways, waterfronts, parkways, playgrounds, squares, parks,

aviation fields, other public ways, grounds, open spaces, public utilities, and terminals for water, light, sanitation, transportation, and power to be provided by the municipality and the proposed land uses for the area. Such plan shall be updated at least once annually. Such three-mile limit may be exceeded if such limit would have the effect of dividing a parcel of property held in identical ownership if at least fifty percent of the property is within the three-mile limit. In such event, the entire property held in identical ownership may be annexed in any one year without regard to such mileage limitation. Such three-mile limit may also be exceeded for the annexation of an enterprise zone.

The annexation will not extend the municipal boundary of the Town of Palmer Lake by more than three miles. The annexation is proposed to extend the boundaries by a maximum of approximately 1.8 miles. As stated above, the property is currently identified as being within the Town of Palmer Lake's current "Three Mile Plan" and is planned as a "Retail Node". In addition, no request for judicial review has been filed to date.

(II) Prior to completion of an annexation in which the contiguity required by section 31-12-104(1)(a) is achieved pursuant to subparagraph (I) of this paragraph (e), the municipality shall annex any of the following parcels that abut a platted street or alley, a public or private right-of-way, a public or private transportation right-of-way or area, or a lake, reservoir, stream, or other natural or artificial waterway, where the parcel satisfies all of the eligibility requirements pursuant to section 31-12-104 and for which an annexation petition has been received by the municipality no later than forty-five days prior to the date of the hearing set pursuant to section 31-12-108(1):

(A) Any parcel of property that has an individual schedule number for county tax filing purposes upon the petition of the owner of such parcel;

Not applicable at this time.

(B) Any subdivision that consists of only one subdivision filing upon the petition of the requisite number of property owners within the subdivision as determined pursuant to section 31-12-107; and

Not applicable at this time.

(C) Any subdivision filing within a subdivision that consists of more than one subdivision filing upon the petition of the requisite number of property owners within the subdivision filing as determined pursuant to section 31-12-107.

Not applicable at this time.

(e.1) The parcels described in subparagraph (II) of paragraph (e) of this subsection (1) shall be annexed under the same or substantially similar terms and conditions and considered at the same hearing and in the same impact report as the initial annexation in which the contiguity required by section 31-12-104(1)(a) is achieved by annexing a platted street or alley, a public or private right-of-way, a public or

private transportation right-of-way or area, or a lake, reservoir, stream, or other natural or artificial waterway. Impacts of the annexation upon the parcels described in subparagraph (II) of paragraph (e) of this subsection (1) that abut such platted street or alley, public or private right-of-way, public or private transportation right-of-way or area, or lake, reservoir, stream, or other natural or artificial waterway shall be considered in the impact report required by section 31-12-108.5. As part of the same hearing, the municipality shall consider and decide upon any petition for annexation of any parcel of property having an individual schedule number for county tax filing purposes, which petition was received not later than forty-five days prior to the hearing date, where the parcel abuts any parcel described in subparagraph (II) of paragraph (e) of this subsection (1) and where the parcel otherwise satisfies all of the eligibility requirements of section 31-12-104.

(e.3) In connection with any annexation in which the contiguity required by section 31-12-104(1)(a) is achieved by annexing a platted street or alley, a public or private right-of-way, a public or private transportation right-of-way or area, or a lake, reservoir, stream, or other natural or artificial waterway, upon the latter of ninety days prior to the date of the hearing set pursuant to section 31-12-108 or upon the filing of the annexation petition, the municipality shall provide, by regular mail to the owner of any abutting parcel as reflected in the records of the county assessor, written notice of the annexation and of the landowner's right to petition for annexation pursuant to section 31-12-107. Inadvertent failure to provide such notice shall neither create a cause of action in favor of any landowner nor invalidate any annexation proceeding.

Not applicable at this time.

(f) In establishing the boundaries of any area proposed to be annexed, if a portion of a platted street or alley is annexed, the entire width of said street or alley shall be included within the area annexed.

The entire width of Beacon Lite Road is proposed to be annexed.

(g) Notwithstanding the provisions of paragraph (f) of this subsection (1), a municipality shall not deny reasonable access to landowners, owner of an easement, or the owner of a franchise adjoining a platted street or alley which has been annexed by the municipality but is not bounded on both sides by the municipality.

Not applicable.

(h) The execution by any municipality of a power of attorney for real estate located within an unincorporated area shall not be construed to comply with the election provisions of this article for purposes of annexing such unincorporated area. Such annexation shall be valid only upon compliance with the procedures set forth in this article.

Not applicable. 100% of the required ownership signatures have been received; therefore, the annexation will not be by election.

ANNEXATION PETITION

The undersigned landowner, in accordance with the provisions of Section 31-12- 101 et. seq. C.R.S., and known as the Municipal Annexation Act of 1965, as amended, hereby petitions the Board of Trustees of the Town of Palmer Lake for annexation to the Town of Palmer Lake of the within described unincorporated area situated and being in the County of El Paso, State of Colorado. In support of this Petition, the petitioners allege and submit the following and make the within requests:

- 1) That it is desirable and necessary to annex the property shown on Exhibit A, attached hereto, comprising a total of 0.0253 acres more or less.
- 2) That the area sought to be annexed to the Town of Palmer Lake meets the requirements of section 31-12-104 and 105 C.R.S. of the Municipal Annexation Act of 1965, as amended, in that:
 - a. Not less than one-sixth of the perimeter of the described property is contiguous to the Town of Palmer Lake. The property for which annexation is sought has a total of 30 feet contiguous to the Town of Palmer Lake.
 - b. The area for which annexation is sought shares a community of interest with the Town of Palmer Lake.
 - c. The area for which annexation is sought will be urban in character in the near future.
 - d. The area for which annexation is sought is integrated with or is capable of being integrated with the Town of Palmer Lake.
 - e. Within the area for which annexation is sought, no lands held in identical ownership shall be divided into separate lots or parcels without the written consent of the landowners thereof.
 - f. No land held in identical ownership comprising twenty (20) acres or more shall be included within the annexation without the written consent of the landowners thereof.
 - g. The annexation which is sought will not result in a detachment of area from any school district and will not result in the attachment of the annexed area to another school district other than that in which it already is.
 - h. The annexation of the area proposed to be annexed will not have the effect of extending the boundary of the Town of Palmer Lake more than three miles in any direction from any point of the Town's boundary in any one year.

3) That the signers of this Petition comprise the landowners of one hundred percent (100%) of the territory included in the area for which annexation is sought.

4) That the petitioners request that the Town of Palmer Lake approve this annexation.

5) That the legal description of the territory proposed to be annexed is attached hereto as Exhibit B.

6) The names and addresses of adjacent property owners to the property for which annexation is sought and within 300 feet of the boundary of the property for which annexation is sought are attached as Exhibit C; the applicant must inform each property owner within 300 feet of the boundary of the property of the annexation petition by way of certified mail; the return receipts will be required to complete the applicants file.

7) No annexation proceedings have been commenced for the annexation to another municipality of part or all of the territory proposed to be annexed.

8) If a portion of a platted street or alley is to be annexed, the entire width of said street or alley is included within the area to be annexed.

9) The Town of Palmer Lake will distribute a copy of the annexation plat to the affected agencies for comment, including public entities of school district and various utilities (i.e., gas, cable, sewer).

10) That upon the Annexation Ordinance becoming effective, all lands within the area sought to be annexed shall become subject to the Colorado Revised Statutes and all ordinances, resolutions, and regulations of the Town of Palmer Lake.

WHEREFORE, the undersigned petitioners request that the Town of Palmer Lake approve the annexation of the Property.

Maria Larsen
Petitioner Name

Petitioner Name

Maria Larsen 10/18/2024
Signature Date

Signature Date

BUC'EES PALMER LAKE NO. 1 ANNEXATION MAP

LOCATED IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 11 SOUTH,
RANGE 67 WEST OF THE 6TH P.M..
COUNTY OF EL PASO, STATE OF COLORADO

ANNEXATION DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE SOUTH HALF OF THAT DECLARED PUBLIC HIGHWAY KNOWN AS, COUNTY LINE ROAD (A.K.A. WEST PALMER DIVIDE ROAD), DESCRIBED IN BOOK 571 AT PAGE 55 IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER, SITUATED IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIX PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 4, AS MONUMENTED BY A NO. 6 REBAR WITH 3.25" ALUMINUM CAP STAMPED, "PE-LS 9853, 2001", 0.3' BELOW GRADE;
THENCE COINCIDENT WITH THE NORTH LINE OF SECTION 4, NORTH 89°42'31" EAST, A DISTANCE OF 2666.90 FEET TO THE CALCULATED POSITION OF THE NORTH QUARTER CORNER OF SAID SECTION 4 AND THE **POINT OF BEGINNING**;

THENCE SOUTH 79°25'16" EAST, A DISTANCE OF 75.00 FEET;
THENCE SOUTH 77°30'12" WEST, A DISTANCE OF 75.00 FEET TO THE INTERSECTION OF THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 4 WITH THE SOUTH LINE OF SAID DECLARED PUBLIC HIGHWAY;
THENCE COINCIDENT WITH SAID WEST LINE NORTH 00°57'32" WEST, A DISTANCE OF 30.00 FEET TO THE **POINT OF BEGINNING**;

CONTAINING 1,102 SQUARE FEET OR 0.0253 ACRES.

SIGNED THIS _____ DAY OF _____, 20____.

BY: _____ AS: _____ OF: _____

NOTARY:

I HEREBY CERTIFY THAT ON THE _____ DAY OF _____, 20____, APPEARED BEFORE

ME, _____ AS _____ OF _____

A COLORADO _____, WHO FIRST BEING SWORN, DULY EXECUTED THE ABOVE DOCUMENT.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES: _____

PLANNING DEPARTMENT:

THIS ANNEXATION PLAT WAS REVIEWED BY THE TOWN OF PALMER LAKE PLANNING DEPARTMENT THIS _____ DAY OF _____, 20____.

PLANNING DIRECTOR _____

TOWN APPROVAL:

PURSUANT TO AN ORDINANCE MADE AND ADOPTED BY THE TOWN OF PALMER LAKE, COUNTY OF EL PASO, COLORADO, THIS _____ DAY OF _____, OF 20____.

MAJOR _____ DATE _____

ATTEST: _____

TOWN CLERK _____ DATE _____

CONTIGUITY STATEMENT:

TOTAL PERIMETER OF AREA CONSIDERED FOR ANNEXATION = 180.00 FEET.
• ONE-SIXTH (1/6) OF TOTAL PERIMETER AREA = 30.00 FEET (16.67%).
• PERIMETER OF AREA CONTIGUOUS WITH EXISTING CITY LIMITS = 30.00 FEET (16.67%).

SURVEYOR'S CERTIFICATION

I, DARREN R. WOLTERSTORFF, A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ANNEXATION SHOWN HEREON TRULY AND CORRECTLY REPRESENTS THE ABOVE DESCRIBED PARCEL OF LAND.

PURSUANT TO COLORADO STATE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS RULE 6.2.2 THE UNDERSIGNED FURTHER CERTIFIES THAT THIS MAP OR PLAT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, IS ACCURATE TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 20____.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

DARREN R. WOLTERSTORFF, PLS 38281
FOR AND ON BEHALF OF KIMLEY-HORN AND ASSOCIATES, INC.
DARREN.WOLTERSTORFF@KIMLEY-HORN.COM

NOTES:

- ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- BASIS OF BEARINGS:** BEARINGS ARE BASED ON THE NORTH LINE OF SECTION 4, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, ASSUMED TO BEAR NORTH 89°42'31" EAST, A DISTANCE OF 5334.45 FEET, AS MONUMENTED AT THE NORTHWEST CORNER BY A NO. 6 REBAR WITH 3.25" ALUMINUM CAP STAMPED, "PE-LS 9853, 2001" 0.3' BELOW GRADE AND AT THE NORTHEAST CORNER BY A NO. 6 REBAR WITH 3.5" ALUMINUM CAP STAMPED, "EL PASO, 2001, LS17496" 0.4' BELOW GRADE IN MONUMENT BOX
- ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN U.S. SURVEY FEET.
- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS MAP, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT TRACT: EASEMENTS, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS, AGREEMENTS, LEASE AGREEMENTS AND OWNERSHIP TITLE EVIDENCE.
- THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
- FIELD WORK WAS COMPLETED SEPTEMBER 27, 2024.

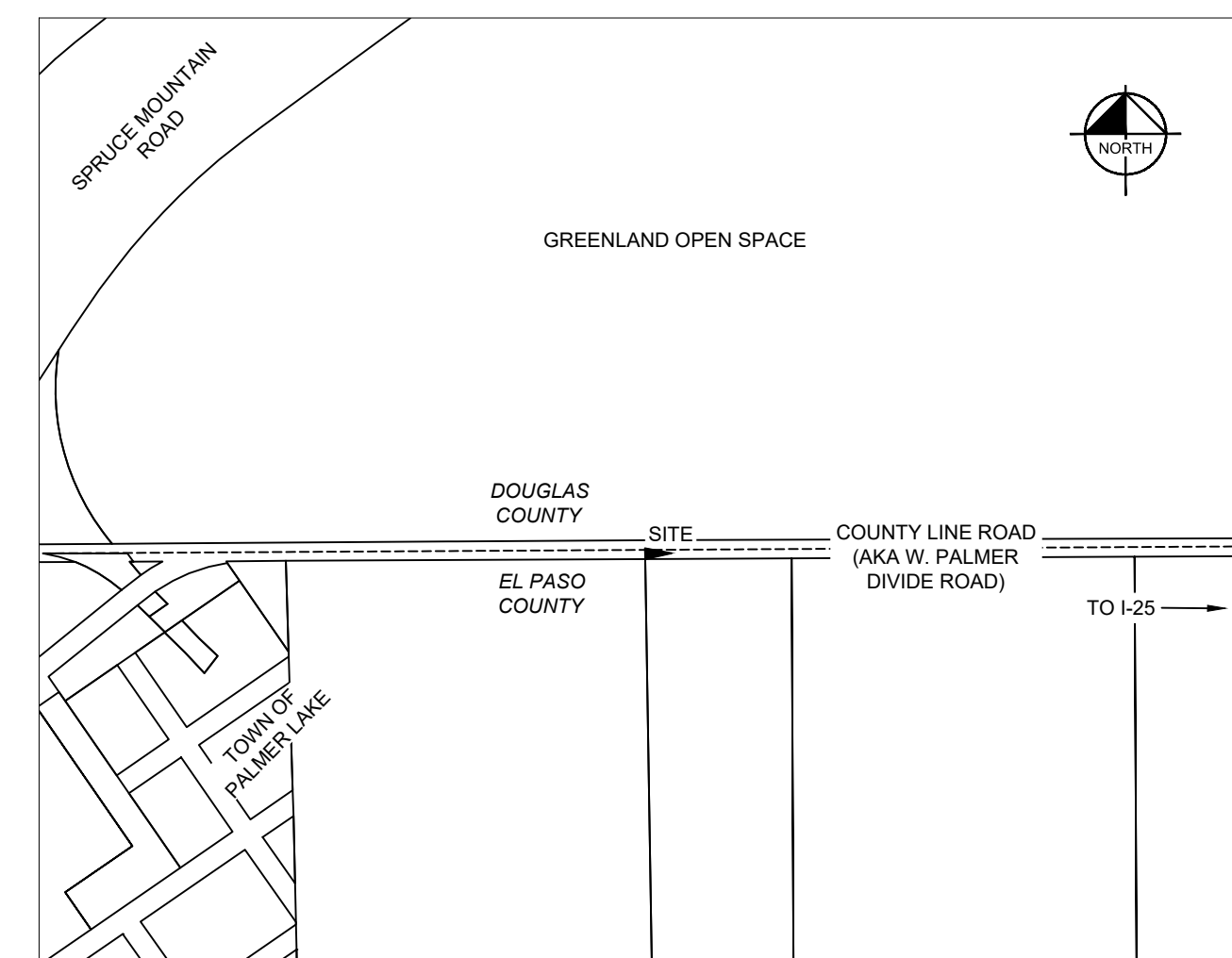
TOWN APPROVAL:

PURSUANT TO AN ORDINANCE MADE AND ADOPTED BY THE TOWN OF PALMER LAKE, COUNTY OF EL PASO, COLORADO, THIS _____ DAY OF _____, OF 20____.

MAJOR _____ DATE _____

ATTEST: _____

TOWN CLERK _____ DATE _____



CLERK AND RECORDER:

STATE OF COLORADO)
COUNTY OF EL PASO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK __M.

THIS _____ DAY OF _____, 20____ A.D.,

AND IS DULY RECORDED AT RECEPTION NO. _____ OF THE RECORDS COUNTY OF EL PASO, COLORADO

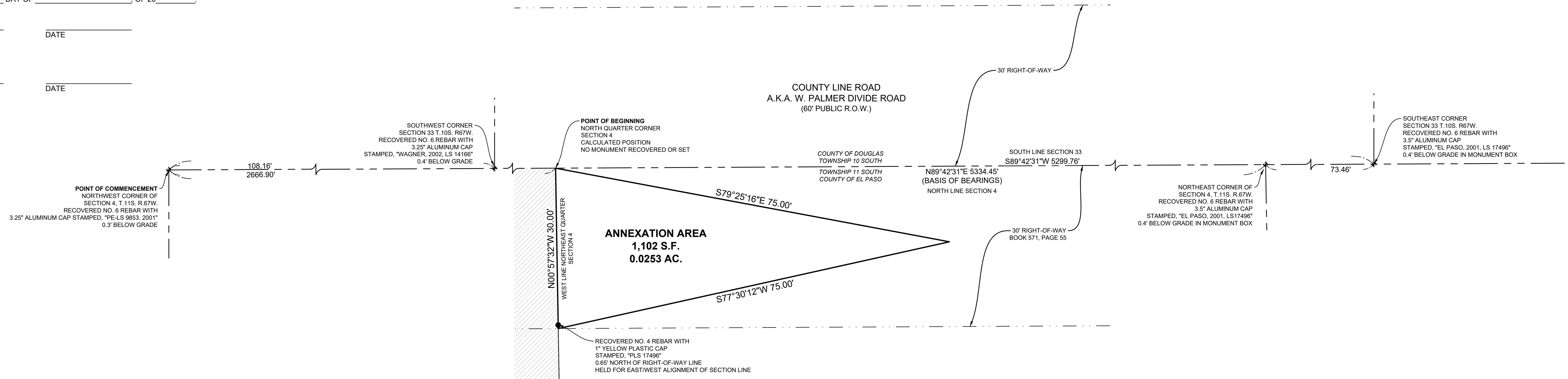
_____, RECORDER

BY: _____

DEPUTY _____

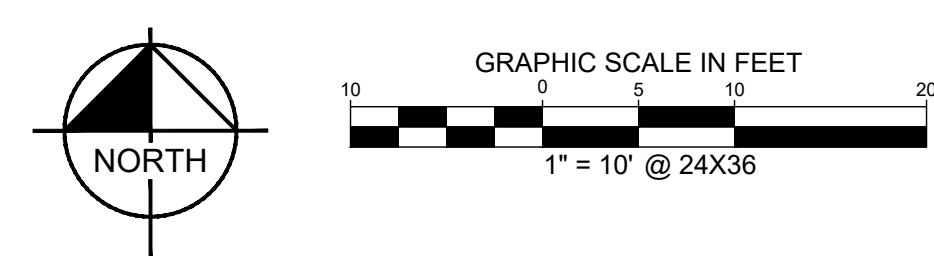
FEE: _____

SURCHARGE: _____



LEGEND

+	RECOVERED SECTION CORNER AS NOTED
●	RECOVERED PROPERTY MONUMENT AS NOTED
---	BOUNDARY TO BE ANNEXED
---	EXISTING CITY LIMITS
---	SECTION LINE
---	RIGHT-OF-WAY LINE



No.	DATE	REVISION DESCRIPTION

Kimley»Horn

6200 S. SYRACUSE WAY, # 300
GREENWOOD VILLAGE, CO 80111

Tel. No. (303) 228-2300
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 10'	JAF	DRW	10/09/24	196094002	1 OF 1

NAME: HORN, DANIEL; PROJECT: BUC'EES PALMER LAKE CADASTRAL ANNEXATIONS; DRAWN BY: FELDER, JEREMY; PLOTTED BY: FELDER, JEREMY; DATE: 10/15/2024 4:10 PM; LAST SAVED: 10/14/2024 1:50 PM



A PARCEL OF LAND BEING A PORTION OF THE SOUTH HALF OF THAT DECLARED PUBLIC HIGHWAY KNOWN AS, COUNTY LINE ROAD (A.K.A. WEST PALMER DIVIDE ROAD), DESCRIBED IN BOOK 571 AT PAGE 55 IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER, SITUATED IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIX PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 4, AS MONUMENTED BY A NO. 6 REBAR WITH 3.25" ALUMINUM CAP STAMPED, "PE-LS 9853, 2001", 0.3' BELOW GRADE;

THENCE COINCIDENT WITH THE NORTH LINE OF SECTION 4, NORTH 89°42'31" EAST, A DISTANCE OF 2666.90 FEET TO THE CALCULATED POSITION OF THE NORTH QUARTER CORNER OF SAID SECTION 4 AND THE **POINT OF BEGINNING**;

THENCE SOUTH 79°25'16" EAST, A DISTANCE OF 75.00 FEET;

THENCE SOUTH 77°30'12" WEST, A DISTANCE OF 75.00 FEET TO THE INTERSECTION OF THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 4 WITH THE SOUTH LINE OF SAID DECLARED PUBLIC HIGHWAY;

THENCE COINCIDENT WITH SAID WEST LINE NORTH 00°57'32" WEST, A DISTANCE OF 30.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 1,102 SQUARE FEET OR 0.0253 ACRES.

ANNEXATION PETITION

The undersigned landowner, in accordance with the provisions of Section 31-12- 101 et. seq. C.R.S., and known as the Municipal Annexation Act of 1965, as amended, hereby petitions the Board of Trustees of the Town of Palmer Lake for annexation to the Town of Palmer Lake of the within described unincorporated area situated and being in the County of El Paso, State of Colorado. In support of this Petition, the petitioners allege and submit the following and make the within requests:

- 1) That it is desirable and necessary to annex the property shown on Exhibit A, attached hereto, comprising a total of 0.1037 acres more or less.

- 2) That the area sought to be annexed to the Town of Palmer Lake meets the requirements of section 31-12-104 and 105 C.R.S. of the Municipal Annexation Act of 1965, as amended, in that:
 - a. Not less than one-sixth of the perimeter of the described property is contiguous to the Town of Palmer Lake. The property for which annexation is sought has a total of 150 feet contiguous to the Town of Palmer Lake.

 - b. The area for which annexation is sought shares a community of interest with the Town of Palmer Lake.

 - c. The area for which annexation is sought will be urban in character in the near future.

 - d. The area for which annexation is sought is integrated with or is capable of being integrated with the Town of Palmer Lake.

 - e. Within the area for which annexation is sought, no lands held in identical ownership shall be divided into separate lots or parcels without the written consent of the landowners thereof.

 - f. No land held in identical ownership comprising twenty (20) acres or more shall be included within the annexation without the written consent of the landowners thereof.

 - g. The annexation which is sought will not result in a detachment of area from any school district and will not result in the attachment of the annexed area to another school district other than that in which it already is.

 - h. The annexation of the area proposed to be annexed will not have the effect of extending the boundary of the Town of Palmer Lake more than three miles in any direction from any point of the Town's boundary in any one year.

3) That the signers of this Petition comprise the landowners of one hundred percent (100%) of the territory included in the area for which annexation is sought.

4) That the petitioners request that the Town of Palmer Lake approve this annexation.

5) That the legal description of the territory proposed to be annexed is attached hereto as Exhibit B.

6) The names and addresses of adjacent property owners to the property for which annexation is sought and within 300 feet of the boundary of the property for which annexation is sought are attached as Exhibit C; the applicant must inform each property owner within 300 feet of the boundary of the property of the annexation petition by way of certified mail; the return receipts will be required to complete the applicants file.

7) No annexation proceedings have been commenced for the annexation to another municipality of part or all of the territory proposed to be annexed.

8) If a portion of a platted street or alley is to be annexed, the entire width of said street or alley is included within the area to be annexed.

9) The Town of Palmer Lake will distribute a copy of the annexation plat to the affected agencies for comment, including public entities of school district and various utilities (i.e., gas, cable, sewer).

10) That upon the Annexation Ordinance becoming effective, all lands within the area sought to be annexed shall become subject to the Colorado Revised Statutes and all ordinances, resolutions, and regulations of the Town of Palmer Lake.

WHEREFORE, the undersigned petitioners request that the Town of Palmer Lake approve the annexation of the Property.

Maria Larsen
Petitioner Name

Petitioner Name

Maria Larsen 10/18/2024
Signature Date

Signature Date

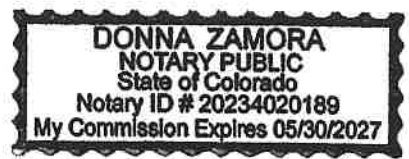
STATE OF COLORADO)
) ss.
COUNTY OF El Paso

Subscribed and sworn to before me this 18th day of October,
2024,

by Maria Lausew

Donna Zamora
Notary Public

My commission expires:
5/30/2027



BUC'EES PALMER LAKE NO. 2 ANNEXATION MAP

LOCATED IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 11 SOUTH,
RANGE 67 WEST OF THE 6TH P.M..
COUNTY OF EL PASO, STATE OF COLORADO

ANNEXATION DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE SOUTH HALF OF THAT DECLARED PUBLIC HIGHWAY KNOWN AS, COUNTY LINE ROAD (A.K.A. WEST PALMER DIVIDE ROAD), DESCRIBED IN BOOK 571 AT PAGE 55 IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER, SITUATED IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIX PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 4, AS MONUMENTED BY A NO. 6 REBAR WITH 3.25" ALUMINUM CAP STAMPED, "PE-LS 9853, 2001", 0.3' BELOW GRADE;
THENCE COINCIDENT WITH THE NORTH LINE OF SECTION 4, NORTH 89°42'31" EAST, A DISTANCE OF 2666.90 FEET TO THE CALCULATED POSITION OF THE NORTH QUARTER CORNER OF SAID SECTION 4 AND THE **POINT OF BEGINNING**;

THENCE SOUTH 88°39'59" EAST, A DISTANCE OF 375.00 FEET;
THENCE SOUTH 86°44'54" WEST, A DISTANCE OF 375.00 FEET;
THENCE NORTH 77°30'12" EAST, A DISTANCE OF 75.00 FEET;
THENCE NORTH 79°25'16" WEST, A DISTANCE OF 75.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 4,519 SQUARE FEET OR 0.1037 ACRES.

SIGNED THIS _____ DAY OF _____, 20____,

BY: _____ AS: _____ OF: _____

NOTARY:

I HEREBY CERTIFY THAT ON THE _____ DAY OF _____, 20____, APPEARED BEFORE

ME, _____ AS _____ OF _____

A COLORADO _____, WHO FIRST BEING SWORN, DULY EXECUTED THE ABOVE DOCUMENT.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES: _____

PLANNING DEPARTMENT:

THIS ANNEXATION PLAT WAS REVIEWED BY THE TOWN OF PALMER LAKE PLANNING DEPARTMENT THIS _____ DAY OF _____, 20____.

PLANNING DIRECTOR _____

TOWN APPROVAL:

PURSUANT TO AN ORDINANCE MADE AND ADOPTED BY THE TOWN OF PALMER LAKE, COUNTY OF EL PASO, COLORADO, THIS _____ DAY OF _____, OF 20____.

MAJOR _____ DATE _____

ATTEST:

TOWN CLERK _____ DATE _____

CONTIGUITY STATEMENT:

TOTAL PERIMETER OF AREA CONSIDERED FOR ANNEXATION = 900.00 FEET.
• ONE-SIXTH (1/6) OF TOTAL PERIMETER AREA = 150.00 FEET (16.67%).
• PERIMETER OF AREA CONTIGUOUS WITH EXISTING CITY LIMITS = 150.00 FEET (16.67%).

SURVEYOR'S CERTIFICATION

I, DARREN R. WOLTERSTORFF, A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ANNEXATION SHOWN HEREON TRULY AND CORRECTLY REPRESENTS THE ABOVE DESCRIBED PARCEL OF LAND.

PURSUANT TO COLORADO STATE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS RULE 6.2.2 THE UNDERSIGNED FURTHER CERTIFIES THAT THIS MAP OR PLAT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, IS ACCURATE TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 20____.

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

DARREN R. WOLTERSTORFF, PLS 38281
FOR AND ON BEHALF OF KIMLEY-HORN AND ASSOCIATES, INC.
DARREN.WOLTERSTORFF@KIMLEY-HORN.COM

NOTES:

- ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- BASIS OF BEARINGS:** BEARINGS ARE BASED ON THE NORTH LINE OF SECTION 4, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, ASSUMED TO BEAR NORTH 89°42'31" EAST, A DISTANCE OF 5334.45 FEET, AS MONUMENTED AT THE NORTHWEST CORNER BY A NO. 6 REBAR WITH 3.25" ALUMINUM CAP STAMPED, "PE-LS 9853, 2001" 0.3' BELOW GRADE AND AT THE NORTHEAST CORNER BY A NO. 6 REBAR WITH 3.5" ALUMINUM CAP STAMPED, "EL PASO, 2001, LS17496" 0.4' BELOW GRADE IN MONUMENT BOX
- ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN U.S. SURVEY FEET.
- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS MAP, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT TRACT: EASEMENTS, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS, AGREEMENTS, LEASE AGREEMENTS AND OWNERSHIP TITLE EVIDENCE.
- THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
- FIELD WORK WAS COMPLETED SEPTEMBER 27, 2024.

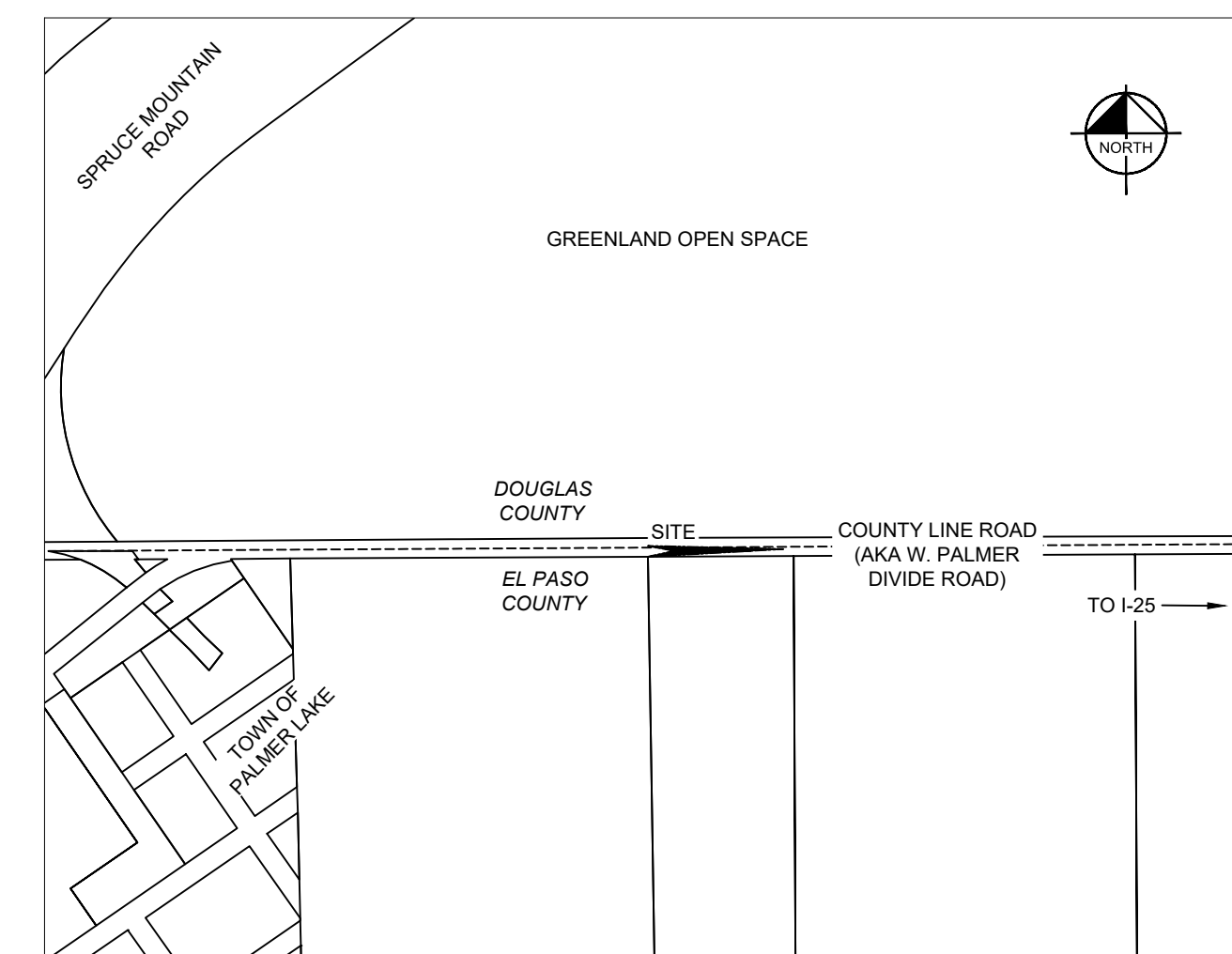
TOWN APPROVAL:

PURSUANT TO AN ORDINANCE MADE AND ADOPTED BY THE TOWN OF PALMER LAKE, COUNTY OF EL PASO, COLORADO, THIS _____ DAY OF _____, OF 20____.

MAJOR _____ DATE _____

ATTEST:

TOWN CLERK _____ DATE _____



CLERK AND RECORDER:

STATE OF COLORADO)
COUNTY OF EL PASO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK _M.

THIS _____ DAY OF _____, 20____ A.D.,

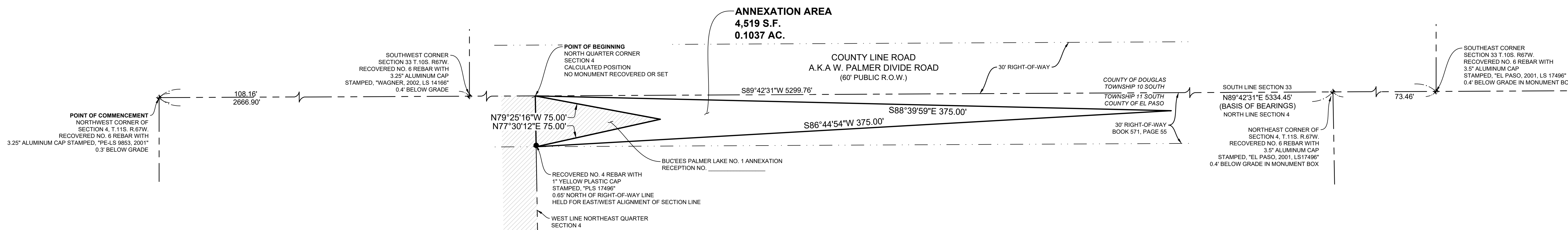
AND IS DULY RECORDED AT RECEPTION NO. _____ OF THE RECORDS COUNTY OF EL PASO, COLORADO

_____, RECORDER

BY: _____ DEPUTY

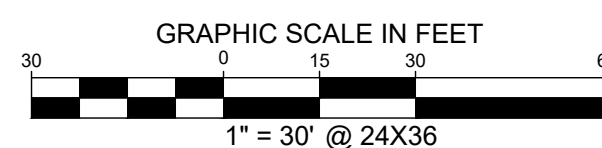
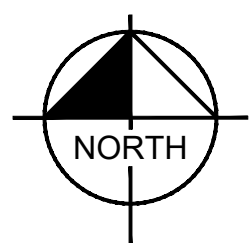
FEE: _____

SURCHARGE: _____



LEGEND

- Recovered Section Corner as Noted
- Recovered Property Monument as Noted
- Boundary to be Annexed
- Existing City Limits
- Section Line
- Right-of-Way Line



No.	DATE	REVISION DESCRIPTION

Kimley»Horn

6200 S. SYRACUSE WAY, # 300 GREENWOOD VILLAGE, CO 80111
Tel. No. (303) 228-2300
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 30'	JAF	DRW	10/17/24	196094002	1 OF 1



A PARCEL OF LAND BEING A PORTION OF THE SOUTH HALF OF THAT DECLARED PUBLIC HIGHWAY KNOWN AS, COUNTY LINE ROAD (A.K.A. WEST PALMER DIVIDE ROAD), DESCRIBED IN BOOK 571 AT PAGE 55 IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER, SITUATED IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIX PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 4, AS MONUMENTED BY A NO. 6 REBAR WITH 3.25" ALUMINUM CAP STAMPED, "PE-LS 9853, 2001", 0.3' BELOW GRADE;

THENCE COINCIDENT WITH THE NORTH LINE OF SECTION 4, NORTH 89°42'31" EAST, A DISTANCE OF 2666.90 FEET TO THE CALCULATED POSITION OF THE NORTH QUARTER CORNER OF SAID SECTION 4 AND THE **POINT OF BEGINNING**;

THENCE SOUTH 88°39'59" EAST, A DISTANCE OF 375.00 FEET;

THENCE SOUTH 86°44'54" WEST, A DISTANCE OF 375.00 FEET;

THENCE NORTH 77°30'12" EAST, A DISTANCE OF 75.00 FEET;

THENCE NORTH 79°25'16" WEST, A DISTANCE OF 75.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 4,519 SQUARE FEET OR 0.1037 ACRES.

ANNEXATION PETITION

The undersigned landowner, in accordance with the provisions of Section 31-12- 101 et. seq. C.R.S., and known as the Municipal Annexation Act of 1965, as amended, hereby petitions the Board of Trustees of the Town of Palmer Lake for annexation to the Town of Palmer Lake of the within described unincorporated area situated and being in the County of El Paso, State of Colorado. In support of this Petition, the petitioners allege and submit the following and make the within requests:

- 1) That it is desirable and necessary to annex the property shown on Exhibit A, attached hereto, comprising a total of 0.5166 acres more or less.
- 2) That the area sought to be annexed to the Town of Palmer Lake meets the requirements of section 31-12-104 and 105 C.R.S. of the Municipal Annexation Act of 1965, as amended, in that:
 - a. Not less than one-sixth of the perimeter of the described property is contiguous to the Town of Palmer Lake. The property for which annexation is sought has a total of 750 feet contiguous to the Town of Palmer Lake.
 - b. The area for which annexation is sought shares a community of interest with the Town of Palmer Lake.
 - c. The area for which annexation is sought will be urban in character in the near future.
 - d. The area for which annexation is sought is integrated with or is capable of being integrated with the Town of Palmer Lake.
 - e. Within the area for which annexation is sought, no lands held in identical ownership shall be divided into separate lots or parcels without the written consent of the landowners thereof.
 - f. No land held in identical ownership comprising twenty (20) acres or more shall be included within the annexation without the written consent of the landowners thereof.
 - g. The annexation which is sought will not result in a detachment of area from any school district and will not result in the attachment of the annexed area to another school district other than that in which it already is.
 - h. The annexation of the area proposed to be annexed will not have the effect of extending the boundary of the Town of Palmer Lake more than three miles in any direction from any point of the Town's boundary in any one year.

3) That the signers of this Petition comprise the landowners of one hundred percent (100%) of the territory included in the area for which annexation is sought.

4) That the petitioners request that the Town of Palmer Lake approve this annexation.

5) That the legal description of the territory proposed to be annexed is attached hereto as Exhibit B.

6) The names and addresses of adjacent property owners to the property for which annexation is sought and within 300 feet of the boundary of the property for which annexation is sought are attached as Exhibit C; the applicant must inform each property owner within 300 feet of the boundary of the property of the annexation petition by way of certified mail; the return receipts will be required to complete the applicants file.

7) No annexation proceedings have been commenced for the annexation to another municipality of part or all of the territory proposed to be annexed.

8) If a portion of a platted street or alley is to be annexed, the entire width of said street or alley is included within the area to be annexed.

9) The Town of Palmer Lake will distribute a copy of the annexation plat to the affected agencies for comment, including public entities of school district and various utilities (i.e., gas, cable, sewer).

10) That upon the Annexation Ordinance becoming effective, all lands within the area sought to be annexed shall become subject to the Colorado Revised Statutes and all ordinances, resolutions, and regulations of the Town of Palmer Lake.

WHEREFORE, the undersigned petitioners request that the Town of Palmer Lake approve the annexation of the Property.

Maria Larsen
Petitioner Name

Petitioner Name

Maria Larsen 10/18/2024
Signature Date

Signature Date

STATE OF COLORADO)
) ss.
COUNTY OF El Paso

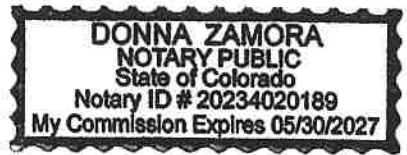
Subscribed and sworn to before me this 18th day of October,
2024,

by Maria Lausew

Donna Zamora
Notary Public

My commission expires:

5/30/2027



BUC'EES PALMER LAKE NO. 3 ANNEXATION MAP
LOCATED IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 11 SOUTH,
RANGE 67 WEST OF THE 6TH P.M..
COUNTY OF EL PASO, STATE OF COLORADO

ANNEXATION DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE SOUTH HALF OF THAT DECLARED PUBLIC HIGHWAY KNOWN AS, COUNTY LINE ROAD (A.K.A. WEST PALMER DIVIDE ROAD), DESCRIBED IN BOOK 571 AT PAGE 55 IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER, SITUATED IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIX PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 4, AS MONUMENTED BY A NO. 6 REBAR WITH 3.25" ALUMINUM CAP STAMPED, "PE-LS 9853, 2001", 0.3' BELOW GRADE; THENCE COINCIDENT WITH THE NORTH LINE OF SECTION 4, NORTH 89°42'31" EAST, A DISTANCE OF 2666.90 FEET TO THE CALCULATED POSITION OF THE NORTH QUARTER CORNER OF SAID SECTION 4 AND THE POINT OF BEGINNING;

THENCE SOUTH 89°49'59" EAST, A DISTANCE OF 1875.17 FEET; THENCE SOUTH 89°15'00" WEST, A DISTANCE OF 1874.82 FEET; THENCE NORTH 86°44'54" EAST, A DISTANCE OF 375.00 FEET; THENCE NORTH 88°39'59" WEST, A DISTANCE OF 375.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 22,503 SQUARE FEET OR 0.5166 ACRES.

SIGNED THIS DAY OF , 20.

BY: AS: OF:

NOTARY:

I HEREBY CERTIFY THAT ON THE DAY OF , 20, APPEARED BEFORE

ME, AS OF

A COLORADO, WHO FIRST BEING SWORN, DULY EXECUTED THE ABOVE DOCUMENT.

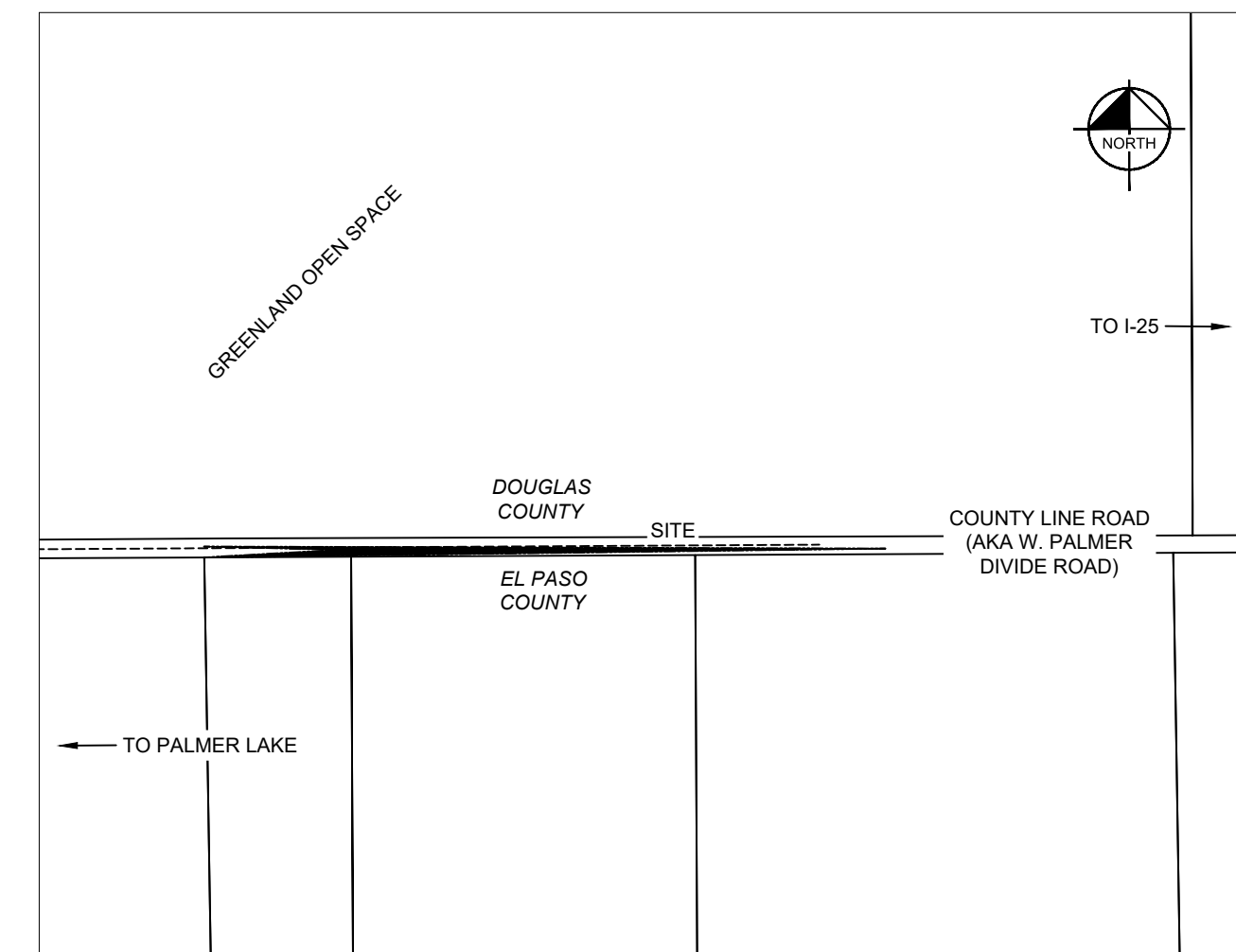
NOTARY PUBLIC MY COMMISSION EXPIRES:

CONTIGUITY STATEMENT:

TOTAL PERIMETER OF AREA CONSIDERED FOR ANNEXATION = 4499.99 FEET.
• ONE-SIXTH (1/6) OF TOTAL PERIMETER AREA = 750.00 FEET (16.67%).
• PERIMETER OF AREA CONTIGUOUS WITH EXISTING CITY LIMITS = 750.00 FEET (16.67%).

NOTES:

- 1. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
3. BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTH LINE OF SECTION 4, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, ASSUMED TO BEAR NORTH 89°42'31" EAST, A DISTANCE OF 5334.45 FEET, AS MONUMENTED AT THE NORTHWEST CORNER BY A NO. 6 REBAR WITH 3.25" ALUMINUM CAP STAMPED, "PE-LS 9853, 2001" 0.3' BELOW GRADE AND AT THE NORTHEAST CORNER BY A NO. 6 REBAR WITH 3.5" ALUMINUM CAP STAMPED, "EL PASO, 2001, LS17496" 0.4' BELOW GRADE IN MONUMENT BOX.
4. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN U.S. SURVEY FEET.
5. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS MAP, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT TRACT: EASEMENTS, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS, AGREEMENTS, LEASE AGREEMENTS AND OWNERSHIP TITLE EVIDENCE.
6. THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
7. FIELD WORK WAS COMPLETED SEPTEMBER 27, 2024.



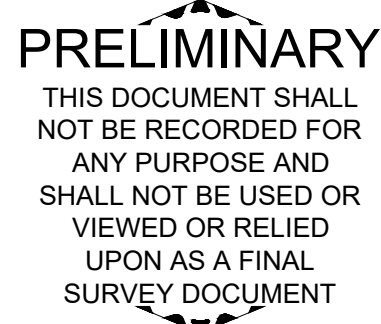
VICINITY MAP
1" = 500'

SURVEYOR'S CERTIFICATION

I, DARREN R. WOLTERSTORFF, A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ANNEXATION SHOWN HEREON TRULY AND CORRECTLY REPRESENTS THE ABOVE DESCRIBED PARCEL OF LAND.

PURSUANT TO COLORADO STATE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS RULE 6.2.2 THE UNDERSIGNED FURTHER CERTIFIES THAT THIS MAP OR PLAT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, IS ACCURATE TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

I ATTEST THE ABOVE ON THIS DAY OF , 20.



DARREN R. WOLTERSTORFF, PLS 38281
FOR AND ON BEHALF OF KIMLEY-HORN AND ASSOCIATES, INC.
DARREN.WOLTERSTORFF@KIMLEY-HORN.COM

PLANNING DEPARTMENT:

THIS ANNEXATION PLAT WAS REVIEWED BY THE TOWN OF PALMER LAKE PLANNING DEPARTMENT THIS DAY OF , 20.

PLANNING DIRECTOR

TOWN APPROVAL:

PURSUANT TO AN ORDINANCE MADE AND ADOPTED BY THE TOWN OF PALMER LAKE, COUNTY OF EL PASO, COLORADO, THIS DAY OF , OF 20.

MAJOR DATE

ATTEST:

TOWN CLERK DATE

TOWN APPROVAL:

PURSUANT TO AN ORDINANCE MADE AND ADOPTED BY THE TOWN OF PALMER LAKE, COUNTY OF EL PASO, COLORADO, THIS DAY OF , OF 20.

MAJOR DATE

ATTEST:

TOWN CLERK DATE

CLERK AND RECORDER:

STATE OF COLORADO)
)SS
COUNTY OF EL PASO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT O'CLOCK _M.

THIS DAY OF , 20 A.D.,

AND IS DULY RECORDED AT RECEPTION NO. OF THE RECORDS COUNTY OF EL PASO, COLORADO

RECORDER

BY: DEPUTY

FEE:

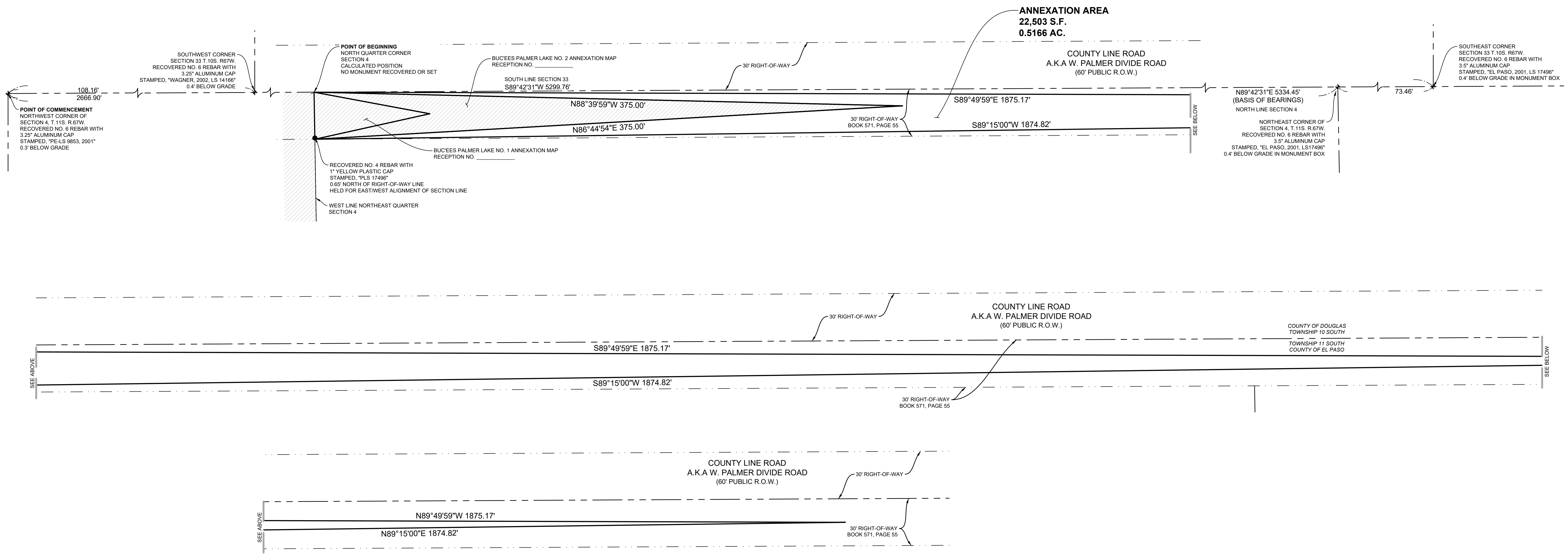
SURCHARGE:

Kimley Horn logo and contact information: 6200 S. SYRACUSE WAY, # 300 GREENWOOD VILLAGE, CO 80111 Tel. No. (303) 228-2300 www.kimley-horn.com. Includes a table with columns for No., DATE, REVISION DESCRIPTION, Scale, Drawn by, Checked by, Date, Project No., and Sheet No.

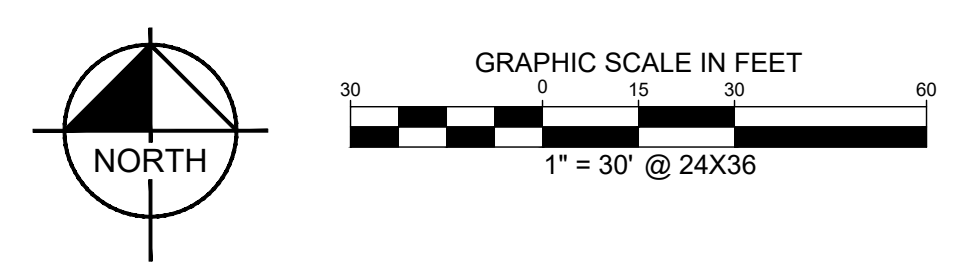
FILED BY: FELDER, JEREMY 10/15/2024 4:39 PM LAST REVISED: 10/15/2024 7:58 AM

BUC'EES PALMER LAKE NO. 3 ANNEXATION MAP

LOCATED IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 11 SOUTH,
RANGE 67 WEST OF THE 6TH P.M..
COUNTY OF EL PASO, STATE OF COLORADO



- LEGEND**
- ◆ RECOVERED SECTION CORNER AS NOTED
 - RECOVERED PROPERTY MONUMENT AS NOTED
 - BOUNDARY TO BE ANNEXED
 - EXISTING CITY LIMITS
 - SECTION LINE
 - - - RIGHT-OF-WAY LINE



No.	DATE	REVISION DESCRIPTION

Kimley»Horn

6200 S. SYRACUSE WAY, # 300
GREENWOOD VILLAGE, CO 80111

Tel. No. (303) 228-2300
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 30'	JAF	DRW	10/17/24	196094002	2 OF 2

NAME: JUDEN, DATE: 10/17/2024, TIME: 10:52:04 AM, PROJECT: BUC'EES PALMER LAKE CADASTRAL ANNEXATION, DRAWN BY: FELDER, CHECKED BY: FELDER, PLOTTED BY: FELDER, REVISION: 10/15/2024 4:39 PM, LAST SAVED: 10/15/2024 7:58 AM



A PARCEL OF LAND BEING A PORTION OF THE SOUTH HALF OF THAT DECLARED PUBLIC HIGHWAY KNOWN AS, COUNTY LINE ROAD (A.K.A. WEST PALMER DIVIDE ROAD), DESCRIBED IN BOOK 571 AT PAGE 55 IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER, SITUATED IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIX PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 4, AS MONUMENTED BY A NO. 6 REBAR WITH 3.25" ALUMINUM CAP STAMPED, "PE-LS 9853, 2001", 0.3' BELOW GRADE;

THENCE COINCIDENT WITH THE NORTH LINE OF SECTION 4, NORTH 89°42'31" EAST, A DISTANCE OF 2666.90 FEET TO THE CALCULATED POSITION OF THE NORTH QUARTER CORNER OF SAID SECTION 4 AND THE **POINT OF BEGINNING**;

THENCE SOUTH 89°49'59" EAST, A DISTANCE OF 1875.17 FEET;

THENCE SOUTH 89°15'00" WEST, A DISTANCE OF 1874.82 FEET;

THENCE NORTH 86°44'54" EAST, A DISTANCE OF 375.00 FEET;

THENCE NORTH 88°39'59" WEST, A DISTANCE OF 375.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 22,503 SQUARE FEET OR 0.5166 ACRES.

ANNEXATION PETITION

The undersigned landowner, in accordance with the provisions of Section 31-12- 101 et. seq. C.R.S., and known as the Municipal Annexation Act of 1965, as amended, hereby petitions the Board of Trustees of the Town of Palmer Lake for annexation to the Town of Palmer Lake of the within described unincorporated area situated and being in the County of El Paso, State of Colorado. In support of this Petition, the petitioners allege and submit the following and make the within requests:

- 1) That it is desirable and necessary to annex the property shown on Exhibit A, attached hereto, comprising a total of 2.3264 acres more or less.

- 2) That the area sought to be annexed to the Town of Palmer Lake meets the requirements of section 31-12-104 and 105 C.R.S. of the Municipal Annexation Act of 1965, as amended, in that:
 - a. Not less than one-sixth of the perimeter of the described property is contiguous to the Town of Palmer Lake. The property for which annexation is sought has a total of 3,749.99 feet contiguous to the Town of Palmer Lake.

 - b. The area for which annexation is sought shares a community of interest with the Town of Palmer Lake.

 - c. The area for which annexation is sought will be urban in character in the near future.

 - d. The area for which annexation is sought is integrated with or is capable of being integrated with the Town of Palmer Lake.

 - e. Within the area for which annexation is sought, no lands held in identical ownership shall be divided into separate lots or parcels without the written consent of the landowners thereof.

 - f. No land held in identical ownership comprising twenty (20) acres or more shall be included within the annexation without the written consent of the landowners thereof.

 - g. The annexation which is sought will not result in a detachment of area from any school district and will not result in the attachment of the annexed area to another school district other than that in which it already is.

 - h. The annexation of the area proposed to be annexed will not have the effect of extending the boundary of the Town of Palmer Lake more than three miles in any direction from any point of the Town's boundary in any one year.

3) That the signers of this Petition comprise the landowners of one hundred percent (100%) of the territory included in the area for which annexation is sought.

4) That the petitioners request that the Town of Palmer Lake approve this annexation.

5) That the legal description of the territory proposed to be annexed is attached hereto as Exhibit B.

6) The names and addresses of adjacent property owners to the property for which annexation is sought and within 300 feet of the boundary of the property for which annexation is sought are attached as Exhibit C; the applicant must inform each property owner within 300 feet of the boundary of the property of the annexation petition by way of certified mail; the return receipts will be required to complete the applicants file.

7) No annexation proceedings have been commenced for the annexation to another municipality of part or all of the territory proposed to be annexed.

8) If a portion of a platted street or alley is to be annexed, the entire width of said street or alley is included within the area to be annexed.

9) The Town of Palmer Lake will distribute a copy of the annexation plat to the affected agencies for comment, including public entities of school district and various utilities (i.e., gas, cable, sewer).

10) That upon the Annexation Ordinance becoming effective, all lands within the area sought to be annexed shall become subject to the Colorado Revised Statutes and all ordinances, resolutions, and regulations of the Town of Palmer Lake.

WHEREFORE, the undersigned petitioners request that the Town of Palmer Lake approve the annexation of the Property.

Maria Larsen
Petitioner Name

Petitioner Name

Maria Larsen 10/18/2024
Signature Date

Signature Date

STATE OF COLORADO)
) ss.
COUNTY OF El Paso)

Subscribed and sworn to before me this 18th day of October,
2024,

by Maria Lausew

Donna Zamora
Notary Public

My commission expires:
5/30/2027



BUC'EES PALMER LAKE NO. 4 ANNEXATION MAP

LOCATED IN THE NORTHEAST QUARTER OF SECTION 4,
THE NORTH HALF OF SECTION 3, AND THE NORTHWEST QUARTER OF SECTION 2
TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M..
COUNTY OF EL PASO, STATE OF COLORADO

ANNEXATION DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE SOUTH HALF OF THAT DECLARED PUBLIC HIGHWAY KNOWN AS, COUNTY LINE ROAD (A.K.A. WEST PALMER DIVIDE ROAD), DESCRIBED IN BOOK 571 AT PAGE 55 IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER, SITUATED IN THE NORTHEAST QUARTER OF SECTION 4, THE NORTH HALF OF SECTION 3, AND THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIX PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 4, AS MONUMENTED BY A NO. 6 REBAR WITH 3.25" ALUMINUM CAP STAMPED, "PE-LS 9853, 2001", 0.3' BELOW GRADE;
THENCE COINCIDENT WITH THE NORTH LINE OF SECTION 4, NORTH 89°42'31" EAST, A DISTANCE OF 2666.90 FEET TO THE CALCULATED POSITION OF THE NORTH QUARTER CORNER OF SAID SECTION 4 AND THE **POINT OF BEGINNING**;

THENCE NORTH 89°47'18" EAST, A DISTANCE OF 8630.88 FEET;
THENCE SOUTH 89°35'21" WEST, A DISTANCE OF 8630.54 FEET;
THENCE NORTH 89°15'00" EAST, A DISTANCE OF 1874.82 FEET;
THENCE NORTH 89°49'59" WEST, A DISTANCE OF 1875.17 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 101,337 SQUARE FEET OR 2.3264 ACRES

SIGNED THIS _____ DAY OF _____, 20____.

BY: _____ AS: _____ OF: _____

NOTARY:

I HEREBY CERTIFY THAT ON THE _____ DAY OF _____, 20____, APPEARED BEFORE

ME, _____ AS _____ OF _____

A COLORADO _____, WHO FIRST BEING SWORN, DULY EXECUTED THE ABOVE DOCUMENT.

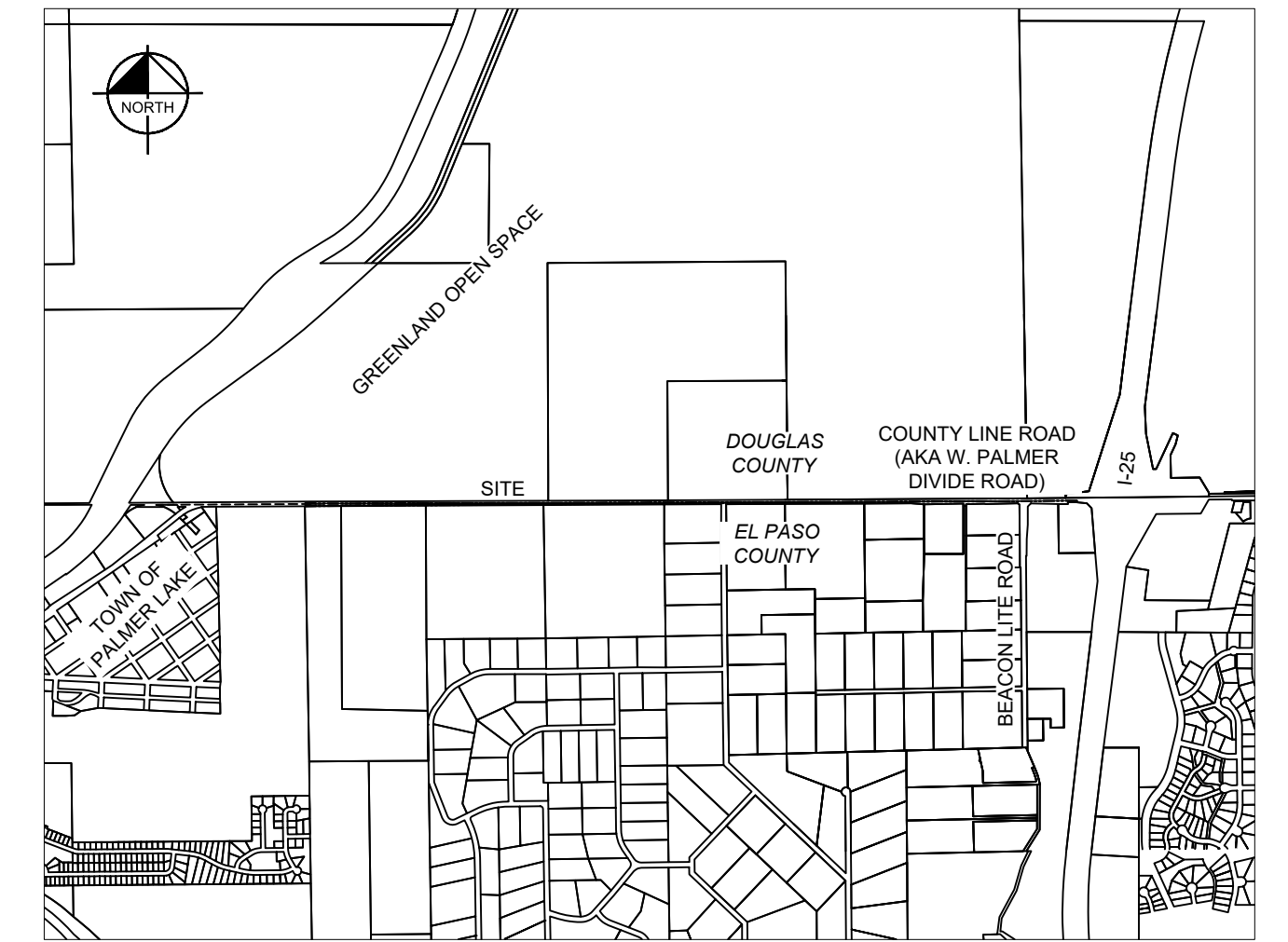
NOTARY PUBLIC _____ MY COMMISSION EXPIRES: _____

CONTIGUITY STATEMENT:

TOTAL PERIMETER OF AREA CONSIDERED FOR ANNEXATION = 21,011.40 FEET.
• ONE-SIXTH (1/6) OF TOTAL PERIMETER AREA = 3501.90 FEET (16.67%).
• PERIMETER OF AREA CONTIGUOUS WITH EXISTING CITY LIMITS = 3749.99 FEET (17.85%).

NOTES:

1. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
3. **BASIS OF BEARINGS:** BEARINGS ARE BASED ON THE NORTH LINE OF SECTION 4, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, ASSUMED TO BEAR NORTH 89°42'31" EAST, A DISTANCE OF 5334.45 FEET, AS MONUMENTED AT THE NORTHWEST CORNER BY A NO. 6 REBAR WITH 3.25" ALUMINUM CAP STAMPED, "PE-LS 9853, 2001" 0.3' BELOW GRADE AND AT THE NORTHEAST CORNER BY A NO. 6 REBAR WITH 3.5" ALUMINUM CAP STAMPED, "EL PASO, 2001, LS17496" 0.4' BELOW GRADE IN MONUMENT BOX.
4. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN U.S. SURVEY FEET.
5. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS MAP, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT TRACT: EASEMENTS, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS, AGREEMENTS, LEASE AGREEMENTS AND OWNERSHIP TITLE EVIDENCE.
6. THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
7. FIELD WORK WAS COMPLETED SEPTEMBER 27, 2024.



VICINITY MAP
1" = 2000'

SURVEYOR'S CERTIFICATION

I, DARREN R. WOLTERSTORFF, A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ANNEXATION SHOWN HEREON TRULY AND CORRECTLY REPRESENTS THE ABOVE DESCRIBED PARCEL OF LAND.

PURSUANT TO COLORADO STATE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS RULE 6.2.2 THE UNDERSIGNED FURTHER CERTIFIES THAT THIS MAP OR PLAT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, IS ACCURATE TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 20____.

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

DARREN R. WOLTERSTORFF, PLS 38281
FOR AND ON BEHALF OF KIMLEY-HORN AND ASSOCIATES, INC.
DARREN.WOLTERSTORFF@KIMLEY-HORN.COM

PLANNING DEPARTMENT:

THIS ANNEXATION PLAT WAS REVIEWED BY THE TOWN OF PALMER LAKE PLANNING DEPARTMENT THIS _____ DAY OF _____, 20____.

PLANNING DIRECTOR _____

TOWN APPROVAL:

PURSUANT TO AN ORDINANCE MADE AND ADOPTED BY THE TOWN OF PALMER LAKE, COUNTY OF EL PASO, COLORADO, THIS _____ DAY OF _____, OF 20____.

MAJOR _____ DATE _____

ATTEST:

TOWN CLERK _____ DATE _____

TOWN APPROVAL:

PURSUANT TO AN ORDINANCE MADE AND ADOPTED BY THE TOWN OF PALMER LAKE, COUNTY OF EL PASO, COLORADO, THIS _____ DAY OF _____, OF 20____.

MAJOR _____ DATE _____

ATTEST:

TOWN CLERK _____ DATE _____

CLERK AND RECORDER:

STATE OF COLORADO)
)SS
COUNTY OF EL PASO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK _M.

THIS _____ DAY OF _____, 20____ A.D.,

AND IS DULY RECORDED AT RECEPTION NO. _____ OF THE RECORDS COUNTY OF EL PASO, COLORADO

_____, RECORDER

BY: _____
 DEPUTY

FEE: _____

SURCHARGE: _____

No.	DATE	REVISION DESCRIPTION

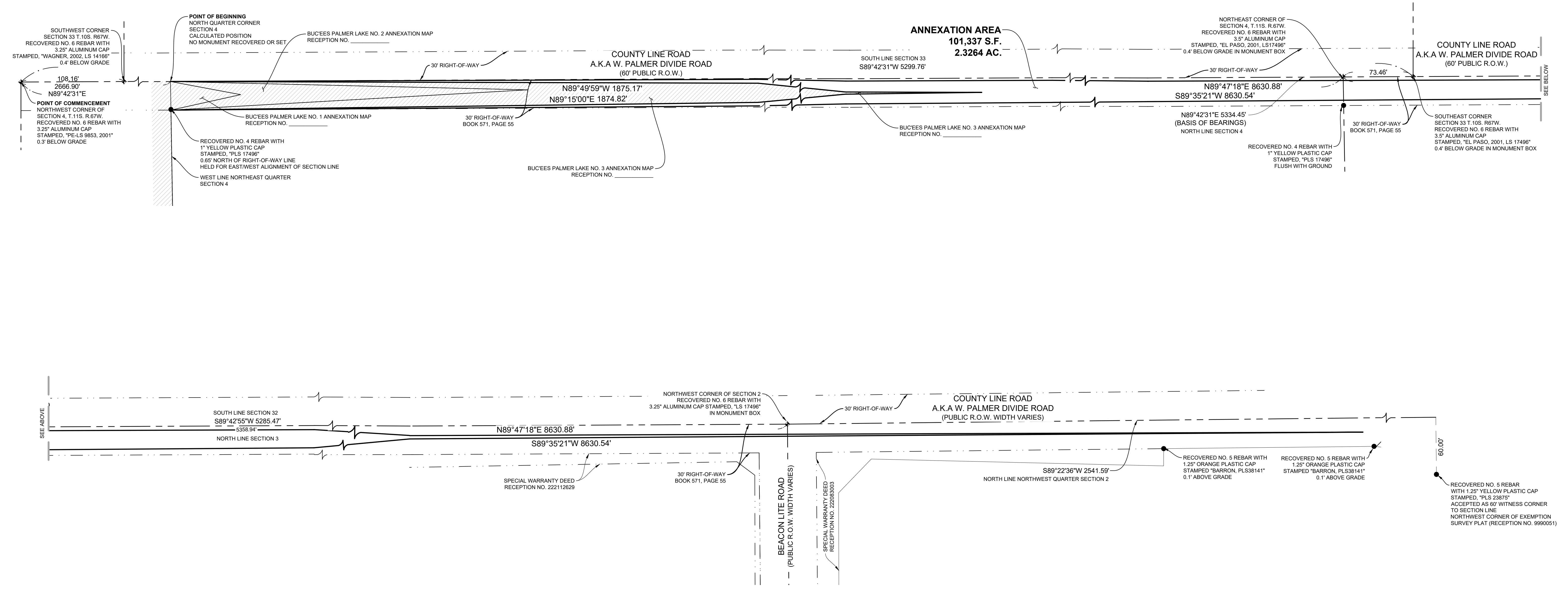
Kimley»Horn

6200 S. SYRACUSE WAY, # 300 GREENWOOD VILLAGE, CO 80111 Tel. No. (303) 228-2300 www.kimley-horn.com

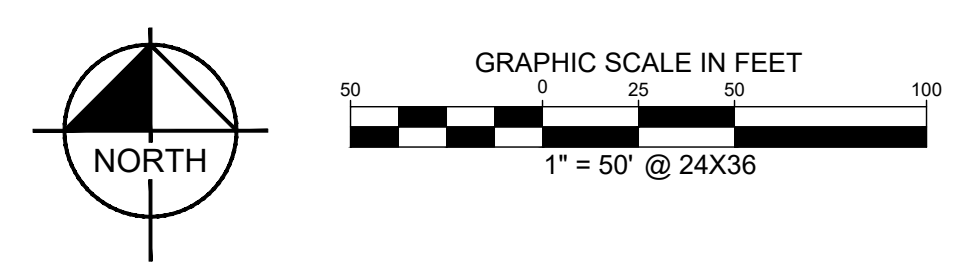
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JAF	DRW	10/17/24	196094002	1 OF 2

BUC'EES PALMER LAKE NO. 4 ANNEXATION MAP

LOCATED IN THE NORTHEAST QUARTER OF SECTION 4,
THE NORTH HALF OF SECTION 3, AND THE NORTHWEST QUARTER OF SECTION 2
TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M..
COUNTY OF EL PASO, STATE OF COLORADO



- LEGEND**
- ◆ RECOVERED SECTION CORNER AS NOTED
 - RECOVERED PROPERTY MONUMENT AS NOTED
 - BOUNDARY TO BE ANNEXED
 - EXISTING CITY LIMITS
 - SECTION LINE
 - - - RIGHT-OF-WAY LINE



No.	DATE	REVISION DESCRIPTION

Kimley»Horn

6200 S. SYRACUSE WAY, # 300
GREENWOOD VILLAGE, CO 80111

Tel. No. (303) 228-2300
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	JAF	DRW	10/17/24	196094002	2 OF 2

NAME: HORN, DONALD; PROJECT: ANNEXATION; DRAWN: JAF; CHECKED: DRW; DATE: 10/16/2024; 1:28 PM; LAST REVISED: 10/16/2024 10:14 AM



A PARCEL OF LAND BEING A PORTION OF THE SOUTH HALF OF THAT DECLARED PUBLIC HIGHWAY KNOWN AS, COUNTY LINE ROAD (A.K.A. WEST PALMER DIVIDE ROAD), DESCRIBED IN BOOK 571 AT PAGE 55 IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER, SITUATED IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIX PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 4, AS MONUMENTED BY A NO. 6 REBAR WITH 3.25" ALUMINUM CAP STAMPED, "PE-LS 9853, 2001", 0.3' BELOW GRADE;

THENCE COINCIDENT WITH THE NORTH LINE OF SECTION 4, NORTH 89°42'31" EAST, A DISTANCE OF 2666.90 FEET TO THE CALCULATED POSITION OF THE NORTH QUARTER CORNER OF SAID SECTION 4 AND THE **POINT OF BEGINNING**;

THENCE NORTH 89°47'18" EAST, A DISTANCE OF 8630.88 FEET;

THENCE SOUTH 89°35'21" WEST, A DISTANCE OF 8630.54 FEET;

THENCE NORTH 89°15'00" EAST, A DISTANCE OF 1874.82 FEET;

THENCE NORTH 89°49'59" WEST, A DISTANCE OF 1875.17 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 101,337 SQUARE FEET OR 2.3264 ACRES.

ANNEXATION PETITION

The undersigned landowner, in accordance with the provisions of Section 31-12- 101 et. seq. C.R.S., and known as the Municipal Annexation Act of 1965, as amended, hereby petitions the Board of Trustees of the Town of Palmer Lake for annexation to the Town of Palmer Lake of the within described unincorporated area situated and being in the County of El Paso, State of Colorado. In support of this Petition, the petitioners allege and submit the following and make the within requests:

- 1) That it is desirable and necessary to annex the property shown on Exhibit A, attached hereto, comprising a total of 5.6233 acres more or less.
- 2) That the area sought to be annexed to the Town of Palmer Lake meets the requirements of section 31-12-104 and 105 C.R.S. of the Municipal Annexation Act of 1965, as amended, in that:
 - a. Not less than one-sixth of the perimeter of the described property is contiguous to the Town of Palmer Lake. The property for which annexation is sought has a total of 17,261.41 feet contiguous to the Town of Palmer Lake.
 - b. The area for which annexation is sought shares a community of interest with the Town of Palmer Lake.
 - c. The area for which annexation is sought will be urban in character in the near future.
 - d. The area for which annexation is sought is integrated with or is capable of being integrated with the Town of Palmer Lake.
 - e. Within the area for which annexation is sought, no lands held in identical ownership shall be divided into separate lots or parcels without the written consent of the landowners thereof.
 - f. No land held in identical ownership comprising twenty (20) acres or more shall be included within the annexation without the written consent of the landowners thereof.
 - g. The annexation which is sought will not result in a detachment of area from any school district and will not result in the attachment of the annexed area to another school district other than that in which it already is.
 - h. The annexation of the area proposed to be annexed will not have the effect of extending the boundary of the Town of Palmer Lake more than three miles in any direction from any point of the Town's boundary in any one year.

3) That the signers of this Petition comprise the landowners of one hundred percent (100%) of the territory included in the area for which annexation is sought.

4) That the petitioners request that the Town of Palmer Lake approve this annexation.

5) That the legal description of the territory proposed to be annexed is attached hereto as Exhibit B.

6) The names and addresses of adjacent property owners to the property for which annexation is sought and within 300 feet of the boundary of the property for which annexation is sought are attached as Exhibit C; the applicant must inform each property owner within 300 feet of the boundary of the property of the annexation petition by way of certified mail; the return receipts will be required to complete the applicants file.

7) No annexation proceedings have been commenced for the annexation to another municipality of part or all of the territory proposed to be annexed.

8) If a portion of a platted street or alley is to be annexed, the entire width of said street or alley is included within the area to be annexed.

9) The Town of Palmer Lake will distribute a copy of the annexation plat to the affected agencies for comment, including public entities of school district and various utilities (i.e., gas, cable, sewer).

10) That upon the Annexation Ordinance becoming effective, all lands within the area sought to be annexed shall become subject to the Colorado Revised Statutes and all ordinances, resolutions, and regulations of the Town of Palmer Lake.

WHEREFORE, the undersigned petitioners request that the Town of Palmer Lake approve the annexation of the Property.

Maria Larsen
Petitioner Name

Petitioner Name

Maria Larsen 10/18/2024
Signature Date

Signature Date

STATE OF COLORADO)
) ss.
COUNTY OF El Paso

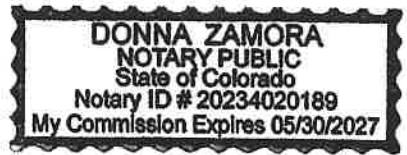
Subscribed and sworn to before me this 18th day of October,
2024,

by Maria Lausew

Donna Zamora
Notary Public

My commission expires:

5/30/2027



BUC'EES PALMER LAKE NO. 5 ANNEXATION MAP
LOCATED IN THE NORTHEAST QUARTER OF SECTION 4,
THE NORTH HALF OF SECTION 3, AND THE NORTHWEST QUARTER OF SECTION 2
TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M..
COUNTY OF EL PASO, STATE OF COLORADO

ANNEXATION DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE SOUTH HALF OF THAT DECLARED PUBLIC HIGHWAY KNOWN AS, COUNTY LINE ROAD (A.K.A. WEST PALMER DIVIDE ROAD), DESCRIBED IN BOOK 571 AT PAGE 55; ALL OF THOSE SPECIAL WARRANTY DEEDS RECORDED AT RECEPTION NUMBERS 222083003, 222112629, 222082812, AND 222120338; ALL OF TRACT A, AS DEDICATED TO THE COUNTY OF EL PASO, BY EHRRICH SUBDIVISION, RECEPTION NO. 204031593; AND A PORTION OF THAT DECLARED PUBLIC HIGHWAY KNOWN AS BEACON LITE ROAD, DESCRIBED IN BOOK 571 AT PAGE 55, ALL DOCUMENTS FOUND IN THE EL PASO COUNTY OFFICE OF THE CLERK AND RECORDER; SITUATED IN THE NORTHEAST QUARTER OF SECTION 4, THE NORTH HALF OF SECTION 3, AND THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIX PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 4, AS MONUMENTED BY A NO. 6 REBAR WITH 3.25" ALUMINUM CAP STAMPED, "PE-LS 9853, 2001", 0.3' BELOW GRADE; THENCE COINCIDENT WITH THE NORTH LINE OF SECTION 4, NORTH 89°42'31" EAST, A DISTANCE OF 2666.90 FEET TO THE CALCULATED POSITION OF THE NORTH QUARTER CORNER OF SAID SECTION 4 AND THE POINT OF BEGINNING;

THENCE CONTINUING COINCIDENT WITH LAST SAID LINE, NORTH 89°42'31" EAST, A DISTANCE OF 2667.55 FEET TO THE NORTHEAST CORNER OF SAID SECTION 4, AS MONUMENTED BY A NO. 6 REBAR WITH 3.25" ALUMINUM CAP STAMPED, "EL PASO, 2001, LS 17496" 0.4' BELOW GRADE, IN MONUMENT BOX; THENCE COINCIDENT WITH THE NORTH LINE OF SAID SECTION 3, AND CONTINUING ON LAST SAID BEARING, NORTH 89°42'31" EAST, A DISTANCE OF 73.46 FEET TO THE SOUTHEAST CORNER OF SECTION 33, TOWNSHIP 10 SOUTH, RANGE 67 WEST, AS MONUMENTED BY A NO. 6 REBAR WITH 3.5" ALUMINUM CAP STAMPED, "EL PASO, 2001, LS 17496" 0.4' BELOW GRADE, IN MONUMENT BOX; THENCE CONTINUING COINCIDENT WITH SAID NORTH LINE, NORTH 89°42'55" EAST, A DISTANCE OF 5285.47 FEET TO THE NORTHWEST CORNER OF SECTION 2, AS MONUMENTED BY A NO. 6 REBAR WITH 3.25" ALUMINUM CAP STAMPED, "LS 17496" IN MONUMENT BOX; THENCE COINCIDENT WITH THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2, NORTH 89°22'36" EAST, A DISTANCE OF 615.77 FEET;

THENCE SOUTH 00°37'24" EAST, A DISTANCE OF 30.00 FEET TO THE SOUTHERLY LINE OF SAID COUNTY LINE ROAD, AS DESCRIBED IN BOOK 571, PAGE 55, IN SAID RECORDS; THENCE SOUTH 89°22'36" WEST, A DISTANCE OF 220.93 FEET TO THE NORTHEASTERLY CORNER OF THAT SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 222083003, IN SAID RECORDS; THENCE COINCIDENT WITH THE SOUTHERLY AND EASTERLY LINES OF LAST SAID WARRANTY DEED THE FOLLOWING SEVEN (7) COURSES:

- 1) SOUTH 00°10'14" WEST, A DISTANCE OF 18.15 FEET;
2) NORTH 88°38'48" WEST, A DISTANCE OF 307.11 FEET;
3) SOUTH 44°02'37" WEST, A DISTANCE OF 49.33 FEET;
4) SOUTH 00°08'41" EAST, A DISTANCE OF 203.28 FEET;
5) SOUTH 04°08'13" WEST, A DISTANCE OF 160.73 FEET;
6) SOUTH 00°08'41" EAST, A DISTANCE OF 188.22 FEET;
7) SOUTH 89°51'19" WEST, A DISTANCE OF 7.75 FEET TO THE EAST LINE OF BEACON LITE ROAD, AS DESCRIBED IN SAID BOOK 571, PAGE 55;

THENCE COINCIDENT WITH LAST SAID EAST LINE, SOUTH 00°29'49" EAST, A DISTANCE OF 835.22 FEET; THENCE SOUTH 89°30'11" WEST, A DISTANCE OF 60.00 FEET TO THE WEST LINE OF SAID BEACON LITE ROAD; THENCE COINCIDENT WITH LAST SAID WEST LINE, NORTH 00°29'49" WEST, A DISTANCE OF 1063.52 FEET TO THE SOUTHEAST CORNER OF THAT SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 222112629, IN SAID RECORDS; THENCE COINCIDENT WITH THE SOUTHERLY AND WESTERLY LINES OF LAST SAID SPECIAL WARRANTY DEED, THE FOLLOWING SIX (6) COURSES:

- 1) SOUTH 89°42'55" WEST, A DISTANCE OF 6.85 FEET;
2) NORTH 00°08'43" WEST, A DISTANCE OF 342.58 FEET;
3) NORTH 53°19'35" WEST, A DISTANCE OF 23.64 FEET;
4) SOUTH 89°00'38" WEST, A DISTANCE OF 352.21 FEET;
5) NORTH 77°43'28" WEST, A DISTANCE OF 16.95 FEET;
6) SOUTH 89°00'38" WEST, A DISTANCE OF 201.06 FEET TO THE WESTERLY MOST SOUTHWEST CORNER OF LAST SAID SPECIAL WARRANTY DEED, SAID CORNER ALSO CONTIGUOUS WITH TRACT A, EHRRICH SUBDIVISION, RECORDED AT RECEPTION NO. 204031593, IN SAID RECORDS;

THENCE COINCIDENT WITH THE EASTERLY, SOUTHERLY, AND WESTERLY LINES OF SAID TRACT A THE FOLLOWING THREE (3) COURSES:
1) SOUTH 00°00'50" EAST, A DISTANCE OF 17.69 FEET;
2) SOUTH 89°42'55" WEST, A DISTANCE OF 30.00 FEET;
3) NORTH 00°00'50" WEST, A DISTANCE OF 23.32 FEET TO THE SOUTHEAST CORNER OF THAT SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 222082812, IN SAID RECORDS;

THENCE COINCIDENT WITH THE SOUTH LINE OF LAST SAID SPECIAL WARRANTY DEED, SOUTH 89°00'40" WEST, A DISTANCE OF 457.79 FEET TO THE SOUTHWEST CORNER OF LAST SAID SPECIAL WARRANTY DEED, SAID CORNER BEING COTERMINOUS WITH THE SOUTHEAST CORNER OF THAT SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 222120338, IN SAID RECORDS; THENCE COINCIDENT WITH THE SOUTH LINE OF LAST SAID SPECIAL WARRANTY DEED, NORTH 85°25'38" WEST, A DISTANCE OF 145.38 FEET TO THE WESTERLY CORNER OF LAST SAID SPECIAL WARRANTY DEED AND THE SOUTH LINE OF SAID COUNTY LINE ROAD;

THENCE COINCIDENT WITH SAID SOUTH LINE THE FOLLOWING TWO (2) COURSES:
1) SOUTH 89°42'55" WEST, A DISTANCE OF 4029.68 FEET;
2) SOUTH 89°42'31" WEST, A DISTANCE OF 2740.67 FEET;
THENCE NORTH 89°35'21" EAST, A DISTANCE OF 8630.54 FEET;
THENCE SOUTH 89°47'18" WEST, A DISTANCE OF 8630.88 FEET TO THE POINT OF BEGINNING.

CONTAINING 244,951 SQUARE FEET OR 5.6233 ACRES.
SIGNED THIS DAY OF , 20
BY: AS: OF:

NOTARY:
I HEREBY CERTIFY THAT ON THE DAY OF , 20, APPEARED BEFORE ME, AS OF
A COLORADO , WHO FIRST BEING SWORN, DULY EXECUTED THE ABOVE DOCUMENT.

NOTARY PUBLIC MY COMMISSION EXPIRES:

CONTIGUITY STATEMENT:

TOTAL PERIMETER OF AREA CONSIDERED FOR ANNEXATION = 37,435.73 FEET.
• ONE-SIXTH (1/6) OF TOTAL PERIMETER AREA = 6,239.33 FEET (16.67%).
• PERIMETER OF AREA CONTIGUOUS WITH EXISTING CITY LIMITS = 17,261.41 FEET (46.11%).

PLANNING DEPARTMENT:

THIS ANNEXATION PLAT WAS REVIEWED BY THE TOWN OF PALMER LAKE PLANNING DEPARTMENT THIS DAY OF , 20

PLANNING DIRECTOR

TOWN APPROVAL:

PURSUANT TO AN ORDINANCE MADE AND ADOPTED BY THE TOWN OF PALMER LAKE, COUNTY OF EL PASO, COLORADO, THIS DAY OF , OF 20

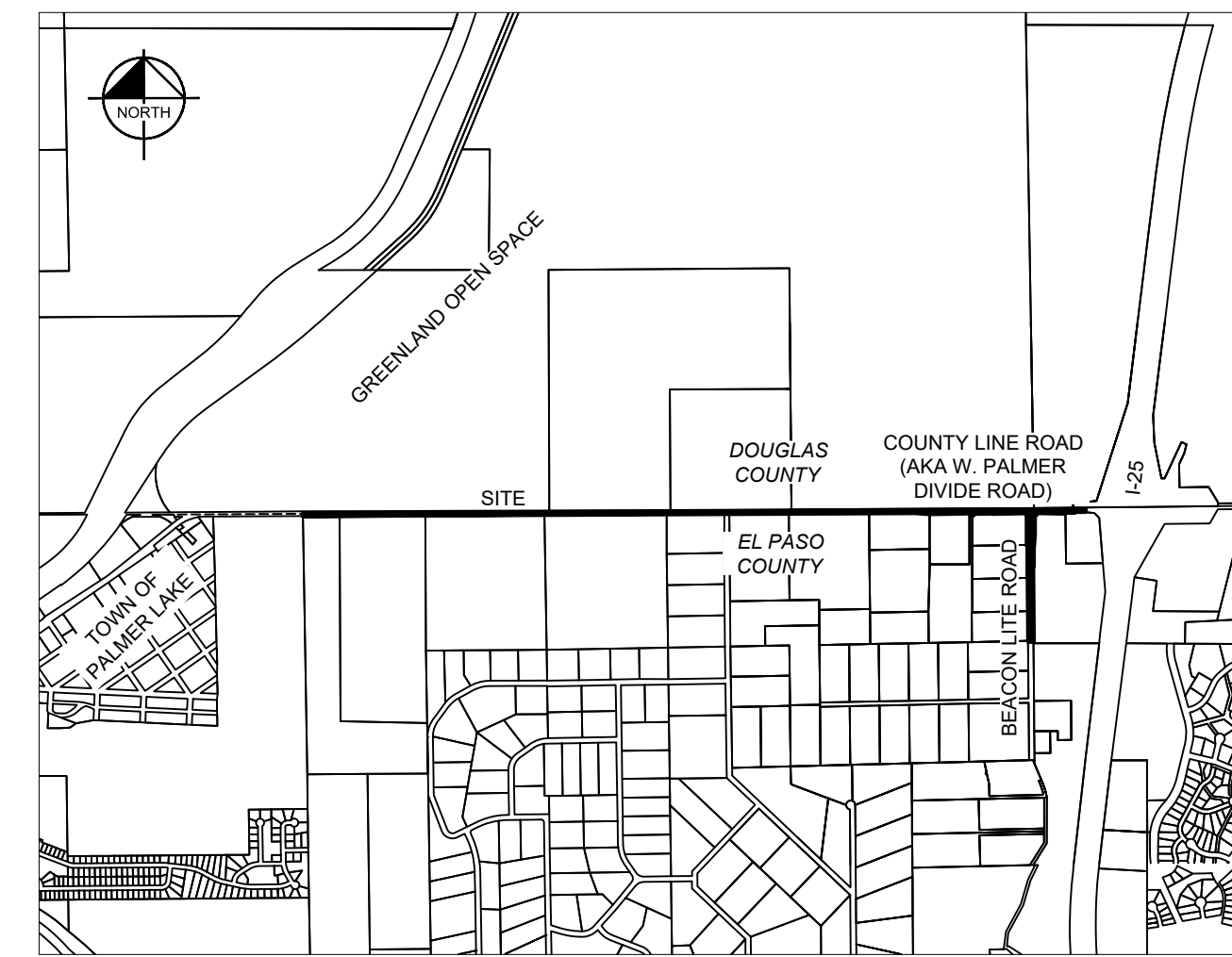
MAJOR DATE

ATTEST:

TOWN CLERK DATE

NOTES:

- 1. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
3. BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTH LINE OF SECTION 4, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, ASSUMED TO BEAR NORTH 89°42'31" EAST, A DISTANCE OF 5334.45 FEET, AS MONUMENTED AT THE NORTHWEST CORNER BY A NO. 6 REBAR WITH 3.25" ALUMINUM CAP STAMPED, "PE-LS 9853, 2001" 0.3' BELOW GRADE AND AT THE NORTHEAST CORNER BY A NO. 6 REBAR WITH 3.5" ALUMINUM CAP STAMPED, "EL PASO, 2001, LS17496" 0.4' BELOW GRADE IN MONUMENT BOX.
4. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN U.S. SURVEY FEET.
5. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS MAP, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT TRACT: EASEMENTS, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS, AGREEMENTS, LEASE AGREEMENTS AND OWNERSHIP TITLE EVIDENCE.
6. THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
7. FIELD WORK WAS COMPLETED SEPTEMBER 27, 2024.



VICINITY MAP
1" = 2000'

CLERK AND RECORDER:

STATE OF COLORADO)
COUNTY OF EL PASO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT O'CLOCK _M.

THIS DAY OF , 20 A.D.

AND IS DULY RECORDED AT RECEPTION NO. OF THE RECORDS COUNTY OF EL PASO , COLORADO

RECORDER

BY: DEPUTY

FEE:

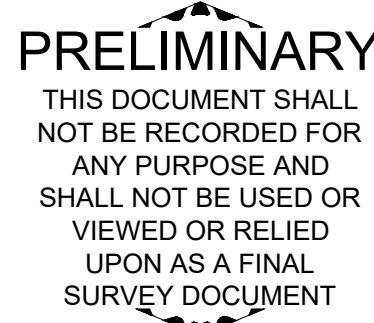
SURCHARGE:

SURVEYOR'S CERTIFICATION

I, DARREN R. WOLTERSTORFF, A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ANNEXATION SHOWN HEREON TRULY AND CORRECTLY REPRESENTS THE ABOVE DESCRIBED PARCEL OF LAND.

PURSUANT TO COLORADO STATE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS RULE 6.2.2 THE UNDERSIGNED FURTHER CERTIFIES THAT THIS MAP OR PLAT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, IS ACCURATE TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

I ATTEST THE ABOVE ON THIS DAY OF , 20



DARREN R. WOLTERSTORFF, PLS 38281
FOR AND ON BEHALF OF KIMLEY-HORN AND ASSOCIATES, INC.
DARREN.WOLTERSTORFF@KIMLEY-HORN.COM

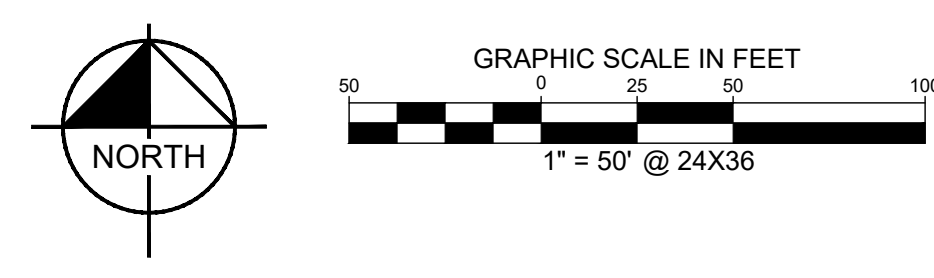
Table with columns: No., DATE, REVISION DESCRIPTION



6200 S. SYRACUSE WAY, # 300 GREENWOOD VILLAGE, CO 80111 Tel. No. (303) 228-2300 www.kimley-horn.com

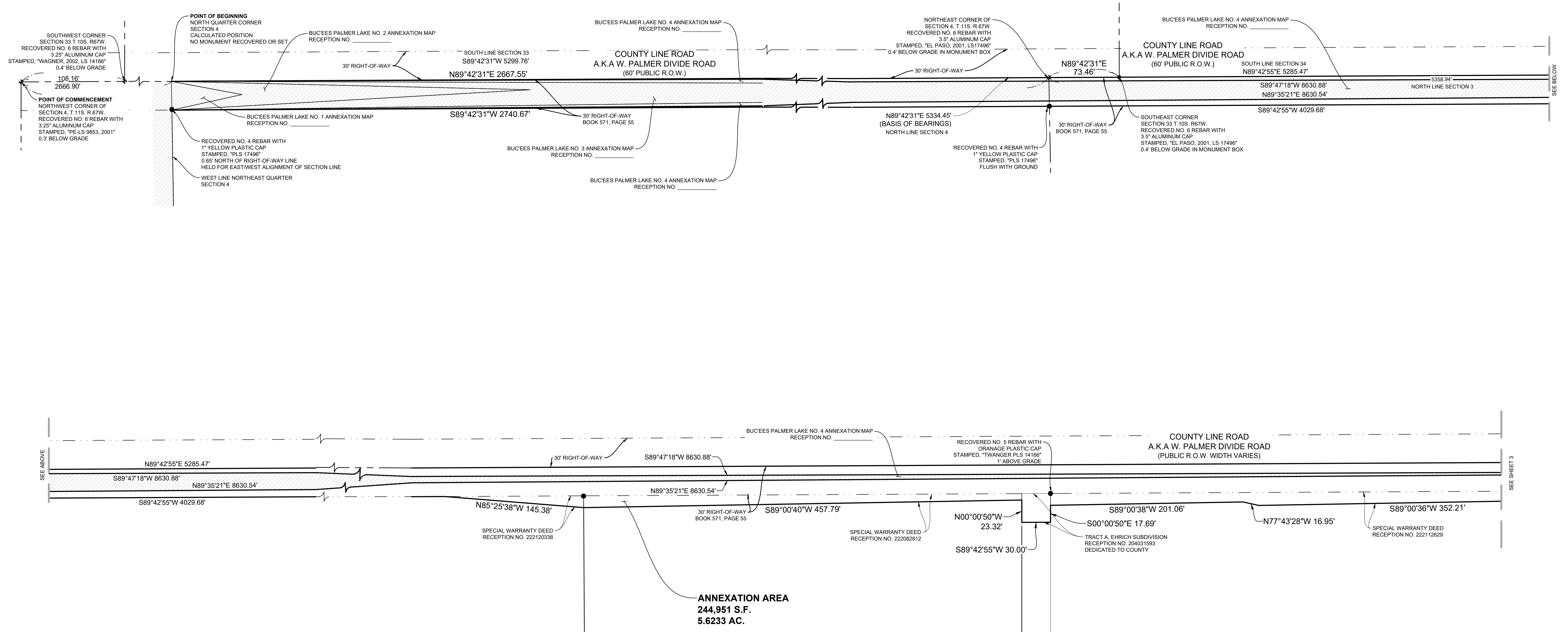
Table with columns: Scale, Drawn by, Checked by, Date, Project No., Sheet No.

FILED: JEREMY W. HORN, COUNTY CLERK, EL PASO COUNTY, COLORADO, 10/16/2024 2:38 PM LAST REVISED: 10/16/2024 2:40 PM



BUC'EES PALMER LAKE NO. 5 ANNEXATION MAP

LOCATED IN THE NORTHEAST QUARTER OF SECTION 4,
THE NORTH HALF OF SECTION 3, AND THE NORTHWEST QUARTER OF SECTION 2
TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M..
COUNTY OF EL PASO, STATE OF COLORADO



ANNEXATION AREA
244,951 S.F.
5.6233 AC.

LEGEND

- ◆ RECOVERED SECTION CORNER AS NOTED
- RECOVERED PROPERTY MONUMENT AS NOTED
- BOUNDARY TO BE ANNEXED
- EXISTING CITY LIMITS
- SECTION LINE
- RIGHT-OF-WAY LINE

No.	DATE	REVISION DESCRIPTION

Kimley»Horn

6200 S. SYRACUSE WAY, # 300
GREENWOOD VILLAGE, CO 80111

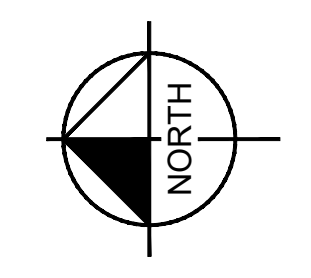
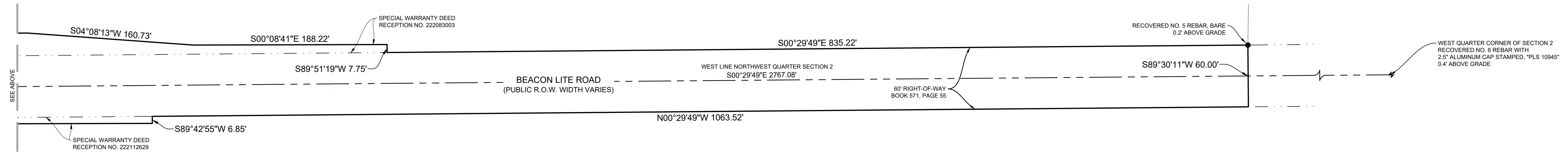
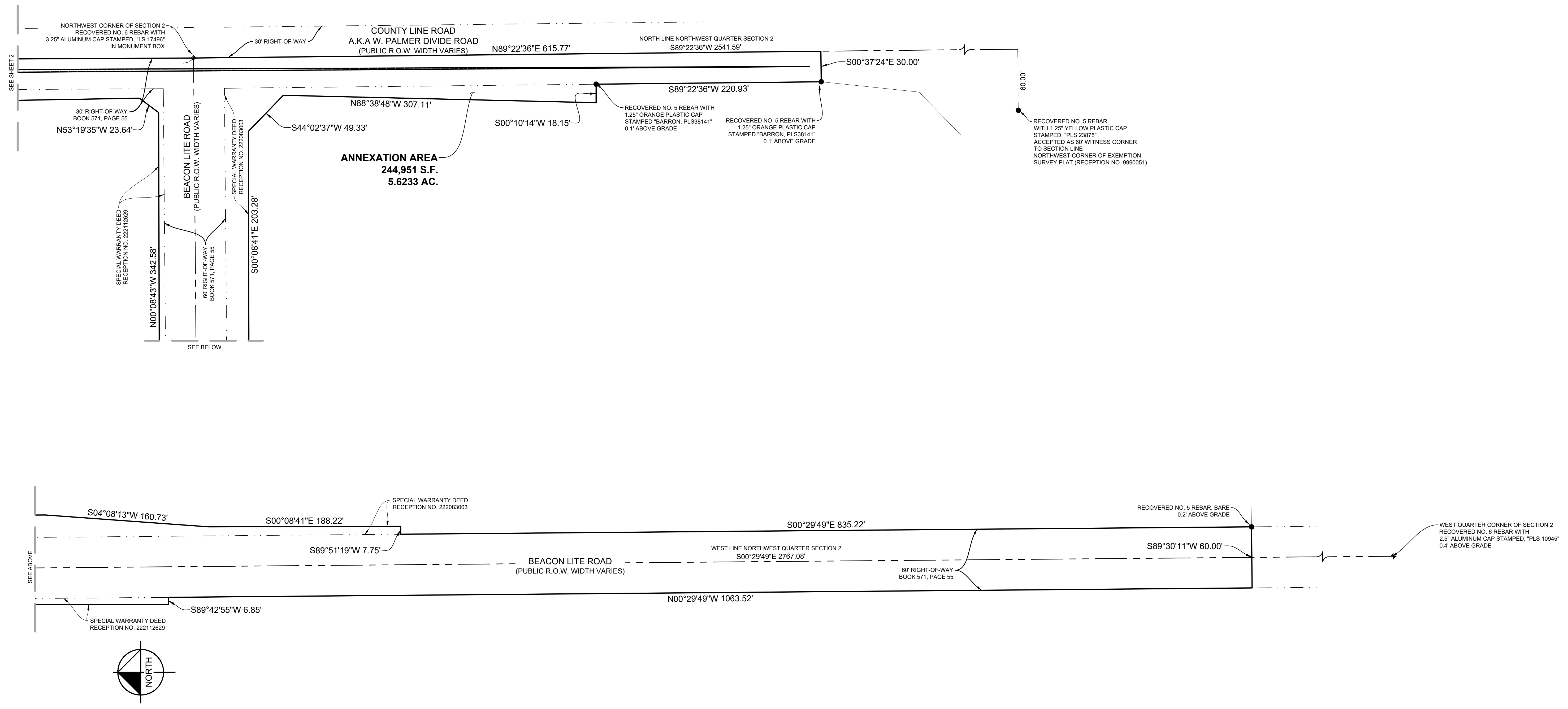
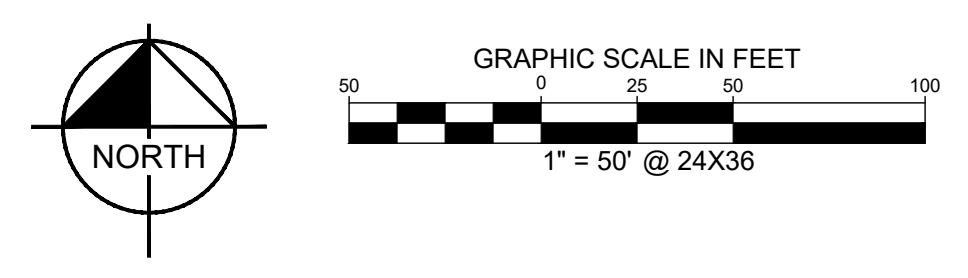
Tel. No. (303) 228-2300
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	JAF	DRW	10/17/24	196094002	2 OF 3

NAME: JUDEN, CATHY; PROJECT: BUC'EES PALMER LAKE CADASTRAL ANNEXATIONS; DRAWN: JAF; CHECKED: DRW; DATE: 10/16/2024 2:28 PM; LAST REVISED: 10/16/2024 2:41 PM

BUC'EES PALMER LAKE NO. 5 ANNEXATION MAP

LOCATED IN THE NORTHEAST QUARTER OF SECTION 4,
THE NORTH HALF OF SECTION 3, AND THE NORTHWEST QUARTER OF SECTION 2
TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M..
COUNTY OF EL PASO, STATE OF COLORADO



Kimley»Horn		6200 S. SYRACUSE WAY, # 300 GREENWOOD VILLAGE, CO 80111		Tel. No. (303) 228-2300 www.kimley-horn.com	
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	JAF	DRW	10/17/24	196094002	3 OF 3

No.	DATE	REVISION DESCRIPTION

NAME: JUDEN, DATE: 11/19/2024, TIME: 10:16:20AM, FILE: C:\PROJECTS\BUC'EES PALMER LAKE CAD\BUC'EES PALMER LAKE CAD\ANNEXATION\BUC'EES PALMER LAKE CAD\ANNEXATION.DWG, PLOTTED BY: FELDER, JEREMY, 10/16/2024 2:39 PM, LAST SAVED: 10/16/2024 2:40 PM



A PARCEL OF LAND BEING A PORTION OF THE SOUTH HALF OF THAT DECLARED PUBLIC HIGHWAY KNOWN AS, COUNTY LINE ROAD (A.K.A. WEST PALMER DIVIDE ROAD), DESCRIBED IN BOOK 571 AT PAGE 55; ALL OF THOSE SPECIAL WARRANTY DEEDS RECORDED AT RECEPTION NUMBERS 222083003, 222112629, 222082812, AND 222120338; ALL OF TRACT A, AS DEDICATED TO THE COUNTY OF EL PASO, BY EHRICH SUBDIVISION, RECEPTION NO. 204031593; AND A PORTION OF THAT DECLARED PUBLIC HIGHWAY KNOWN AS BEACON LITE ROAD, DESCRIBED IN BOOK 571 AT PAGE 55, ALL DOCUMENTS FOUND IN THE EL PASO COUNTY OFFICE OF THE CLERK AND RECORDER; SITUATED IN THE NORTHEAST QUARTER OF SECTION 4, THE NORTH HALF OF SECTION 3, AND THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIX PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 4, AS MONUMENTED BY A NO. 6 REBAR WITH

3.25" ALUMINUM CAP STAMPED, "PE-LS 9853, 2001", 0.3' BELOW GRADE;

THENCE COINCIDENT WITH THE NORTH LINE OF SECTION 4, NORTH 89°42'31" EAST, A DISTANCE OF 2666.90 FEET TO THE CALCULATED POSITION OF THE NORTH QUARTER CORNER OF SAID SECTION 4 AND THE **POINT OF BEGINNING**;

THENCE CONTINUING COINCIDENT WITH LAST SAID LINE, NORTH 89°42'31" EAST, A DISTANCE OF 2667.55 FEET TO THE NORTHEAST CORNER OF SAID SECTION 4, AS MONUMENTED BY A NO. 6 REBAR WITH 3.25" ALUMINUM CAP STAMPED, "EL PASO, 2001, LS 17496" 0.4' BELOW GRADE, IN MONUMENT BOX;

THENCE COINCIDENT WITH THE NORTH LINE OF SAID SECTION 3, AND CONTINUING ON LAST SAID BEARING,

NORTH 89°42'31" EAST, A DISTANCE OF 73.46 FEET TO THE SOUTHEAST CORNER OF SECTION 33, TOWNSHIP 10 SOUTH, RANGE 67 WEST, AS MONUMENTED BY A NO. 6 REBAR WITH 3.5" ALUMINUM CAP STAMPED, "EL PASO, 2001, LS 17496" 0.4' BELOW GRADE, IN MONUMENT BOX;

THENCE CONTINUING COINCIDENT WITH SAID NORTH LINE, NORTH 89°42'55" EAST, A DISTANCE OF 5285.47 FEET TO THE NORTHWEST CORNER OF SECTION 2, AS MONUMENTED BY A NO. 6 REBAR WITH 3.25" ALUMINUM CAP STAMPED, "LS 17496" IN MONUMENT BOX;

THENCE COINCIDENT WITH THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2, NORTH 89°22'36" EAST, A DISTANCE OF 615.77 FEET;

THENCE SOUTH 00°37'24" EAST, A DISTANCE OF 30.00 FEET TO THE SOUTHERLY LINE OF SAID COUNTY LINE ROAD, AS DESCRIBED IN BOOK 571, PAGE 55, IN SAID RECORDS;

THENCE SOUTH 89°22'36" WEST, A DISTANCE OF 220.93 FEET TO THE NORTHEASTERLY CORNER OF THAT SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 222083003, IN SAID RECORDS;

THENCE COINCIDENT WITH THE SOUTHERLY AND EASTERLY LINES OF LAST SAID WARRANTY DEED THE FOLLOWING SEVEN (7) COURSES:

- 1) SOUTH 00°10'14" WEST, A DISTANCE OF 18.15 FEET;
- 2) NORTH 88°38'48" WEST, A DISTANCE OF 307.11 FEET;
- 3) SOUTH 44°02'37" WEST, A DISTANCE OF 49.33 FEET;
- 4) SOUTH 00°08'41" EAST, A DISTANCE OF 203.28 FEET;
- 5) SOUTH 04°08'13" WEST, A DISTANCE OF 160.73 FEET;
- 6) SOUTH 00°08'41" EAST, A DISTANCE OF 188.22 FEET;
- 7) SOUTH 89°51'19" WEST, A DISTANCE OF 7.75 FEET TO THE EAST LINE OF BEACON LITE ROAD, AS DESCRIBED IN SAID BOOK 571, PAGE 55;

THENCE COINCIDENT WITH LAST SAID EAST LINE, SOUTH 00°29'49" EAST, A DISTANCE OF 835.22 FEET;

THENCE SOUTH 89°30'11" WEST, A DISTANCE OF 60.00 FEET TO THE WEST LINE OF SAID BEACON LITE ROAD;

THENCE COINCIDENT WITH LAST SAID WEST LINE, NORTH 00°29'49" WEST, A DISTANCE OF 1063.52 FEET TO THE SOUTHEAST CORNER OF THAT SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 222112629, IN SAID RECORDS;

THENCE COINCIDENT WITH THE SOUTHERLY AND WESTERLY LINES OF LAST SAID SPECIAL WARRANTY DEED, THE FOLLOWING SIX (6) COURSES:

- 1) SOUTH 89°42'55" WEST, A DISTANCE OF 6.85 FEET;
- 2) NORTH 00°08'43" WEST, A DISTANCE OF 342.58 FEET;
- 3) NORTH 53°19'35" WEST, A DISTANCE OF 23.64 FEET;
- 4) SOUTH 89°00'36" WEST, A DISTANCE OF 352.21 FEET;
- 5) NORTH 77°43'28" WEST, A DISTANCE OF 16.95 FEET;
- 6) SOUTH 89°00'38" WEST, A DISTANCE OF 201.06 FEET TO THE WESTERLY MOST SOUTHWEST CORNER OF LAST SAID SPECIAL WARRANTY DEED, SAID CORNER ALSO

CONTIGUOUS WITH TRACT A, EHRICH SUBDIVISION, RECORDED AT RECEPTION NO. 204031593, IN SAID RECORDS;

THENCE COINCIDENT WITH THE EASTERLY, SOUTHERLY, AND WESTERLY LINES OF SAID TRACT A THE FOLLOWING THREE (3) COURSES:

- 1) SOUTH 00°00'50" EAST, A DISTANCE OF 17.69 FEET;
- 2) SOUTH 89°42'55" WEST, A DISTANCE OF 30.00 FEET;
- 3) NORTH 00°00'50" WEST, A DISTANCE OF 23.32 FEET TO THE SOUTHEAST CORNER OF THAT SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 222082812, IN SAID RECORDS;

THENCE COINCIDENT WITH THE SOUTH LINE OF LAST SAID SPECIAL WARRANTY DEED, SOUTH 89°00'40" WEST, A DISTANCE OF 457.79 FEET TO THE SOUTHWEST CORNER OF LAST SAID SPECIAL WARRANTY DEED, SAID CORNER BEING COTERMINOUS WITH THE SOUTHEAST CORNER OF THAT SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 222120338, IN SAID RECORDS;

THENCE COINCIDENT WITH THE SOUTH LINE OF LAST SAID SPECIAL WARRANTY DEED, NORTH 85°25'38" WEST, A DISTANCE OF 145.38 FEET TO THE WESTERLY CORNER OF LAST SAID SPECIAL WARRANTY DEED AND THE SOUTH LINE OF SAID COUNTY LINE ROAD;

THENCE COINCIDENT WITH SAID SOUTH LINE THE FOLLOWING TWO (2) COURSES:

- 1) SOUTH 89°42'55" WEST, A DISTANCE OF 4029.68 FEET;
- 2) SOUTH 89°42'31" WEST, A DISTANCE OF 2740.67 FEET;

THENCE NORTH 89°35'21" EAST, A DISTANCE OF 8630.54 FEET;

THENCE SOUTH 89°47'18" WEST, A DISTANCE OF 8630.88 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 244,951 SQUARE FEET OR 5.6233 ACRES.

ANNEXATION PETITION

The undersigned landowner, in accordance with the provisions of Section 31-12- 101 et. seq. C.R.S., and known as the Municipal Annexation Act of 1965, as amended, hereby petitions the Board of Trustees of the Town of Palmer Lake for annexation to the Town of Palmer Lake of the within described unincorporated area situated and being in the County of El Paso, State of Colorado. In support of this Petition, the petitioners allege and submit the following and make the within requests:

- 1) That it is desirable and necessary to annex the property shown on Exhibit A, attached hereto, comprising a total of 24.8669 acres more or less.
- 2) That the area sought to be annexed to the Town of Palmer Lake meets the requirements of section 31-12-104 and 105 C.R.S. of the Municipal Annexation Act of 1965, as amended, in that:
 - a. Not less than one-sixth of the perimeter of the described property is contiguous to the Town of Palmer Lake. The property for which annexation is sought has a total of 1,990.72 feet contiguous to the Town of Palmer Lake.
 - b. The area for which annexation is sought shares a community of interest with the Town of Palmer Lake.
 - c. The area for which annexation is sought will be urban in character in the near future.
 - d. The area for which annexation is sought is integrated with or is capable of being integrated with the Town of Palmer Lake.
 - e. Within the area for which annexation is sought, no lands held in identical ownership shall be divided into separate lots or parcels without the written consent of the landowners thereof.
 - f. No land held in identical ownership comprising twenty (20) acres or more shall be included within the annexation without the written consent of the landowners thereof.
 - g. The annexation which is sought will not result in a detachment of area from any school district and will not result in the attachment of the annexed area to another school district other than that in which it already is.
 - h. The annexation of the area proposed to be annexed will not have the effect of extending the boundary of the Town of Palmer Lake more than three miles in any direction from any point of the Town's boundary in any one year.

3) That the signers of this Petition comprise the landowners of one hundred percent (100%) of the territory included in the area for which annexation is sought.

4) That the petitioners request that the Town of Palmer Lake approve this annexation.

5) That the legal description of the territory proposed to be annexed is attached hereto as Exhibit B.

6) The names and addresses of adjacent property owners to the property for which annexation is sought and within 300 feet of the boundary of the property for which annexation is sought are attached as Exhibit C; the applicant must inform each property owner within 300 feet of the boundary of the property of the annexation petition by way of certified mail; the return receipts will be required to complete the applicants file.

7) No annexation proceedings have been commenced for the annexation to another municipality of part or all of the territory proposed to be annexed.

8) If a portion of a platted street or alley is to be annexed, the entire width of said street or alley is included within the area to be annexed.

9) The Town of Palmer Lake will distribute a copy of the annexation plat to the affected agencies for comment, including public entities of school district and various utilities (i.e., gas, cable, sewer).

10) That upon the Annexation Ordinance becoming effective, all lands within the area sought to be annexed shall become subject to the Colorado Revised Statutes and all ordinances, resolutions, and regulations of the Town of Palmer Lake.

WHEREFORE, the undersigned petitioners request that the Town of Palmer Lake approve the annexation of the Property.

Maria Larsen
Petitioner Name

Petitioner Name

Maria Larsen 10/18/2024
Signature Date

Signature Date

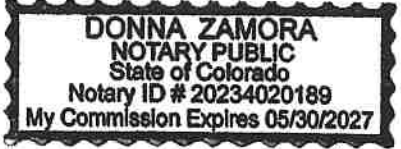
STATE OF COLORADO)
) ss.
COUNTY OF El Paso

Subscribed and sworn to before me this 18th day of October,
2024,

by Maria Lausew

Donna Zamora
Notary Public

My commission expires:
5/30/2027



BUC'EES PALMER LAKE NO. 6 ANNEXATION MAP

LOCATED IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M. COUNTY OF EL PASO, STATE OF COLORADO

ANNEXATION DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THAT PROPERTY DESCRIBED IN SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 222106819, IN THE EL PASO COUNTY OFFICE OF THE CLERK AND RECORDER, SITUATED IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIX PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 2, AS MONUMENTED BY A NO. 6 REBAR WITH 3.25" ALUMINUM CAP STAMPED, "LS 17496", IN MONUMENT BOX; THENCE COINCIDENT WITH THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2, SOUTH 00°29'49" EAST, A DISTANCE OF 30.00 FEET TO THE WESTERLY EXTENSION OF THE NORTH LINE OF THAT PROPERTY DESCRIBED IN SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 222083003, SAID WESTERLY EXTENSION ALSO BEING THE NORTHERLY LINE OF THAT PROPERTY DESCRIBED AT RECEPTION NO. 222106819; THENCE COINCIDENT WITH SAID WESTERLY EXTENSIONS AND SAID NORTH LINES, NORTH 89°22'36" EAST, A DISTANCE OF 394.91 FEET TO THE NORTHEAST CORNER OF SAID DEED RECORDED AT RECEPTION NO. 222083003 AND THE POINT OF BEGINNING;

THENCE CONTINUING COINCIDENT WITH THE NORTH LINE OF SAID RECEPTION NO. 222106819, NORTH 89°22'36" EAST, A DISTANCE OF 220.93 FEET TO THE WESTERLY MOST NORTHEAST CORNER OF SAID RECEPTION NO. 222106819, ALSO BEING WESTERLY RIGHT-OF-WAY OF INTERSTATE-25; THENCE COINCIDENT WITH THE EASTERLY LINE OF SAID RECEPTION NO. 222106819 AND SAID WESTERLY RIGHT-OF-WAY THE FOLLOWING FOUR (4) COURSES:

- 1) SOUTH 83°59'37" EAST, A DISTANCE OF 96.54 FEET;
- 2) SOUTH 44°10'02" EAST, A DISTANCE OF 76.80 FEET ;
- 3) SOUTH 04°18'32" EAST, A DISTANCE OF 929.95 FEET;
- 4) SOUTH 07°01'30" WEST, A DISTANCE OF 457.05 FEET;

THENCE NORTH 89°11'43" WEST, A DISTANCE OF 736.97 FEET TO THE EAST LINE OF BEACON LITE ROAD AS DESCRIBED IN BOOK 571, PAGE 55;

THENCE COINCIDENT WITH SAID EAST LINE, NORTH 00°29'49" WEST, A DISTANCE OF 835.22 FEET THE SOUTHWEST CORNER OF SAID RECEPTION NO. 222083003;

THENCE COINCIDENT WITH THE SOUTHERLY AND EASTERLY LINES OF SAID RECEPTION NO. 222083003 THE FOLLOWING SEVEN (7) COURSES:

- 1) NORTH 89°51'19" EAST, A DISTANCE OF 7.75 FEET;
- 2) NORTH 00°08'41" WEST, A DISTANCE OF 188.22 FEET;
- 3) NORTH 04°08'13" EAST, A DISTANCE OF 160.73 FEET;
- 4) NORTH 00°08'41" WEST, A DISTANCE OF 203.28 FEET;
- 5) NORTH 44°02'37" EAST, A DISTANCE OF 49.33 FEET;
- 6) SOUTH 88°38'48" EAST, A DISTANCE OF 307.11 FEET;
- 7) NORTH 00°10'14" EAST, A DISTANCE OF 18.15 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 1,083,204 SQUARE FEET OR 24.8669 ACRES.

SIGNED THIS _____ DAY OF _____, 20____.

BY: _____ AS: _____ OF: _____

NOTARY:

I HEREBY CERTIFY THAT ON THE _____ DAY OF _____, 20____, APPEARED BEFORE

ME, _____ AS _____ OF _____

A COLORADO _____, WHO FIRST BEING SWORN, DULY EXECUTED THE ABOVE DOCUMENT.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES: _____

CONTIGUITY STATEMENT:

TOTAL PERIMETER OF AREA CONSIDERED FOR ANNEXATION = 4,288.03 FEET.
• ONE-SIXTH (1/6) OF TOTAL PERIMETER AREA = 714.67 FEET (16.67%).
• PERIMETER OF AREA CONTIGUOUS WITH EXISTING CITY LIMITS = 1,990.72 FEET (46.43%).

PLANNING DEPARTMENT:

THIS ANNEXATION PLAT WAS REVIEWED BY THE TOWN OF PALMER LAKE PLANNING DEPARTMENT THIS _____ DAY OF _____, 20____.

PLANNING DIRECTOR _____

TOWN APPROVAL:

PURSUANT TO AN ORDINANCE MADE AND ADOPTED BY THE TOWN OF PALMER LAKE, COUNTY OF EL PASO, COLORADO, THIS _____ DAY OF _____, OF 20____.

MAJOR _____ DATE _____

ATTEST:

TOWN CLERK _____ DATE _____

SURVEYOR'S CERTIFICATION

I, DARREN R. WOLTERSTORFF, A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ANNEXATION SHOWN HEREON TRULY AND CORRECTLY REPRESENTS THE ABOVE DESCRIBED PARCEL OF LAND.

PURSUANT TO COLORADO STATE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS RULE 6.2.2 THE UNDERSIGNED FURTHER CERTIFIES THAT THIS MAP OR PLAT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE. IS ACCURATE TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF. IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

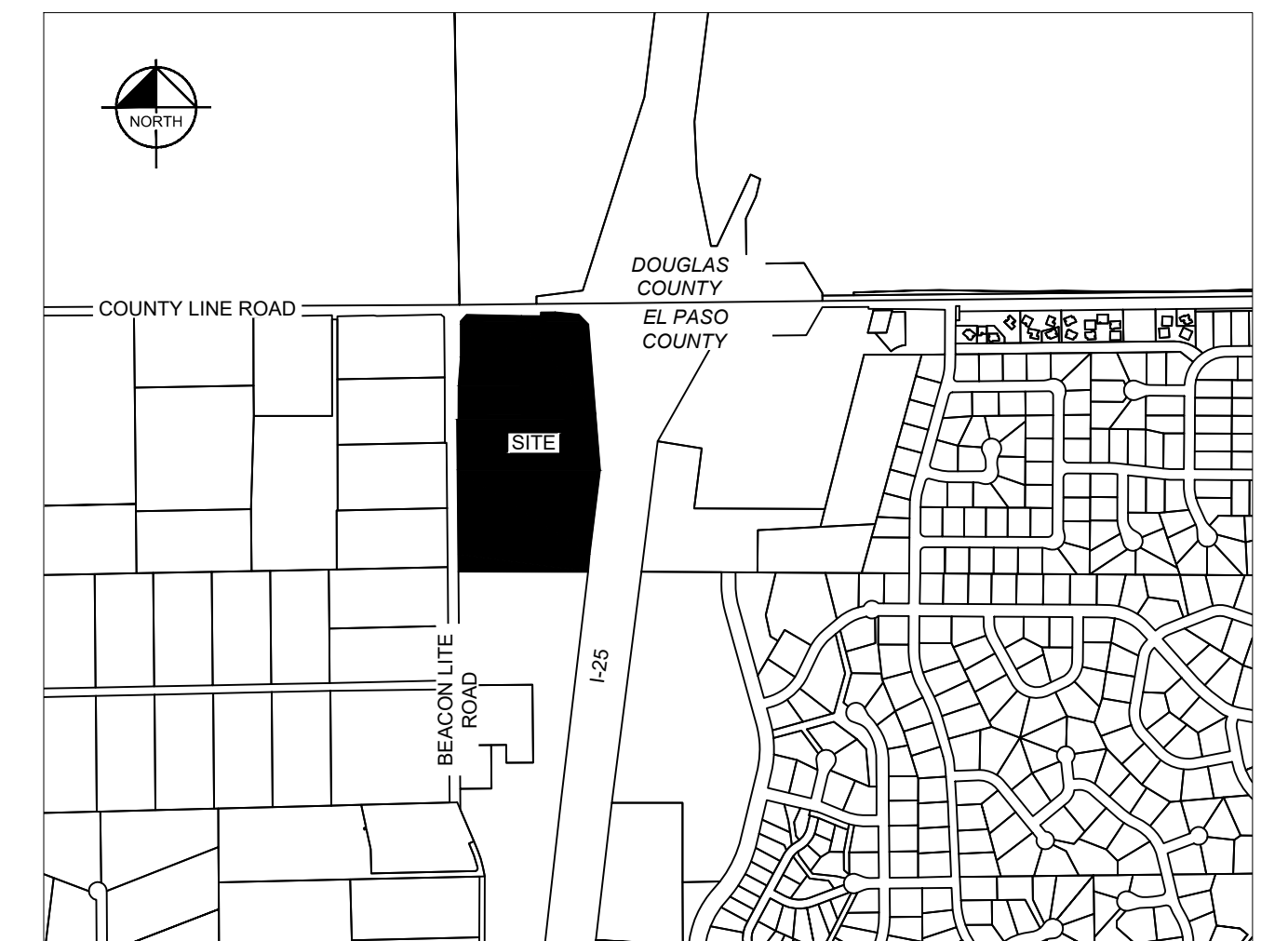
I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 20____.

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

DARREN R. WOLTERSTORFF, PLS 38281
FOR AND ON BEHALF OF KIMLEY-HORN AND ASSOCIATES, INC.
DARREN.WOLTERSTORFF@KIMLEY-HORN.COM

NOTES:

1. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
3. **BASIS OF BEARINGS:** BEARINGS ARE BASED ON THE WEST LINE OF THE NORTH QUARTER OF SECTION 2, BEARING S00°29'49"E, A DISTANCE OF 2767.08 FEET, AS MONUMENTED AT THE SOUTH END BY A NO. 6 REBAR WITH 2.5" ALUMINUM CAP, STAMPED "PLS 10945", 0.4' ABOVE GRADE, AND AT THE NORTH END BY A NO. 6 REBAR WITH 3.25" ALUMINUM CAP STAMPED, "LS 17496", IN MONUMENT BOX.
4. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN U.S. SURVEY FEET.
5. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS MAP, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT TRACT: EASEMENTS, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS, AGREEMENTS, LEASE AGREEMENTS AND OWNERSHIP TITLE EVIDENCE.
6. THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
7. FIELD WORK WAS COMPLETED SEPTEMBER 27, 2024.



VICINITY MAP
1" = 1000'

CLERK AND RECORDER:

STATE OF COLORADO)
)SS
COUNTY OF EL PASO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK ____.

THIS _____ DAY OF _____, 20____ A.D.,

AND IS DULY RECORDED AT RECEPTION NO. _____ OF THE RECORDS COUNTY OF EL PASO, COLORADO

_____, RECORDER

BY: _____

DEPUTY

FEE: _____

SURCHARGE: _____

No.	DATE	REVISION DESCRIPTION

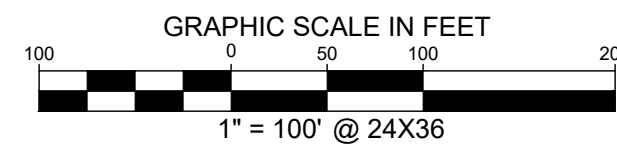
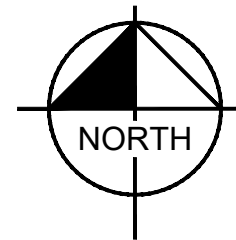
Kimley»Horn

6200 S. SYRACUSE WAY, # 300
GREENWOOD VILLAGE, CO 80111

Tel. No. (303) 228-2300
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JAF	DRW	10/17/24	196094002	1 OF 2

NAME: HORN, DAVI 11/19/2024 - BUC'EES PALMER LAKE CADASTRIAL/TOPOGRAPHIC ANNEXATIONS 196094002 - BUC'EES PALMER LAKE CADASTRIAL/TOPOGRAPHIC ANNEXATIONS 196094002 - PLOTTED BY: FELDER, JEREMY 10/16/2024 5:09 PM LAST SAVED: 10/16/2024 4:55 PM

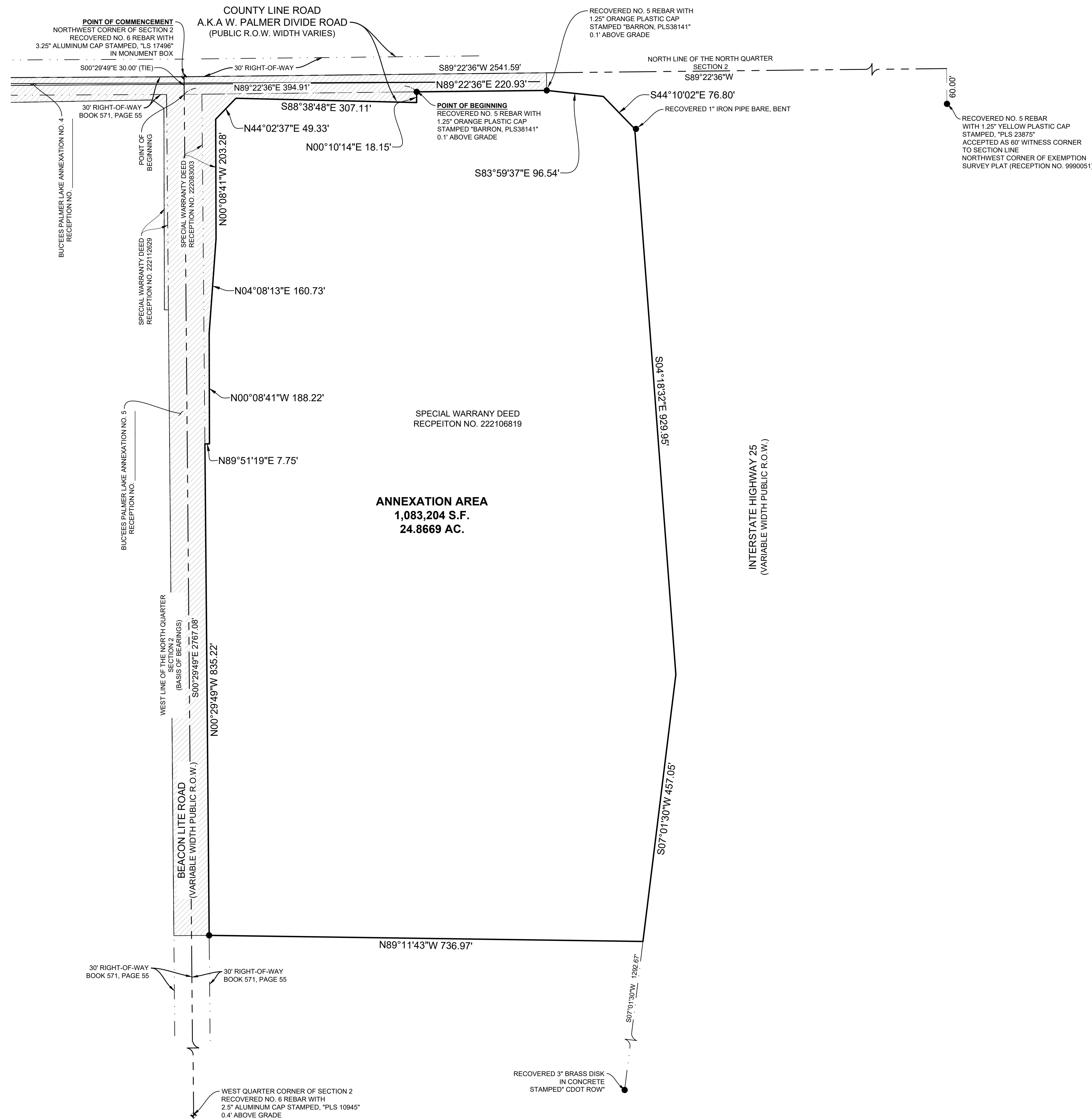


BUC'EES PALMER LAKE NO. 6 ANNEXATION MAP

LOCATED IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M. COUNTY OF EL PASO, STATE OF COLORADO

LEGEND

- ⊕ RECOVERED SECTION CORNER AS NOTED
- RECOVERED PROPERTY MONUMENT AS NOTED
- BOUNDARY TO BE ANNEXED
- - - - - EXISTING CITY LIMITS
- SECTION LINE
- - - - - RIGHT-OF-WAY LINE



No.	DATE	REVISION DESCRIPTION

Kimley»Horn

6200 S. SYRACUSE WAY, # 300
GREENWOOD VILLAGE, CO 80111

Tel. No. (303) 228-2300
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	JAF	DRW	10/17/24	196094002	2 OF 2

NAME: JUDEN, DATE: 10/16/2024, TIME: 4:55 PM, PLOTTED BY: FELDER, JEREMY, 10/16/2024 5:00 PM, LAST SAVED: 10/16/2024 4:55 PM



A PARCEL OF LAND BEING A PORTION OF THAT PROPERTY DESCRIBED IN SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 222106819, IN THE EL PASO COUNTY OFFICE OF THE CLERK AND RECORDER, SITUATED IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIX PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 2, AS MONUMENTED BY A NO. 6 REBAR WITH

3.25" ALUMINUM CAP STAMPED, "LS 17496", IN MONUMENT BOX;

THENCE COINCIDENT WITH THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2, SOUTH 00°29'49" EAST, A DISTANCE OF 30.00 FEET TO THE WESTERLY EXTENSION OF THE NORTH LINE OF THAT PROPERTY DESCRIBED IN SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 222083003, SAID WESTERLY EXTENSION ALSO BEING THE NORTHERLY LINE OF THAT PROPERTY DESCRIBED AT RECEPTION NO. 222106819;

THENCE COINCIDENT WITH SAID WESTERLY EXTENSIONS AND SAID NORTH LINES, NORTH 89°22'36" EAST, A DISTANCE OF 394.91 FEET TO THE NORTHEAST CORNER OF SAID DEED RECORDED AT RECEPTION NO. 222083003 AND THE **POINT OF BEGINNING**;

THENCE CONTINUING COINCIDENT WITH THE NORTH LINE OF SAID RECEPTION NO. 222106819, NORTH 89°22'36" EAST, A DISTANCE OF 220.93 FEET TO THE WESTERLY MOST NORTHEAST CORNER OF SAID RECEPTION NO. 222106819, ALSO BEING WESTERLY RIGHT-OF-WAY OF INTERSTATE-25;

THENCE COINCIDENT WITH THE EASTERLY LINE OF SAID RECEPTION NO. 222106819 AND SAID WESTERLY RIGHT-OF-WAY THE FOLLOWING FOUR (4) COURSES:

- 1) SOUTH 83°59'37" EAST, A DISTANCE OF 96.54 FEET;
- 2) SOUTH 44°10'02" EAST, A DISTANCE OF 76.80 FEET ;
- 3) SOUTH 04°18'32" EAST, A DISTANCE OF 929.95 FEET;
- 4) SOUTH 07°01'30" WEST, A DISTANCE OF 457.05 FEET;

THENCE NORTH 89°11'43" WEST, A DISTANCE OF 736.97 FEET TO THE EAST LINE OF BEACON LITE ROAD AS DESCRIBED IN BOOK 571, PAGE 55;

THENCE COINCIDENT WITH SAID EAST LINE, NORTH 00°29'49" WEST, A DISTANCE OF 835.22 FEET THE SOUTHWEST CORNER OF SAID RECEPTION NO. 222083003;

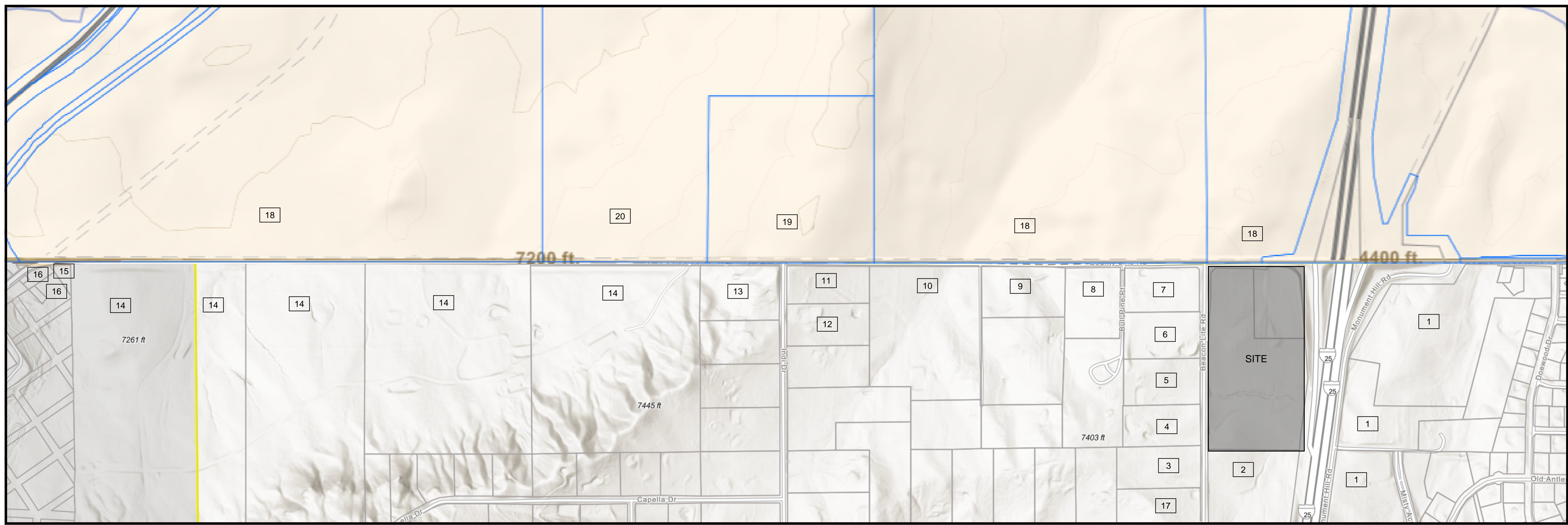
THENCE COINCIDENT WITH THE SOUTHERLY AND EASTERLY LINES OF SAID RECEPTION NO. 222083003 THE FOLLOWING SEVEN (7) COURSES:

- 1) NORTH 89°51'19" EAST, A DISTANCE OF 7.75 FEET;

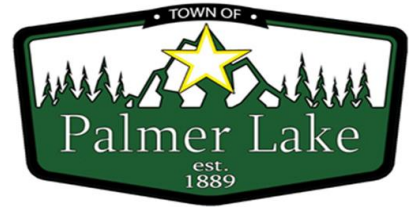
- 2) NORTH 00°08'41" WEST, A DISTANCE OF 188.22 FEET;
- 3) NORTH 04°08'13" EAST, A DISTANCE OF 160.73 FEET;
- 4) NORTH 00°08'41" WEST, A DISTANCE OF 203.28 FEET;
- 5) NORTH 44°02'37" EAST, A DISTANCE OF 49.33 FEET;
- 6) SOUTH 88°38'48" EAST, A DISTANCE OF 307.11 FEET;
- 7) NORTH 00°10'14" EAST, A DISTANCE OF 18.15 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 1,083,204 SQUARE FEET OR 24.8669 ACRES.

1	MONUMENT RIDGE EAST LLC	5055 LIST DR COLORADO SPRINGS CO, 80919
2	INTERSTATE 25 PROPERTIES LTD	970 CORRAL VALLEY RD COLORADO SPRINGS CO, 80929-9315
3	DARLING FREDERICK R	20190 BEACON LITE RD MONUMENT CO, 80132-9641
4	CHIN DANIEL K	20270 BEACON LITE RD MONUMENT CO, 80132-9620
5	DERBORT PETER H	20340 BEACON LITE RD MONUMENT CO, 80132-9620
6	RAINBOW PROPERTIES REVOCABLE LIVING TRUST	20390 BEACON LITE RD MONUMENT CO, 80132-9620
7	TRI-LAKES COMMUNITY CHURCH	20450 BEACON LITE RD MONUMENT CO, 80132-9620
8	ULFERTS JENNIFER LACY	2235 COUNTY LINE RD MONUMENT CO, 80132-9602
9	MAJ PROPERTIES LLC	13570 MEADOWGRASS DR. STE 100 COLORADO SPRINGS CO, 80921
10	MURPHY MILTON	2595 COUNTY LINE RD MONUMENT CO, 80132
11	ARNESON LAURA	20495 INDI DR MONUMENT CO, 80132-9604
12	DEVENS JOHN E	20435 INDI DR MONUMENT CO, 80132-9604
13	MARSHA L SOBCZAK REVOCABLE TRUST	513 FOX GLOVE CIR UNIT B SUN CITY CENTER FL, 33573-6194
14	UNITED CONGREGATIONAL CHURCH	3195 COUNTY LINE RD MONUMENT CO, 80132-9741
15	MEYER KEEGAN L	8 EL SERENO DR COLORADO SPRINGS CO, 80906-3408
16	PALMER LAKE TOWN OF	PO BOX 208 PALMER LAKE CO, 80133-0208
17	DAVID REBECCA	2320 BRICKER RD MONUMENT CO, 80132
18	DOUGLAS COUNTY BOARD OF COUNTY COMMISSIONERS	751 W PALMER DIVIDE AVE, LARKSPUR CO 80118
19	PAULA S WHITTIER TRUST	375 E PALMER DIVIDE AVE, LARKSPUR CO 80118
20	PAULA S WHITTIER TRUST & LINDA RAE BAKER	375 E PALMER DIVIDE AVE, LARKSPUR CO 80118



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Item 7.

**TOWN OF PALMER LAKE
BOARD OF TRUSTEES - MEMO SUMMARY**

DATE: October 24, 2024	ITEM NO.	SUBJECT: Ordinance to Amend Ch 8.28 Outdoor Burning Restrictions
Presented by: Town Administrator Collins		

Background

As previously reviewed with Fire Chief Vincent, the enclosed is final ordinance language relating to outdoor burning restrictions.

The redlined code follows this memo, noting modification to the burn permit definition as discussed with the Board.

The recommended annual fee of \$25 per permit, approved by the Fire Dept, will be included with the master fee schedule draft (to distribute later this year).

Recommended Action

Staff recommends adoption of ordinance 18-2024 to amend the burning restrictions.

- CODE OF ORDINANCES
Title 8 - HEALTH AND SANITATION
CHAPTER 8.28. OUTDOOR BURNING, FIRE AND SMOKING RESTRICTIONS

CHAPTER 8.28. OUTDOOR BURNING, FIRE AND SMOKING RESTRICTIONS

8.28.010. Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Annual burn permit means a permit issued by the Palmer Lake Fire Department required for burning slash, limited to natural debris, such as tree limbs, prunings, pine needles, in a barrel or other containment. Before burning, a burn permit must be obtained.

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Attendant means an adult 18 years of age or older.

Attended means an attendant is within sight and near proximity to a fire until extinguished in order to timely respond in the event that a spark, flame or ember leaves the container in which the fire is located.

Burn barrel means a large metal drum or container, commonly a 55-gallon steel drum, used for open burning of various materials. Burn barrels are often used to dispose of natural materials like wood, paper, or yard waste in rural areas where other disposal methods may be limited.

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Camp lantern means a pressure lamp made to burn kerosene, gasoline, Coleman fuel (white gas) or propane and use one or two mantles to produce an intense white light.

Camp stove means a small portable stove fueled by liquid such as propane for cooking or heating, especially by campers or picnickers.

Combustible means any solid material that will eventually burn if exposed to enough heat for a long enough time such as, without limitation, branches, firewood, and framing lumber.

El Paso County stage 2 fire restrictions means El Paso County stage 2 restrictions as imposed within the unincorporated areas of El Paso County, Colorado, in accordance with El Paso County Ordinance 15-001, as may be amended from time to time.

Extinguish(ed) means no excessive heat, and no visible flames, smoke, or emissions exist or hot embers are present.

Extinguishing materials means a charged hose, a bucket with a minimum of two gallons of water, or a commercial fire extinguisher is nearby such that an attendant can readily access such materials to extinguish a fire.

Fire pit means a commercial container for the purpose of containing combustible and/or flammable materials, embers, flame and sparks of an outdoor fire (recreational fire) to keep the fire from spreading beyond the container.

Fireworks means a pyrotechnic device consisting of combustibles designed to burn or explode for the purpose of generating a loud noise, light, sparks, smoke or projectile propulsion for entertainment or display.

Flammable means any liquid material that can easily catch fire quickly under normal circumstances and with the help of minimal ignition source(s) such as, without limitation, oil, gas, or varnish.

Open burning means a type of open fire for (a) vegetation management that involves the combustion of one or more piles of clean, dry natural vegetative material on an open premises, or on any public street, alley or other land adjacent to such premises, (b) the prescribed burning offence lines or rows, fields, farmlands, rangelands, wild lands, and (c) the burning of trash and debris.

Open fire means an outdoor fire, including but not limited to open burning, recreational fires of all types, the use of explosives, outdoor welding or operating an acetylene or other torch with open flame or operating tools that produce flame or sparks, fireworks of all kinds or brands, or any other activity creating combustion or an open flame.

Outdoor commercial gas-fueled fire pit, ~~fire table~~ means a type of fire pit or table that is commercially manufactured and sold as an ornamental structure, the flame of which is fueled by natural gas or propane for outdoor fires, the medium of which is decorative, such as ceramic logs, fire glass, or lava rock, and that does not produce embers or sparks.

Recreational fire means an outdoor fire used for pleasure, religious, ceremonial, warmth or similar purposes, including, but not limited to, campfires, fire pits, warming fires, charcoal grill fires, fires in wood-burning stoves involving the burning of charcoal or clean firewood, as well as outdoor commercial gas-fueled fire pit fires. Outdoor cooking in other than a commercially manufactured appliance designed for the purpose of cooking of food outdoors shall be treated the same as a recreational fire.

Red flag warning means a forecast warning issued by the National Weather Service inclusive of the town to inform area firefighting, land use management agencies, municipalities and the public that conditions are ideal for wildland fire ignition and propagation either currently or within 24 hours.

Spark arrester means a screen covering with holes no greater than one-half inch that is placed on top of a source of and completely encapsulates flames, embers or sparks to prevent such flames, embers or sparks from exiting the container at all times when flames, embers or sparks are present.

Special town fire restrictions means any restrictions imposed in accordance with section 8.28.030(c) of this chapter, which may be in addition to or in lieu of any town fire regulations.

Town stage 1 fire restrictions means the minimum restrictions on burning, fires and outdoor smoking as set forth in this chapter ~~which are in effect at all times within the town.~~

Town stage 2 fire restrictions are additional restrictions (to the otherwise permanently applicable town stage 1 fire regulations) placed on outdoor burning, fires and smoking as and whenever in effect, as provided in this chapter.

Town property means all town-owned property to include parks, streets, open space and town facilities and surrounding grounds and includes the water system.

Undiluted wood means wood that is free of pesticides, fungicides, paint, varnish, glue, resin or other impregnated materials that produce noxious fumes or flames in excess of those that would be produced by wood that was not so impregnated.

Water system shall have the same meaning as the term "water system" as defined in section 13.20.040 of this Code and include any hiking trail or road thereto.

(Ord. No. 15-2018, § 1(8.10.010), 9-13-2018; Ord. No. 1-2021-, § 1(8.10.010), 1-28-2021; Ord. No. 10-2021-, § 1(8.10.010), 10-14-2021)

8.28.020. Applicability, violations and table of allowable activity.

- (a) It shall be unlawful to engage in any activity within the town in violation of any town fire regulations.
- ~~(b)~~ It shall be unlawful to burn debris without first obtaining a burn permit. Annual permit fee is set adopted by resolution by the Board of Trustees.
- ~~(b)~~ (c) It shall be unlawful to engage in any activity within the town in violation of town stage 2 fire restrictions as may be imposed in accordance with section 8.28.030(b).

- (ed) It shall be unlawful to engage at any time in any activity within the town, including public, private, state and applicable federal lands, inclusive of the water system, involving outdoor fires, burning or smoking, unless such activity is allowed as set forth in Table 1 of this section and an approved burn permit has been obtained in advance.
- (d) It shall be unlawful to engage in any activity within the town in violation of any special town fire restrictions as may be imposed in accordance with section 8.28.030(c).
- (e) The restrictions and prohibitions in this chapter shall not apply to:
 - (1) Any federal, state, or local officer or member of an organized rescue or firefighting force, in the performance of an official duty; or
 - (2) Any town sponsored event approved by the board of trustees and permitted by the fire chief at which the fire department is providing oversight of the fire or burning; or
 - (3) Indoor fires, burning or indoor smoking (including within an enclosed motor vehicle or building).
- (f) The following chart outlines allowable and prohibited activities involving outdoor burning, fires and smoking by level of fire restrictions in effect (other than special town fire restrictions which are imposed by separate action in accordance with section 8.28.030(c)):

Table 1

<u>Activity</u>	<u>Town Stage 1 Restrictions</u>	<u>Town Stage 2 Restrictions</u>				
Open Open Burning.	Not allowed.	Not allowed.				
Sale, Possession, Use or Display of Fireworks, <u>approved by the Town Fire Chief.</u>	Not allowed. Commercial fireworks displays are <u>only</u> allowed if approved by the town board of trustees and permitted by the Fire Chief.	Not allowed.				
<u>Use of Burning Barrel.</u>	<u>Allowed with caution.</u>	<u>Not allowed.</u>				
<u>Use of Camp Stoves and Camp Lanterns.</u>	Allowed (including on wood decks and on town property) if: <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20px; text-align: center;">1.</td> <td>Attended until extinguished.</td> </tr> <tr> <td style="text-align: center;">2.</td> <td>Separated from flammables at least 15 feet in all directions.</td> </tr> </table>	1.	Attended until extinguished.	2.	Separated from flammables at least 15 feet in all directions.	Not allowed.
1.	Attended until extinguished.					
2.	Separated from flammables at least 15 feet in all directions.					
Open Fire Charcoal Grills for Cooking.	Allowed (including on wood decks and on town property) if: <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20px; text-align: center;">1.</td> <td>Attended until extinguished.</td> </tr> <tr> <td style="text-align: center;">2.</td> <td>Separated from flammables at least 15 feet in all directions.</td> </tr> </table>	1.	Attended until extinguished.	2.	Separated from flammables at least 15 feet in all directions.	Not allowed.
1.	Attended until extinguished.					
2.	Separated from flammables at least 15 feet in all directions.					
Open Fire Gas Grills for Cooking.	Allowed (including on wood decks and on town property) if: Separated from flammables at least 15 feet in all directions.	Allowed (including on wood decks and on town property) if: Separated from flammables at least 15 feet in all directions.				

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Outdoor welding or operation of acetylene or other torch with open flame or tools that emit flame or sparks.	Allowed if:	Not allowed.
	1. Attended until extinguished.	
	2. Extinguishing materials nearby.	
	3. Separated from flammables at least 15 feet in all directions.	
Recreational fires in other than outdoor commercial fire pit.	Allowed <u>with caution</u> if:	Not allowed.
	1. Attended until extinguished.	
	2. Extinguishing materials nearby.	
	3. Separated from flammables at least 15 feet in all directions.	
	4. Separated from combustibles at least 6 feet in all directions.	
	5. Spark arrester in use.	
	6. Only charcoal or unadulterated wood as fuel (temporary use of commercial fire starter logs allowed).	
	7. Flame height no greater than 2 feet.	
	8. Maximum size of chamber 3 feet wide by 2 feet high.	
	9. Not <u>allowed</u> on town property.	Not allowed.
Recreational fires in outdoor commercial fire pit.	Allowed (including on wood decks) if:	Not allowed.
	1. Attended until extinguished.	
	2. Separated from flammables at least 15 feet in all directions.	
	3. Flame height no greater than 2 feet.	

	4.	Maximum size of chamber 9 square feet.	
	5.	Only using fuel as intended by manufacturer.	
	6.	Not on town property.	
Outdoor Smoking:			
•	On residential property.	Allowed if smoking implements are fully extinguished prior to safe disposal.	Not allowed.
•	On town property.	Allowed only in designated smoking areas in accordance with state law on location restrictions and if proper receptacles for disposal of smoking implement, whether extinguished or not, are provided and used.	Not allowed.
•	On commercial restaurant and other property.	Allowed only in designated smoking areas in accordance with state law on location restrictions and if proper receptacles for disposal of smoking implement, whether extinguished or not, are provided and used.	Not allowed.
•	Outdoor disposal of smoking implement or any portion thereof, whether or not extinguished, onto the ground.	Not allowed.	Not allowed.
•	Outdoor flicking of embers from a lit smoking implement onto the ground.	Not allowed.	Not allowed.

(Ord. No. 15-2018, § 1(8.10.020), 9-13-2018; Ord. No. 1-2021, § 1(8.10.020), 1-28-2021; Ord. No. 10-2021, § 1(8.10.020), 10-14-2021)

8.28.030. Implementation of fire restrictions and notice.

- (a) Town stage 1 fire restrictions. ~~Whenever the town Fire Chief imposes and advertises shall at all times be under~~ town stage 1 fire regulations, depending on fuel and weather, on all public and private property and on town owned property to include the water system.

- (b) Town stage 2 fire restrictions. Whenever El Paso County, Colorado, imposes and advertises El Paso County stage 2 fire restrictions within the unincorporated areas of El Paso County in accordance with El Paso County Ordinance 15-001, as may be amended, such action shall also mean that town stage 2 fire restrictions shall be automatically imposed within the boundaries of the Town of Palmer Lake on all public and private property and on town property. The town shall post notice of such town stage 2 fire restrictions on the town web site, ~~at town hall, and the electronic town sign and at the Palmer Lake Post Office, and at the major trailheads to the water system~~ within one business day of the date on which the town stage 2 fire restrictions are automatically effective. Upon a cessation of El Paso County stage 2 fire restrictions within the unincorporated areas of El Paso County, such town stage 2 fire restrictions shall also automatically cease to be applicable within the town, without limiting the ability of the town to impose additional or different special town fire restrictions in accordance with subsection (c). Upon a cessation of El Paso County stage 2 fire restrictions, and resulting cessation of town stage 2 fire restrictions, the town shall alter or remove the provided notices, as relevant. The failure of the town to post or remove the notices as set forth in this subsection shall ~~not~~ be a defense to a charge of violating this chapter.
- (c) Special town fire restrictions. In addition to the stage 1 fire restrictions and stage 2 fire restrictions as identified in subsections (a) and (b) above, in the event that the ~~mayor along with consultation with the fire chief,~~ determines that an emergency exists and the fire danger in the town or on town property, to include the water system, is above normal, then ~~the mayor or~~ the fire chief may declare that a fire danger exists and impose appropriate special town fire restrictions by written declaration. Such special town fire restrictions may be in addition to or in lieu of and may or may not be the same as either the town stage 1 fire restrictions or town stage 2 fire restrictions. Upon issuance of such emergency declaration and imposition of special town fire restrictions, the town shall post notice of such town imposed fire restrictions on the town web site, ~~at town hall, and the electronic town sign at the Palmer Lake Post Office and at the major trailheads to the water system.~~ Special town fire restrictions imposed hereunder shall remain in effect for the entirety of the time that such restrictions are posted in accordance with this section. Upon a change in or the cessation of special town fire restrictions, the town shall alter or remove the provided notices, as relevant. The failure of the town to post or remove the notices as set forth in this subsection shall be an affirmative defense to a charge of violating this chapter involving a violation of special town fire restrictions.
- (d) Red flag warnings. Whenever a red flag warning is issued which includes the Town of Palmer Lake, such action shall also mean that town stage 2 fire restrictions shall be automatically imposed within the boundaries of the Town of Palmer Lake on all public and private property and on town property.

In addition to the legally required notice as set forth in subsections (b) and (c) of this section, the town may pursue, as a courtesy only, additional notice of the applicable fire restrictions to the public through a general press release to newspapers, radio and television channels operating or distributed within the town. In addition, the town may pursue, as a courtesy only, a posting of notice of town stage 1 fire regulations or any town stage 2 fire restrictions or special town fire restrictions at designated sites.

(Ord. No. 15-2018, § 1(8.10.030), 9-13-2018; Ord. No. 1-2021, § 1(8.10.030), 1-28-2021; Ord. No. 10-2021, § 1(8.10.030), 10-14-2021)

8.28.040. Penalty for violations.

Any person found guilty of violating any provision of this chapter, with each violation constituting a separate and distinct offense, shall be punished as ~~adopted by resolution in the town master fee schedule follows:~~

- ~~(1) For any violation involving fireworks, open burning or an open fire, to include without limitation prohibited or unlawful recreational fires, a minimum fine amount of \$1,000.00.~~
- ~~(2) For any violation involving prohibited smoking during town stage 2 fire restrictions, a minimum fine amount of \$500.00.~~

~~(3) — For any violation other than a violation set forth in subsection (a) or (b) above, a maximum fine of \$2,650.00.~~

(Ord. No. 15-2018, § 1(8.10.040), 9-13-2018; Ord. No. 1-2021, § 1(8.10.040), 1-28-2021; Ord. No. 10-2021, § 1(8.10.040), 10-14-2021)

TOWN OF PALMER LAKE, COLORADO**ORDINANCE NO. 18-2024****AN ORDINANCE AMENDING CHAPTER 8.28 REGARDING IMPLEMENTATION OF FIRE RESTRICTIONS, ESTABLISHING A SYSTEM TO ISSUE BURN PERMITS, AND ESTABLISHING PENALTIES FOR VIOLATIONS**

WHEREAS, the Board of Trustees of the Town of Palmer Lake, Colorado, pursuant to Colorado statute and the Palmer Lake Municipal Code, is vested with the authority of administering the affairs of the Town; and

WHEREAS, outdoor burning, fire and smoking restrictions within the Town are governed by Chapter 8.28 of the Palmer Lake Town Code; and

WHEREAS, in consultation with the Fire Chief of the Palmer Lake Fire Department, the Board of Trustees has determined that the provisions of Chapter 8.28 regarding fire restrictions should be revised, that a system should be implemented for issuing outdoor burn permits, and that the penalties for violations should be revised.

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

1. Chapter 8.28 of the Palmer Lake Town Code is hereby amended as reflected in Exhibit A, attached.
2. Chapter 8.28 shall read in its entirety as set forth in Exhibit B, attached.
3. Severability. If any article, section, paragraph, sentence, clause, or phrase of this Ordinance 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 Ordinance. The Board of Trustees hereby declares that it would have passed this Ordinance and each part or parts thereof irrespective of the fact that any one part or parts be declared unconstitutional or invalid.
4. Repeal. Existing ordinances or parts of ordinances covering the same matters embraced in this Ordinance are hereby repealed and all ordinances or parts of ordinances inconsistent with the provisions of this Ordinance are hereby repealed except that this repeal shall not affect or prevent the prosecution or punishment of any person for any act done or committed in violation of any ordinance hereby repealed prior to the effective date of this Ordinance.

INTRODUCED AND PASSED AT A REGULAR MEETING OF THE BOARD OF TRUSTEES OF THE TOWN OF PALMER LAKE ON THIS 24th DAY OF OCTOBER, 2024.

ATTEST:

TOWN OF PALMER LAKE, COLORADO

Dawn A. Collins
Town Administrator/Clerk

BY: _____
Glant Havenar
Mayor

CHAPTER 8.28. OUTDOOR BURNING, FIRE AND SMOKING RESTRICTIONS

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Open fire means an outdoor fire, including but not limited to open burning, recreational fires of all types, the use of explosives, outdoor welding or operating an acetylene or other torch with open flame or operating tools that produce flame or sparks, fireworks of all kinds or brands, or any other activity creating combustion or an open flame.

Outdoor commercial gas-fueled fire pit, fire table means a type of fire pit or table that is commercially manufactured and sold as an ornamental structure, the flame of which is fueled by natural gas or propane for outdoor fires, the medium of which is decorative, such as ceramic logs, fire glass, or lava rock, and that does not produce embers or sparks.

Recreational fire means an outdoor fire used for pleasure, religious, ceremonial, warmth or similar purposes, including, but not limited to, campfires, fire pits, warming fires, charcoal grill fires, fires in wood-burning stoves involving the burning of charcoal or clean firewood, as well as outdoor commercial gas-fueled fire pit fires. Outdoor cooking in other than a commercially manufactured appliance designed for the purpose of cooking of food outdoors shall be treated the same as a recreational fire.

Red flag warning means a forecast warning issued by the National Weather Service inclusive of the town to inform area firefighting, land use management agencies, municipalities and the public that conditions are ideal for wildland fire ignition and propagation either currently or within 24 hours.

Spark arrester means a screen covering with holes no greater than one-half inch that is placed on top of a source of and completely encapsulates flames, embers or sparks to prevent such flames, embers or sparks from exiting the container at all times when flames, embers or sparks are present.

Special town fire restrictions means any restrictions imposed in accordance with section 8.28.030(c) of this chapter, which may be in addition to or in lieu of any town fire regulations.

Town stage 1 fire restrictions means the minimum restrictions on burning, fires and outdoor smoking as set forth in this chapter.

Town stage 2 fire restrictions are additional restrictions (to the otherwise permanently applicable town stage 1 fire regulations) placed on outdoor burning, fires and smoking as and whenever in effect, as provided in this chapter.

Town property means all town-owned property to include parks, streets, open space and town facilities and surrounding grounds and includes the water system.

Unadulterated wood means wood that is free of pesticides, fungicides, paint, varnish, glue, resin or other impregnated materials that produce noxious fumes or flames in excess of those that would be produced by wood that was not so impregnated.

Water system shall have the same meaning as the term "water system" as defined in section 13.20.040 of this Code and include any hiking trail or road thereto.

(Ord. No. 15-2018, § 1(8.10.010), 9-13-2018; Ord. No. 1-2021, § 1(8.10.010), 1-28-2021; Ord. No. 10-2021, § 1(8.10.010), 10-14-2021)

8.28.020. Applicability, violations and table of allowable activity.

- (a) It shall be unlawful to engage in any activity within the town in violation of any town fire regulations.
- (b) It shall be unlawful to burn debris without first obtaining a burn permit. Annual permit fee is adopted by resolution by the Board of Trustees.
- (c) It shall be unlawful to engage in any activity within the town in violation of town stage 2 fire restrictions as may be imposed in accordance with section 8.28.030(b).

- (d) It shall be unlawful to engage at any time in any activity within the town, including public, private, state and applicable federal lands, inclusive of the water system, involving outdoor fires, burning or smoking, unless such activity is allowed as set forth in Table 1 of this section and an approved burn permit has been obtained in advance.
- (d) It shall be unlawful to engage in any activity within the town in violation of any special town fire restrictions as may be imposed in accordance with section 8.28.030(c).
- (e) The restrictions and prohibitions in this chapter shall not apply to:
 - (1) Any federal, state, or local officer or member of an organized rescue or firefighting force, in the performance of an official duty; or
 - (2) Any town sponsored event approved by the board of trustees and permitted by the fire chief at which the fire department is providing oversight of the fire or burning; or
 - (3) Indoor fires, burning or indoor smoking (including within an enclosed motor vehicle or building).
- (f) The following chart outlines allowable and prohibited activities involving outdoor burning, fires and smoking by level of fire restrictions in effect (other than special town fire restrictions which are imposed by separate action in accordance with section 8.28.030(c)):

Table 1

<i>Activity</i>	<i>Town Stage 1 Restrictions</i>	<i>Town Stage 2 Restrictions</i>
Open Burning.	Not allowed.	Not allowed.
Sale, Possession, Use or Display of Fireworks, approved by the Town Fire Chief.	Not allowed. Commercial fireworks displays only allowed if approved by the Town Fire Chief.	Not allowed.
Use of Burning Barrel.	Allowed with caution.	Not allowed.
Use of Camp Stoves and Camp Lanterns.	Allowed (including on wood decks and on town property) if:	Not allowed.
	1. Attended until extinguished.	
	2. Separated from flammables at least 15 feet in all directions.	
Open Fire Charcoal Grills for Cooking.	Allowed (including on wood decks and on town property) if:	Not allowed.
	1. Attended until extinguished.	
	2. Separated from flammables at least 15 feet in all directions.	
Open Fire Gas Grills for Cooking.	Allowed (including on wood decks and on town property) if: Separated from flammables at least 15 feet in all directions.	Allowed (including on wood decks and on town property) if: Separated from flammables at least 15 feet in all directions.
Outdoor welding or operation of acetylene or other torch with	Allowed if:	Not allowed.

open flame or tools that emit flame or sparks.			
	1.	Attended until extinguished.	
	2.	Extinguishing materials nearby.	
	3.	Separated from flammables at least 15 feet in all directions.	
Recreational fires in outdoor commercial fire pit.	Allowed with caution if:		Not allowed.
	1.	Attended until extinguished.	
	2.	Extinguishing materials nearby.	
	3.	Separated from flammables at least 15 feet in all directions.	
	4.	Separated from combustibles at least 6 feet in all directions.	
	5.	Spark arrester in use.	
	6.	Only charcoal or unadulterated wood as fuel (temporary use of commercial fire starter logs allowed).	
	7.	Flame height no greater than 2 feet.	
	8.	Maximum size of chamber 3 feet wide by 2 feet high.	
	9.	Not allowed on town property.	Not allowed.
Outdoor Smoking:			
•	On residential property.	Allowed if smoking implements are fully extinguished prior to safe disposal.	Not allowed.
•	On town property.	Allowed only in designated smoking areas in accordance with state law on location restrictions and if proper receptacles for disposal of smoking implement, whether extinguished or not, are provided and used.	Not allowed.

•	On commercial restaurant and other property.	Allowed only in designated smoking areas in accordance with state law on location restrictions and if proper receptacles for disposal of smoking implement, whether extinguished or not, are provided and used.	Not allowed.
•	Outdoor disposal of smoking implement or any portion thereof, whether or not extinguished, onto the ground.	Not allowed.	Not allowed.
•	Outdoor flicking of embers from a lit smoking implement onto the ground.	Not allowed.	Not allowed.

(Ord. No. 15-2018, § 1(8.10.020), 9-13-2018; Ord. No. 1-2021, § 1(8.10.020), 1-28-2021; Ord. No. 10-2021, § 1(8.10.020), 10-14-2021)

8.28.030. Implementation of fire restrictions and notice.

- (a) Town stage 1 fire restrictions. Whenever the town Fire Chief imposes and advertises town stage 1 fire regulations, depending on fuel and weather, on all public and private property and on town owned property to include the water system.
- (b) Town stage 2 fire restrictions. Whenever El Paso County, Colorado, imposes and advertises El Paso County stage 2 fire restrictions within the unincorporated areas of El Paso County in accordance with El Paso County Ordinance 15-001, as may be amended, such action shall also mean that town stage 2 fire restrictions shall be automatically imposed within the boundaries of the Town of Palmer Lake on all public and private property and on town property. The town shall post notice of such town stage 2 fire restrictions on the town web site and the electronic town sign within one business day of the date on which the town stage 2 fire restrictions are automatically effective. Upon a cessation of El Paso County stage 2 fire restrictions within the unincorporated areas of El Paso County, such town stage 2 fire restrictions shall also automatically cease to be applicable within the town, without limiting the ability of the town to impose additional or different special town fire restrictions in accordance with subsection (c). Upon a cessation of El Paso County stage 2 fire restrictions, and resulting cessation of town stage 2 fire restrictions, the town shall alter or remove the provided notices, as relevant. The failure of the town to post or remove the notices as set forth in this subsection shall be a defense to a charge of violating this chapter.
- (c) Special town fire restrictions. In addition to the stage 1 fire restrictions and stage 2 fire restrictions as identified in subsections (a) and (b) above, in the event that the fire chief determines that an emergency exists and the fire danger in the town or on town property, to include the water system, is above normal, then the fire chief may declare that a fire danger exists and impose appropriate special town fire restrictions by written declaration. Such special town fire restrictions may be in addition to or in lieu of and may or may not be the same as either the town stage 1 fire restrictions or town stage 2 fire restrictions. Upon issuance of such emergency declaration and imposition of special town fire restrictions, the town shall post notice of such town imposed fire restrictions on the town web site, and the electronic town sign. Special town fire restrictions imposed hereunder shall remain in effect for the entirety of the time that such restrictions are

posted in accordance with this section. Upon a change in or the cessation of special town fire restrictions, the town shall alter or remove the provided notices, as relevant. The failure of the town to post or remove the notices as set forth in this subsection shall be an affirmative defense to a charge of violating this chapter involving a violation of special town fire restrictions.

- (d) Red flag warnings. Whenever a red flag warning is issued which includes the Town of Palmer Lake, such action shall also mean that town stage 2 fire restrictions shall be automatically imposed within the boundaries of the Town of Palmer Lake on all public and private property and on town property.

In addition to the legally required notice as set forth in subsections (b) and (c) of this section, the town may pursue, as a courtesy only, additional notice of the applicable fire restrictions to the public through a general press release to newspapers, radio and television channels operating or distributed within the town. In addition, the town may pursue, as a courtesy only, a posting of notice of town stage 1 fire regulations or any town stage 2 fire restrictions or special town fire restrictions at designated sites.

(Ord. No. 15-2018, § 1(8.10.030), 9-13-2018; Ord. No. 1-2021, § 1(8.10.030), 1-28-2021; Ord. No. 10-2021, § 1(8.10.030), 10-14-2021)

8.28.040. Penalty for violations.

Any person found guilty of violating any provision of this chapter, with each violation constituting a separate and distinct offense, shall be punished as adopted by resolution in the town master fee schedule.

(Ord. No. 15-2018, § 1(8.10.040), 9-13-2018; Ord. No. 1-2021, § 1(8.10.040), 1-28-2021; Ord. No. 10-2021, § 1(8.10.040), 10-14-2021)