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July 13, 2015

Front Range Redi-Mix
651 South County Road 9E, Loveland, CO
Project Description

1. Proposal Request/Summary/Review Criteria:

   This is a proposal for a Sketch Plan Review for the site located at 651 South County Road 9E in Larimer County, Colorado. Specifically, the property is located on the west side of S. County Road 9E, about halfway between E. 1st Street and E. Highway 402.

   The purpose of the Sketch Plan Review is to establish a special land use review for the continued use of the site as a batch plant. Historically, the site has been utilized as a batch plant by Mr. Morse for over 18 years, operating with an outstanding track record of minimal environmental conflicts.

2. Existing Conditions

   The property is comprised of approximately 2.29 acres and is being used as a concrete batch plant. The property has a septic vault wastewater system, water service and multiple other improvements including a garage-which is to be demolished per Flood Review Board, two-story controls & office building, multi-story processing/silo structure with a conveyor platform, and related infrastructure necessary for the business operation of the batch plant. In addition, the property has outdoor storage of materials related to the batch operation, including multiple large plastic storage tanks, a piles of concrete, gravel and dirt, barrels, tires, containers, and equipment. State land surrounds the site on the north, south, and west boundaries. Across the road to the east is another batch plant/concrete-mix facility.

3. Operation/Hazardous Material Storage

   The proposed use of the project is for a batch plant business and necessary on-site equipment & material storage. The business will be open 7am to 4pm Monday through Friday. On average, about 10 employees will have access to the site for operations. There will typically be 1-2 clients at most arriving or leaving the site per week. There are not any special events planned outside of normal business operations.

   There will be some light duty vehicle maintenance onsite. Oils will be disposed of offsite and small amounts of gas, oil, and other hazardous materials will be stored in the onsite control buildings when necessary. The concrete washout structure shall be elevated and completely lined to avoid any seepage or leakage.

4. Infrastructure

   Since the site has been operating as a Batch Plant for over 18 years, existing utilities and infrastructure is already in place. Water is provided by ELCO Water District and it is believed that an existing 3/4" meter services the site from the east. The site will utilize an existing septic vault to be pumped out as necessary for sanitation service. The site also currently has power and telephone services.

5. Proposed Changes and Improvements

   The following changes/improvements are proposed: an earthen berm or concrete wall will be placed around the site, the office building will be dry-flood protected, remainder of buildings not part of this use will be demolished, concrete washout area to be elevated and lined. The shop building will be demolished and the rest of the open areas will be utilized for batching material storage.

6. Traffic & Access

   It appears that the site will classify as a Minor Development Project by generating no more than 5 peak hour trips per day and appears to be eligible for a waiver of off-site construction improvement responsibility per LCUASS 1.9.2.C.4. The site is anticipated to generate approximately 24 trips per day. We understand that the site's only access is South County Road 9E, located just east of the site. Access shall remain open to site during construction activities. South County Road 9E has existing 30' half right-of-ways.

7. Appeals

   The following appeals for the project are requested:

   Appeal to allow continued use of the existing, on-site septic vault to be maintained and emptied by the owner/operator at regular scheduled intervals.

8. Other Information

   N/A

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Appeals to County

1. Request for Appeal to Larimer County Commissioners for the existing septic system. 4.1.19-B1a.

   This is a request for appeal of county code 4.1.19-B1a which highlights the minimum required lot size (2.3) acres in order to use a septic system. The parcel in question is listed as 2.29 acres, per the county website information. It is being requested that the existing use of the property owner's septic vault shall remain as such. It has been in use for approximately two decades without any issues. The owner shall maintain and empty the vault on a regular basis in order to comply with Larimer County code.