

SUBMITTAL CHECKLIST

SITE PLAN REVIEW

Location: 2868 I-70B

Project Name: GJ Reddy Mix

ITEMS	DISTRIBUTION																TOTAL REQ'D.						
DESCRIPTION	SSID REFERENCE	City Community Development	City Dev. Eng.	City Utility Eng.	City Public Works	City Parks & Recreation	City Fire Department	City Attorney	City Downtown Dev. Auth.	County Planning	County Bldg. Dept.	Irrigation District	Drainage District	Water District	Sewer District	U.S. West	Public Service	GVRP	CDOT	Corps of Engineers	Walker Field		
● Application Fee \$115	VII-1	1																					
● Submittal Checklist*	VII-3	1																					
● Review Agency Cover Sheet*	VII-3	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Planning Clearance*	VII-3	1																					
● 11"x17" Reduction of Assessor's Map*	VII-1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
● Evidence of Title	VII-2	1		1			1																
○ Appraisal of Raw Land	VII-1	1		1	1																		
○ Deeds	VII-1	1		1			1																
○ Easements	VII-2	1	1	1	1		1																
○ Avigation Easement	VII-1	1		1			1																
○ ROW	VII-3	1	1	1	1		1																
○ Improvements Agreement/Guarantee	VII-2	1	1	1			1																
○ CDOT Access Permit	VII-3	1	1																				
○ Industrial Pretreatment Sign-off	VII-4	1	1																				
● General Project Report	X-7	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
○ Elevation Drawing	IX-13	1	1																				
● Site Plan	IX-29	2	2	1	1																		
● 11"x17" Reduction of Site Plan	IX-29				1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
○ Grading and Drainage Plan	IX-16	1	2									1										1	
○ Storm Drainage Plan and Profile	IX-30	1	2									1			1	1	1						
○ Water and Sewer Plan and Profile	IX-34	1	2	1			1					1	1	1	1	1							
○ Roadway Plan and Profile	IX-28	1	2									1											
○ Road Cross-Sections	IX-27	1	2																				
○ Detail Sheet	IX-12	1	2																				
● Landscape Plan	IX-20	2	1	1																			
○ Geotechnical Report	X-8	1	1							1													
○ Final Drainage Report	X-5.6	1	2									1										1	
○ Stormwater Management Plan	X-14	1	2									1											
○ Phase I and II Environmental Report	X-10.11	1	1																				
○ Traffic Impact Study	X-15	1	2																			1	

NOTES: 1) An asterisk in the item description column indicates that a form is supplied by the City.
 2) Required submittal items and distribution are indicated by filled in circles, some of which may be filled in during the pre-application conference. Additional items or copies may be subsequently requested in the review process.
 3) Each submitted item must be labeled, named, or otherwise identified as described above in the description column.

Grand Junction Ready Mix Corp.

2868 Freeway East · P.O. Box 1849 · Grand Junction, Colorado 81502 · 303/243-4291 · FAX 303/241-6622

GRAND JUNCTION READY MIX BATCH PLANT UPGRADE

Grand Junction Ready Mix, a division of Grand Junction Concrete Pipe Company, is located on the company's 23 acre facility at 2868 I-70 B. Along with its retail, production and storage facilities, the company operates a concrete batch plant on this site.

The yardsite is bounded on the south by I-70 B and a brick manufacturing company; on the east by Wagner Equipment Company; on the north by Wal-Mart and a residential area; and on the west by an empty lot and an auto body shop.

The existing concrete batch plant is located in the northwest portion of the yardsite adjacent to Wal-Mart and the residential area. The company plans to upgrade to a more modern and efficient plant to be located in the southwest corner of the yard, adjacent to the Brickyard's storage area and an empty lot.

Access to the plant is provided by an existing drive off of I-70 B. Acceleration and deceleration lanes are both in place. Additional access off of 28 ½ Road may be constructed in the future. Total ready mix traffic currently averages approximately 12 trucks per day, future traffic is expected to average 20 trucks per day.

The plants hours of operation are approximately 6:30 AM to 6:00 PM in the summer and 8:00 AM to 5:00 PM in the winter, but vary with customer demand. Upgrading of the batch plant is not expected to have any significant effect on the hours of operation.

The batch plant is scheduled to ship in mid to late May of 1995. Grand Junction Ready Mix plans to have the necessary foundations completed prior to this time. The plant will be installed immediately upon arrival. Subsequent to testing and commissioning of the new plant, the existing plant will be disassembled and shipped offsite.

The batch plant is a pre-manufactured steel structure and is shipped in truckload size sections from the factory. On site construction will consist of setting the sections on a concrete foundation.

Electricity and water are currently in place at the new location. There is a fire hydrant near the existing pipe plant and one on 28 ½ Road adjacent to the future site access.

REVIEW COMMENTS

Page 1 of 1

FILE ##SPR-95-53

TITLE HEADING: Site Plan Review - Batch Plant
Expansion

LOCATION: 2868 I-70 Business Loop

PETITIONER: Grand Junction Ready Mix

PETITIONER'S ADDRESS/TELEPHONE: 2868 I-70 Business Loop
Grand Junction, CO 81501
243-4291

PETITIONER'S REPRESENTATIVE: Mike Foutz

STAFF REPRESENTATIVE: Michael Drollinger

**NOTE: WRITTEN RESPONSE (4 COPIES) BY THE PETITIONER TO THE REVIEW
COMMENTS IS REQUIRED. A PLANNING CLEARANCE WILL NOT BE ISSUED UNTIL ALL
ISSUES HAVE BEEN RESOLVED.**

MESA COUNTY BUILDING DEPARTMENT
Bob Lee

3/21/95
244-1656

A building permit is required for the new batch plant. We will need sealed plans for our review. Allow 7-10 days for plan review and building permit issuance.

CITY DEVELOPMENT ENGINEER
Jody Kliska

3/23/95
244-1591

Any access to 28 1/2 Road must be reviewed by City Engineering and approved prior to installation.

CITY UTILITY ENGINEER
Bill Cheney

3/28/95
244-1590

No comment.

COMMUNITY DEVELOPMENT DEPARTMENT
Michael Drollinger

03/30/95
244-1439

See attached comments.

STAFF REVIEW

FILE: #SPR 95-53
DATE: March 27,1995
STAFF: Michael Drollinger
REQUEST: Site Plan Review
LOCATION: 2868 I-70B - Grand Junction Ready Mix
ZONING: I-1

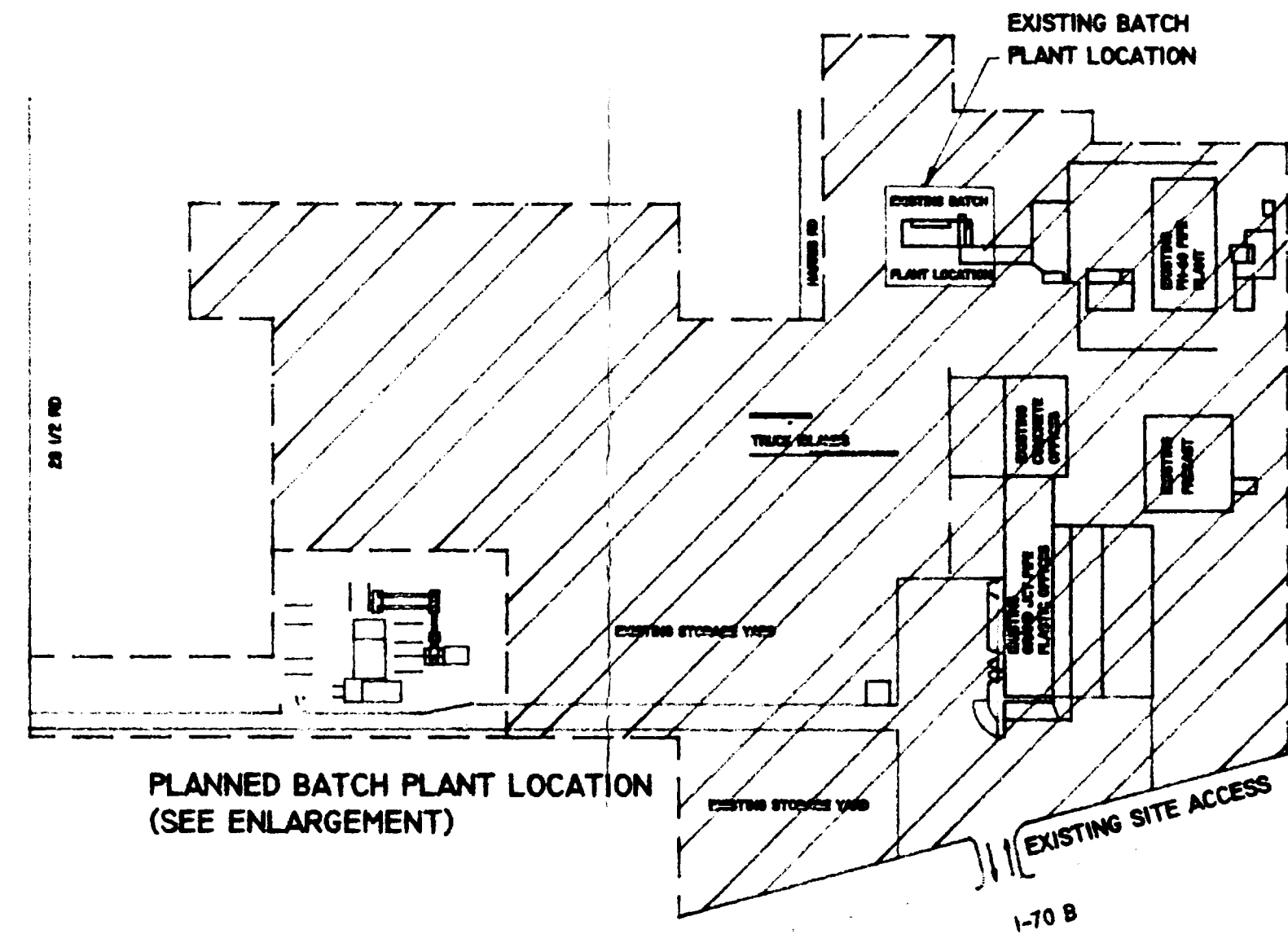
STAFF COMMENTS:



NONE

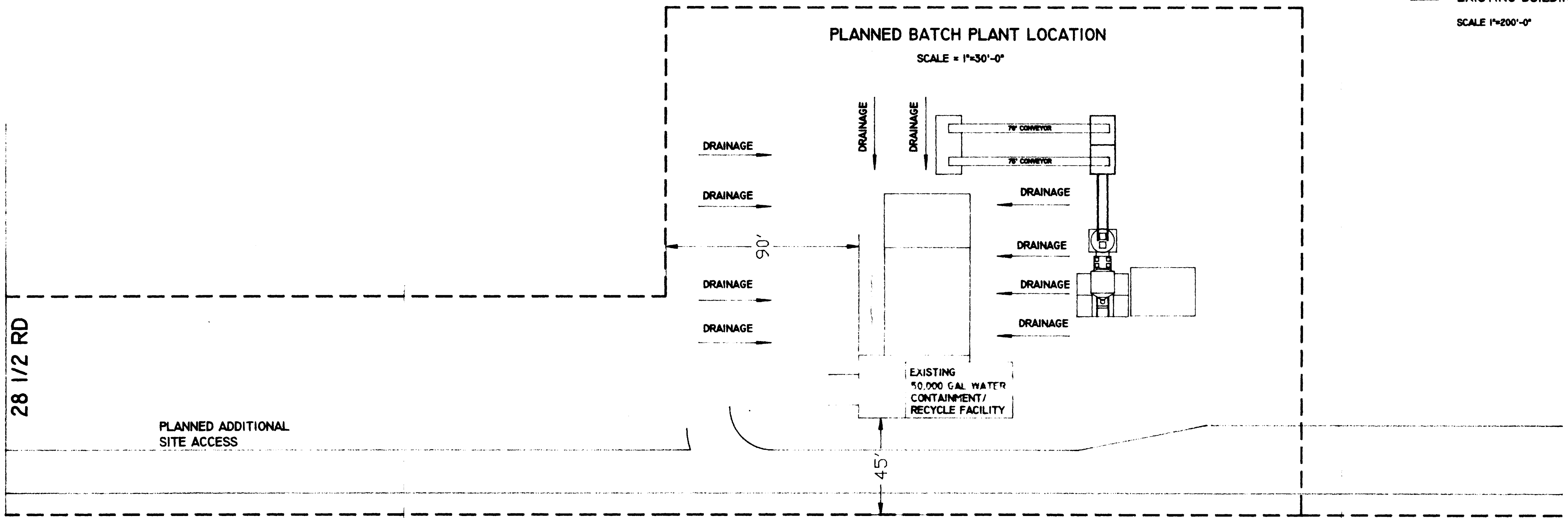
PLEASE TAKE NOTE OF THE FOLLOWING:

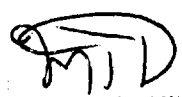
1. ALL SIGNS TO BE ERECTED ON THE SITE WILL REQUIRE A SIGN PERMIT PRIOR TO INSTALLATION OF THE SIGN.
2. SITE IMPROVEMENTS (INCLUDING LANDSCAPING) MUST BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS. ANY MODIFICATIONS MUST BE APPROVED, IN WRITING, BY THE COMMUNITY DEVELOPMENT DEPARTMENT. FAILURE TO INSTALL SITE IMPROVEMENTS AS PER THE APPROVED PLANS MAY DELAY THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
3. SITE IMPROVEMENTS (E.G. LANDSCAPING, SIDEWALK, ETC.) NOT COMPLETED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY MUST BE GUARANTEED.

You are urged to contact the Community Development Department if you require clarification or further explanation of any items.



 EXISTING STORAGE YARD
 EXISTING BUILDINGS
 SCALE 1"=200'-0"



APPROVED:  4-3-95
 ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF GRAND JUNCTION PLANNING DEPARTMENT'S REQUIREMENTS TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.