



Approved 4-0

STAFF REVIEW

---

FILE: CUP-96-95  
DATE: June 11, 1996  
STAFF: Mike Pelletier  
REQUEST: Conditional Use Permit for Gravel Storage, Crusher, Asphalt Plant  
APPLICANT: Elam Construction Inc.

---

EXISTING LAND USE: Gravel storage, crusher, and asphalt plant

PROPOSED LAND USE: Same

USE ZONE MATRIX CLASSIFICATION: Sand & gravel storage, processing, and asphalt plant (pending text amendments will make these uses a CUP in the I-1 zone).

TAX PARCELS: 2945-054-00-062

SURROUNDING LAND USE:

NORTH: River Road, Railroad Tracks, & Hwy 6 & 50  
SOUTH: Vacant  
WEST: Vacant  
EAST: Bonner Supply Company

EXISTING COUNTY ZONING: AFT with a conditional use permit for gravel storage, crusher, and asphalt plant.

PROPOSED CITY ZONING: Light Industrial (I-1) with a conditional use permit for gravel storage, a crusher, and an asphalt plant.

SURROUNDING ZONING:

NORTH: Right-of-Way, C-2/HO (City)  
SOUTH: PI (County)  
EAST: AFT/PI (County)  
WEST: Industrial (County)

STAFF ANALYSIS:

In 1983, Elam Construction Inc. received a conditional use permit to operate a gravel storage, crusher, and asphalt plant in the County AFT zone. Their location is 2353 River Road which is just east of Bonner Supply and contains about 14 acres. More specifically, lots 15 +17 Orchard Grove Sub Section 5 1S 1W.

*This type of operations  
Asphalt plants are temporary in nature  
operating with market demands*

Mesa County Resolution No, MCM 83-57 grants the conditional use permit on the described parcel for gravel storage, crusher and asphalt plant subject to the following conditions:

1. Major vegetation on site must be retained.
2. Asphalt plant air emissions are to be monitored and asphalt plant operations are to be terminated if judged offensive to surrounding commercial developments.
3. Renewal of permit after two years may be made by the Planning Staff if conditions are not met.

*delete*

*X*

3. *Not necessary to re-obtain a CUP after 1 year if <sup>no</sup> operations have existed in that year.*

#### RECOMMENDATIONS:

Approval subject to the same County conditions mentioned above and the site plan that is located in the County file (C14-83). The Conditional Use Permit is being transferred and adopted for all purposes of the County approval except all references made for various review, approval and/or enforcement action by Mesa County Departments shall be reviewed, approved and/or enforced by corresponding City of Grand Junction Departments where applicable. This item was continued from the May 14, 1996 Planning Commission meeting.

#### PLANNING COMMISSION MOTIONS:

Mr. Chairman, on item #CUP-96-95, the Conditional Use Permit for gravel storage, rock crushing, and an asphalt plant in a Light Industrial (I-1) zone at 2353 River Road, I move that we approve this as per Staff recommendations.

*Added to conditions*

**ALLOWED ACTIVITIES ELAM CONSTRUCTION, INC. CONDITIONAL USE PERMIT  
AT 2353 RIVER ROAD:**

1. IN ACTIVITY OF USE FOR MORE THAN ONE YEAR
2. MOVE PORTABLE ASPHALT PLANT WITHIN PROPERTY
3. OPERATE TWO PLANTS SIMULTANEOUSLY
4. OPERATE TWO GRAVEL CRUSHERS SIMULTANEOUSLY
5. OPERATE 24 HOURS 7 DAY A WEEK
6. STOCKPILE AND PROCESS RECYCLABLE MATERIALS
7. NO MAXIMUM NUMBER OF VEHICLE TRIPS PER DAY
8. OPERATE A SAND & GRAVEL WASH PLANT
9. OPERATE A CONCRETE BATCH PLANT

# RIVER ROAD ANNEXATION

Current use on parcel 2945-054-00-062:  
Elam - rock storage, crusher, & asphalt plant



This map was developed by the City of Grand Junction from aerial photography and other public records. The City does not guarantee the accuracy of this map.



Orthophoto flown on 3/21/94

MP  
4/5/96

RESOLUTION NO. MCM 83-57

Planning Department No. C14-83

GRANTING A CONDITIONAL USE FOR ELAM CONSTRUCTION.

WHEREAS, Elam Construction has petitioned the County of Mesa for a conditional use for gravel storage, crusher and asphalt plant on land zoned AFT situated in the County of Mesa, State of Colorado, and described as:

All of lots 15 and 17 in Orchard Grove Subdivision,  
Section 5, Township 1 South, Range 1 West, Ute Meridian;

and

WHEREAS, a hearing was held March 22, 1983, and the Board has found and does hereby find that such conditional use would be in the public interest;

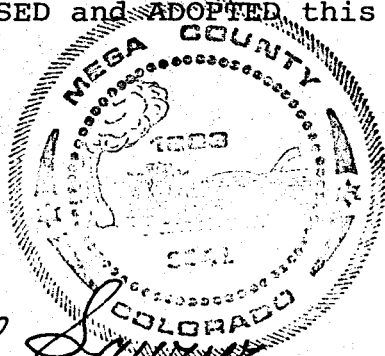
NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF MESA:

That the application of Elam Construction for a conditional use for gravel storage, crusher and asphalt plant on the above described land be approved subject to the following conditions:

1. Major vegetation on site must be retained.
2. Asphalt plant air emissions are to be monitored and asphalt plant operations are to be terminated if judged offensive to surrounding commercial developments.
3. Renewal of permit after two years may be made by the Planning Staff if conditions are not met.

PASSED and ADOPTED this 5th day of April, 1983.

Attest:



Earl Sawyer  
County Clerk

Margie Albers  
Chairman of the Board of County  
Commissioners of the County of Mesa

# The City Of Grand Junction

250 North 5th St.  
Grand Junction, CO 81501  
(970) 244-1538

---

## PROPERTY PROFILE

---

4/12/96

PREPARED BY: Mike Pelletier  
PREPARED FOR:  
COMPANY:

The information contained in this report is provided compliments of Meridian Land Title, Inc. and The City Of Grand Junction. This data was obtained from the Mesa County Assessors Database. While we believe this information is reliable it is not guaranteed by Meridian Land Title, Inc. or The City Of Grand Junction.

---

### OWNER INFORMATION

---

HOWARD J ROLAND  
1208 MAIN ST  
GRAND JUNCTION, CO 81501-4637

CO OWNER: TRUST

---

### PROPERTY INFORMATION

---

PARCEL NUMBER: 2945-054-00-062  
PROPERTY ADDRESS:

PREVIOUS PARCEL NUMBER: 0

LEGAL: LOTS 15 + 17 ORCHARD GROVE SUB SEC 5 1S 1W

YR BUILT: 0000    ROOMS: 0    BATHS: 0.00    UNITS: 14.20    ABST: 540    IMP SQ FT: 0

---

### SALE INFORMATION

---

DATE SOLD: 01/10/92

PRICE: 0

RECORDING INFO - BOOK: 1874    PAGE: 360

---

### TAX INFORMATION

---

TAC: 10800

MIL LEVY: 86.0290

MIL LEVY DATE: 01/01/96

APPRAISED VALUE:	LAND VALUE:	2,840.00	LAND ASSESS:	820.00
	IMP VALUE:	0.00	IMP ASSESS:	0.00
	TOTAL VALUE:	2,840.00	TOTAL ASSESS:	820.00

TAXES: 70.54

TAX SALE FLAG: False

DELINQUENT FLAG: False

SPECIAL ASSESSMENTS:    CODE 1:                    AMT 1: 0.00  
                                  CODE 2:                    AMT 2: 0.00  
                                  CODE 3:                    AMT 3: 0.00  
                                  OTHER: N

---

SHORT REPORT

4/12/96

Location

OWNER INFORMATION

PROPERTY INFORMATION

UNITED COMPANIES OF MESA COUNTY INC  
618 DIKE RD  
GRAND JUNCTION, CO 81503-2706

PARCEL NUMBER: 2945-061-15-001  
PROPERTY ADDRESS:  
TAC: 10800

CO OWNER:

CUP for gravel extraction,  
processing, crushing, stock piling & storage,  
proposed I-1 zone asphalt plant  
and concrete plant

MILL LEVY: 86.0290  
LAND VALUE: 226,183.00  
IMPROVED VALUE: 0.00  
TOTAL VALUE: 226,183.00

Phone #  
243-4900

BOOK:  
PAGE:

SOLD: 00/00/00 PRICE: 0  
YR BUILT: 0000

LEGAL DESCRIPTION:

LOT 1 REPLAT OF A PTN OF LOTS 6 THRU 8 & LOTS 10 THRU 15 SMITH & BAILEY'S RIVERSIDE SUB SEC 6 1S 1W

UNITED COMPANIES OF MESA COUNTY INC  
PO BOX 3609  
GRAND JUNCTION, CO 81502-3609

PARCEL NUMBER: 2945-061-00-029  
PROPERTY ADDRESS: 2273 RIVER RD  
TAC: 10800

CO OWNER:

Same as above

MILL LEVY: 86.0290  
LAND VALUE: 20,630.00  
IMPROVED VALUE: 25,930.00  
TOTAL VALUE: 46,560.00

BOOK: 2055  
PAGE: 897

SOLD: 03/15/94 PRICE: 100000  
YR BUILT: 1900

LEGAL DESCRIPTION:

BEG S 89DEG48'41SEC W 1296.4FT FR E4 COR SEC 6 1S 1W N 0DEG22'01SEC E 326.9FT S 89DEG41'14SEC W 661.78FT S  
0DEG03'23SEC W 325.5FT S 02DEG40'01SEC W 120FT S 68DEG54'30SEC E 398.08FT S 30DEG E 300FT N 62DEG E 137.27FT N  
0DEG22'01SEC E 460.60FT N 89DEG48'41SEC E 20FT TO POB AKA E2 LOT 10 SMITH & BAILEY'S RIVERSIDE SUB & ALSO  
THAT PT OF LOT 7 ORCHARD GROVE SUB WHICH LIES IN GLO 8

HOWARD J ROLAND  
1208 MAIN ST  
GRAND JUNCTION, CO 81501-4637

PARCEL NUMBER: 2945-054-00-062  
PROPERTY ADDRESS: 2353 River Rd  
TAC: 10800

CO OWNER: TRUST

CUP for gravel storage,  
crusher, and asphalt plant

MILL LEVY: 86.0290  
LAND VALUE: 2,840.00  
IMPROVED VALUE: 0.00  
TOTAL VALUE: 2,840.00

Flam Construction  
1225 S. 7th St  
242-5370

BOOK: 1874  
PAGE: 360

SOLD: 01/10/92 PRICE: 0  
YR BUILT: 0000

LEGAL DESCRIPTION:

LOTS 15 + 17 ORCHARD GROVE SUB SEC 5 1S 1W

Location



June 20, 1996



Grand Junction Community Development Department  
Planning • Zoning • Code Enforcement  
250 North Fifth Street  
Grand Junction, Colorado 81501-2668  
(970) 244-1430 FAX (970) 244-1599

Elam Construction, Inc.  
Attn: Harold Elam  
1225 S. 7th St.  
Grand Junction, CO 81501

Dear Mr. Elam,

This letter is to inform you that the Grand Junction Planning Commission approved a conditional use permit (CUP) for 2353 River Road on June 11, 1996. The CUP is for gravel storage, crusher, and an asphalt plant. The conditions of approval are as follows:

**Previous County Conditions:**

1. Major vegetation on site must be retained.
2. Asphalt plant air emissions are to be monitored and asphalt plant operations are to be terminated if judged offensive to surrounding commercial developments.

**Additional City Conditions** (the following conditions are allowed activities):

1. In activity of use for more than one year.
2. Move portable asphalt plant within property.
3. Operate two plants simultaneously.
4. Operate two gravel crushers simultaneously.
5. Operate 24 hours 7 days a week.
6. Stockpile and process recyclable materials.
7. No maximum number of vehicle trips per day.
8. Operate a sand and gravel wash plant.
9. Operate a concrete batch plant.

The site plan for this CUP is the previous County approved site plan. If you have any questions call me at 244-1451.

Sincerely,

A handwritten signature in black ink that reads "Mike Pelletier".

Mike Pelletier  
Associate Planner

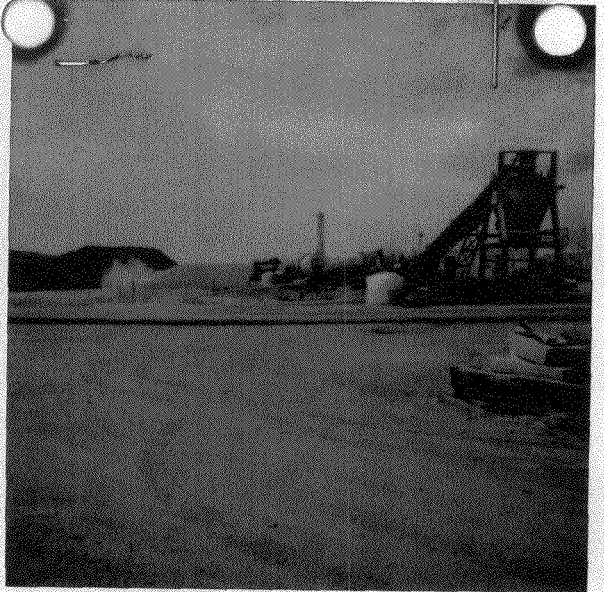
2353 River Rd.  
2445-054-00-062

5/1/96



NE corner of Elam's facing  
South

5/1/96



East side of Elam's facing  
west

5/1/96



NW corner of Elam's facing  
East towards Bonnet Supply