

AmUSR-1329 Amendment And 2MUSR17-01-1329 Final Plat

LOVELAND READY-MIX CONCRETE

JOHNSTOWN PLANT

Prepared By:



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And

CONSULTING CIVIL & WATER
RESOURCES ENGINEERING, LLC

9420 West Tennessee Avenue
Lakewood, CO 80226 (303)
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LAND USE APPLICATION SUMMARY SHEET

Planner: C. Gathman Director Approval

Case Number: 2MUSR17-01-1329

Applicant: Loveland Ready-Mix Concrete, Inc./Croissant Family Farm LLC

Agent: Don Friess – d2 CAD Consulting LLC

Request: An application for a Minor Amendment to AMUSR-1329 (Including Open Pit Mining and Materials Processing, a Concrete Batch Plant, and the Importation of Sand and Gravel Aggregates) to allow the continued operation of a concrete batch plant, aggregate processing plant and returned concrete crushing plant along with associated processes after mining has been completed at the AMUSR-1329 site in the A (Agricultural) Zone District.

Legal Description: Part of the NE4 and Lot B RECX16-0020; both located in N2 of Section 30 T5N R67W of the 6th PM, Weld County, CO

Location: East of and adjacent to County Road 13 and south of and adjacent to County Road 54.

Size of Parcel: +/- 227.24 acres Parcel No. 09570000020 & 095730000038

POSSIBLE ISSUES SUMMARIZED FROM APPLICATION MATERIALS

The criteria for review of this Special Review Permit is listed in Section 23-2-220 of the Weld County Code.

The Department of Planning Services' staff has received referral responses with comments from the following agencies:

- Weld County Department of Building Inspection, referral dated January 20, 2017
- Weld County Department of Public Health and Environment, referral dated January 27, 2017
- Weld County Department of Planning Services - Engineer referral dated January 30, 2017
- Weld County Department of Planning Services – Floodplain, referral dated January 30, 2017
- Weld County Department of Public Works, referral dated January 24, 2017

The Department of Planning Services' staff has received responses without comment from the following agencies:

- Weld County Code Compliance, referral dated January 16, 2017
- Town of Windsor, referral dated January 16, 2017
- City of Greeley, referral dated January 25, 2017
- State of Colorado Division of Parks and Wildlife, referral dated
- Weld County Public Works – Access, referral dated

The Department of Planning Services' staff has not received responses from the following agencies:

- Weld County Sheriff's Office
- Colorado Department of Transportation
- Colorado Parks and Wildlife
- Town of Johnstown
- Town of Milliken
- Larimer County
- Johnstown Fire District
- School District RE-5J
- Little Thompson Water District
- Hilsboro Ditch
- Colorado Division of Mining and Reclamation Safety
- Big Thompson Soil Conservation District



**SPECIAL REVIEW PERMIT
ADMINISTRATIVE REVIEW**

Planner: C. Gathman

Director Approval

Case Number: 2MUSR17-01-1329

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Request: An application for a Minor Amendment to AMUSR-1329 (Including Open Pit Mining and Materials Processing, a Concrete Batch Plant, and the Importation of Sand and Gravel Aggregates) to allow the continued operation of a concrete batch plant, aggregate processing plant and returned concrete crushing plant along with associated processes after mining has been completed at the AMUSR-1329 site in the A (Agricultural) Zone District.

Legal Description: Part of the NE4 and Lot B RECX16-0020; both located in N2 of Section 30 T5N R67W of the 6th PM, Weld County, CO

Location: East of and adjacent to County Road 13 and south of and adjacent to County Road 54.

Size of Parcel: +/- 227.24 acres

Parcel No.
0957000020 &
09573000038

Summary:

The applicant is proposing a minor amendment to AMUSR-1329 to allow the continued importation of sand and gravel aggregates and the continued operation of the concrete batch plant after mining operations have ceased.

THE DEPARTMENT OF PLANNING SERVICES' DIRECTOR APPROVES THIS APPLICATION FOR THE FOLLOWING REASONS:

1. The proposed change(s) will be compatible with existing and allowed uses in the surrounding area and be in harmony with the neighborhood.

The proposed minor amendment is adjacent to rural residences to the south and west.

This minor amendment is to an existing mining operation approved in 2001 and an amendment for the importation of outside resources to be processed by the batch plant was approved in 2005. Six-foot berms have been installed around the site along with an opaque fence along County Road 54 and County Road 13. This proposed minor amendment will not change the layout or increase the footprint of the operation. Any additional impacts to county roads will be addressed through an Improvements and Road Maintenance Agreement.

2. The proposed change(s) is consistent with the County Comprehensive Plan pursuant to Chapter 22 of the Weld County Code.

Section 22-2-80.5 CM.Policy 3.5. The land use applicant should demonstrate that the street or highway facilities providing access to the mining activity are adequate in functional classification, width and structural capacity to meet the requirements of the proposed mining activity. Require internal road circulation, off-street parking, dust abatement, acceleration lanes, deceleration lanes, common access collection points, signalization and other traffic improvements wherever necessary to mitigate traffic impacts caused by the mining activity. Also, review applications for mining in accordance with the Transportation Goals and Policies.

Public Works is requiring and Improvements and Road Maintenance Agreement to address dust control, damage repair, haul routes and triggers for future improvements (right acceleration and left deceleration lane).

Section 22-2-80.C 6. CM. Policy 3.6 Buffer, where possible, batch plants and processing plants from adjacent uses.

The batch plant operation is buffered by an opaque fence along with berms and landscaping.

3. The proposed change(s) will not result in a substantial adverse impact on the other property in the vicinity of the subject property.

The proposed minor amendment will allow the existing batch plant to remain on site after mining operations have ceased on the property. The impact of the minor amendment will not change/increase the impact of the existing operation approved under USR-1329 and AMUSR-1329. The one change is that materials will continue to be imported from offsite and the batch plant will continue to operate after mining operations have ceased.

Public Works is requiring and Improvements and Road Maintenance Agreement to address dust control, damage repair, haul routes and triggers for future improvements (right accel and left decal lane).

No phone calls or correspondence has been received from surrounding property owners regarding this minor amendment.

4. The recommendations of the referral agencies have been considered.

Referral agency recommendations have been addressed through development standards and conditions of approval.

5. Not deemed to be a major change.

A Pre-Application (PRE15-0266) meeting was held on January 7, 2016. In discussions with the Weld County Department of Planning Services, the Weld County Public Department of Public Health and Environment, the Weld County Department of Planning Services - Engineer, and the Weld County Building Department it was determined that the proposed modifications are consistent with the existing permit and minor in nature.

6. Must be consistent with the original development standards.

Some of the original development standards are still applicable and will be listed on the MUSR map. Development standards delineating Environmental Health, Public Works, Building and Engineering requirements have been updated to reflect updated language and requirements that has occurred since the last amendment to this USR was approved in 2005.

This approval is based, in part, upon a review of the application materials submitted by the applicant, other relevant information regarding the request, and responses from referral entities.

The Department of Planning Services' staff recommendation for approval is conditional upon the following:

1. Prior to recording the map:

- A. An Improvements and Road Maintenance Agreement is required for offsite improvements at this location. Road maintenance including dust control, damage repair, specified haul routes and future traffic triggers for improvements will be included. (Department of Public Works)
- B. Research indicates that there is an open Building Violation on this property, BCR14-0004, for the expiration of building permit BCR13-00047-Installation of a 12x16 Pre-Fab Shelter. The required inspections for building permit were not completed. A new building permit is required to complete the required building inspections and final the structure installation. Evidence that a building permit has been submitted shall be provided to the Department of Planning Services. (Department of Building Inspection)
- C. The map shall be amended to delineate the following:
 - 1) All sheets of the map shall be labeled 2MUSR17-01-1329
 - 2) The attached Development Standards.
 - 3) The map shall be prepared per Section 23-2-260.D of the Weld County Code.
 - 4) County Road 13 is a paved road and is designated on the Weld County Road Classification Plan as an arterial road which requires 140 feet of right-of-way at full buildout. The applicant shall delineate on the site plan the future and existing right-of-way. All setbacks shall be measured from the edge of future right-of-way. This road is maintained by Weld County.
 - 5) County Road 54 is a paved road and is designated on the Weld County Road Classification Plan as an arterial road which requires 140 feet of right-of-way at full buildout. The applicant shall delineate on the site plan the future and existing right-of-way. All setbacks shall be measured from the edge of future right-of-way. This road is maintained by Weld County.
 - 6) Show and label the approved access(es) (AP16-00196), and the appropriate turning radii on the site plan.
 - 7) Show and label the approved tracking control on the site plan.
 - 8) Show and label the entrance gate set back a minimum of 100ft from edge of shoulder.
 - 9) Show the floodplain and floodway (if applicable) boundaries on the map. Label the floodplain boundaries with the FEMA Flood Zone and FEMA Map Panel Number or appropriate study. (Department of Planning Services - Floodplain)
 - 10) The applicant shall show and label the accepted drainage features and drainage flow arrows. Ponds should be labeled.
 - 11) Show and label the parking and traffic circulation flow arrows showing how the traffic moves around the property.

12) Add the following signature blocks:

a) CERTIFICATE OF APPROVAL BY THE DEPARTMENT OF PLANNING SERVICES - ADMINISTRATIVE REVIEW

This minor amendment plat is accepted and approved by the Department of Planning Services for filing.

State of Colorado)
) ss.
County of Weld)

Director, Department of Planning Services

The foregoing certification was acknowledged before me this ____ day of _____, 20____.

My commission expires _____.

Witness my hand and Seal.

Notary Public

b) PROPERTY OWNER'S CERTIFICATION

The undersigned major property owner(s) do hereby agree to the Minor Amendment of the Site Specific Development Plan and Use by Special Review Standards as described hereon this _____ day of _____, 20____.

Signature

Printed Name

2. Prior to Construction:

- A. If more than one (1) acre is to be disturbed for construction of non-gravel pit items such as structures, parking lots, laydown yards etc..., a Weld County grading permit will be required. (Department of Planning Services-Engineer)
- B. All improvements to buildings and any new construction require a Flood Hazard Development Permit. (Department of Planning Services - Floodplain)

- 3 Upon completion of Condition of Approval #1 above, the applicant shall submit one (1) paper copy or one (1) electronic copy (.pdf) of the map for preliminary approval to the Weld County Department of Planning Services. Upon approval of the map the applicant shall submit a Mylar map along with all other documentation required as Conditions of Approval. The Mylar map shall be recorded in the office of the Weld County Clerk and Recorder by Department of Planning Services' Staff. The map shall be prepared in accordance with the requirements of Section 23-2-260.D of the Weld County Code. The Mylar map and additional requirements shall be submitted within sixty (60) days from the date of the Board of County Commissioners Resolution. The applicant shall be responsible for paying the recording fee.
- 4. In accordance with Weld County Code Ordinance 2006-7 approved June 1, 2006, should the map not be recorded within the required sixty (60) days from the date of the Board of County Commissioners Resolution a \$50.00 recording continuance charge shall added for each additional 3 month period.

5. The Department of Planning Services respectfully requests a digital copy of this "Use by Special Review", as appropriate. Acceptable format is a projected ESRI shapefile (.shp, .shx, .dbf, .prj) with a defined coordinate system (i.e., NAD 1983 UTM Zone 13N, WGS 1984, NAD 1983 HARN StatePlane Colorado North FIPS 0501 (US Feet)....etc.). This digital file may be sent to maps@co.weld.co.us.
6. The Use by Special Review activity shall not occur, nor shall any building or electrical permits be issued on the property, until the Use by Special Review map is ready to be recorded in the office of the Weld County Clerk and Recorder.

By


Tom Parko Planning Director

Date:

3/11/17

**SITE SPECIFIC DEVELOPMENT PLAN
USE BY SPECIAL REVIEW PERMIT
DEVELOPMENT STANDARDS
2MUSR17-01-1329**

1. A Minor Amendment to a Site Specific Development Plan and Use by Special Review Permit No. AMUSR-1329 (Including Open Pit Mining and Materials Processing, a Concrete Batch Plant, and the Importation of Sand and Gravel Aggregates) to allow the continued operation of a concrete batch plant, aggregate processing plant and returned concrete crushing plant along with associated processes after mining has been completed at the site in the A (Agricultural) Zone District, subject to the Development Standards stated hereon.
2. Approval of this plan may create a vested property right pursuant to Section 23-8-10 of the Weld County Code.
3. Hours of operation shall be from 6:00 AM to 7:00 PM, Monday through Saturday, and from 6:00 AM until Midnight for maintenance and repairs. Per Section 23-4-290.B of the Weld County Code, hours of operation may be extended with specific permission from the Weld County Board of Commissioners.
4. The number of onsite employees associated with this facility is limited to twenty (20) persons.
5. The landscaping/screening on the site shall be maintained. (Department of Planning Services)
6. All signs shall adhere to Chapter 23, Article IV, Division 2 and Appendices 23-C, 23-D and 23-E of the Weld County Code.
7. All liquid and solid wastes (as defined in the Solid Wastes Disposal Sites and Facilities Act, 30-20-100.5, C.R.S.) shall be stored and removed for final disposal in a manner that protects against surface and groundwater contamination.
8. No permanent disposal of wastes shall be permitted at this site. This is not meant to include those wastes specifically excluded from the definition of a solid waste in the Solid Wastes Disposal Sites and Facilities Act, 30-20-100.5, C.R.S.
9. Waste materials shall be handled, stored, and disposed in a manner that controls fugitive dust, fugitive particulate emissions, blowing debris, and other potential nuisance conditions. The applicant shall operate in accordance with Chapter 14, Article 1 of the Weld County Code as well as the approved waste handling plan.
10. Fugitive dust should attempt to be confined on the property. Uses on the property should comply with the Colorado Air Quality Commission's air quality regulations. The facility shall be operated in accordance with the approved dust abatement plan at all times.
11. The facility shall adhere to the maximum permissible noise levels allowed in the Industrial Zone District as delineated in Section 25-12-103 C.R.S.
12. The applicant shall remove, handle, and stockpile overburden, soil, sand, gravel, imported materials, and any other items in a manner that will prevent nuisance conditions.
13. The facility shall comply with the Air Pollution Emission Notice (A.P.E.N.) permit requirements as stipulated by the Air Pollution Control Division, Colorado Department of Public Health and Environment, as applicable.
14. Adequate drinking, hand washing and toilet facilities shall be provided for employees and the public, at all times. Portable toilets and bottled water are acceptable. Records of maintenance and proper disposal for portable toilets shall be retained on a quarterly basis and available for review by the Weld County Department of Public Health and Environment. Portable toilets shall be serviced by a cleaner licensed in Weld County and shall contain hand sanitizers.

15. Any septic system located on the property must comply with all provisions of the Weld County Code, pertaining to Onsite Wastewater Treatment Systems.
16. The facility shall utilize the existing public water supply. (Little Thompson Water District)
17. Any vehicle or equipment washing areas shall capture all effluent and prevent discharges in accordance with the Rules and Regulations of the Water Quality Control Commission, and the Environmental Protection Agency.
18. All potentially hazardous chemicals must be handled in a safe manner in accordance with product labeling. All chemicals must be stored secure, on an impervious surface, and in accordance with manufacturer's recommendations.
19. The applicant shall comply with all provisions of the Underground and Above Ground Storage Tank Regulations (7 CCR 1101-14).
20. The applicant shall obtain a Colorado Discharge Permit System or CDPS permit from the Colorado Department of Public Health and Environment (CDPH&E), Water Quality Control Division, as applicable.
21. The property owner or operator shall be responsible for controlling noxious weeds on the site, pursuant to Chapter 15, Article I and II, of the Weld County Code.
22. The operation shall comply with all applicable rules and regulations of State and Federal agencies and the Weld County Code.
23. The property owner shall control noxious weeds on the site.
24. The access on the site shall be maintained to mitigate any impacts to the public road including damages and/or offsite tracking.
25. There shall be no parking or staging of vehicles on public roads. On-site parking shall be utilized.
26. The historical flow patterns and runoff amounts on the site will be maintained.
27. Weld County is not responsible for the maintenance of onsite drainage related features.
28. A Flood Hazard Development Permit is required for all construction or development occurring in the floodplain or floodway as delineated on Federal Emergency Management Agency (FEMA) FIRM Community Panel Map #08123C-1490E, 1495E, 1680E and 1681E effective date January 20, 2016 (*Floodplain*). Any development shall comply with all applicable Weld County requirements, Colorado Water Conservation Board requirements as described in Rules and Regulations for Regulatory Floodplains in Colorado, and FEMA regulations and requirements as described in 44 CFR parts 59, 60, and 65. The FEMA definition of development is any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation, drilling operations, or storage of equipment and materials.
29. FEMA's floodplain boundaries may be updated at any time by FEMA. Prior to the start of any development activities, the owner should contact Weld County to determine if the floodplain boundaries have been modified.
30. Sources of light shall be shielded so that beams or rays of light will not shine directly onto adjacent properties. Sources of light should not cause a nuisance or interfere with the use on the adjacent properties in accordance with the map. Neither the direct, nor reflected, light from any light source may create a traffic hazard to operators of motor vehicles on public or private streets. No colored lights may be used which may be confused with, or construed as, traffic control devices.

31. Buildings and structures shall conform to the requirements of the various codes adopted at the time of permit application. Currently the following has been adopted by Weld County: 2012 International Building Code; 2012 International Mechanical Code; 2012 International Plumbing Code; 2012 International Fuel Gas Code; 2006 International Energy Code; 2011 National Electrical Code; 2009 ANSI 117.1 Accessibility Code and Chapter 29 of the Weld County Code.
32. "No Trespassing" signs shall be posted and maintained on the perimeter fence to clearly identify the boundaries of the site.
33. Where topsoil is removed, sufficient arable soil shall be set aside for re-spreading over the reclaimed areas.
34. If any work associated with this project requires the placement of dredge or fill material, and any excavation associated with a dredge or fill project, either temporary or permanent, in the waters of the United States which may include streams, open water lakes and ponds or wetlands at this sit. The Department of the Army, Corps of Engineers shall be notified by a proponent of the project for proper Department of the Army permits or changes in permit requirements pursuant to Section 404 of the Clean Water Act.
35. Existing trees and ground cover along public road frontage and drainage ways shall be preserved, maintained, and supplemented, if necessary, for the depth of the setback in order to protect against and/or reduce noise, dust and erosion.
36. The sand and gravel operation shall comply with operation policies of Section 23-4-290 of the Weld County Code.
37. The property owner or operator shall be responsible for complying with the design standards of Section 23-2-240 of the Weld County Code.
38. The property owner or operator shall be responsible for complying with the operation standards of Section 23-2-250 of the Weld County Code.
39. The property owner or operator shall be responsible for complying with the Design and Operation Standards of Chapter 23 of the Weld County Code.
40. Necessary personnel from the Weld County Departments of Planning Services, Public Works, and Public Health and Environment shall be granted access onto the property at any reasonable time in order to ensure the activities carried out on the property comply with the Conditions of Approval and Development Standards stated herein and all applicable Weld County regulations.
41. The Amended Use by Special Review area shall be limited to the plans shown hereon and governed by the foregoing standards and all applicable Weld County regulations. Substantial changes from the plans or Development Standards, as shown or stated, shall require the approval of an amendment of the Permit by the Weld County Board of County Commissioners before such changes from the plans or Development Standards are permitted. Any other changes shall be filed in the office of the Department of Planning Services.
42. The property owner or operator shall be responsible for complying with all of the foregoing Development Standards. Noncompliance with any of the foregoing Development Standards may be reason for revocation of the Permit by the Board of County Commissioners.
43. **RIGHT TO EXTRACT MINERAL RESOURCES STATEMENT:** Weld County has some of the most abundant mineral resources, including, but not limited to, sand and gravel, oil, natural gas, and coal. Under title 34 of the Colorado Revised Statutes, minerals are vital resources because (a) the state's commercial mineral deposits are essential to the state's economy; (b) the populous counties of the state face a critical shortage of such deposits; and (c) such deposits should be extracted according to a rational plan, calculated to avoid waste of such deposits and cause the least practicable disruption of the ecology and quality of life of the citizens of the populous counties of the state.

Mineral resource locations are widespread throughout the County and person moving into these areas must recognize the various impacts associated with this development. Often times, mineral resource sites are fixed to their geographical and geophysical locations. Moreover, these resources are protected property rights and mineral owners should be afforded the opportunity to extract the mineral resource.

44. **WELD COUNTY'S RIGHT TO FARM:** Weld County is one of the most productive agricultural counties in the United States, typically ranking in the top ten counties in the country in total market value of agricultural products sold. The rural areas of Weld County may be open and spacious, but they are intensively used for agriculture. Persons moving into a rural area must recognize and accept there are drawbacks, including conflicts with long-standing agricultural practices and a lower level of services than in town. Along with the drawbacks come the incentives which attract urban dwellers to relocate to rural areas: open views, spaciousness, wildlife, lack of city noise and congestion, and the rural atmosphere and way of life. Without neighboring farms, those features which attract urban dwellers to rural Weld County would quickly be gone forever.

Agricultural users of the land should not be expected to change their long-established agricultural practices to accommodate the intrusions of urban users into a rural area. Well-run agricultural activities will generate off-site impacts, including noise from tractors and equipment; slow-moving farm vehicles on rural roads; dust from animal pens, field work, harvest and gravel roads; odor from animal confinement, silage and manure; smoke from ditch burning; flies and mosquitoes; hunting and trapping activities; shooting sports, legal hazing of nuisance wildlife; and the use of pesticides and fertilizers in the fields, including the use of aerial spraying. It is common practice for agricultural producers to utilize an accumulation of agricultural machinery and supplies to assist in their agricultural operations. A concentration of miscellaneous agricultural materials often produces a visual disparity between rural and urban areas of the County. Section 35-3.5-102, C.R.S., provides that an agricultural operation shall not be found to be a public or private nuisance if the agricultural operation alleged to be a nuisance employs methods or practices that are commonly or reasonably associated with agricultural production.

Water has been, and continues to be, the lifeline for the agricultural community. It is unrealistic to assume that ditches and reservoirs may simply be moved "out of the way" of residential development. When moving to the County, property owners and residents must realize they cannot take water from irrigation ditches, lakes, or other structures, unless they have an adjudicated right to the water.

Weld County covers a land area of approximately four thousand (4,000) square miles in size (twice the size of the State of Delaware) with more than three thousand seven hundred (3,700) miles of state and County roads outside of municipalities. The sheer magnitude of the area to be served stretches available resources. Law enforcement is based on responses to complaints more than on patrols of the County, and the distances which must be traveled may delay all emergency responses, including law enforcement, ambulance, and fire. Fire protection is usually provided by volunteers who must leave their jobs and families to respond to emergencies. County gravel roads, no matter how often they are bladed, will not provide the same kind of surface expected from a paved road. Snow removal priorities mean that roads from subdivisions to arterials may not be cleared for several days after a major snowstorm. Services in rural areas, in many cases, will not be equivalent to municipal services. Rural dwellers must, by necessity, be more self-sufficient than urban dwellers.

People are exposed to different hazards in the County than in an urban or suburban setting. Farm equipment and oil field equipment, ponds and irrigation ditches, electrical power for pumps and center pivot operations, high speed traffic, sand burs, puncture vines, territorial farm dogs and livestock, and open burning present real threats. Controlling children's activities is important, not only for their safety, but also for the protection of the farmer's livelihood.



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Chris Gathman
Weld County Planning Department

Re: Loveland Ready -Mix Concrete, Inc., Responses to Special Review Permit Administrative Review Comments – Case No. 2MUSR17-01-1329

1. Prior to recording the map:

- A. An Improvements and Road Maintenance Agreement is required for offsite improvements at this location. Road maintenance including dust control, damage repair, specified haul routes and future traffic triggers for improvements will be included. (Department of Public Works)
 - *There is a Long-Term Road Maintenance and Improvements Agreement in place from June, 2006, and improvements have been constructed and accepted by the County. Based on an email from Mr. Evan Pinkham, of the Weld County Public Works Development Review (See Attachment A), traffic volumes are staying consistent with the new amendment, so a new Improvement Agreement is not needed. If traffic volumes increase in the future, or if haul routes change, a new agreement will be required.*
- B. Research indicates that there is an open Building Violation on this property, BCV14-0004, for the expiration of building permit BCR13-00047-Installation of a 12x16 Pre-Fab Shelter. The required inspections for building permit were not completed. A new building permit is required to complete the required building inspections and final the structure installation. Evidence that a building permit has been submitted shall be provided to the Department of Planning Services. (Department of Building Inspection)
 - *The Assistant Building Official went out to the site and has agreed to remove this condition. See Attachment B.*
- C. The map shall be amended to delineate the following:
 - 1) All sheets of the map shall be labeled 2MUSR17-01-1329
 - *All sheets have been labeled 2MUSR17-01-1329*
 - 2) The attached Development Standards.
 - *The Development Standards have been added to the cover sheet.*
 - 3) The map shall be prepared per Section 23-2-260.D of the Weld County Code.
 - *Maps have been prepared per Section 23-2-260 of the Weld County Code.*

- 4) County Road 13 is a paved road and is designated on the Weld County Road Classification Plan as an arterial road which requires 140 feet of right-of-way at full buildout. The applicant shall delineate on the site plan the future and existing right-of-way. All setbacks shall be measured from the edge of future right-of-way. This road is maintained by Weld County.
 - *140 foot right-of-way at full buildout is delineated on the maps.*
- 5) County Road 54 is a paved road and is designated on the Weld County Road Classification Plan as an arterial road which requires 140 feet of right-of-way at full buildout. The applicant shall delineate on the site plan the future and existing right-of-way. All setbacks shall be measured from the edge of future right-of-way. This road is maintained by Weld County.
 - *140 foot right-of-way is delineated on the maps.*
- 6) Show and label the approved access(es) (AP16-00196), and the appropriate turning radii on the site plan.
 - *Access is labeled with the appropriate turn radii.*
- 7) Show and label the approved tracking control on the site plan.
 - *The approved tracking control is shown on the Site Plan.*
- 8) Show and label the entrance gate set back a minimum of 100ft from edge of shoulder.
 - *The existing approved gate location is approximately 77 feet from the edge of shoulder and was approved at the time of the plant construction. The gate at that location is open during truck movement hours and is working well. Truck traffic creates no impediment to Weld County Road 13 traffic. To move the gate would entail losing permit required truck parking and refueling spaces as well as the recently installed scale, and is not feasible or necessary at this time. At the time of future widening of Weld County Road 13, additional options may be considered.*
- 9) Show the floodplain and floodway (if applicable) boundaries on the map. Label the floodplain boundaries with the FEMA Flood Zone and FEMA Map Panel Number or appropriate study. (Department of Planning Services- Floodplain)
 - *Floodplain and floodway boundaries are shown on the map and were taken from a floodplain analysis modeling report prepared by D.B Simons and Associates and Weiland-Sugnet, Inc. dated March 8, 2002.*
- 10) The applicant shall show and label the accepted drainage features and drainage flow arrows. Ponds should be labeled.
 - *Drainage features and flow arrows are shown on the maps. Ponds have been labeled.*
- 11) Show and label the parking and traffic circulation flow arrows showing how the traffic moves around the property.
 - *Parking stalls and traffic circulation flow arrows are shown.*

12) Add the following signature blocks:

a) CERTIFICATE OF APPROVAL BY THE DEPARTMENT OF PLANNING SERVICES-
ADMINISTRATIVE REVIEW

This minor amendment plat is accepted and approved by the Department of Planning Services for filing.

State of Colorado)
) ss.
County of Weld)

Director, Department of Planning Services

The foregoing certification was acknowledged before me this _____
_____, 20____.

My commission expires _____

Witness my hand and Seal.

Notary Public

b) PROPERTY OWNER'S CERTIFICATION

The undersigned major property owner(s) do hereby agree to the Minor Amendment of the Site Specific Development Plan and Use by Special Review Standards as described hereon this _____ day of _____, 20____.

Signature _____
Printed Name _____

- *Signature blocks have been added to the cover page.*

2. Prior to Construction:

- A. If more than one (1) acre is to be disturbed for construction of non-gravel pit items such as structures, parking lots, laydown yards etc... , a Weld County grading permit will be required. (Department of Planning Services-Engineer)

- No additional, non-gravel pit items are planned to be constructed. If such items should be planned in the future, necessary permits will be obtained.

- B. All improvements to buildings and any new construction require a Flood Hazard Development Permit. (Department of Planning Services- Floodplain).

- No new construction is proposed. An existing Flood Hazard Development Permit (FHDP-417) is in place.

Attachment A

email re Road Improvements

Mike,

I do see that there was an Improvements Agreement in place in 2006. It looks like your traffic volumes are staying consistent with the new amendment, so we do not need to complete an Improvements Agreement. If traffic volumes increase in the future, we will want to have a new Improvements Agreement.

Thanks,

Evan

Evan Pinkham
Development Review
Weld County Public Works
1111 H Street, P.O. Box 758
Greeley, CO 80632
(970)400-3727

[[cid:image003.jpg@01D2A708.91D8D7D0](#)]

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From: Mike McDermid [<mailto:mike@ccwre.com>]
Sent: Monday, March 27, 2017 1:23 PM
To: Evan Pinkham <epinkham@co.weld.co.us>
Subject: Road Improvements - Loveland Ready Mix MA - Case No. 2MUSR17-01-1329

Hello Evan -

I'm working with Loveland Ready Mix to finalize the recently approved Minor Amendment, and there is an item in the Land Use Application Summary Sheet stating that Public Works will require a Road Improvement Agreement.

We did an agreement in 2006, and constructed some improvements on WCR 13 and WCR 54 if I remember correctly.

Please let me know what you're thinking for the required maintenance and improvements, and the procedure to get the agreement underway.

Regards, Mike

Ramsay M McDermid, P.E.
Consulting Civil & Water Resources Engineering LLC
mike@ccwre.com<<mailto:mike@ccwre.com>>
303.903.6698

Attachment B

Subject: Re: Loveland Ready Mix MA - Case No. 2MUSR17-01-1329

From: Mike McDermid <mike@ccwre.com>

Date: 3/30/2017 10:03 AM

To: Chris Gathman <cgathman@co.weld.co.us>

CC: "Friess, Don" <dfriess@d2cad.com>, stephanie fancher <stephanieh@lrmconcrete.com>

That's great Chris - thanks.

On 3/30/2017 9:50 AM, Chris Gathman wrote:

Dear Mike,

I spoke with our assistant building official. He went out to the site and has agreed to remove this condition. Consider the building permit condition for 2MUSR17-01-1329 satisfied.

Regards,

Chris Gathman
Planner III
Weld County Department of Planning Services
1555 N. 17th Avenue
tel: 970-400-3537
fax: 970-400-4098

[[cid:image002.jpg@01D2A93B.01EB2D00](#)]

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From: Mike McDermid [<mailto:mike@ccwre.com>]

Sent: Thursday, March 30, 2017 9:30 AM

To: Chris Gathman <cgathman@co.weld.co.us>

Subject: Re: Loveland Ready Mix MA - Case No. 2MUSR17-01-1329

Good Morning Chris -

Any luck with the building department?

Re: Loveland Ready Mix MA - Case No. 2MUSR17-01-1329
Thanks, Mike

On 3/27/2017 11:37 AM, Chris Gathman wrote:

Mike,

Our assistant building official will be heading out there today or tomorrow to look at the building. Depending on what he sees - he might be able to final the permit. I will let you know as soon as I hear for sure.

Regards,

Chris Gathman

Planner III

Weld County Department of Planning Services

1555 N. 17th Avenue

tel: 970-400-3537

fax: 970-400-4098

[[cid:image002.jpg@01D2A6EE.8C7D87F0](#)]

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From: Mike McDermid [<mailto:mike@ccwre.com>]

Sent: Friday, March 24, 2017 12:10 PM

To: Chris Gathman cgathman@co.weld.co.us<<mailto:cgathman@co.weld.co.us>>

Subject: Re: Loveland Ready Mix MA - Case No. 2MUSR17-01-1329

Thanks Chris.

On 3/24/2017 12:00 PM, Chris Gathman wrote:

Dear Mike,

This is a requirement of the Weld County Building Department. I have forwarded your message to our Asst. Building Official and our Building Compliance officer. They are currently out of the office and I am not sure when they return today. Either they (or all three of us) will get back to you either today or beginning of next week.

Regards,

Chris Gathman

Planner III

Weld County Department of Planning Services

1555 N. 17th Avenue

tel: 970-400-3537

fax: 970-400-4098

[[cid:image002.jpg@01D2A496.2ABAA390](#)]

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From: Mike McDermid [<mailto:mike@ccwre.com>]

Sent: Friday, March 24, 2017 10:46 AM

To: Chris Gathman <cgathman@co.weld.co.us><<mailto:cgathman@co.weld.co.us>>
<<mailto:cgathman@co.weld.co.us>><<mailto:cgathman@co.weld.co.us>>

Cc: Friess, Don <dfriess@d2cad.com><<mailto:dfriess@d2cad.com>>
<<mailto:dfriess@d2cad.com>><<mailto:dfriess@d2cad.com>>

Subject: Loveland Ready Mix MA - Case No. 2MUSR17-01-1329

Good Morning Chris -

Just a follow-up to my phone message from earlier this morning regarding the County's Summary Sheet.

On page 5. Item No. 1B, it states that there is an open Building Violation on the property (BCV14-0004). This permit was issued to Public Service Co.

Loveland Ready Mix has no knowledge of, and no responsibility for, the Building Department's interaction with Public Service Co. regarding building permits.

We request that this paragraph be removed from the Summary Sheet.

Regards, Mike

--

Ramsay M McDermid, P.E.

Consulting Civil & Water Resources Engineering LLC

mike@ccwre.com<<mailto:mike@ccwre.com>><<mailto:mike@ccwre.com>><<mailto:mike@ccwre.com>>
<<mailto:mike@ccwre.com>><<mailto:mike@ccwre.com>><<mailto:mike@ccwre.com>>
<<mailto:mike@ccwre.com>>

303.903.6698

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Ramsay M McDermid, P.E.

Consulting Civil & Water Resources Engineering LLC

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303.903.6698

--

Ramsay M McDermid, P.E.

Consulting Civil & Water Resources Engineering LLC

mike@ccwre.com<<mailto:mike@ccwre.com>>

303.903.6698

--

Ramsay M McDermid, P.E.
Consulting Civil & Water Resources Engineering LLC
mike@ccwre.com

303.903.6698

December 7, 2016

Mr. Chris Gathman, Planner III
Weld County Department of Planning Services
1555 North 17th Avenue, 2nd Floor
Greeley, CO 80631

Dear Mr. Gathman:

Subject: Minor Amendment to AmUSR-1329 - Loveland Ready-Mix Concrete, Inc., dba
Johnstown Ready-Mix, Weld County, Colorado

On behalf of Loveland Ready Mix Concrete, Inc. d2CAD Consulting, LLC (d2CAD) and Consulting Civil & Water Resources Engineering, LLC (CCWRE) are submitting this Minor Amendment to the AmUSR-1329 for the Johnstown Ready Mix Plant located at 25930 Weld County Road 13, Johnstown, Colorado.

The Minor Amendment submittal is based on your email request following the January 7, 2016 pre-application meeting (PRE15-0266) and the Weld County Minor Amendment Submittal Checklist. The Board of County Commissioners approved Recorded Exemption No. 0957-30-RECX16-0028 for the Public Service Company parcel located on the northwest corner of the property. The plat is currently being processed by the planning department.

The following material is included in the submittal:

- Minor Amendment Application
- Minor Amendment Questionnaire
- Figures:
 - Figure 1. - Cover Sheet and Sheet Index
 - Figure 2. – Vicinity Map
 - Figure 3. – Existing Operations and Overall Plot Plan
 - Figure 4. – Plot Plan
 - Figure 5. – Plot Plan – Processing Area
- Traffic Narrative
- Drainage Narrative
- Access Permit
- Deed
- Proof of Water
- Proof of Sewage Disposal
- Application Fee

Please call or email Mr. Don Friess at 720.722.2396 (dfriess@d2cad.com) or Mike McDermid at 303.903.6698 (mike@ccwre.com) with any questions or comments on this submittal.

Sincerely;

Consulting Civil & Water Resources Engineering, LLC

d2CAD Consulting, LLC



Ramsay M. McDermid, P.E.



Don Friess



PO BOX 299
LOVELAND, CO 80539

OFFICE 970.667.2680
FAX 970.667.0036

September 13, 2016

To Whom It May Concern:

Loveland Ready-Mix Concrete, Inc, hereby designates Messrs. Ramsay M. McDermid, P.E. of Consulting Civil & Water Resources Engineering, LLC and Don Friess of d2cad Consulting, LLC as agents for the purpose of preparing and submitting documents to Weld County and/or the Colorado Division of Reclamation, Mining and Safety regarding the Loveland Ready-Mix Concrete, Inc. Green/Croissant Sand and Gravel Mine, aka Johnstown Ready Mix site.

Sincerely,

Brad Fancher
Vice President Operations
Loveland Ready Mix Concrete, Inc.

**MINOR AMENDMENT TO SITE SPECIFIC DEVELOPMENT PLAN AND
USE BY SPECIAL REVIEW (USR) APPLICATION**

FOR PLANNING DEPARTMENT USE RECEIPT # /AMOUNT # _____ / \$ _____ APPLICATION RECEIVED BY _____	DATE RECEIVED: _____ CASE # ASSIGNED: _____ PLANNER ASSIGNED: _____
--	---

Parcel Number _____ - _____ - _____ - _____ - _____
(12 digit number - found on Tax I.D. information, obtainable at the Weld County Assessor's Office, or www.co.weld.co.us)

Legal Description _____, Section _____, Township _____ North, Range _____ West

Zone District: _____, Total Acreage: _____, Flood Plain: _____, Geological Hazard: _____,

Airport Overlay District: _____

FEE OWNER(S) OF THE PROPERTY:

Name: _____
Work Phone # _____ Home Phone # _____ Email _____
Address: _____
Address: _____
City/State/Zip Code _____

Name: _____
Work Phone # _____ Home Phone # _____ Email _____
Address: _____
Address: _____
City/State/Zip Code _____

APPLICANT OR AUTHORIZED AGENT *(See Below: Authorization must accompany applications signed by Authorized Agent)*

Name: _____
Work Phone # _____ Home Phone # _____ Email _____
Address: _____
Address: _____
City/State/Zip Code _____

PROPOSED AMENDMENT:

Loveland Ready-Mix Concrete, Inc. would like to continue operating a concrete batch plant, aggregate processing plant, and returned concrete crushing plant, along with associated processes, after mining has been completed on this site. All are accessory uses to mining and have been in operation for approximately 15 years. No other changes are being proposed.

I (We) hereby depose and state under penalties of perjury that all statements, proposals, and/or plans submitted with or contained within the application are true and correct to the best of my (our) knowledge. Signatures of all fee owners of property must sign this application. If an Authorized Agent signs, a letter of authorization from all fee owners must be included with the application. If a corporation is the fee owner, notarized evidence must be included indicating that the signatory has the legal authority to sign for the corporation.

Signature: Owner or Authorized Agent Date

Signature: Owner or Authorized Agent Date

**A PORTION OF THE NORTH 1/2 SECTION 30, TOWNSHIP 5 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN.
COUNTY OF WELD, STATE OF COLORADO**

SHEET LIST TABLE	
NO.	TITLE
1	COVER SHEET AND SHEET INDEX
2	VICINITY MAP
3	EXISTING OPERATIONS & OVERALL PLOT PLAN
4	PLOT PLAN
5	PLOT PLAN - PROCESSING AREA

1. MINOR AMENDMENT TO A SITE SPECIFIC DEVELOPMENT PLAN AND USE BY SPECIAL REVIEW PERMIT NO. AMUSR-1329 (INCLUDING OPEN PIT MINING AND MATERIALS PROCESSING, A CONCRETE BATCH PLANT, AND THE IMPORTATION OF SAND AND GRAVEL AGGREGATES) TO ALLOW THE CONTINUED OPERATION OF A CONCRETE BATCH PLANT, AGGREGATE PROCESSING PLANT AND RETURNED CONCRETE CRUSHING PLANT ALONG WITH ASSOCIATED PROCESSES AFTER MINING HAS BEEN COMPLETED AT THE SITE IN THE A (AGRICULTURAL) ZONE DISTRICT, SUBJECT TO THE DEVELOPMENT STANDARDS STATED HEREON.
2. CANCELATION OF THIS PLAN MAY CREATE A VESTED PROPERTY RIGHT PURSUANT TO SECTION 23-8-10 OF THE WELD COUNTY CODE.
3. HOURS OF OPERATION SHALL BE FROM 6:00AM TO 7:00 PM, MONDAY THROUGH SATURDAY, AND FROM 6:00 AM UNTIL MIDNIGHT FOR MAINTENANCE AND REPAIRS, PER SECTION 23-4-290.B OF THE WELD COUNTY CODE. HOURS OF OPERATION MAY BE EXTENDED WITH SPECIFIC PERMISSION FROM THE WELD COUNTY BOARD OF COMMISSIONERS.
4. THE NUMBER OF ONSITE EMPLOYEES ASSOCIATED WITH THIS FACILITY IS LIMITED TO TWENTY (20) PERSONS.
5. THE LANDSCAPING/SCREENING ON THE SITE SHALL BE MAINTAINED. (DEPARTMENT OF PLANNING SERVICES)
6. ALL SIGNS SHALL ADHERE TO CHAPTER 23, ARTICLE IV, DIVISION 2 AND APPENDICES 23-C, 23-D AND 23-E OF THE WELD COUNTY CODE.
7. ALL LIQUID AND SOLID WASTES (AS DEFINED IN THE SOLID WASTES DISPOSAL SITES AND FACILITIES ACT, 30-20-100.5, C.R.S.) SHALL BE STORED AND REMOVED FOR FINAL DISPOSAL IN A MANNER THAT PROTECTS AGAINST SURFACE AND GROUNDWATER CONTAMINATION.
8. NO PERMANENT DISPOSAL OF WASTES SHALL BE PERMITTED AT THIS SITE. THIS IS NOT MEANT TO INCLUDE THOSE WASTES SPECIFICALLY EXCLUDED FROM THE DEFINITION OF A SOLID WASTE IN THE SOLID WASTES DISPOSAL SITES AND FACILITIES ACT, 30-20-100.5, C.R.S.
9. WASTE MATERIALS SHALL BE HANDLED, STORED, AND DISPOSED IN A MANNER THAT CONTROLS FUGITIVE DUST, FUGITIVE PARTICULATE EMISSIONS, BLOWING DEBRIS, AND OTHER POTENTIAL NUISANCE CONDITIONS. THE APPLICANT SHALL OPERATE IN ACCORDANCE WITH CHAPTER 14, ARTICLE 1 OF THE WELD COUNTY CODE AS WELL AS THE APPROVED WASTE HANDLING PLAN.
10. FUGITIVE DUST SHOULD ATTEMPT TO BE CONFINED ON THE PROPERTY. USES ON THE PROPERTY SHOULD COMPLY WITH THE COLORADO AIR QUALITY COMMISSION'S AIR QUALITY REGULATIONS. THE FACILITY SHALL BE OPERATED IN ACCORDANCE WITH THE APPROVED DUST ABATEMENT PLAN AT ALL TIMES.
11. THE FACILITY SHALL ADHERE TO THE MAXIMUM PERMISSIBLE NOISE LEVELS ALLOWED IN THE INDUSTRIAL ZONE DISTRICT AS DELINEATED IN SECTION 25-12-103 C.R.S.
12. THE APPLICANT SHALL REMOVE, HANDLE, AND STOCKPILE OVERBURDEN, SOIL, SAND, GRAVEL, IMPORTED MATERIALS, AND ANY OTHER ITEMS IN A MANNER THAT WILL PREVENT NUISANCE CONDITIONS.
13. THE FACILITY SHALL COMPLY WITH THE AIR POLLUTION EMISSION NOTICE (A.P.E.N.) PERMIT REQUIREMENTS AS STIPULATED BY THE AIR POLLUTION CONTROL DIVISION, COLORADO DEPARTMENT OF HEALTH AND ENVIRONMENT, AS APPLICABLE.
14. ADEQUATE DRINKING, HAND WASHING AND TOILET FACILITIES SHALL BE PROVIDED FOR EMPLOYEES AND THE PUBLIC, AT ALL TIMES. PORTABLE TOILETS AND BOTTLED WATER ARE ACCEPTABLE. RECORDS OF MAINTENANCE AND PROPER DISPOSAL FOR PORTABLE TOILETS SHALL BE RETAINED ON A QUARTERLY BASIS AND AVAILABLE FOR REVIEW BY THE WELD COUNTY DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT. PORTABLE TOILETS SHALL BE SERVICED BY A CLEANER LICENSED IN WELD COUNTY AND SHALL CONTAIN HAND SANITIZERS. LOVELAND READY MIX -2MUSR17-0L-1329 8
15. ANY SEPTIC SYSTEM LOCATED ON THE PROPERTY MUST COMPLY WITH ALL PROVISIONS OF THE WELD COUNTY CODE, PERTAINING TO ONSITE WASTEWATER TREATMENT SYSTEMS.
16. THE FACILITY SHALL UTILIZE THE EXISTING PUBLIC WATER SUPPLY. (LITTLE THOMPSON WATER DISTRICT)
17. ANY VEHICLE OR EQUIPMENT WASHING AREAS SHALL CAPTURE ALL EFFLUENT AND PREVENT DISCHARGES IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE WATER QUALITY CONTROL COMMISSION, AND THE ENVIRONMENTAL PROTECTION AGENCY.
18. ALL POTENTIALLY HAZARDOUS CHEMICALS MUST BE HANDLED IN A SAFE MANNER IN ACCORDANCE WITH PRODUCT LABELING, ALL CHEMICALS MUST BE STORED SECURE, ON AN IMPERVIOUS SURFACE, AND IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. THE APPLICANT SHALL COMPLY WITH ALL PROVISIONS OF THE UNDERGROUND AND ABOVE GROUND STORAGE TANK REGULATIONS (7 CCR 1101-14).
19. THE APPLICANT SHALL COMPLY WITH ALL PROVISIONS OF THE UNDERGROUND AND ABOVE GROUND STORAGE TANK REGULATIONS (7 CCR 1101-14).
20. THE APPLICANT SHALL OBTAIN A COLORADO DISCHARGE PERMIT SYSTEM OR CDPS PERMIT FROM THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT (CDPHE), WATER QUALITY CONTROL DIVISION, AS APPLICABLE.
21. THE PROPERTY OWNER OR OPERATOR SHALL BE RESPONSIBLE FOR CONTROLLING NOXIOUS WEEDS ON THE SITE, PURSUANT TO CHAPTER 15, ARTICLE I AND II, OF THE WELD COUNTY CODE.
22. THE OPERATION SHALL COMPLY WITH ALL APPLICABLE RULES AND REGULATIONS OF STATE AND FEDERAL AGENCIES AND THE WELD COUNTY CODE.
23. THE PROPERTY OWNER SHALL CONTROL NOXIOUS WEEDS ON THE SITE.
24. THE ACCESS ON THE SITE SHALL BE MAINTAINED TO MITIGATE ANY IMPACTS TO THE PUBLIC ROAD INCLUDING DAMAGES AND/OR OFFSITE TRACKING.
25. THERE SHALL BE NO PARKING OR STAGING OF VEHICLES ON PUBLIC ROADS. ON-SITE PARKING SHALL BE UTILIZED.
26. THE HISTORICAL FLOW PATTERNS AND RUNOFF AMOUNTS ON THE SITE WILL BE MAINTAINED.
27. WELD COUNTY IS NOT RESPONSIBLE FOR THE MAINTENANCE OF ONSITE DRAINAGE RELATED FEATURES.
28. A FLOOD HAZARD DEVELOPMENT PERMIT IS REQUIRED FOR ALL CONSTRUCTION OR DEVELOPMENT OCCURRING IN THE FLOODPLAIN OR FLOODWAY AS DELINEATED ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FIRM COMMUNITY PANEL MAP #08123C-1490E, 1495E, 1680E AND 1681E EFFECTIVE DATE JANUARY 20, 2016 (FLOODPLAIN). ANY DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE WELD COUNTY REQUIREMENTS, COLORADO WATER CONSERVATION BOARD REQUIREMENTS AS DESCRIBED IN RULES AND REGULATIONS FOR REGULATORY FLOODPLAINS IN COLORADO, AND FEMA REGULATIONS AND REQUIREMENTS AS DESCRIBED IN 44 CFR PARTS 59, 60, AND 65. THE FEMA DEFINITION OF DEVELOPMENT IS ANY MAN-MADE CHANGE TO IMPROVED OR UNIMPROVED REAL ESTATE, INCLUDING BUT NOT LIMITED TO BUILDINGS OR OTHER STRUCTURES, MINING, DREDGING, FILLING, GRADING, PAVING, EXCAVATION, DRILLING OPERATIONS, OR STORAGE OF EQUIPMENT AND MATERIALS.
29. FEMA'S FLOOD HAZARD BOUNDARY MAY BE UPDATED AT ANY TIME BY FEMA. PRIOR TO THE START OF ANY DEVELOPMENT ACTIVITIES, THE OWNER SHOULD CONTACT WELD COUNTY TO DETERMINE IF THE FLOODPLAIN BOUNDARIES HAVE BEEN MODIFIED.
30. SOURCES OF LIGHT SHALL BE SHIELDED SO THAT BEAMS OR RAYS OF LIGHT WILL NOT SHINE DIRECTLY ONTO ADJACENT PROPERTIES. SOURCES OF LIGHT SHOULD NOT CAUSE A NUISANCE OR INTERFERE WITH THE USE ON THE ADJACENT PROPERTIES IN ACCORDANCE WITH THE MAP. NEITHER THE DIRECT, NOR REFLECTED, LIGHT FROM ANY LIGHT SOURCE MAY CREATE A TRAFFIC HAZARD TO OPERATORS OF MOTOR VEHICLES ON PUBLIC OR PRIVATE STREETS. NO COLORED LIGHTS MAY BE USED WHICH MAY BE CONFUSED WITH, OR CONSTRUED AS, TRAFFIC CONTROL DEVICES. LOVELAND READY MIX -2MUSR17-0L-1329 9
31. BUILDINGS AND STRUCTURES SHALL CONFORM TO THE REQUIREMENTS OF THE VARIOUS CODES ADOPTED AT THE TIME OF PERMIT APPLICATION. CURRENTLY THE FOLLOWING HAS BEEN ADOPTED BY WELD COUNTY: 2012 INTERNATIONAL BUILDING CODE; 2012 INTERNATIONAL MECHANICAL CODE; 2012 INTERNATIONAL PLUMBING CODE; 2012 INTERNATIONAL FUEL GAS CODE; 2006/2012 INTERNATIONAL ENERGY CODE; 2011 NATIONAL ELECTRICAL CODE; 2009/2011 117.1 ACCESSIBILITY CODE AND CHAPTER 29 OF THE WELD COUNTY CODE.
32. "NOtrespassing" SIGNS SHALL BE POSTED AND MAINTAINED ON THE PERIMETER FENCE TO CLEARLY IDENTIFY THE BOUNDARIES OF THE SITE.
33. WHERE TOPSOIL IS REMOVED, SUFFICIENT ARABLE SOIL SHALL BE SET ASIDE FOR RE-SPREADING OVER THE RECLAIMED AREAS.
34. IF ANY WORK ASSOCIATED WITH THIS PROJECT REQUIRES THE PLACEMENT OF DREDGE OR FILL MATERIAL, AND ANY EXCAVATION ASSOCIATED WITH A DREDGE OR FILL PROJECT, EITHER TEMPORARY OR PERMANENT, IN THE WATERS OF THE UNITED STATES WHICH MAY INCLUDE STREAMS, OPEN WATER LAKES AND PONDS OR WETLANDS AT THIS SIT, THE DEPARTMENT OF THE ARMY, CORPS OF ENGINEERS SHALL BE NOTIFIED BY A PROPONENT OF THE PROJECT FOR PROPER DEPARTMENT OF THE ARMY PERMITS OR CHANGES IN PERMIT REQUIREMENTS PURSUANT TO SECTION 404 OF THE CLEAN WATER ACT.
35. EXISTING TREES AND GROUND COVER ALONG PUBLIC ROAD FRONTAGE AND DRAINAGE WAYS SHALL BE PRESERVED, MAINTAINED, AND SUPPLEMENTED, IF NECESSARY, FOR THE DEPTH OF THE SETBACK IN ORDER TO PROTECT AGAINST AND/OR REDUCE NOISE, DUST AND EROSION.
36. THE SAND AND GRAVEL OPERATION SHALL COMPLY WITH OPERATION POLICIES OF SECTION 23-4-290 OF THE WELD COUNTY CODE.
37. THE PROPERTY OWNER OR OPERATOR SHALL BE RESPONSIBLE FOR COMPLYING WITH THE DESIGN STANDARD OF SECTION 23-2-240 OF THE WELD COUNTY CODE.
38. THE PROPERTY OWNER OR OPERATOR SHALL BE RESPONSIBLE FOR COMPLYING WITH THE OPERATION STANDARDS OF SECTION 23-2-250 OF THE WELD COUNTY CODE.
39. THE PROPERTY OWNER OR OPERATOR SHALL BE RESPONSIBLE FOR COMPLYING WITH THE DESIGN AND OPERATION STANDARDS OF CHAPTER 23 OF THE WELD COUNTY CODE.
40. NECESSARY PERSONNEL FROM THE WELD COUNTY DEPARTMENTS OF PLANNING SERVICES, PUBLIC WORKS, AND PUBLIC HEALTH AND ENVIRONMENT SHALL BE GRANTED ACCESS ONTO THE PROPERTY AT ANY REASONABLE TIME IN ORDER TO ENSURE THE ACTIVITIES CARRIED OUT ON THE PROPERTY COMPLY WITH THE CONDITIONS OF APPROVAL AND DEVELOPMENT STANDARDS STATED HEREIN AND ALL APPLICABLE WELD COUNTY REGULATIONS.
41. THE AMENDED USE BY SPECIAL REVIEW AREA SHALL BE LIMITED TO THE PLANS SHOWN HEREON AND GOVERNED BY THE FOREGOING STANDARDS AND ALL APPLICABLE WELD COUNTY REGULATIONS. SUBSTANTIAL CHANGES FROM THE PLANS OR DEVELOPMENT STANDARDS, AS SHOWN OR STATED, SHALL REQUIRE THE APPROVAL OF AN AMENDMENT OF THE PERMIT BY THE WELD COUNTY BOARD OF COUNTY COMMISSIONERS BEFORE ANY OTHER CHANGES FROM THE PLANS OR DEVELOPMENT STANDARDS ARE PERMITTED. ANY SUCH CHANGES SHALL BE FILED IN THE OFFICE OF THE DEPARTMENT OF PLANNING SERVICES.
42. THE PROPERTY OWNER OR OPERATOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL OF THE FOREGOING DEVELOPMENT STANDARDS, NONCOMPLIANCE WITH ANY OF THE FOREGOING DEVELOPMENT STANDARDS MAY BE REASON FOR REVOCATION OF THE PERMIT BY THE BOARD OF COUNTY COMMISSIONERS.
43. RIGHT TO EXTRACT MINERAL RESOURCES STATEMENT: WELD COUNTY HAS SOME OF THE MOST ABUNDANT MINERAL RESOURCES, INCLUDING, BUT NOT LIMITED TO, SAND AND GRAVEL, OIL, NATURAL GAS, AND COAL. UNDER TITLE 34 OF THE COLORADO REVISED STATUTES, MINERALS ARE VITAL RESOURCES BECAUSE (A) THE STATE'S COMMERCIAL
44. MINERAL DEPOSITS ARE ESSENTIAL TO THE STATE'S ECONOMY; (B) THE POPULOUS COUNTIES OF THE STATE FACE A CRITICAL SHORTAGE OF SUCH DEPOSITS; AND (C) SUCH DEPOSITS SHOULD BE EXTRACTED ACCORDING TO A RATIONAL PLAN, CALCULATED TO AVOID WASTE OF SUCH DEPOSITS AND CAUSE THE LEAST PRACTICABLE DISRUPTION OF THE ECOLOGY AND QUALITY OF LIFE OF THE CITIZENS OF THE POPULOUS COUNTIES OF THE STATE.
45. LOVELAND READY MIX -2MUSR17-0L-1329 10 MINERAL RESOURCE LOCATIONS ARE WIDESPREAD THROUGHOUT THE COUNTY AND PERSON MOVING INTO THESE AREAS MUST AVOID THE RURAL AREAS OF THE COUNTY. MINERAL RESOURCES ARE LIMITED IN TIMES, MINERAL RESOURCE SITES ARE FIXED TO THEIR GEOGRAPHICAL AND GEOPHYSICAL LOCATIONS. MOREOVER, THESE RESOURCES ARE PROTECTED PROPERTY RIGHTS AND MINERAL OWNERS SHOULD BE AFFORDED THE OPPORTUNITY TO EXTRACT THE MINERAL RESOURCE.
46. WELD COUNTY'S RIGHT TO FARM: WELD COUNTY IS ONE OF THE MOST PRODUCTIVE AGRICULTURAL COUNTIES IN THE UNITED STATES, TYPICALLY RANKING IN THE TOP TEN COUNTIES IN THE COUNTRY IN TOTAL MARKET VALUE OF AGRICULTURAL PRODUCTS SOLD. THE RURAL AREAS OF WELD COUNTY MAY BE OPEN AND SPACIOUS, BUT THEY ARE INTENSIVELY USED FOR AGRICULTURE. PERSONS MOVING INTO A RURAL AREA MUST RECOGNIZE AND ACCEPT THERE ARE DRAWBACKS, INCLUDING CONFLICTS WITH LONG-STANDING AGRICULTURAL PRACTICES AND A LOWER LEVEL OF SERVICES THAN IN TOWN. ALONG WITH THE DRAWBACKS COME THE INCENTIVES WHICH ATTRACT URBAN DWELLERS TO RELOCATE TO RURAL AREAS: OPEN VIEWS, SPACIOUSNESS, WILDLIFE, LACK OF CITY NOISE AND CONGESTION, AND THE RURAL ATMOSPHERE AND WAY OF LIFE. WITHOUT NEIGHBORING FARMS, THOSE FEATURES WHICH ATTRACT URBAN DWELLERS TO RURAL WELD COUNTY WOULD QUICKLY BE GONE FOREVER. AGRICULTURAL USERS OF THE LAND SHOULD NOT BE EXPECTED TO CHANGE THE LONG-ESTABLISHED AGRICULTURAL PRACTICES OF THE COUNTY. THE INTRODUCTION OF URBAN USERS INTO A RURAL AREA, WELL-RUN AGRICULTURAL ACTIVITIES WILL GENERATE OFF-SITE IMPACTS, INCLUDING NOISE FROM TRACTORS AND EQUIPMENT; SLOW-MOVING FARM VEHICLES ON RURAL ROADS; DUST FROM ANIMAL PENS, FILL WORK, HARVEST AND GRAVEL ROADS; ODOR FROM ANIMAL CONFINEMENT, SILAGE AND MANURE; SMOKE FROM DITCH BURNING; FLIES AND MOSQUITOES; HUNTING AND TRAPPING ACTIVITIES; SHOOTING SPORTS, LEGAL HAZING OF NUISANCE WILDLIFE; AND THE USE OF PESTICIDES AND FERTILIZERS IN THE FIELDS, INCLUDING THE USE OF AERIAL SPRAYING. IT IS COMMON PRACTICE FOR AGRICULTURAL PRODUCERS TO UTILIZE AN ACCUMULATION OF AGRICULTURAL MACHINERY AND SUPPLIES TO ASSIST IN THEIR AGRICULTURAL OPERATIONS. A CONCENTRATION OF MISCELLANEOUS AGRICULTURAL MATERIALS OFTEN PRODUCES A VISUAL DISPARITY BETWEEN RURAL AND URBAN AREAS OF THE COUNTRY. SECTION 35-3-5-102, C.R.S., PROVIDES THAT AN AGRICULTURAL OPERATION SHALL NOT BE FOUND TO BE A PUBLIC OR PRIVATE NUISANCE IF THE AGRICULTURAL OPERATION ALLEGED TO BE A NUISANCE EMPLOYS METHODS OR PRACTICES THAT

x:\projects by client\loveland ready mix\green\usr minor amendment 2016\dwgs\conty.dwg,5/25/17

SUBJECT SITE LOCATED IN THE NORTH 1/2 SECTION 30,
TOWNSHIP 5 NORTH, RANGE 67 WEST OF THE 6TH
PRINCIPAL MERIDIAN. COUNTY OF WELD, STATE OF
COLORADO

LEGEND

SECTION LINE

PROPERTY LINE

ADJACENT PROPERTY LINE

PAVED ROAD

UNPAVED ROAD

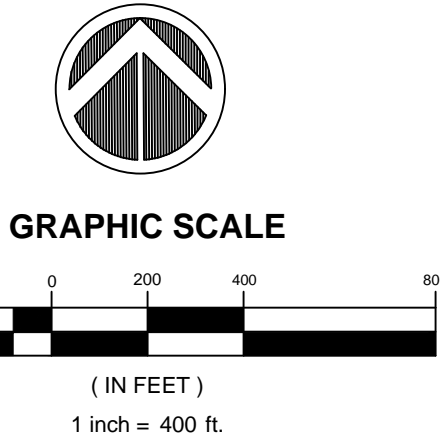
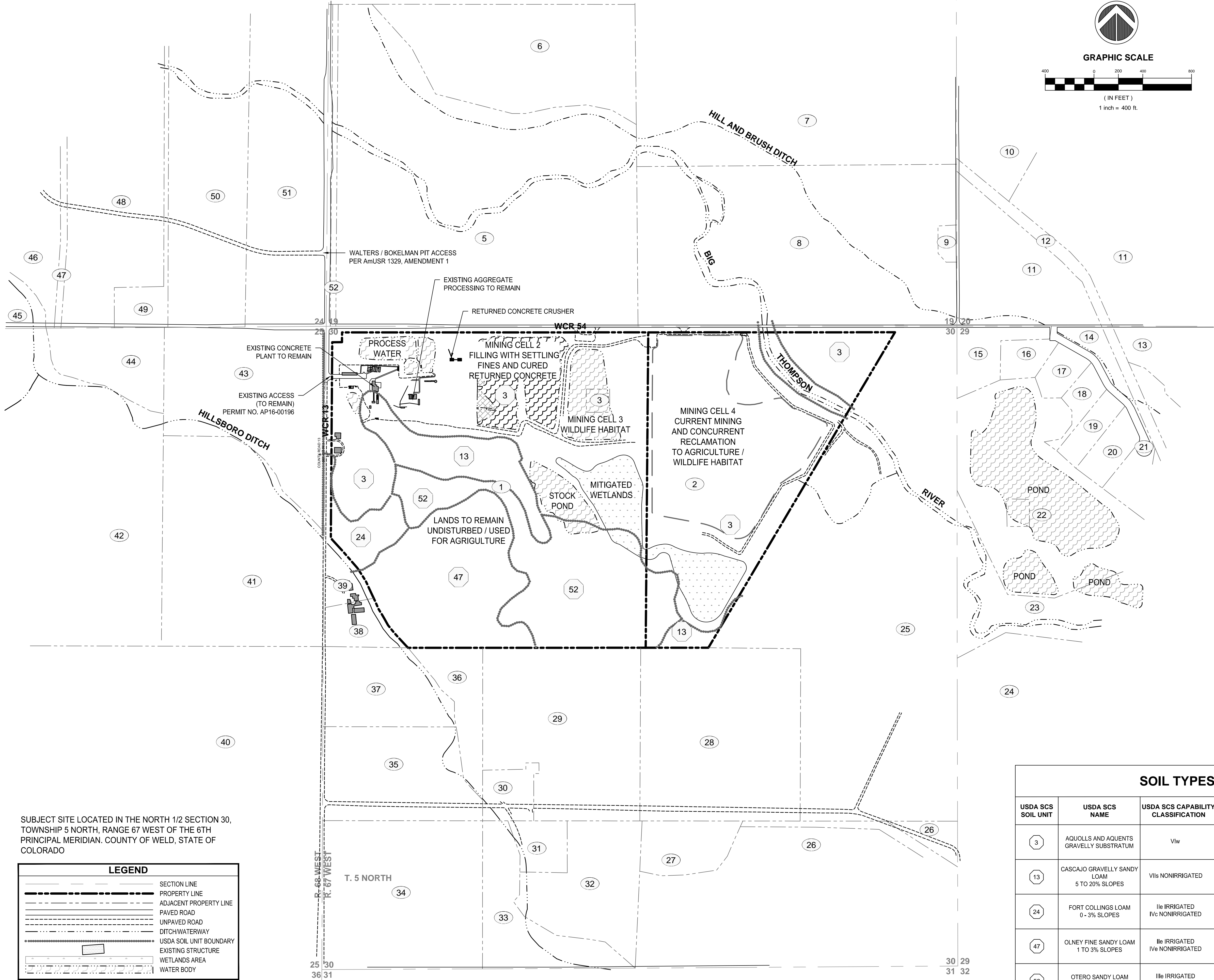
DITCH/WATERWAY

USDA SOIL UNIT BOUNDARY

EXISTING STRUCTURE

WETLANDS AREA

WATER BODY



PROPERTY OWNERS WITHIN 1/2 MILE

- WELD COUNTY

1

LOVELAND READY-MIX CONCRETE, INC.

24

EMANUEL BETZ TRUST

3

LOVELAND, CO 80539

25

8835 WELD COUNTY RD 52 1/4

PARCEL NO. 09573000038

JOHNSTOWN, CO 80534

PARCEL NO. 09572900018

09573000041

09573000019

2

CROSSANT FAMILY FARM LLC

26

JACOB KAMMERZELL JR.

8

49316 WELD COUNTY RD 83

27

JACOB KAMMERZELL TRUST

11

BRIGGSDALE, CO 80611

2310 S. SAINT PAUL ST

36

PARCEL NO. 09573000020

DENVER, CO 80210-4906

09571900053

PARCEL NO. 09573040011

09572000033

095730400010

09572000031

095730400010

4

PUBLIC SERVICE CO. OF COLORADO

28

MARGARET L. VETTER ET. AL.

5

P.O. BOX 1979

C/O EMANUEL BETZ

1979

8835 CR 52.25

PARCEL NO. 09573000037

JOHNSTOWN, CO 80534

5

COULSON EXCAVATING CO. INC.

29

MARGARET L. VETTER ET. AL.

3609 N. WELD COUNTY RD 13

C/O EMANUEL BETZ

LOVELAND, CO 80538

STEVEN M BETZ

PARCEL NO. 095719300061

SUSAN K ERNST

09572900057

MARY ANN WELLS

8835 CR 52.25

JOHNSTOWN, CO 80534

PARCEL NO. 09573000040

JOHNSTOWN, CO 09573000030

6

MICHAEL GENE & CHRISTINE SANDRA

30

ROBERT I JR AND AMBER MARES

26500 WELD COUNTY RD. 13

6135 WELD COUNTY RD 52.25

LOVELAND, CO 80537

JOHNSTOWN, CO 80534

PARCEL NO. 095719300063

PARCEL NO. 09573000039

7

KATHERINE NELL SCHWALM

31

ANGELINE G. CHANEY

26493 WELD COUNTY RD. 15

6338 WELD COUNTY RD. 52 1/4

LOVELAND, CO 80537

JOHNSTOWN, CO 80534

PARCEL NO. 095719100059

PARCEL NO. 095730300048

9

JAMES CROISSANT

32

WAYNE HOWARD AND SHARYN

26442 WELD COUNTY RD. 15

FRASER

LOVELAND, CO 80537-8223

6450 WELD COUNTY RD. 52 1/4

PARCEL NO. 095719000054

JOHNSTOWN, CO 80534

PARCEL NO. 095730300049

JOHNSTOWN, CO 095730300049

10

SHERYL A. & JOHNNY R. MCCOY

33

DWD INVESTMENT GROUP

26360 WELD COUNTY RD. 15

PO BOX 607 KIMBAL, NE 69145

LOVELAND, CO 80537-8223

PARCEL NO. 095730300044

PARCEL NO. 09572000032

09573000006

12

UNION PACIFIC RAILROAD

34

DWD INVESTMENT GROUP

P.O. BOX 2600

PO BOX 607 KIMBAL, NE 69145

BROOMFIELD, CO 80020

PARCEL NO. 095730300044

NO PARCEL NO.

09573000006

13

ROBERTA A. BROWN

35

LANCE AND JESSICA GEFRE

ROBERT E. BROWN

6175 WELD COUNTY ROAD 52.25

P.O. BOX 613

JOHNSTOWN, CO 80534

PARCEL NO. 095729500048

JOHNSTOWN, CO 80534

PARCEL NO. 095730300046

JOHNSTOWN, CO 095730300046

14

LAKOTA LAKES RANCH LLC

36

TYLER KIPP AND JENIFER

7172 LAKOTA LAKES RD.

NICOLE HEFFNER

JOHNSTOWN, CO 80534

6233 WELD COUNTY RD 52.25

PARCEL NO. 095729202009

PARCEL NO. 095730300047

095729202003

PARCEL NO. 095730300047

095729202005

PARCEL NO. 095730300045

15

JAMIE A. MCGILL

37

TIMOTHY L STENIKE AND STACY E

DUSTIN C. CHRISTENSEN

25426 WELD COUNTY RD 13

7008 WELD COUNTY ROAD 54

JOHNSTOWN, CO 80534

LAKOTA LAKES RANCH

PARCEL NO. 095729202001

095729202011

09573020013

09573020011

09573020012

16

BRADFORD M. THOMAS

38

FRED K. & KIMBERLY K. PRUETT

SUSAN K. THOMAS

25686 WELD COUNTY RD. 13

7182 LAKOTA LAKES RD.

JOHNSTOWN, CO 80534

PARCEL NO. 095729202002

PARCEL NO. 09573020013

095729202002

09573020012

18

WARREN PATTISON

39

WELD COUNTY

HEATHER PATTISON

915 10TH STREET

7162 LAKOTA LAKES RD.

GREELEY, CO 80631

PARCEL NO. 095729202004

PARCEL NO. 095719300060

20

TWO HOPES LIVING REVOCABLE TRUST

52

WELD COUNTY

7142 LAKOTA LAKES RD.

915 10TH STREET

JOHNSTOWN, CO 80534

GREELEY, CO 80631

PARCEL NO. 095729202006

PARCEL NO. 09573020013

095729202008

09573020012

21

DEBRA R. EBERL

53

LOVELAND READY-MIX CONCRETE, INC.

TODD MUCHLER

P.O. BOX 299

ELI DREBS

LOVELAND, CO 80539

LAKOTA LAKES RANCH PUD CORR.

PARCEL NO. 85240-00-001

JOHNSTOWN, CO 80534

85240-00-002

PARCEL NO. 095729202008

85240-00-017

PARCEL NO. 095729202010

85240-00-018

22

LAKOTA LAKES RANCH HOA

44

DAVID M. SOWKO & MARCI A. SEWARD

7196 WELD COUNTY ROAD 54

8818 E. HIGHWAY 402

JOHNSTOWN, CO 80534

LOVELAND, CO 80537

PARCEL NO. 095729202010

PARCEL NO. 85250-00-008

45

JERALD N. & PHYLLIS POWELL

46

LYLE & CAROL M. SCHUETZ

8541 E. HIGHWAY 402

8526 E. HIGHWAY 402

LOVELAND, CO 80537

LOVELAND, CO 80537

PARCEL NO. 85240-00-021

PARCEL NO. 85240-00-010

85240-00-003

85240-00-003

47

ROBERT L. WALTERS

48

ROBERT L. WALTERS

8521 E. HIGHWAY 402

8521 E. HIGHWAY 402

LOVELAND, CO 80537

LOVELAND, CO 80537

PARCEL NO. 85240-00-021

PARCEL NO. 85240-00-003

85240-00-003

85240-00-003

LARIMER COUNTY

40

DWD INVESTMENT GROUP

41

GEORGE R. PHILLIPS

PO BOX 607 KIMBAL, NE 69145

800 WILSHIRE BLVD, #1500

PARCEL NO. 85250-00-004

LOS ANGELES, CA 90017-2619

42

MARVIN J VELDE

43

LOVELAND READY-MIX CONCRETE, INC.

8606 LARIMER COUNTY ROAD 18

P.O. BOX 299

JOHNSTOWN, CO 80534

LOVELAND, CO 80539

PARCEL NO. 85250-00-010

PARCEL NO. 85250-00-001

85240-00-002

85240-00-017

85240-00-018

85240-00-018

44

DAVID M. SOWKO & MARCI A. SEWARD

45

JERALD N. & PHYLLIS POWELL

8818 E. HIGHWAY 402

8541 E. HIGHWAY 402

LOVELAND, CO 80537

LOVELAND, CO 80537

PARCEL NO. 85250-00-008

PARCEL NO. 85240-00-010

46

LYLE & CAROL M. SCHUETZ

47

ROBERT L. WALTERS

8526 E. HIGHWAY 402

8521 E. HIGHWAY 402

LOVELAND, CO 80537

LOVELAND, CO 80537

PARCEL NO. 85240-00-010

PARCEL NO. 85240-00-021

85240-00-003

85240-00-003

SOIL TYPES				
USDA SCS SOIL UNIT	USDA SCS NAME	USDA SCS CAPABILITY CLASSIFICATION	RECLAMATION USE	USDA SCS SURFACE LAYER THICKNESS
3	AQUOLLS AND AQUEUNTS GRAVELLY SUBSTRATUM	VIw	SUITABLE	48 INCHES
13	CASCAJO GRAVELLY SANDY LOAM 5 TO 20% SLOPES	VIIs NONIRRIGATED	SUITABLE	9 INCHES
24	FORT COLLINGS LOAM 0 - 3% SLOPES	IIe IRRIGATED IVc NONIRRIGATED	SUITABLE	4 INCHES
47	OLNEY FINE SANDY LOAM 1 TO 3% SLOPES	IIe IRRIGATED IVe NONIRRIGATED	SUITABLE	10 INCHES
52	OTERO SANDY LOAM 3 TO 5% SLOPES	IIIe IRRIGATED VIe NONIRRIGATED	SUITABLE	10 INCHES

VICINITY MAP

2MUSR17-01-1329

JOHNSTOWN PLANT

LOVELAND READY-MIX CONCRETE, INC.

644 NAMAGUA ROAD

LOVELAND, CO 80537

970.662.2680

http://lrmconcrete.com/

APPLICANT:

CONSULTANTS:

CCWRE

LAKWOOD, COLORADO

http://www.ccwre.com

(303) 903-6698

DESIGNED BY:

DRF

DATE:

12/7/16

FILE NAME:

SCALE:

1" = 400'

SHEET NO.:

150601

2 of 5

5/23/17

4/24/17

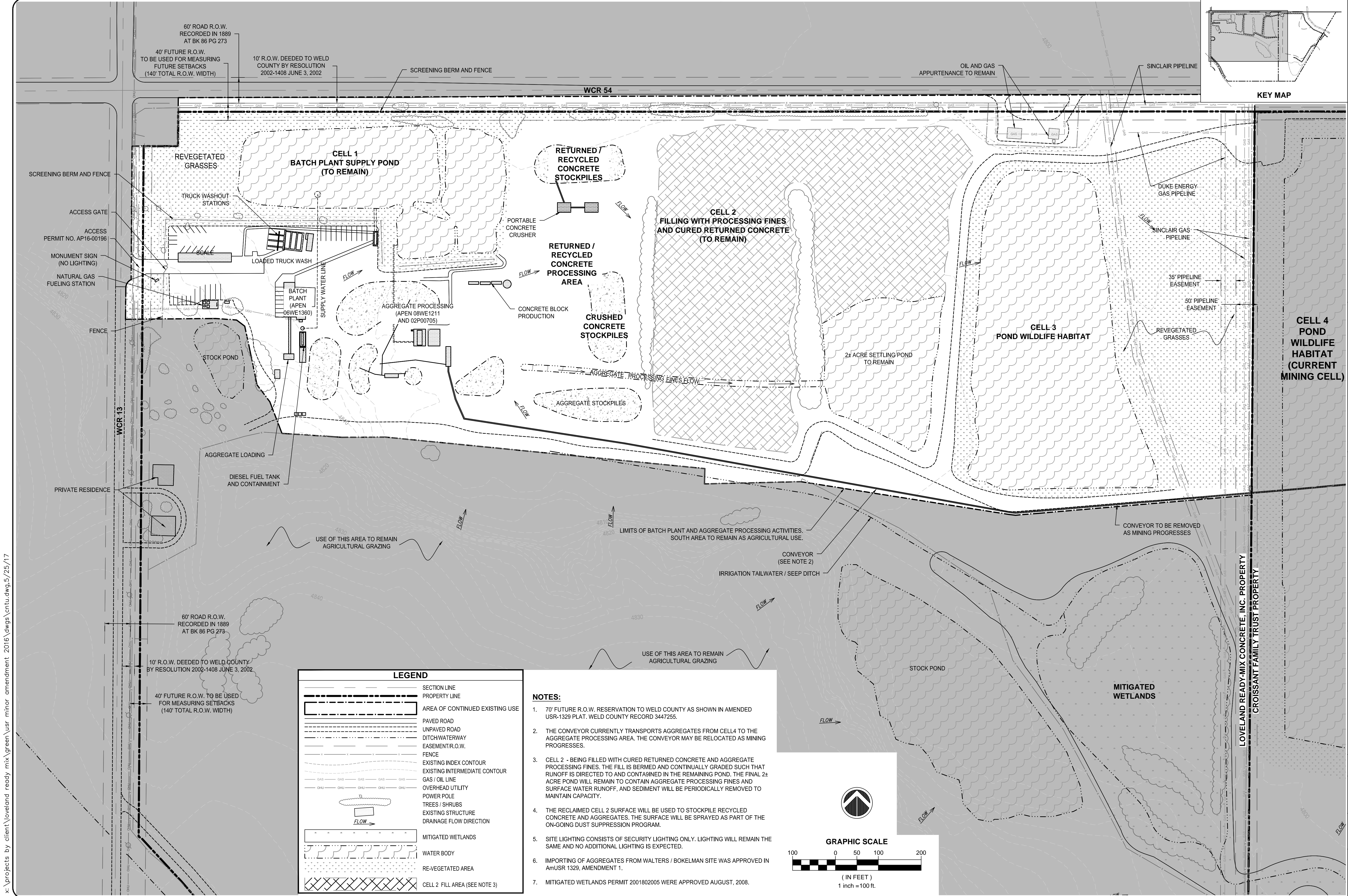
ADDRESSSED FINAL PLAT COMMENTS

ADDRESSSED PLANNING COMMENTS

REVISIONS



x:\projects by client\loveland ready mix\green\usr minor amendment 2016\dwgs\cntu.dwg,5/25/17



LEGEND	
	SECTION LINE
	PROPERTY LINE
	AREA OF CONTINUED EXISTING USE
	PAVED ROAD
	UNPAVED ROAD
	DITCH/WATERWAY
	EASEMENT/R.O.W.
	FENCE
	EXISTING INDEX CONTOUR
	EXISTING INTERMEDIATE CONTOUR
	GAS / OIL LINE
	OVERHEAD UTILITY
	POWER POLE
	TREES / SHRUBS
	EXISTING STRUCTURE
	DRAINAGE FLOW DIRECTION
	MITIGATED WETLANDS
	WATER BODY
	RE-VEGETATED AREA
	CELL 2 FILL AREA (SEE NOTE 3)

- NOTES:**
- 70' FUTURE R.O.W. RESERVATION TO WELD COUNTY AS SHOWN IN AMENDED USR-1329 PLAT. WELD COUNTY RECORD 3447255.
 - THE CONVEYOR CURRENTLY TRANSPORTS AGGREGATES FROM CELL4 TO THE AGGREGATE PROCESSING AREA. THE CONVEYOR MAY BE RELOCATED AS MINING PROGRESSES.
 - CELL 2 - BEING FILLED WITH CURED RETURNED CONCRETE AND AGGREGATE PROCESSING FINES. THE FILL IS BERMED AND CONTINUALLY GRADED SUCH THAT RUNOFF IS DIRECTED TO AND CONTAINED IN THE REMAINING POND. THE FINAL 2+ ACRE POND WILL REMAIN TO CONTAIN AGGREGATE PROCESSING FINES AND SURFACE WATER RUNOFF, AND SEDIMENT WILL BE PERIODICALLY REMOVED TO MAINTAIN CAPACITY.
 - THE RECLAIMED CELL 2 SURFACE WILL BE USED TO STOCKPILE RECYCLED CONCRETE AND AGGREGATES. THE SURFACE WILL BE SPRAYED AS PART OF THE ON-GOING DUST SUPPRESSION PROGRAM.
 - SITE LIGHTING CONSISTS OF SECURITY LIGHTING ONLY. LIGHTING WILL REMAIN THE SAME AND NO ADDITIONAL LIGHTING IS EXPECTED.
 - IMPORTING OF AGGREGATES FROM WALTERS / BOKELMAN SITE WAS APPROVED IN AmUSR 1329, AMENDMENT 1.
 - MITIGATED WETLANDS PERMIT 2001802005 WERE APPROVED AUGUST, 2008.

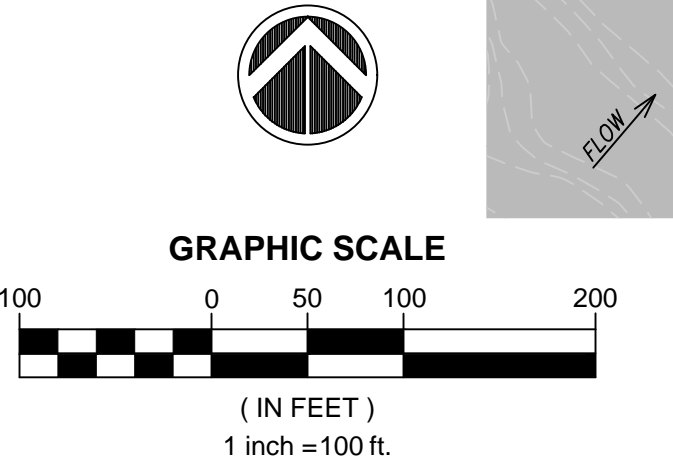


FIGURE 4

DESIGNED BY: DRF
DATE: 12/7/16
FILE NAME: SF
SCALE: 1" = 100'
SHEET NO.: 4 of 5
PROJECT NO.: 150601

503147 ADDRESSED FINAL PLAT COMMENTS
4/24/17 ADDRESSED PLANNING COMMENTS

CONSULTANTS:

CCWRE
LAKEWOOD, COLORADO
http://www.ccwre.com
(303) 903-6698

APPLICANT:

644 NAMAGUA ROAD
LOVELAND, CO 80537
970.662.2680
http://lrmconcrete.com/

PLOT PLAN
2MUSR17-01-1329

JOHNSTOWN PLANT
LOVELAND READY-MIX CONCRETE, INC.

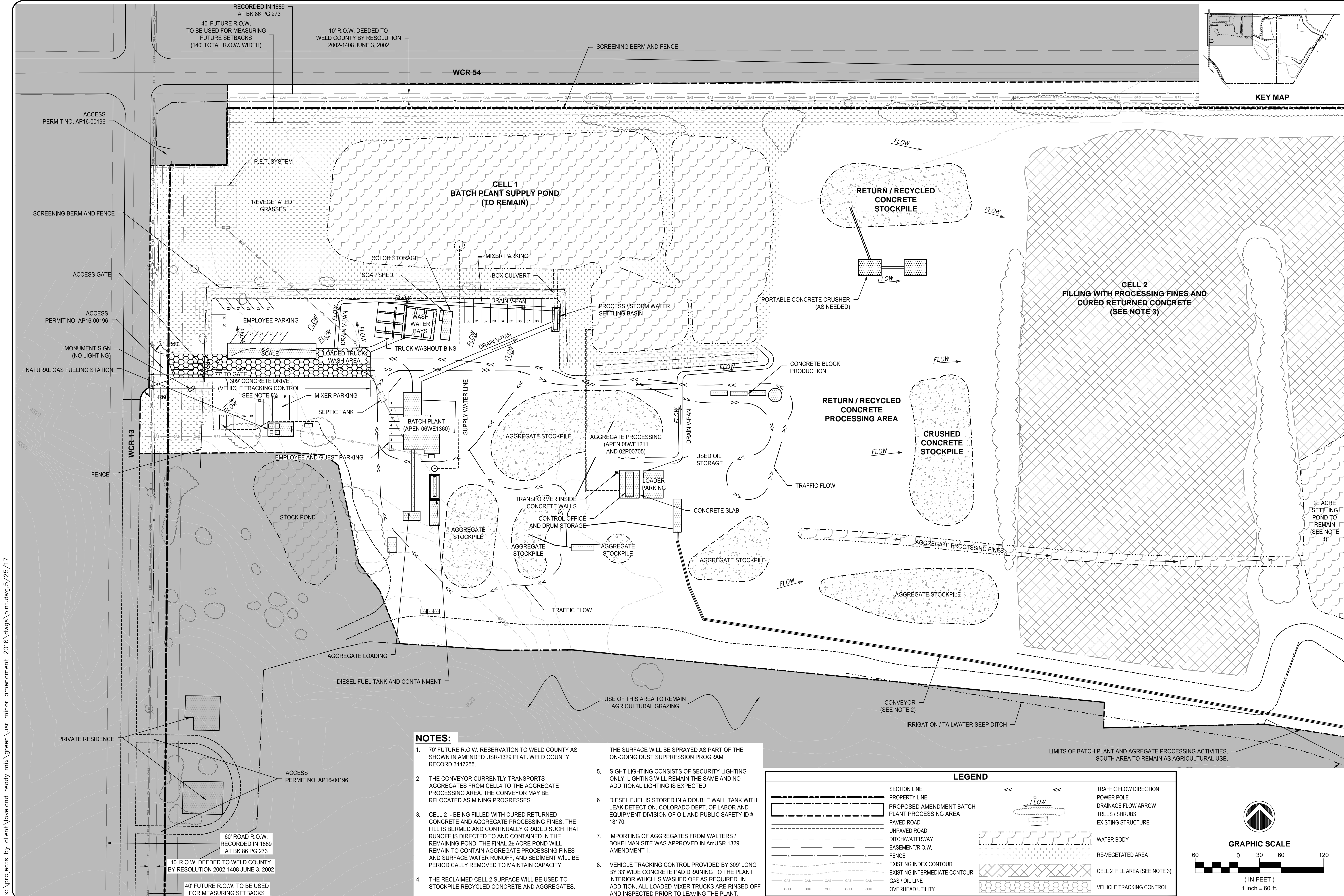


FIGURE 5	DESIGNED BY:	SF	DRAWN BY:	DRF
	DATE:	12/7/16	APPROVED BY:	SF
	FILE NAME:		SCALE:	
	print		1" = 60'	
	PROJECT NO.	150601	SHEET NO.	5 of 5

JOHNSTOWN PLANT
LOVELAND READY-MIX CONCRETE, INC.

MINOR AMENDMENT TO USE BY SPECIAL REVIEW QUESTIONNAIRE

Green-Croissant Sand and Gravel Mine

Weld County AmUSR-1329

1. Explain, in detail, the proposed amendment to the property.

Loveland Ready-Mix Concrete, Inc.'s (LRM) existing Green-Crossiant Sand and Gravel Mine, aka Johnstown Ready Mix, site includes a concrete batch plant, aggregate processing plant, and a sand and gravel mine serving Weld and Larimer Counties. The mine and batch plant have been in operation on the southeast corner of the intersection of Weld County Roads 13 and 54 for approximately 15 years. The 210.0 +/- acre Agriculture zoned property comprises about 148.2 acres of the northwest ¼ and about 61.7 acres of the northeast ¼ of Section 30, Township 5 North, Range 67 West of the 6th Prime Meridian. LRM operates under a Weld County Amended Use by Special Review Permit (AmUSR-1329) authorized in 2005, and Colorado Division of Reclamation and mine Safety (DRMS) 112 Permit No. M-2001-022. Sand and gravel is also imported from the nearby Walters-Bokelman Pit in Larimer County as permitted by AmUSR-1329. The batch plant and processing plant are currently allowed as an accessory use to the mining. The concrete batch plant, processing plant, and adjacent sand and gravel mining operations are located on the northerly portion of the property. The south portion of the property is situated at a higher elevation and is used for agricultural purposes.

The Walters-Bokelman Pit is located nearby in the southeast corner of Section 24, with access to the plant less than ¼ mile away along Weld County Road (WCR) 13. Road improvements on WCR 13 to accommodate the Walters-Bokelman pit traffic have been completed and accepted. The sand and gravel resources on the approved mine site are being depleted and LRM plans to continue importing sand and gravel from the Walters-Bokelman Pit to continue operation of the batch plant after the on-site gravel resources have been exhausted. To continue the batch plant operations after on-site mining is complete, DRMS must approve an amended Reclamation Plan that reflects the continuation of batch plant operations. DRMS approval of a revised Reclamation Plan is contingent on Weld County approval of a minor amendment that allows continued use of the batch plant in perpetuity.

It is anticipated the gravel resources from the Walters-Bokelman Pit will be depleted in 10 to 15 years. LRM plans to use gravel from the Walters-Bokelman Pit to operate the existing batch plant until this resource is completely depleted. When the gravel resources at the Walters-Bokelman Pit have been exhausted LRM plans to haul in aggregates from additional mine sites; the location of future mine sites will be east of the batch plant; all future gravel sources are now located east of the existing plant. None of the future mine sites have been permitted or in the process of being permitted. Weld County will have the opportunity to address and approve all applicable Weld County land use requirements on all future mine sites at the time they are developed, including traffic and road maintenance.

The proposed Minor Amendment will allow LRM to continue operation of the Portland cement concrete batch plant indefinitely, using aggregates imported from the Bokelman-Walters Pit and using additional aggregate mine sites as they are permitted in the future. This amendment will also permit the use of an on-site concrete crusher/recycler to process returned concrete generated on-site, and a slight increase in operating hours to accommodate commercial and industrial projects.

December 2, 2016

2. Explain how this proposal is consistent with the intent of the Comprehensive Plan pursuant to Chapter 22 of the Weld County Code.

The agricultural zoned property contains a sand and gravel mine and Portland cement concrete batch plant that have been operating for about 15 years. The mine and batch plant are currently authorized by AmUSR-1329, dated 2005. The existing authorized operations, including those described in the proposed Minor Amendment, are consistent with the intent of the Comprehensive Plan pursuant to Chapter 22 of the Weld County Code. For example:

Section 22-2-80 describes several Industrial Development Goals and Policies. The site has been in existence for about 15 years; the requisite road improvements have been completed; no additional county services are required; and existing federal, state and local regulations have been met, therefore I. Goals 3, 4 and 5 have been met. Similarly, Section 22-5-80, Commercial Mineral Deposits, CM Goals 2, 3, and 4 have been met.

In addition, the proposal is not inconsistent with the Johnstown Area Comprehensive Plan. LRM staff have met with Mr. John Franklin, Johnstown City planner, to discuss the proposal. Mr. Franklin had no direct objection to the proposal at that time.

3. What type of uses surround the site (explain how the proposed use is consistent and compatible with surrounding land uses).

Land uses on properties surrounding the site on all sides are agricultural. Some of the agricultural uses may include a farmhouse and appurtenant structures. LRM owns the agricultural properties on the south, west, and northwest of the site. There are several large lot residences located on a former gravel pit lake about one mile east of the batch plant. They are separated from the plant site by reclaimed land and lakes and the Big Thompson River. The attached map shows the surrounding properties and owners.

4. Describe, in detail, the following:

a. Number of people who will use this site.

The site does not serve the general public. The people using the site will be the employees as described under 4b), occasional equipment repair personnel, and delivery personnel as needed.

b. Number of people proposed to be employed at this site.

There are currently about 20 employees associated with the plant. Three to five of these may be on-site during working hours, while 15 to 17 may be truck drivers coming in and out during the day. The plant does not utilize part time employees. Under the conditions described in item 4c, LRM could have up to 30 employees associated with the plant during unusual and infrequent high production periods. The increased number of employees would be truck drivers coming in and out. The drivers usually reload as quickly as possible and return to delivery locations and generally do not use the plant facilities. No change in the number of trucks or employees is anticipated outside of the peak periods.

December 2, 2016

c. Hours of Operation.

Under the approved conditions of AmUSR-1329, the batch plant may currently operate from 6:00 AM to 7:00 PM Monday through Saturday. Maintenance and repair activities may occur from 6:00 AM to 12:00 PM. However, demand for concrete in southeastern Weld County has increased and infrequent large commercial projects may require early morning and late night pours. To adequately serve the customer base and minimize traffic delays during these infrequent periods of peak demand, or on larger commercial pours, LRM wishes to be allowed to occasionally conduct operations from 4:00 AM to 8:00 PM. Maintenance and repair activities may occur from 4:00 AM to 12:00 PM during these periods. The extended operating hours will not be needed day-to-day, but only on unusual occasions for specific jobs.

d. Type and Number of Structures to be erected (built) on this site.

No additional structures are planned for this site

e. Type and number of animals, if any, to be on this site.

No animals are planned to be on the site. The fenced off agricultural south portion of the parcels may have grazing animals at times.

f. Kind of vehicles (type, size, weight) that will access the site and how often.

The following numbers show the maximum average daily number of round trips for standard size and weight vehicles of various types that may access the site:

- Passenger Cars/Pickups: 56 (employees and management)
- Tandem Trucks: 153 (ready mix trucks)
- Semi-Truck: 13 (cement)
- Semi-Truck: 8 (miscellaneous material deliveries)
- Semi-Truck 30 (recycled concrete)
- Semi-Truck: 63 (imported aggregates)

These trips are well within the limits of AmUSR-1329 (2005) which authorized the imported aggregate truck traffic increase over the plant traffic that existed when all aggregates were being mined on site. AmUSR-1329 authorized an increase of 168 daily truck round trips for imported aggregates.

Recycled concrete deliveries will occur on an intermittent basis as demand requires. All recycled concrete will be processed from returned concrete from ready mix trucks originating at the plant. No externally sourced concrete is planned to be recycled. Recycled concrete may be transported by various types of trucks; however, it is estimated that up to 30 recycled concrete semi-truck daily round trips could occur in the future.

The attached Traffic Narrative, including a spreadsheet with calculations showing the average daily truck traffic conditions and a traffic flow schematic, describes in more detail the traffic conditions at the plant.

December 2, 2016

g. Who will provide fire protection to the site.

The property is located within the Johnstown Fire Response Area. A fire hydrant is located on WCR 13 in front of the site.

h. Water source on the property (both domestic and irrigation).

The LRM batch plant is served by a ¾-inch potable water tap from the Little Thompson Water District. A copy of the correspondence with the district that obtained this tap is enclosed with this submittal. No irrigation water is required for the batch plant site. The agricultural land south of the batch plant site has water rights and uses irrigation water from the Hillsboro Ditch.

i. Sewage disposal system on the property (existing and proposed).

The batch plant site has an existing septic system permitted under Weld County Permit No. SP-100489. A copy of this permit is enclosed with this submittal.

j. If storage or warehousing is proposed, what type of items will be stored.

The site contains uncovered stockpiles of sand and gravel. Portland Cement and flyash are stored in covered storage silos, and admixtures and concrete coloring agents are also under covered storage. Recycled concrete will be stockpiled outdoors. The following materials are also stored on-site in appropriate containers or covered storage:

- Diesel fuel
- Oil and lubricants
- Miscellaneous vehicle fluids
- Calcium Chloride
- Low pH soaps

In addition, LRM has a SPCC Plan approved by a Colorado licensed engineer.

k. Explain how storm water drainage will be handled on the site.

On-site storm water drainage flows into open pits and is entirely contained on-site. Storm water flows generally from west to east and south to north. All runoff generated on-site is directed to the on-site ponds, pits and collection sumps. No on-site runoff leaves the site. No changes in this system are proposed. LRM maintains a Stormwater Management Plan. The Drainage Narrative attached to this submittal provides additional detail on how stormwater drainage is handled on the site.

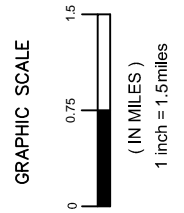
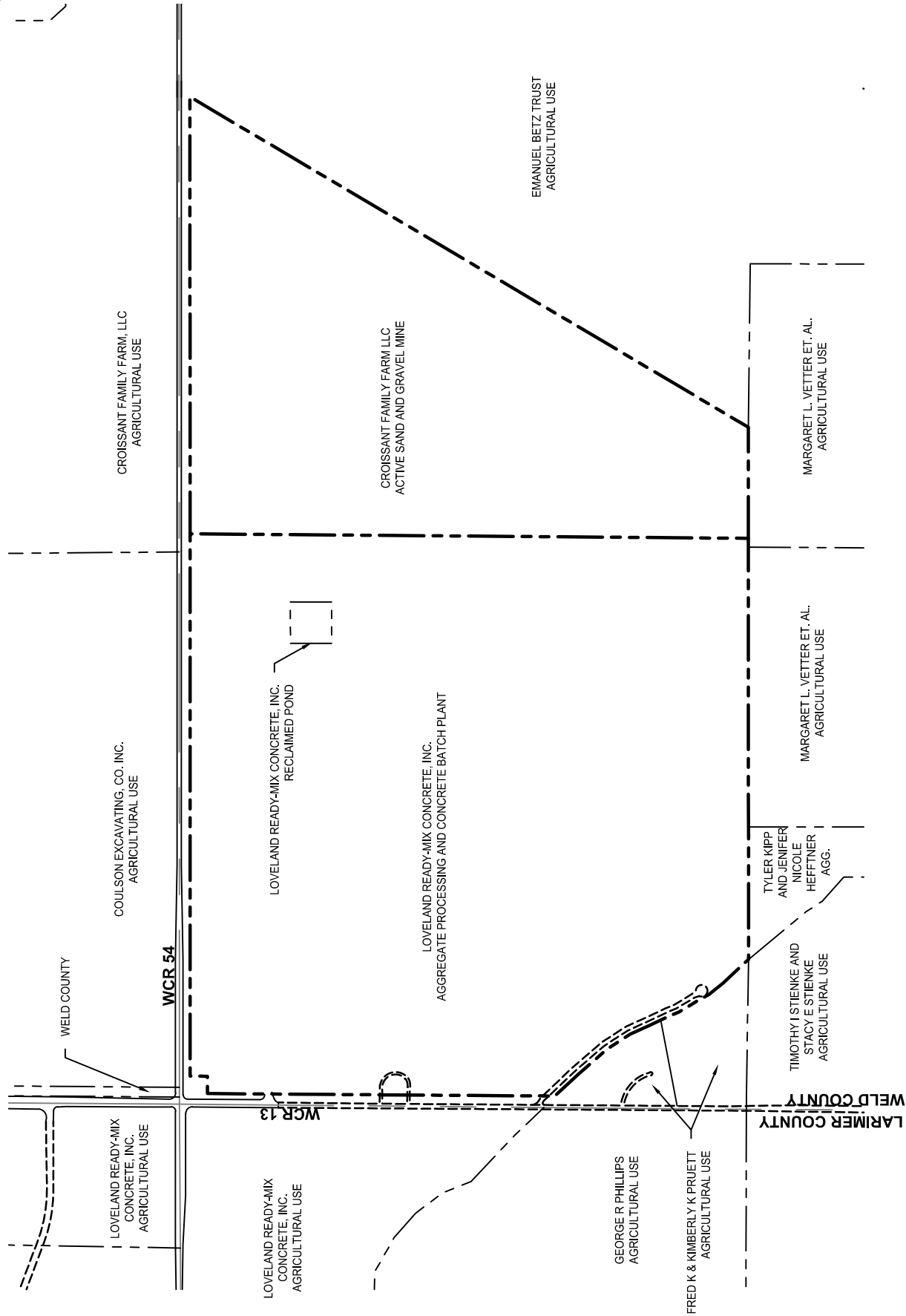
l. Explain where storage and/or stockpile of wastes will occur on this site.

No waste storage or waste stockpiles are proposed other than those resulting from the return of returned concrete that was originally generated at the plant. The excess concrete returning to the plant in the mix trucks is deposited in an area near Cell No. 2 where it is allowed to cure for a minimum of two weeks. This inert material is then recycled, or used to fill the mined-out Cell No.2, as shown graphically on Figures 4 and 5.

5. Please list all proposed on-site and off-site improvements associated with the use (example: landscaping, fencing, drainage, turn lanes, etc.) and a time line of when you will have each one of the improvements completed.

No additional on-site or off-site improvements are proposed. Several on-site and off-site improvements have been constructed during the 15 years of plant operation as detailed in AmUSR-1329 and in the reclamation requirements of DRMS 112 Permit No. M-2001-022. The following list describes these improvements:

- Screening berms have been constructed adjacent to the future rights-of-way for Weld County Roads 13 and 54.
- The berms, Cells 2 and 3, Cell 4 (Partial) and portions of the west bank of the Big Thompson River have been landscaped in accordance with the approved plans. Portions of the Big Thompson River landscaping washed out during the September, 2013 flooding and is in the process of being replaced.
- 13 acres plus or minus of wetland mitigation has been completed and accepted by the US Army Corps of Engineers.
- Fencing has been installed around the perimeter of the site.
- Drainage on the site is handled by on site facilities as discussed in Section 4 k. above and in the attached Drainage Narrative.
- Turn lanes have been constructed on Weld County Road 13 to accommodate traffic entering the plant from east or west on Weld County Road 54. In addition, Weld County Road 13 has been paved north of Weld County Road 54 to the Walters/Bokelman pit entrance, and south of Weld County Road 54 to the plant entrance. The attached Traffic Narrative shows the location of the constructed traffic improvements.



FIGURE

A

DESIGNED BY:	DRF	DRAWN BY:	
DATE:	12/7/16	APPROVED BY:	RMM
FILE NAME:	srnd	SCALE:	1"=1.5mils
PROJECT NO.	150601	SHEET NO.	1 of 1
DATE	12/7/16	ISSUED FOR SUBMITTAL	
REVISIONS			

CONSULTANTS:

CCWRE

LAKEWOOD, COLORADO

d2CAD

Consulting

<http://d2cad.com> (720) 722-2396



SURROUNDING PROPERTY OWNERS AND PROPERTY USES

MINOR AMENDMENT TO Am-USR-1329
WELD COUNTY COUNTY, COLORADO

TRAFFIC NARRATIVE

Minor Amendment to AmUSR-1329, Loveland Ready-Mix Concrete, Inc.,
dba Johnstown Ready-Mix, Weld County, Colorado

Introduction

This memorandum was prepared to describe the traffic conditions as permitted under Weld County Amended Use by Special Review Permit (AmUSR-1329), authorized in 2005, and the traffic conditions that would occur under the proposed Minor Amendment. The proposed Minor Amendment will allow LRM to continue operation of the Portland cement concrete batch plant indefinitely, using aggregates imported from the nearby Walters-Bokelman Pit, and using aggregates from additional mine sites as they are permitted in the future. This amendment will also permit the use of an on-site concrete crusher/recycler to process returned concrete that was generated on-site, and allow a slight increase in operating hours to accommodate occasional large commercial and industrial projects. This amendment will not change the existing traffic scenario as permitted by AmUSR-1329.

Background

Loveland Ready-Mix Concrete, Inc.'s (LRM) existing Green-Crossiant Sand and Gravel Mine, aka Johnstown Ready-Mix Concrete, site includes a concrete batch plant, an aggregate processing plant, and a sand and gravel mine serving Weld and Larimer Counties. The mine and batch plant have been in operation on the southeast corner of the intersection of Weld County Roads 13 and 54 for approximately 15 years. LRM operates under Weld County Amended Use by Special Review Permit (AmUSR-1329) authorized in 2005, and Colorado Division of Reclamation and mine Safety (DRMS) 112 Permit No. M-2001-022. Sand and gravel are also imported from the nearby Walters-Bokelman Pit in Larimer County, as permitted by AmUSR-1329.

The sand and gravel resources on the approved Green-Croissant mine site are being depleted. LRM plans to continue importing sand and gravel from the Walters-Bokelman Pit to continue operation of the batch plant after the on-site gravel resources have been exhausted. The Walters-Bokelman Pit is located nearby in the southeast corner of Section 24, with access distance to the plant of less than ¼ mile along Weld County Road (WCR) 13. Road improvements on WCR 13 and WCR 54 to handle the Walters-Bokelman pit traffic were completed and accepted.

It is anticipated the gravel resources from the Walters-Bokelman Pit will be depleted in 10 to 15 years. LRM plans to use gravel from the Walters-Bokelman Pit to operate the existing batch plant until this resource is completely depleted. When the gravel resources at the Walters-Bokelman Pit have been exhausted LRM plans to haul in aggregates from additional mine sites; the location of future mine sites will be east of the batch plant. None of the future mine sites have been permitted or are in the process of being permitted. Weld County will have the opportunity to address and approve all applicable Weld County land use requirements on all future mines sites at the time they are developed, including traffic and road maintenance.

2005 AmUSR-1329 Traffic Study

Matthew J. Delich, P.E., prepared a traffic study titled "WALTERS/BOKELMAN GRAVEL PIT AND JOHNSTOWN READY MIX BATCH PLANT TRAFFIC IMPACT STUDY, LARIMER COUNTY/WELD COUNTY, COLORADO" in May, 2005. The study addressed the collective impacts of both the Johnstown Ready Mix Batch Plant and the at that time proposed Walters-Bokelman Pit. The scope of the study was discussed with the Larimer County Engineering Department staff and the Weld County Public Works staff.

The study assessed traffic impacts at the WCR 13 (Larimer County Road 901) and WCR 54 (Larimer County Road 18) intersection, as well as the access points to the Johnstown Ready-Mix Plant and the Walters-Bokelman Pit. The Study shows the estimated site generated and peak hour traffic at these locations. Based on this Study, the Weld County Board of County Commissioners approved AmUSR-1329 by Resolution on 21 December, 2005. Item 4) on page 2. of the Resolution states "...is estimated to increase the amount of daily truck traffic on WCR 13 by 168 truck trips and 8 employee trips."

Based on this study, LRM has constructed turn lanes on WCR 13 to accommodate traffic entering the plant from east or west on WCR 54 (Larimer County Road 18). In addition, WCR 13 was paved north of WCR 54 to the Walters/Bokelman pit entrance, and south of WCR 54 to the plant entrance.

LRM Plant Production Analysis

LRM prepared an analysis of the number of vehicle trips required to operate the batch plant at the production levels to be expected at various times of year. The analysis is shown on the attached spreadsheet. The analysis shows the number of trips to be expected from cars and pickups, from transit mix trucks, and from tractor trailer trucks during each month of the year, based on historic operating conditions.

The analysis shows that the batch plant production is limited by seasonal and market conditions and plant capacity. The traffic allowed by AmUSR-1329 is sufficient to allow the plant to operate at full capacity. In addition, the eight additional employee trips are sufficient to provide personnel for the imported aggregate deliveries.

The following numbers represent the maximum average daily number of round trips for vehicles of various types that access the site:

- Passenger Cars/Pickups: 56 (employees and management)
- Tandem Trucks: 153 (ready mix trucks)
- Semi-Truck: 13 (cement delivery)
- Semi-Truck: 8 (material deliveries)
- Semi-Truck 30 (recycled concrete)
- Semi-Truck: 63 (imported aggregates)

These trips are authorized by AmUSR-1329 (2005) which authorized an imported aggregates truck traffic increase over the plant traffic that existed when all aggregates were being mined on site. These trips are averages; the numbers will vary among the various categories as demand

fluctuates. The total of all trips, including recycled concrete, is well within the limit authorized by AmUSR-1329.

Travel routes will be along WCR 54/LCR 18 and WCR 13/LCR 901. The expected travel distribution along the routes will vary as determined by the locations of the customer's project sites and the future availability of materials from various locations in Weld and Larimer Counties. The average distribution from each direction is estimated to be:

- From the east on WCR 54: 30%
- From the west On WCR 54/LCR 18: 46%
- From the north on WCR 13: 24%

Traffic will generally be evenly distributed throughout the day, as ready-mix and delivery trucks work full days. The attached Traffic Schematic shows the estimated average daily trips on WCR 13, WCR 54, and Larimer County Road 18.

Conclusions

The proposed Minor Amendment to AmUSR-1329 will have no impact on the permitted traffic conditions. Traffic will remain at, or lower than, the allowed daily increase of 168 truck trips and eight employee trips.

Please call Ramsay M. McDermid, P.E., at 303.903.6698 or email at mike@ccwre.com with any questions concerning this Traffic narrative.

Ramsay M. McDermid, P.E.
Colorado Licensed Professional Engineer No. 12672



LOVELAND READY-MIX CONCRETE, Inc. dba JOHNSTOWN READY MIX
Average Daily Plant Production/Truck Traffic Analysis

Input Data

Plant Capacity 250 cy/hr x 80% availability
APEN max annual concrete production
APEN max annual S&G mining and crushing
Mix truck average load
Typical aggregates in one cy concrete
Typical cement in one cy concrete
Typical Semi-Truck Capacity

200 cy/hr
200000 cy
350000 T
8.25 cy
3000 lbs
600 lbs
30 T

Month	Approx. Days of Operation	Ready Mix Trucks			Aggregates			Cement			Recycled Daily Recycled Concrete RTs	Miscellaneous		Total Daily Truck RTs
		Daily Ready Mix Truck Loads	Est. Avg Daily Demand (cy)	Total Demand (cy)	Daily Ready Mix Truck RTs	Total Aggregate Req. (T)	Total Aggregate Truck Loads	Daily Aggregate Truck RTs	Total Cement Req. (T)	Total Cement Truck Loads	Daily Cement Truck RTs	Total Truck loads	Daily RTs	
Jan	25	50	413	10313	100	15469	516	41	124	4	8	3	5	185
Feb	24	50	413	9900	100	14850	495	41	124	4	8	3	5	185
Mar	25	70	578	14438	140	21656	722	58	173	6	12	4	7	246
Apr	23	70	578	13283	140	19924	664	58	173	6	12	4	7	246
May	22	80	660	14520	160	21780	726	66	198	7	13	4	8	277
Jun	26	95	784	20378	190	30566	1019	78	235	8	16	5	10	324
Jul	24	95	784	18810	190	28215	941	78	235	8	16	5	10	324
Aug	23	95	784	18026	190	27039	901	78	235	8	16	5	10	324
Sept	23	90	743	17078	180	25616	854	74	223	7	15	5	9	308
Oct	26	80	660	17160	160	25740	858	66	198	7	13	4	8	277
Nov	23	70	578	13283	140	19924	664	58	173	6	12	4	7	246
Dec	21	70	578	12128	140	18191	606	58	173	6	12	4	7	246
Annual Total	285			179314	1830	268971	8966	755	2265	75		46	92	3187
Monthly Average	24		629	14943		22414	747	63	189	6		4	8	266
Average Daily		76			153				0	6	13		8	267

Notes: 1 AmUSR-1329 allowed a daily increase of 168 truck trips on WCR 13.

- The increase was attributable to aggregate hauling - concrete production was unchanged.
- AmUSR-1329 allowed a daily increase of 8 employee trips on WCR 13. The employees were drivers for the new aggregate hauling operation.
- Days of operation: Days of month less 4 weekend days less usual holidays.
- The miscellaneous category covers admixtures, coloring agents, diesel fuel ect. deliveries.

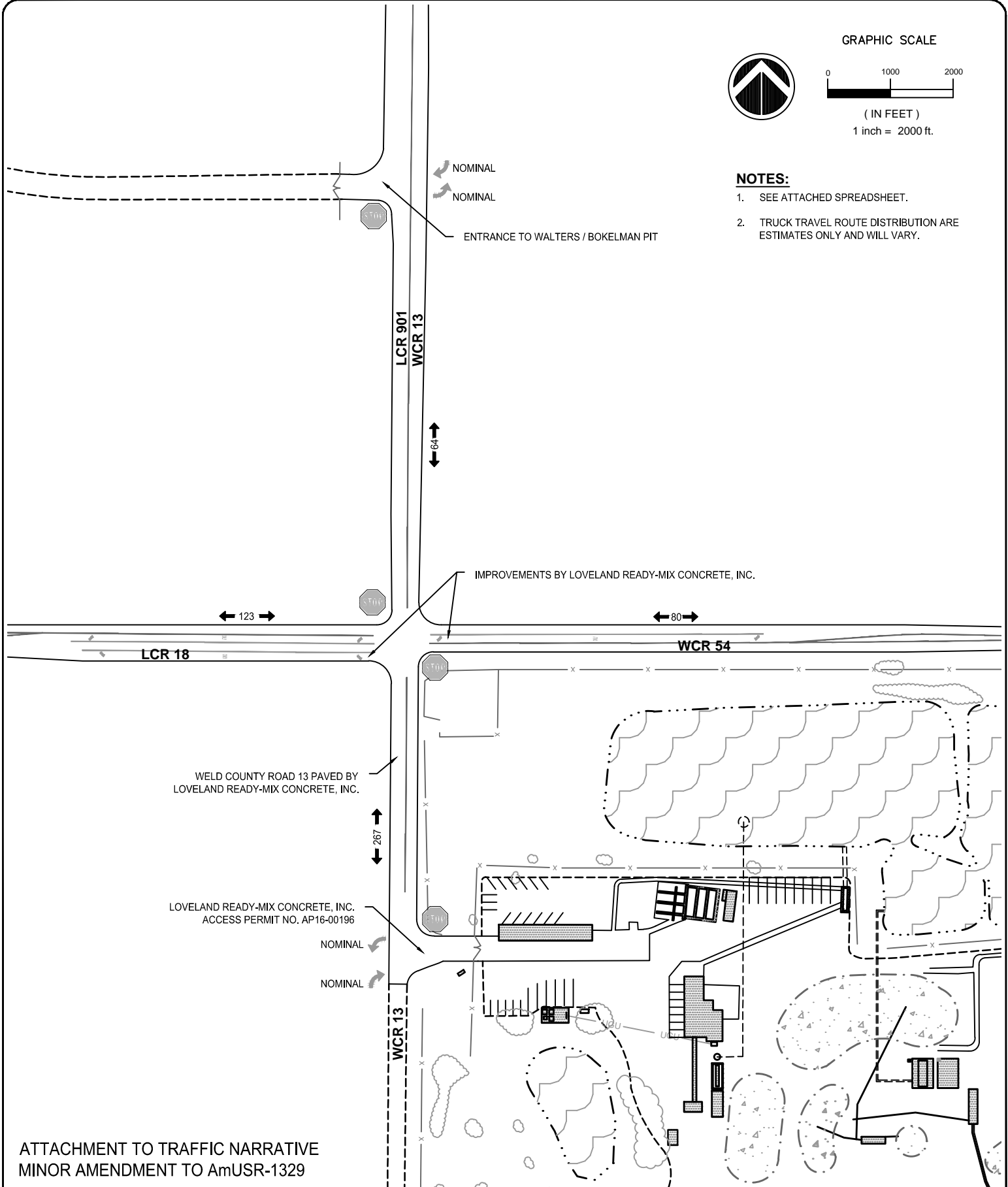
GRAPHIC SCALE




(IN FEET)
1 inch = 2000 ft.

NOTES:

1. SEE ATTACHED SPREADSHEET.
2. TRUCK TRAVEL ROUTE DISTRIBUTION ARE ESTIMATES ONLY AND WILL VARY.



ATTACHMENT TO TRAFFIC NARRATIVE
MINOR AMENDMENT TO AmUSR-1329

FIGURE B	DESIGNED BY:	DRAWN BY:			CONSULTANTS:	APPLICANT:	<div>TRAFFIC SCHEMATIC</div> <div>JOHNSTOWN READY-MIX</div> <div>CONCRETE PLANT</div> <div>MINOR AMENDMENT TO Am-USR-1329</div> <div>WELD COUNTY COUNTY, COLORADO</div>
	DRF	DRF			<div>CCWRE</div> <div>LAKEWOOD, COLORADO</div>	<div><div>LOVELAND READY-MIX CONCRETE</div></div>	
	DATE:	APPROVED BY:					
	11/29/16	RMM					
	FILE NAME:	SCALE:					
	enter	1" = 2000'					
	PROJECT NO.	SHEET NO.			<div>d2CAD</div> <div>Consulting</div> <div>http://d2cad.com (720) 722-2396</div>		
150601	1 of 1	11/29/16	ISSUED W/ NARRATIVE				
		DATE	REVISIONS				

DRAINAGE NARRATIVE

Minor Amendment to AmUSR-1329, Loveland Ready-Mix Concrete, Inc.
dba Johnstown Ready-Mix, Weld County, Colorado

1.0 Introduction

Consulting Civil and Water Resources Engineering LLC and D2cad Consulting, LLC (CCWRE) were retained by Loveland Ready-Mix, Inc. (LRM) to prepare this report to describe the current and final drainage conditions on the site of the existing Green/Croissant construction materials mine, concrete batch plant, and ancillary operations (aka Johnstown Ready-Mix). The mine, batch plant and other facilities operate under the provisions of Weld County AmUSR-1329 and the Colorado Division of Reclamation, Mining and Safety Permit No. M2001-022. The mine and facilities have been in operation for over 15 years. The site is completely self-contained; no off-site runoff enters the site, and on-site runoff is contained in the several existing open pits. No new facilities are planned – this report describes the function of the existing drainage system. A previous drainage report was prepared by CDS Engineering Corporation in March, 2002. The purpose of this report is to update the earlier report and confirm that the existing system continues to be adequate to capture the site storm runoff and “...avoid water-related damage to infrastructure, maintain or improve water quality, and enhance the health, safety, and general welfare of the County.” (Weld County Code Sec. 23-12-10 D.).

2.0 General

The site on the southeast corner of Weld County Roads 54 and 13 is located in portions of the northwest and northeast quarters of Section 30, Township 5N, Range 67W of the 6th Principal Meridian. The site is located adjacent to the Big Thompson River on the east side, and the site slopes generally to the east and north toward the river at 2% to 3%. The site is surrounded by Weld County Road 13 on the west; WCR 54 on the north; the Big Thompson River on the east; and agricultural land on the south. There are no irrigation ditches located within 200 feet of the site.

The total area of the permitted mining and batch plant operations is 92.90 +/- acres. Upon completion of mining, the area to remain permitted for plant operations is 48.0 +/- acres, and that which is being reclaimed as wildlife ponds and grazing is 44.90 +/- acres. Approximately 10 acres of the area permitted for plant operations is also reclaimed for wildlife habitat. The plant facilities are surrounded by a vegetated berm.

The site location and mining facilities are shown on Figure 1, Site Map. Figure 2, Drainage Basins, shows the location of the mining cells and drainage basins.

3.0 Mining Cells and Permits

The site contains four mining cells, three of which are shown on Figure 1. Cell Nos. 1 and 2 have been mined out and are currently used in the batch plant, aggregate processing, and returned concrete recycling operations. They capture runoff from Drainage Basins B, C, and D as shown in Figure 2. Cell No. 3 has been reclaimed as a wildlife pond and grazing land and is not part of the operations area. Cell No. 4 is currently being mined and is undergoing concurrent reclamation as a

wildlife pond and agricultural land. Surface water runoff from the areas surrounding Cell Nos. 3 and 4 flows to the ponds and is contained by the ponds.

The Colorado Division of Water Resources Office of the State Engineer has issued Well Permit Number 80364-F for the exposure of pit water. of Cell Nos. In addition, Water Court Decree CDPS Permit COG 571572 has been issued for pit dewatering and stormwater discharge management. There are no stormwater discharges, and pit dewatering discharges at discharge points 001A and 002A are monitored, tested, and reported as required by the conditions of COG 571572. Following the completion of mining in Cell No. 4, LRM will continue to operate under the terms of COG 571572, including monitoring, testing, and reporting as required.

All evaporative depletions and water uses from Cell Nos. 1-4 are accounted for and replaced under the terms of Water Court Decree 2009CW105.

LRM also has a Spill Prevention Control and Countermeasure (SPCC) Plan and a Stormwater Management Plan (SWMP) approved by Colorado licensed engineers. These two plans will continue in force and will be updated as required following the completion of mining.

4.0 Drainage Basins

Four drainage basins were delineated to describe surface runoff conditions for the active operations area of the site. Basin A comprises the area outside of the vegetated berms adjacent to Weld County Roads 13 and 54, and drains into the borrow ditches along the roads which lead to the Big Thompson River. This runoff is from the Weld County Roads and adjacent vegetated areas, and because drainage from the mining and concrete operations is fully contained on site, is not affected by the mining, processing, or batch plant operations.

Drainage Basin B drains the portion of the site used for batch plant operations and ready mix truck loading and washing. Surface water runoff from Drainage Basin B flows into Cell No. 1 via overland flow, a concrete gutter and a sediment basin.

Drainage Basin C drains runoff from the aggregate processing area. Surface runoff flows via overland flow and a concrete gutter into the easterly part of Cell No. 1. Fines resulting directly from the aggregate processing operations are deposited in Cell No. 2.

Drainage Basin D includes the area used for returned concrete curing, concrete block production, recycling operations, and stockpiling of recycled concrete and aggregates. In addition to being available for runoff, Cell No. 2 is gradually being filled with returned cured concrete not used for recycling, as well as fines from the aggregate washing operations. Drainage Basin D is continually graded such that surface water runoff flows into Cell No. 2. Filling of Cell No. 2 will continue until the pond surface area reaches approximately two acres, at which time the pond area will be maintained at approximately two acres. Runoff from Drainage Basin D will continue to flow into the remaining Cell No. 2 pond.

Cell No. 3 and the surrounding area have been reclaimed to a 10 +/- acre wildlife pond and grazing area. Any runoff from precipitation falling in Cell No. 3 and the surrounding area will flow into the pond.

Cell No. 4 is currently being mined. Upon completion of mining, Cell No. 4 will be reclaimed as a wildlife pond and grazing land. Any runoff from precipitation falling in Cell No. 4 and the surrounding area will flow into the pit currently being mined, and into the pond when mining is complete and the pit fills with water.

Table 1 lists the drainage basins, their areas, and a description of the land use in each basin.

Table 1
Drainage Basins, Areas, and Land Use

Drainage Basin Designation	Area (Acres)	Land Use
Basin A	1.20	½ Roadway, Vegetation
Basin B	4.04	Batch Plant, Gravel Surface Truck Wash and Parking, Vegetation
Basin C	4.03	Aggregate Processing, Stockpiles
Basin D	19.3	Pond, Filled Pond Surface

5.0 FEMA Floodplain

A portion of the site is located in the Big Thompson River floodplain as delineated on FEMA Maps effective January 16, 2016. The latest floodplain mapping did not revise the flood discharge rates used in earlier mapping. The easterly portion of the site is shown to be in Zone AO. Zone AO is defined as “Shallow Flooding 1 to 3 feet”. The FEMA map shows a flood depth of 2 feet. The flood depth would taper out to zero as the land elevation increases closer to the westerly part of the property where the operating facilities are located.

However, Flood Hazard Area Development Permit No. 417 issued by Weld County was based on detailed hydraulic modeling which showed the floodplain boundary to be closer to the Big Thompson River. This approved boundary is shown on Figure 1, Site Map. The 100-year recurrence interval flood would not adversely impact the operating facilities.

6.0 Drainage Design Criteria

Drainage design criteria were taken from the Weld County Code, Section 23, Article XII, Storm Drainage Criteria, The Weld County Engineering and Construction Criteria, and the Urban Drainage and Flood Control District (UDFCD) Manuals.

County policy requires detention of the runoff resulting from a 1-hour 100-year recurrence interval storm, and release of the water at the historic rate of the 1-hour 10-year recurrence interval storm for non-urbanizing areas. However, all runoff from this site is captured in the mined-out ponds and no water is released. This condition is acceptable under Section 23-12-30 a. 6) of the Weld County Code.

7.0 Hydrologic Data and Analyses

Hydrologic analyses was performed for each basin for the 10-year and 100-year recurrence interval storms using the UDFCD Rational method spreadsheet. The spreadsheets are presented as Attachment A-1. Input data for the computations include the 10-year and 100-year 1-hour precipitation depths obtained for the NOAA Atlas 14, Volume 8 and the Hydrologic Soil Group obtained from the NRCS Web Soil Survey. These are presented as Attachments A-2 and A-3. The computation also requires input data of the basin area, the impervious percentage of the basin area, and the basin slope and length which were estimated from the mapping.

The computations give the flow rates for each basin for the 10-year and 100-year recurrence interval storms. Table 2 presents these values.

Table 2
Drainage Basin Estimated % Impervious and Peak Flows

Basin Designation	Area (Acres)	Estimated % Impervious	10-Year Peak Flow (cfs)	100-Year Peak Flow (cfs)
A	1.20	30	1.24	3.71
B	4.04	20	4.63	15.0
C	4.03	10	3.52	12.5
D	19.3	20	17.7	57.3

The estimated impact of the 100-year flow on the pond levels in Cell Nos. 1 and 2 was calculated using the runoff volume formulae found in the UDFCD Manual. Volume 2 of the 2011 version of the manual presents empirical method equations on page SO-9 to determine the runoff volume for storms having 5, 10, and 100-year recurrence intervals. The computations are shown in Attachment B and summarized in Table 3.

Table 3
Estimated Pond Water Surface Rise

Cell No.	Tributary Drainage Basins	100-Year Runoff Volume(AF)	100-Year Direct Precipitation Volume (AF)	Water Surface Rise (ft)	Estimated Freeboard (ft)
1	B & C	0.275	0.705	0.325	5
2	D	0.298	0.460	0.382	5

Runoff from the 100-year recurrence interval flood event will have little impact on the pond water surface elevation.

8.0 Conclusions

- The Loveland Ready-Mix Concrete, Inc. (dba Johnstown Ready-Mix) sand and gravel mine, batch plant and other facilities have been in successful operation for over 15 years.
- The facilities operate under the provisions of Weld County AmUSR-1329 and the Colorado Division of Reclamation, Mining and Safety Permit No. M2001-022.
- The site is completely self-contained; no off-site runoff enters the site, and on-site runoff is contained in ponds in several existing mined-out pits. No new facilities are planned.
- Runoff from the 100-year recurrence interval storm event results in a water surface elevation change of only inches in the ponds which have 5 feet or more freeboard.

9.0 References

- Weld County Engineering and Construction Criteria, April 2012.
- Weld County Code, Section 23, Article XII, Storm Drainage Criteria.
- Denver Urban Drainage and Flood Control District Manuals.

10.0 Attachments


- Figure 1 Site Map
- Figure 2 Drainage Basins
- Hydrology Computations
 - Precipitation
 - Rational Method Runoff Calculations
 - Hydrologic Soils Group
 - Pond Water Surface Rise Spreadsheet

Please call Ramsay M. McDermid, P.E., at 303.903.6698 or email at mike@ccwre.com with any questions concerning this Drainage Narrative.

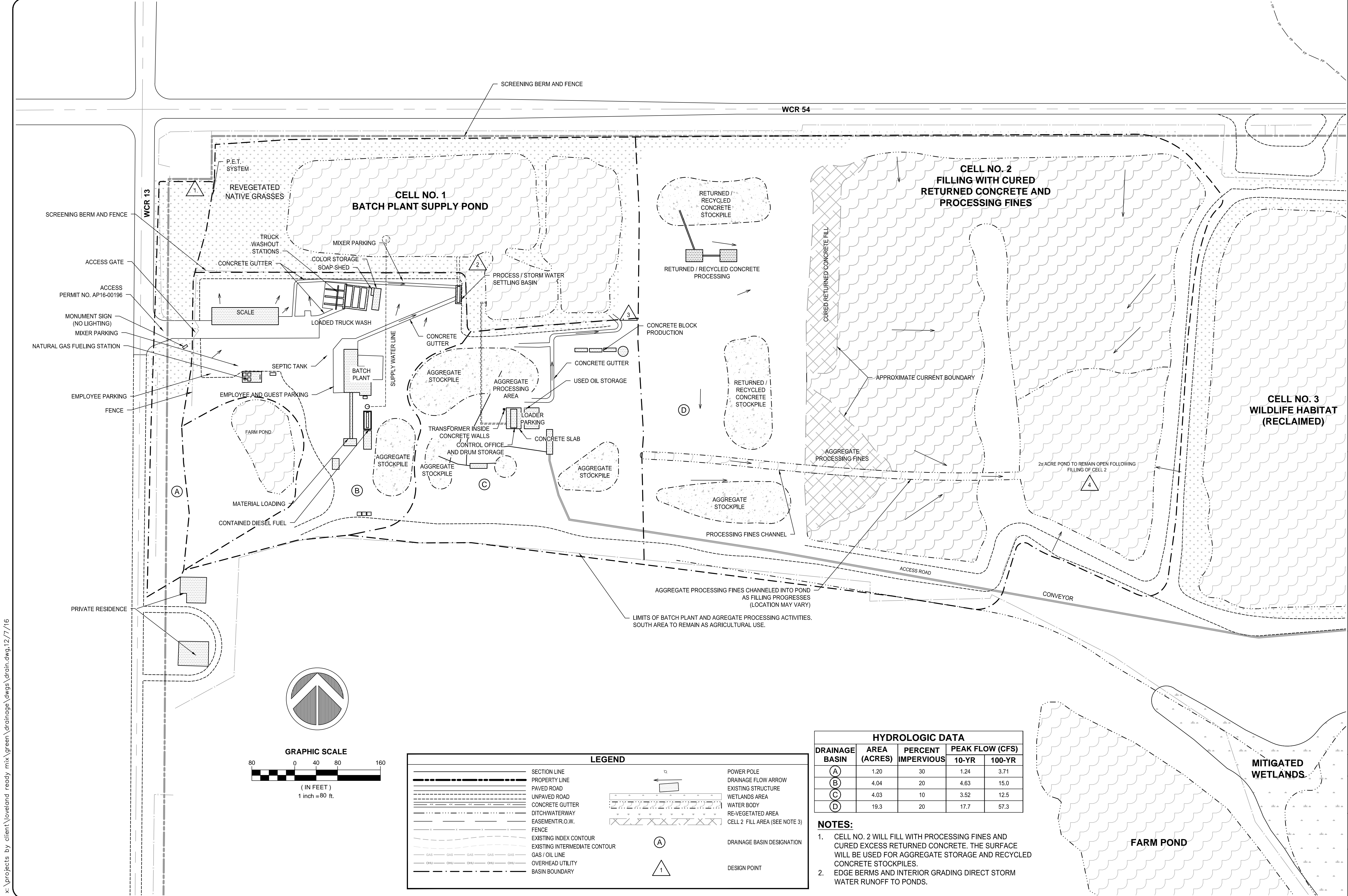
Ramsay M. McDermid, P.E.
Colorado Licensed Professional Engineer No. 12672





FIGURE 1	DESIGNED BY:	DRAWN BY:		CONSULTANTS:	APPLICANT:	<div>SITE MAP</div> <div>DRAINAGE NARRATIVE</div> <div>ATTACHMENT TO MINOR AMENDMENT TO</div> <div>AmUSR-1329</div> <div>LOVELAND READY-MIX, JOHNSTOWN PLANT</div> <div>WELD COUNTY COUNTY, COLORADO</div>
	DRF	DRF		<div>CCWRE</div> <div>LAKEWOOD, COLORADO</div>	<div><div>LOVELAND READY-MIX CONCRETE</div></div>	
	DATE:	APPROVED BY:				
	12/7/16	RMM				
	FILE NAME:	SCALE:				
	site	NTS				
	PROJECT NO.	SHEET NO.	12/7/16	ISSUED FOR PLANNING DEPT REV	<div>d2CAD</div> <div>Consulting</div> <div>http://d2cad.com/(720) 722-2396</div>	
150601	1 of 2	DATE	REVISIONS			

x:\projects by client\loveland_ready_mix\green\drainage\dwgs\drain.dwg,12/7/16



DRAINAGE BASINS
ATTACHMENT TO MINOR AMENDMENT TO
AmUSR-1329
LOVELAND READY-MIX JOHNSTOWN PLANT
WELD COUNTY, COLORADO

APPLICANT:

644 NAMAGUA ROAD
LOVELAND, CO 80537
970.662.2680
http://lrmconcrete.com/

CONSULTANTS:

http://d2cad.com
(720) 722-2396

LAKEWOOD, COLORADO
http://www.ccwre.com
(303) 903-6698

DESIGNED BY:	DRF	DATE:	12/7/16	SCALE:	AS SHOWN	SHEET NO.:	150601	ISSUED FOR PLANNING DEPT REV	2 of 2
FIGURE	2								REVISIONS

WELD COUNTY ACCESS PERMIT

Weld County Public Works Dept.

1111 H Street
P.O. Box 758
Greeley, CO 80632



Phone: (970) 304-6496
After Hours: (970) 356-4000
Emergency Services: (970) 304-6500 x 2700
Inspection: (970) 304-6480

Permit Number: AP16-00196

Issuance of this permit binds applicant and its contractors to all requirements, provisions, and ordinances of Weld County, Colorado.

Project Name: RECX16-0020

Expiration date:

Applicant Information:

Name: Stephanie Fancher
Company: Loveland Ready Mix Concrete, Inc.
Phone: 970-667-2680
Email: stephanief@lrnconcrete.com

Property Owner Information:

Name:
Company: same as applicant
Phone:
Email:

Location:

Access is on WCR: 13
Nearest Intersection WCR: 13 & WCR: 54
Distance From Intersection: 405
Number of Existing Accesses: 7

Proposed Use:

Temporary:
Single Residential: ☒
Industrial: ☒
Small Commercial: ☒
Oil & Gas: ☒
Large Commercial:
Subdivision:
Field (Agricultural Only)/Exempt: ☒

Planning Process: RE RECX16-0020

Road Surface Type & Construction Information:

Road Surface: Asphalt
Culvert Size & Type: 15" CMP/RCP min. if req.
Start Date: Finish Date:
Materials to Construct Access: concrete/existing

Required Attached Documents Submitted:

Traffic Control Plan: No Certificate of Insurance: No Access Pictures: Yes

A copy of this permit must be on site at all times during construction hours
Daily work hours are Monday through Friday DAYLIGHT to ½ HOUR BEFORE DARK (applies to weekends if approved)
Approved MUTCD traffic control/warning devices are required before work begins and must remain until completion of work

Special Requirements or Comments

Parcel 095730000038 & 095730000037. Utilize existing access point on CR 13 for Lot A (1-Small Commercial) located approx. 115 ft. South of CR 54. Utilize existing access points on CR 13 for Lot B (1-Industrial & 2-Residential) located approx. 405 ft., 940 ft., & 1060 ft. South of CR 54. Utilize existing access points on CR 54 for Lot B (2-O&G) located approx. 2030 ft. & 2205 ft. East of CR 13. Existing access point on CR 13 located approx. 1735 ft. South of CR 54 is for Ditch use ONLY. No additional future access points SHALL be granted. Note: CR 13 & 54 are Arterial roadways with a 90 ft. setback from centerline.

Approved by:	Weld County Public Works	Date:	5/10/2016
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987

THIS DEED, Made this 13th day of August
1997, between Patricia Ann Edwards

Recorder's Stamp

of the county of Weld and State of
Colorado, of the first part, and Loveland Ready Mix, Inc.

a corporation
organized and existing under and by virtue of the laws of the State of
Colorado, of the second part:

WITNESSETH, That the said party of the first part, for and in consideration of the sum of
Ten dollars and other valuable considerations ~~XXXXXX~~
to the said party of the first part in hand paid by the said party of the second part, the receipt whereof
is hereby confessed and acknowledged, has remised, released, sold, conveyed and QUIT CLAIMED, and by
these presents does remise, release, sell, convey and QUIT CLAIM unto the said party of the second part, its
successors and assigns forever, all right, title, interest, claim and demand which the said party of the
first part has in and to the following described property
situate, lying and being in the County of Weld and State of Colorado, to wit:

(See attached Exhibit A)

2563987 B-1621 P-779 08/18/1997 01:22P PG 1 OF 2 REC DOC !
Weld County CO JA Suki Tsukamoto Clerk & Recorder 11.00

(The actual consideration for this conveyance is less than \$100.00)

TO HAVE AND TO HOLD the same together with all and singular the appurtenances and privileges thereunto
belonging or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever, of the
said party of the first part, either in law or equity, to the only proper use, benefit and behoof of the said party
of the second part, its successors and assigns forever.

IN WITNESS WHEREOF, The said party of the first part has hereunto set her hand
and seal on the day and year first above written.

Signed, Sealed and Delivered in the Presence of

Patricia Ann Edwards
Patricia Ann Edwards

_____[SEAL]
_____[SEAL]
_____[SEAL]
_____[SEAL]

STATE OF COLORADO,
County of Larimer

} ss.

The foregoing instrument was acknowledged before me this 13th day of August
1997, by Patricia Ann Edwards



, 19 . Witness my hand and official seal.

Romaine Stob

Notary Public.

2476.40.00
Larimer, CO 80537

EXHIBIT A

Lot A of Recorded Exemption No. 0957-30-2-RE134, recorded May 8, 1974 in Book 714 as Reception No. 1636088, being a part of the NW1/4 of Section 30, Township 5 North, Range 67 West of the 6th P.M., County of Weld, State of Colorado.

EXCEPTING THEREFROM a parcel of land conveyed to Western Slope Gas Company by deed recorded September 26, 1979 in Book 882 as Reception No. 1804393.

ALSO EXCEPTING THEREFROM parcels of land convey to Weld County by deeds recorded January 9, 1893 in Book 76 at Page 559 and recorded June 18, 1895 in Book 114 at Page 343.

also known by street and number as 25808 WELD COUNTY RD 13, JOHNSTOWN, Colorado 80534

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee, his heirs and assigns forever. And the grantor, for himself, his heirs and personal representatives, does covenant, grant, bargain, and agree to and with the grantee, his heirs and assigns, that at the time of the ensembling and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid; and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except general taxes for 1997 and subsequent years; except easements, restrictions, covenants, conditions, reservations and rights of way of record, if any;

TOGETHER WITH ANY AND ALL MINERAL AND GAS RIGHTS OWNED BY SELLER, IF ANY.

The grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantee, his heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof. The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF the grantor has executed this deed on the date set forth above.

PERSONAL REPRESENTATIVE'S DEED
(Testate Estate)

THIS DEED is made by VIOLA C. CROISSANT
as Personal Representative of the Estate of
LEON H. CROISSANT
LEON H. CROISSANT FAMILY TRUST, deceased, Grantor,
to LEON H. CROISSANT FAMILY TRUST, Grantee,
whose legal address is c/o Viola C. Croissant, Trustee,
27775 Blackfoot Road, Loveland, CO 80537

of the Weld County of Colorado, State of Colorado.
WHEREAS, the Last Will and Testament of the above-named decedent was made and executed in the lifetime of the
decedent, and is dated September 24, 1997, which Will was duly admitted to (formal) (informal)**
probate on January 11, 1999, by the District Court in and for the
County of Weld, State of Colorado, Probate No. 99 PR 4;

WHEREAS, Grantor was duly appointed Personal Representative of said Estate on January 11, 1999, and is now qualified and acting in said capacity.

NOW THEREFORE, pursuant to the powers conferred upon Grantor by the Colorado Probate Code, Grantor does
herby sell, convey, assign, transfer and set over unto said Grantee (in joint tenancy)** (for and in consideration of
Dollars**) (As the person entitled to distribution of the property in the above captioned Will)** the following described real

property situate in the Weld County of Colorado, State of Colorado:

See attached Exhibit A incorporated herein by reference

also known by street and number as:
assessor's schedule or parcel number:

With all appurtenances, subject to covenants, easements and restrictions of record, and subject to general property
taxes for the year 19 99, and subject to

As used herein, the singular includes the plural and the plural the singular.

Executed July 30, 1999

Viola C. Croissant
VIOLA C. CROISSANT

Personal Representative of the Estate of LEON H. CROISSANT, Deceased

STATE OF COLORADO }
COUNTY OF Arizone }

The foregoing instrument was acknowledged before me this 30 day of July, 1999,
by VIOLA C. CROISSANT
as Personal Representative of the Estate of LEON H. CROISSANT, Deceased.

Witness my hand and official seal. 3-2-02
My commission expires:

**If in Denver, insert "City and".
**Seal is required

Liggett, Smith & Williams, P.C. Coated Legal Descriptions (1-36-33-106.5, C.R.S.)
425 West Mulberry Suite 112

For Collins CO 80521 XXX
No. P.C. 00, Rev. 1-94 PERSONAL REPRESENTATIVE'S DEED (Testate)

EXHIBIT A

2718976 08/02/1999 04:34P Weld County CO
Z of 2 R 10.00 D 0.00 JA Suki Tsukamoto

An undivided one-half interest in and to the following described real property:

PARCEL 1:

The West Half (W1/2) of the Southeast Quarter (SE1/4) of Section Twenty (20), Township Five (5) North, Range Sixty-seven (67) West of the 6th P.M., Weld County, Colorado, and the Southwest Quarter (SW1/4) of Section Twenty (20), Township Five (5) North, Range Sixty-seven (67) West of the 6th P.M., Weld County, Colorado, together with two (2) shares of Seven Lakes Reservoir Company, two (2) shares of Farmers Irrigating Ditch and Reservoir Company, five (5) shares of Greeley and Loveland Irrigation Co., and one-half (1/2) of one (1) cubic foot of No. 1 water decreed and running in the Farmers Ditch, and one-fourth (1/4) of one (1) contract right Loveland and Greeley Reservoir.

PARCEL 2:

The South Half (S1/2) of the Southeast Quarter (SE1/4) of Section Nineteen (19); and a tract of land in the Northeast Quarter (NE1/4) of Section Thirty (30), described as follows: Beginning at a point 2640 feet East of the Northwest corner of said Section Thirty (30); thence East 2023 feet; thence South 30°36'1/2" West 3067.4 feet to the South line of said Northeast Quarter (NE1/4); thence West 485 feet; thence North 2640 feet to the place of beginning. All in Township Five (5) North, Range Sixty-seven (67) West of the 6th P.M. EXCEPTING rights of way conveyed to Weld County by Deed recorded in Book 114, Page 343, Weld County Records and to The Great Western Railway Company by Deed recorded in Book 190, Page 85, Weld County Records, and to rights of way existing or of record for roads, ditches and utility lines, if any. TOGETHER with all ditches and all ditch, reservoir and water rights belonging thereto, and especially to allotments for 60 acre feet of water from Northern Colorado Water Conservancy District, 16 shares of the capital stock of The Hill and Brush Ditch Company and that water right filed on by Emma Koenig on May 27, 1910 for 2.25 feet of water per second of time out of Seepage Draw.

Quit-Claim Deed
 FROM
Rudolph Koenig
Weld County
 STATE OF COLORADO, }
 County of Weld.
 This Quit-Claim Deed was filed for record on 9th day of January 1925
D. Williams
 By J. Phillips Recorder.

This Deed, Made this Thirtieth day of May
 in the year of our Lord one thousand eight hundred and ninety Five
 between Rudolph Koenig
 of the County of Weld and State of Colorado, of the first
 part, and
 of the County of Weld and State of Colorado, of the second
 part,

Witnesseth, That the said part of the first part, for and in consideration of the sum of One hundred and ten DOLLARS,
 to the said part of the first part in hand paid by the said part of the second part, the receipt whereof is
 hereby confessed and acknowledged, have remised, released, sold, conveyed and QUIT-CLAIMED, and by these
 presents do remise, release, sell, convey and QUIT-CLAIM unto the said part of the second part,
 full and complete and assigns forever, all the right, title, interest, claim and demand which the said part of the
 first part has in and to the following described Land situate, lying and being in the County of
 Weld, and State of Colorado, to wit:

A strip of land thirty feet wide running East and
West along the South side of the Northmost quarter of Section
that part of the Northmost quarter of Section
by and between of the first part. Also a strip of land thirty feet wide
(running East and West along the North side of the Northmost
quarter of the Northmost quarter of Section
that part of the first part.
All being in Township 36 North Range 58 East
West. Also hereby understood that said land is being
conveyed for the purpose of a railroad and in
consideration of the fact that said land is being
part of the first part his heirs or assigns

To Have and to Hold the Same, Together with all and singular the appurtenances and privileges thereunto
 belonging or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever,
 of the said part of the first part, either in law or equity, to the only proper use, benefit and behoof of the said
 part of the second part, his heirs and assigns forever.

In Witness Whereof, The said part of the first part has hereunto set his hand and seal the day
 and year first above written.

WITNESSES AND DELIVERED IN PRESENCE OF

Rudolph Koenig SEAL
 SEAL
 SEAL
 SEAL

STATE OF COLORADO }
 County of Weld

J. Phillips Deputy County Clerk
Rudolph Koenig acknowledged

Ag to given and acknowledged that, she, Agred, sealed and delivered the said instrument of writing on this day of May 1925, at Weld, Colorado, for the use and purpose therein set forth.

Ag to given and acknowledged that, she, Agred, sealed and delivered the said instrument of writing on this day of May 1925, at Weld, Colorado, for the use and purpose therein set forth.

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Ag to given and acknowledged that, she, Agred, sealed and delivered the said instrument of writing on this day of May 1925, at Weld, Colorado, for the use and purpose therein set forth.

<p>Weld County, Colorado <input checked="" type="checkbox"/> District Court</p> <p>Court Address: Weld County District Court 910 10th Street Greeley, CO 80631 Phone Number: (970) 356-4000</p>		
<p>LOVELAND READY-MIX CONCRETE, INC, Plaintiff,</p> <p>vs.</p> <p>CHARLES R. KOENIG, CLARA E. KOENIG, EDWARD F. KOENIG, EMMA KOENIG, FRANK R. KOENIG, HARRY A. KOENIG, HERMAN W. KOENIG, RALPH A. KOENIG, THE PUBLIC TRUSTEE OF WELD COUNTY, COLORADO, and ALL UNKNOWN PERSONS WHO CLAIM ANY INTEREST IN THE SUBJECT MATTER OF THIS ACTION,</p>		<p>Case No.: 00 CV 1289</p> <p>Courtroom: _____</p> <p>Division: 1</p>
<p>Attorney (Name and Address): Roger E. Clark, Reg. No. 6186 Jon-Mark C. Patterson, No. 27437 HAMMOND AND CLARK Attorneys for Loveland Ready-Mix Concrete, Inc., Plaintiff 200 E. 7th Street, Suite 418 Loveland, CO 80537 Telephone: (970) 667-1023</p>		
<p>DECREE QUIETING TITLE PURSUANT TO RULE 105, C.R.C.P.</p>		

THE COURT HEREBY FINDS:

That each defendant herein has been properly served as required by law and rule of Court; that Randy Williams, Attorney at Law, has been heretofore appointed and appeared for any and all defendants who are in, or who may be in, or who may have been ordered to report for induction into, the military service as defined by the Soldiers' and Sailors' Civil Relief Act of 1940, as Amended; that this is an action *in rem* affecting specific real property; that the Court has jurisdiction of all parties to this action and of the subject matter thereof; that the allegations of the Complaint are true; that every claim made by said defendants is unlawful and without right; and that no defendant herein has any title or interest in or to the property described herein or any part thereof; therefore:

IT IS THEREFORE ADJUDGED AND DECREED THAT Loveland Ready-Mix Concrete, Inc., Plaintiff, at the time of the commencement of this proceeding, was, and now is, the owner in fee simple, with right to possession, of the following described real property in Weld County, Colorado:

A tract of land being a portion of the NE1/4 of Section 30, Township 5 North, Range 67 West of the 6th P.M., County of Weld, State of Colorado, being more particularly described as follows:

Beginning at the North Quarter corner of said Section 30 and considering the North line of the NE1/4 of said Section 30 as bearing South 89 degrees 59 minutes 56 seconds East and with all bearings contained herein relative thereto; thence along the West line of the NE1/4 of said Section 30 South 00 degrees 02 minutes 26 seconds West 30.00 feet to the True Point of Beginning; said True Point of Beginning being a point on the South line of State Highway 402; thence continuing along said East line South 00 degrees 02 minutes 26 seconds West 2606.33 feet to the Southwest corner of the NE1/4 of said Section 30; thence along the South line of the NE1/4 of said Section 30 North 89 degrees 59 minutes 36 seconds East 58.36 feet to the Southwest corner of that certain parcel of land described in Deed recorded under Reception No. 2710976; thence departing said South line and along the West line of said parcel of land North 00 degrees 27 minutes 49 seconds East 2606.42 feet to a point on the South line of said State Highway 402; thence along said South line South 89 degrees 59 minutes 36 seconds West 77.61 feet to the True Point of Beginning.

That fee simple title in and to said real property be and the same hereby is quieted in the plaintiff, and that each of the defendants has no right, title, or interest in or to the said real property or any part thereof, and that they are forever enjoined from asserting any claim, right, title, or interest in or to the said real property or any part thereof.

EXECUTED AND EFFECTIVE this 4 day of April, 2001.



District Court Judge

Certified to be a full, true and correct
copy of the original in my custody.

Dated APR 12 2001

MARTIN BOHLENDER

Clerk of District Court
Weld County, Colorado

By Chris L. [Signature]

Deputy

Weld County, Colorado <input checked="" type="checkbox"/> District Court		
Court Address: Weld County District Court 910 10 th Street Greeley, CO 80631 Phone Number: (970) 356-4000		
LOVELAND READY-MIX CONCRETE, INC, Plaintiff,		
vs.		
CHARLES R. KOENIG, CLARA E. KOENIG, EDWARD F. KOENIG, EMMA KOENIG, FRANK R. KOENIG, HARRY A. KOENIG, HERMAN W. KOENIG, RALPH A. KOENIG, THE PUBLIC TRUSTEE OF WELD COUNTY, COLORADO, and ALL UNKNOWN PERSONS WHO CLAIM ANY INTEREST IN THE SUBJECT MATTER OF THIS ACTION,		Case No.: 00 CV 1289
		Courtroom: _____
		Division: 1
Attorney (Name and Address): Roger E. Clark, Reg. No. 6186 Jon-Mark C. Patterson, No. 27437 HAMMOND AND CLARK Attorneys for Loveland Ready-Mix Concrete, Inc., Plaintiff 200 E. 7th Street, Suite 418 Loveland, CO 80537 Telephone: (970) 667-1023		
DECREE QUIETING TITLE PURSUANT TO RULE 105, C.R.C.P.		

THE COURT HEREBY FINDS:

That each defendant herein has been properly served as required by law and rule of Court; that Randy Williams, Attorney at Law, has been heretofore appointed and appeared for any and all defendants who are in, or who may be in, or who may have been ordered to report for induction into, the military service as defined by the Soldiers' and Sailors' Civil Relief Act of 1940, as Amended; that this is an action *in rem* affecting specific real property; that the Court has jurisdiction of all parties to this action and of the subject matter thereof; that the allegations of the Complaint are true; that every claim made by said defendants is unlawful and without right; and that no defendant herein has any title or interest in or to the property described herein or any part thereof; therefore:

IT IS THEREFORE ADJUDGED AND DECREED THAT Loveland Ready-Mix Concrete, Inc., Plaintiff, at the time of the commencement of this proceeding, was, and now is, the owner in fee simple, with right to possession, of the following described real property in Weld County, Colorado:

A tract of land being a portion of the NE1/4 of Section 30, Township 5 North, Range 67 West of the 6th P.M., County of Weld, State of Colorado, being more particularly described as follows:

Beginning at the North Quarter corner of said Section 30 and considering the North line of the NE1/4 of said Section 30 as bearing South 89 degrees 59 minutes 56 seconds East and with all bearings contained herein relative thereto; thence along the West line of the NE1/4 of said Section 30 South 00 degrees 02 minutes 26 seconds West 30.00 feet to the True Point of Beginning; said True Point of Beginning being a point on the South line of State Highway 402; thence continuing along said East line South 00 degrees 02 minutes 26 seconds West 2606.33 feet to the Southwest corner of the NE1/4 of said Section 30; thence along the South line of the NE1/4 of said Section 30 North 89 degrees 59 minutes 36 seconds East 58.36 feet to the Southwest corner of that certain parcel of land described in Deed recorded under Reception No. 2710976; thence departing said South line and along the West line of said parcel of land North 00 degrees 27 minutes 49 seconds East 2606.42 feet to a point on the South line of said State Highway 402; thence along said South line South 89 degrees 59 minutes 36 seconds West 77.61 feet to the True Point of Beginning.

That fee simple title in and to said real property be and the same hereby is quieted in the plaintiff, and that each of the defendants has no right, title, or interest in or to the said real property or any part thereof, and that they are forever enjoined from asserting any claim, right, title, or interest in or to the said real property or any part thereof.

EXECUTED AND EFFECTIVE this 4 day of April, 2001.



District Court Judge

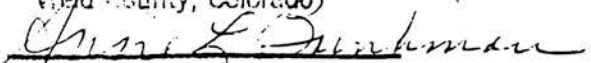
Certified to be a full, true and correct
copy of the original in my custody.

Dated APR 12 2001

MARTIN BOHLENDER

Clerk of District Court
Weld County, Colorado

By



Deputy



August 9, 2002

Michael T. Cook
Little Thompson Water District
835 E Highway 56
Drawer G
Berthoud, CO 80513

COPY

RE: Water Service Commitment Letter
Dated 21 November 2001

Dear Mr. Cook:

Enclosed is our check for \$20,500 for one 5/8" x 3/4" tap and one fire hydrant tap. We are ready to have these taps installed at our Johnstown Ready Mix Plant, 25930 WCR #13. Please contact Brad Fancher at 667-1108 (Loveland Ready Mix plant) or 214-6294 (cell phone) to coordinate location of the taps.

Very truly yours,
LOVELAND READY MIX CONCRETE, INC.


George Steven Fancher
Vice President

Enclosure. (1)

LOVELAND READY MIX CONCRETE, INC.

P.O. BOX 299
LOVELAND, CO 80539-0299

THE HOME STATE BANK
935 CLEVELAND
LOVELAND, CO 80537

82-477/1070

7895

8/9/2002

PAY
TO THE
ORDER OF

LITTLE THOMPSON WATER DISTRICT

\$ **20,500.00

Twenty Thousand Five Hundred and 00/100*****

DOLLARS

LITTLE THOMPSON WATER DISTRICT
PO BOX G
BERTHOUD CO 80513


AUTHORIZED SIGNATURE

MEMO

tap leases - JRM

⑈007895⑈ ⑆107004776⑆ 088 854⑈

LOVELAND READY MIX CONCRETE, INC.

LITTLE THOMPSON WATER DISTRICT

5002.5

tap leases

8/9/2002

7895
20,500.00

Home State General A tap leases - JRM

20,500.00

LOVELAND READY MIX CONCRETE, INC.

LITTLE THOMPSON WATER DISTRICT

5002.5

tap leases

8/9/2002

7895
20,500.00

Home State General A tap leases - JRM

20,500.00

LITTLE THOMPSON WATER DISTRICT

DIRECTORS:

Tom Reynolds
President
Leo Bakel
Keith Croonquist
Robert Boggio
Dean Anderson
Carey J. Salomonson
James Stroh

November 21, 2001

Telephone (970) 532-2096

835 E. Highway 56
Drawer G
Berthoud, CO 80513
www.ltwd.org

MANAGER:

Richard H.H. Whittet

George Steven Fancher
Loveland Ready Mix Concrete, Inc.
P.O. Box 299
Loveland, CO 80539-0299

Dear Mr. Fancher:

This letter is in response to your request for a water service commitment for one commercial lot, in the location described as follows:

PORTIONS OF the NW ¼, SEC.30, T5N, R67W -- WELD COUNTY, CO

+/- 400' South of WCR 54 along the East side of WCR 13.

The District provides water service within its service area as defined by the District. The provision of water service by extension of existing water lines of the District to the above property and the installation of taps for lots is done under the terms of the Rules and Regulations of the District established by the Board of the District from time to time. You may obtain a copy of the Rules and Regulations from the District. This letter outlines the provisions of the Rules and Regulations, however this letter does not change any provisions of the Rules and Regulations. The Board of the District may alter and amend the Rules and Regulations at any time, and the provisions of this letter are subject to alteration and amendment based on changes in the Rules and Regulations of the District.

We currently have a 6" diameter water line located along Weld County Road 13 with additional capacity available. Therefore, we can commit to provide service to the above property, subject to the limitations in this letter, for one standard 5/8" X 3/4" water tap; and the following additional limitations on the provision of water service are:

1. In August of 1993 the Little Thompson Board implemented a "system impact" fee of \$1050 per tap for all taps to be added to the system. This is due upon application for the tap.
2. All improvements to District facilities required to provide service will be the financial responsibility of the developer in accordance with the District Rules and Regulations. All improvements must conform to District Specifications.

3. There is a \$2,000 fire hydrant fee that needs to be paid prior to installation of the fire hydrant. You will be responsible for any improvements needed to meet the required fire flows at your fire hydrant.
4. The Town of Johnstown has asked Little Thompson Water District to provide the service for this location.

This commitment letter will expire two years from the date of this letter if the tap has not been purchased, paid for and installed by that date of expiration. The current fee for the domestic 5/8" X 3/4" tap is \$14,000.00. As of January 1, 2002 the impact fee will be eliminated and the tap fee will be \$18,500.00. **YOU ARE HEREBY ADVISED THAT THE RULES, REGULATIONS AND TARIFFS OF THE DISTRICT ARE SUBJECT TO CHANGE WITHOUT NOTICE; AND THIS LETTER IS ISSUED WITH THE SPECIFIC LIMITATION THAT THE DISTRICT MAY CHANGE THE RULES, REGULATIONS AND TARIFFS APPLICABLE TO THE ABOVE PROPERTY AT ANY TIME WITHOUT NOTICE TO YOU OR ANY PERSON.**

If you have questions, please contact me.

Regards,

A handwritten signature in black ink, appearing to read 'Michael T. Cook', with a long horizontal flourish extending to the right.

Michael T. Cook
District Engineer

LITTLE THOMPSON WATER DISTRICT

WATER TAP APPLICATION

TAP NO: 6171

TO: Board of Directors, Little Thompson Water District

Application is hereby made for domestic water service to the following described property

Legal Owner of Property: Loveland Ready MixStreet Address of Property: 25930 World 13Town and Zip Code: Johnstown

Subdivision: _____ Lot No: _____ Block No: _____

Section: _____ Township: _____ North, Range: _____ West of the 6th P.M. County: _____

Applicant understands that if this application is not accepted by the District, or in the event the applicant decides to withdraw this application for water service prior to installation, the tap fee will be refunded to applicant, with the exception of any actual expenses which may be incurred by the District in processing this application.

Meter Size	Tap Fee
5/8"	<u>19,500</u>
3/4"	
1"	
1.5"	
2"	

Notes:

Tap sizes larger than 2" will be charged a fee as set by the Board of Directors.

TAP FEE _____ IMPACT FEE _____ SPRINKLER TAP FEE 2,000

Applicant understands that property must be included in the District boundaries for service and agrees to furnish a complete written legal description of the property served prior to tap installation, if so requested.

If application for service is accepted, applicant understands that the water service is subject to the rules and regulations of the District, as currently established, or as may be modified in the future by the Board of Directors. A copy of the rules and regulations for the District is available for the applicant, if desired.

Applicant certifies that final lot grade will be established prior to installation. The District will not be liable for the expense of a meter relocation if required after installation due to a change in lot grade.

(Signature of Legal Owners) [Signature](Signature of Applicant) [Signature](Street Address) 25930 World 13(Town and Zip Code) CO 80539(Telephone Number) 970-667-2680District hereby acknowledges receipt of \$ 20,500.00District Representative [Signature] Date 8/12/09

FOR DISTRICT OFFICE USE ONLY

Tap Number: 6171 Area: _____

Tap Fee Rec'd: _____

Land Included in District: _____

Meter Book: _____

Map Number: _____ Node Number: _____

Date Tap Installed: _____

Job Order #: _____

LITTLE THOMPSON WATER DISTRICT**Domestic Water Agreement**This Agreement made this 12th day of August, 20 02 by and betweenLoveland Ready Mix Concrete Land Owner, Hereinafter referred to as User, and
LITTLE THOMPSON WATER DISTRICT, a statutory water district, hereinafter referred to as the District, is upon the
following terms and conditions, for the property and water tap shown below:Legal Owner of Property: Loveland Ready MixStreet Address of Property: 25930 W. C.R. 13Town and Zip Code: Johnstown, CO 805 LTWD Tap No: 6171

Purpose of Domestic Water Service: _____

Residential Single Family; Multi-family; Commercial; or Other (describe)

WHEREAS the District is the owner of facilities for the purpose of furnishing Domestic Water to users within said District: and

WHEREAS the user is desirous of obtaining domestic water for his property,

NOW THEREFORE, the parties hereto agree to the following:

1. This agreement shall be the binding contract between the User and the District.
2. User hereby agrees to pay to the District such sum as may be prescribed from time to time by the Board of Directors as the water rate or charge for such water service. Payments shall start when the District installs the tap and water is available for delivery. A minimum payment, as prescribed from time to time by the Board of Directors of the District, shall be due and payable regardless of water use.
3. Until paid, all rates, tolls, or charges shall constitute a perpetual lien on and against the property served, and any such lien may be foreclosed in the same manner as provided by the laws of the State of Colorado for the foreclosure of mechanic's lien. The District shall shut off or discontinue service for account delinquencies or other violations of the District's Rules and Regulations.
4. No water service may be obtained except upon property included within the boundaries of the District. User agrees to include the property served within the District, if this has not been previously accomplished. User further agrees that he will not permit other persons to use water furnished to him under this agreement.
5. District agrees to furnish water to User PROVIDED, that the District shall not be liable for loss to User for failure to deliver water because of war, riot, insurrection, breaks in the water system or Acts of God. The District shall endeavor to repair all breaks promptly on District lines.
6. User agrees to abide by such other rules and regulations of the District regarding the use of water as may be established from time to time by the Board of Directors.
7. The user's name and billing address for all statements and notices is: Lvld Ready Mix
PO Box 299
Lvld, CO 80539
970-667-2680

Phone: _____

IN WITNESS WHEREOF the parties have subscribed their names the day and year first above written.

LITTLE THOMPSON WATER DISTRICT

BY: Brenda Brock[Signature]
(Signature of Land Owner)



October 18, 2001

Little Thompson Water District
Attn: Michael Cook, P.E.
Drawer G
Berthoud CO 80513

Dear Mr. Cook:

Loveland Ready Mix Concrete, Inc. requests that the Little Thompson Water District provide water for a $\frac{3}{4}$ inch tap for our proposed new batch plant office and a fire hydrant tap at the same location.

The location of the taps will be on the east side of WCR #13 (County Line Road) approximately 400 feet south of WCR #54 (Hwy 402). Our property is the NW $\frac{1}{4}$ of Section 30, T5N, R67W.

Attached is a copy of a letter from Johnstown stating that they have no objection to Little Thompson Water District providing this service.

Very truly yours,
LOVELAND READY MIX CONCRETE, INC.

George Steven Fancher
Vice President

Enclosure.

Town of

Johnstown

October 16, 2001

Post-it® Fax Note 7671		Date <i>Oct 18</i>	# of pages <i>2</i>
To <i>Alex Schatz</i>	From <i>Steve Fancher</i>		
Co./Dept.	Co.		
Phone # <i>F.V.I.</i>	Phone #		
Fax #	Fax #		

Little Thompson Water District
Attn.: Michael Cook, P.E.
Drawer G
Berthoud, CO 80513

Dear Little Thompson Water District:

The Board of Trustees of the Town of Johnstown does not object to Little Thompson Water District providing water service (3/4" tap and fire hydrant) to Loveland Ready Mix Concrete Inc. The subject property is situated at Weld County Roads 54 and 13 and more particularly described as the NW 1/4 of Section 30, Township 5 North, Range 67 West).

The Town of Johnstown reserves the right to annex and serve the property in the future except for the above referenced taps.

Very truly yours,



Roy Lauricello
Town Administrator

RL/ds

Cc: Steve Fancher ✓
Steve Williamson



WELD COUNTY DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT
1555 NORTH 17TH AVENUE
GREELEY, CO 80631
PHONE (970) 304-6415 FAX (970) 304-6411

Finaled

Permit #: SP-0100489 Sec/Twn/Rng: 30 05 67
Owner: LOVELAND READY MIX CONCRETE INC
Applicant: LOVELAND READY MIX CONCRETE INC
Permit Type: CNEW C=Commercial, R=Residential + NEW, REPair, VauLT
Parcel #: 0957-30-0-00-038
Location: CR 54 & CR 13 30 05 67
Legal Description: 22651 NW4 30 5 67 EX C BEG W4 COR SEC S89
D59'E 620.68' TO C/L
Installer: _____

Status: ISSUED
Applied: 09/10/2001
Issued: 09/25/2001
Finaled: 10-22-02

Description: BATCH PLANT OFFICE

Commercial: Y Residential: N Acres: 145

of Persons: 17 Basement Plumbing: N
of Bedrooms: 0 Bathrooms - Full: 0 3/4: 0 1/2: 2

Water Public: Y Water Source: LITTLE THOMPSON
Water Private: N Cistern: N Well: N Well Permit #:

Percolation Rate: 90 Limiting Zone: 3 ft 0 in Description: GROUNDWATER/CLAY
% Ground Slope: 0 Dir: Soil Suitable: (Y/N) N
Engineer Design Required: (Y/N) Y In 100 Year Flood Plain: (Y/N) N

Minimum Installation

Septic Tank: 1250 gallons Absorption Trench: 0 square feet Chambers
or Absorption Bed: 1740 square feet


Actual Installation

Septic Tank: 1250 gallons Absorption Trench: _____ square feet
Absorption Bed: 1980 square feet
Design Type: C.A.

NOTICE

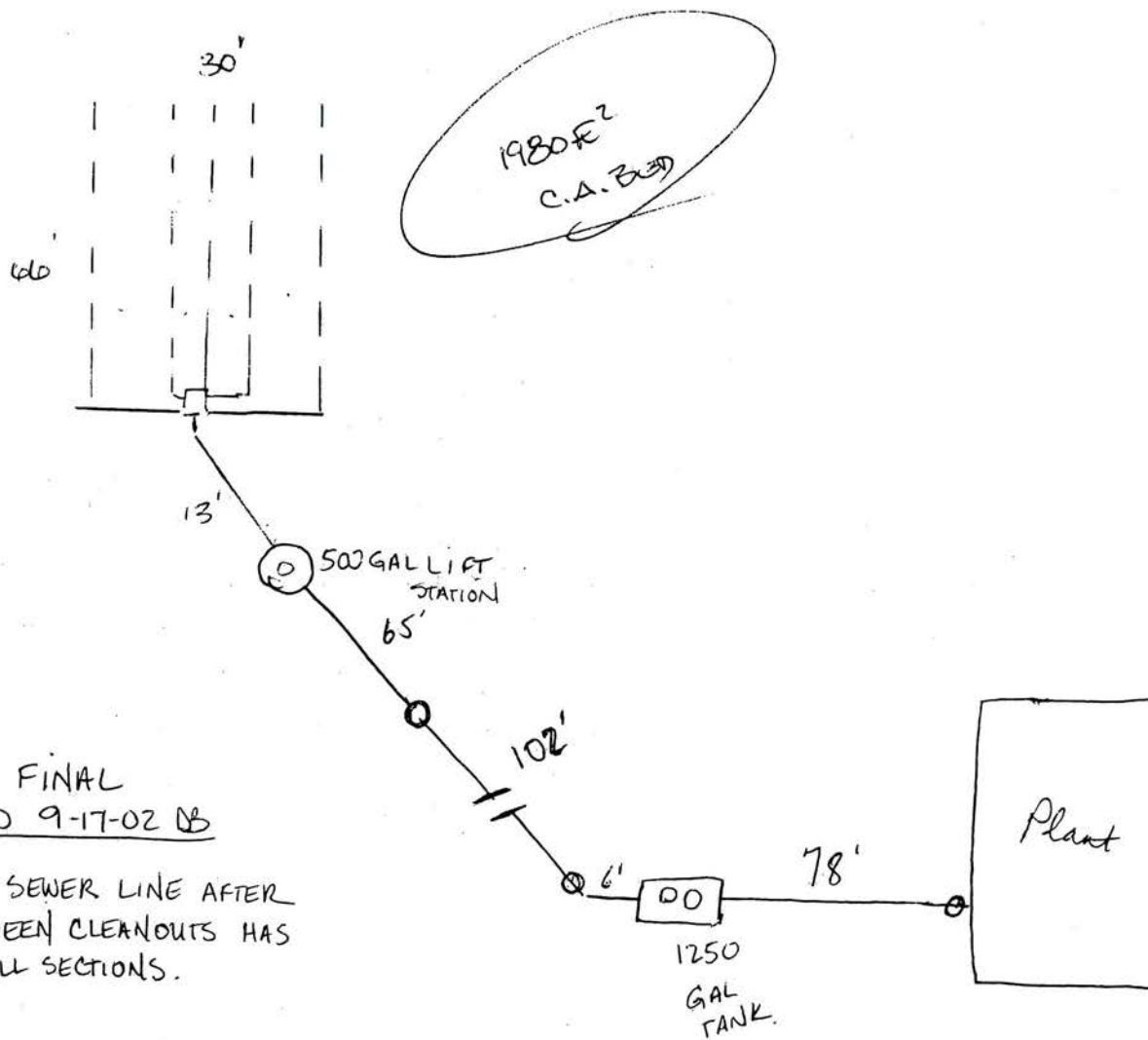
The issuance of this permit does not imply compliance with other state, county or local regulatory or building requirements, nor shall it act to certify that the subject system will operate in compliance with applicable state, county and local regulations adopted pursuant to Article 10, Title 25, CRS as amended, except for the purpose of establishing final approval of installed system for issuance of a local occupancy permit pursuant to CRS 1973 25-10-111 (2).

This permit is not transferable. The Weld County Department of Public Health and Environment reserves the right to impose additional terms and conditions required to meet our regulations on a continuing basis. Final permit approval was contingent upon the final inspection of the completed system by the Weld County Department of Public Health and Environment.


Environmental Health Specialist

10-22-02
Date

N
1

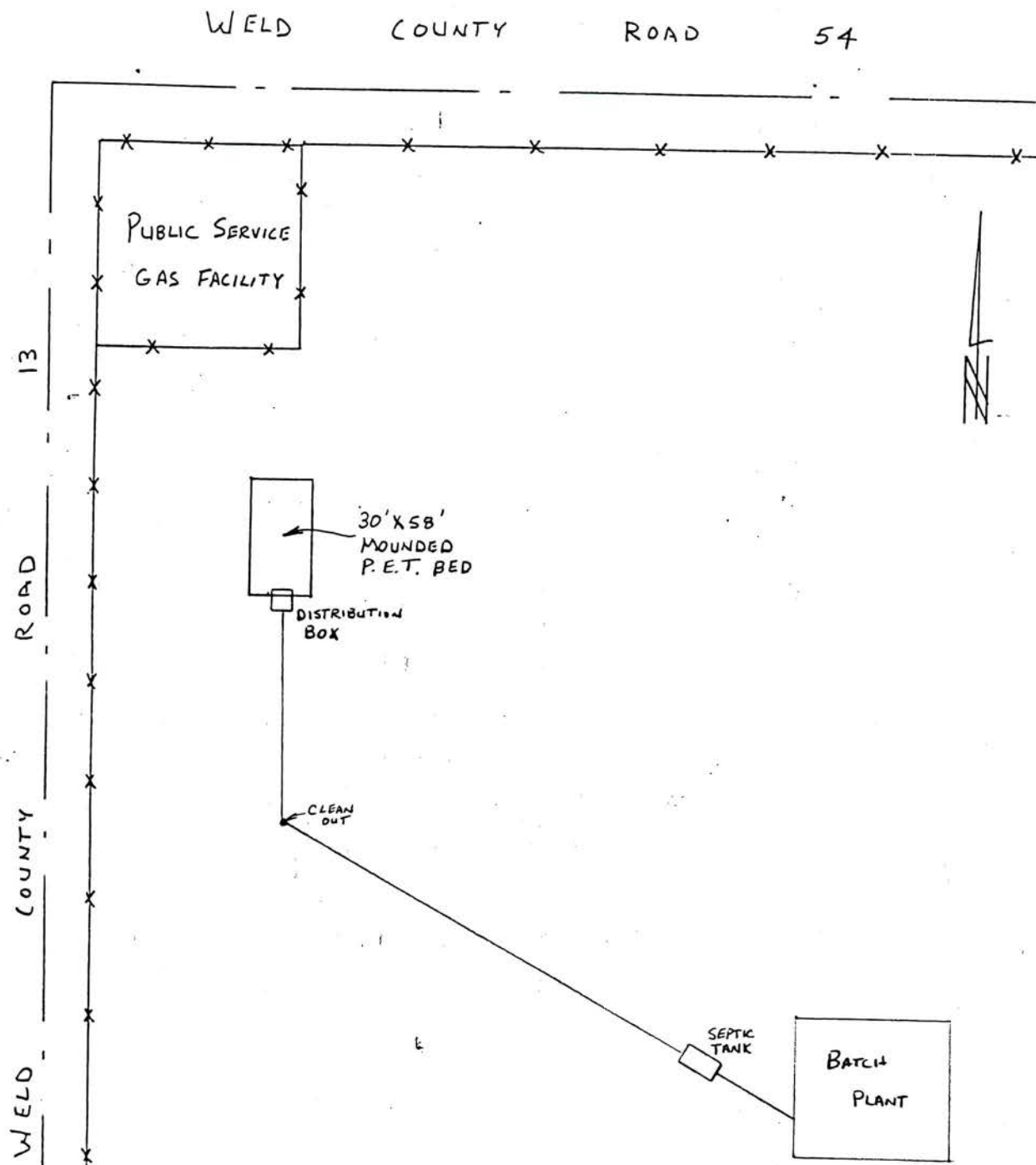


PARTIAL FINAL
RED TAGGED 9-17-02 DB

OK ① 102' SECTION OF SEWER LINE AFTER TANK AND BETWEEN CLEANOUTS HAS LEVEL TO UPHILL SECTIONS.

(Will have risers - but not needed)

OK TO COVER SEWER LINE FROM BUILDING THRU TANK TO 2nd CLEANOUT, AND FROM 3rd CLEANOUT TO LIFT STATION



1. REFER TO TABLE OF MINIMUM HORIZONTAL DISTANCES (TABLE 1) FOR PHYSICAL CONSTRAINTS.
2. WELL NOT SHOWN. MAINTAIN SYSTEM MINIMUM 100' FROM ANY WELL.
3. THIS DIAGRAM IS A SCHEMATIC. TANKAGE & FIELD MAY BE RELOCATED PROVIDING COMPONENT SIZING NOT CHANGED.
4. SYSTEM DESIGN BASED UPON 1740 SQ. FT. OF AREA/FIELD. MINOR CHANGES IN SHAPE CAN BE ALLOWED IF AREA IS MAINTAINED.
5. WASTE SYSTEM MUST BE INSPECTED PRIOR TO BACKFILL.
6. PREVIOUS SOILS REPORT BY: LANDMARK ENGINEERING, LTD
DATED: ATTACHED

PAGE 5

Landmark ENGINEERS & ARCHITECTS LTD.

ENGINEERS / ARCHITECTS / PLANNERS / SURVEYORS

3521 West Eisenhower Blvd.
Loveland, CO. 80537

(303) 667-6286

TITLE: SITE PLAN

CLIENT: LOVELAND READY MIX

SCALE: 1" = 80' ±

DATE: AUG. 20, 2001

PROJ. NO. LOVR-1H4C-45-311

WELD COUNTY COLORADO LAND RECORDS
AFFIDAVIT OF INTERESTED LAND OWNERS
SURFACE ESTATE

11/9/2016
1:37:45 PM

THE UNDERSIGNED, States that to the best of his or her knowledge the attached list is a true and accurate list of the names, addresses, and the corresponding Parcel Identification Number assigned by the Weld County Assessor of the owners of the property (the surface estate) within 500 feet of the property being considered. This list was compiled utilizing the records of the Weld County Assessor available on the Weld County Internet Mapping site, <http://www.co.weld.co.us>, and has not been modified from the original. The list compiled for the records of the Weld County Assessor was assembled within thirty days of the applications submission date.

11/9/16

Signature

Date

Property Owners Within 500 ft of Parcel # 095730000038

Account	Parcel	Owner	Mailing Address
R0030392	095719000053	CROISSANT FAMILY FARM LLC	49316 COUNTY ROAD 83 BRIGGS DALE, CO 806119319
R6776069	095719300060	WELD COUNTY	1150 O ST GREELEY, CO 806319596
R6776070	095719300061	COULSON EXCAVATING CO INC	3609 N COUNTY ROAD 13 LOVELAND, CO 805382399
R1634486	095730000020	CROISSANT FAMILY FARM LLC	49316 COUNTY ROAD 83 BRIGGS DALE, CO 806119319
R1634586	095730000030	VETTER MARGARET L ET AL	C/O EMANUEL BETZ 6835 CR 52.25 JOHNSTOWN, CO 80534
R0271087	095730000037	PUBLIC SERVICE CO OF COLO	TAX SERVICE DEPARTMENT PO BOX 1979 DENVER, CO 802011979
R1634886	095730000038	LOVELAND READY MIX INC	PO BOX 299 LOVELAND, CO 805390299
R0139290	095730000040	BETZ STEVEN M	
R0139290	095730000040	ERNST SUSAN K	

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R0139290	095730000040	WELLS MARY ANN	
			,
R0139290	095730000040	VETTER MARGARET L	C/O EMANUEL BETZ 6835 CR 52.25 JOHNSTOWN, CO 80534
R8941655	095730000041	LOVELAND READY MIX INC	PO BOX 299 LOVELAND, CO 805390299
R4465106	095730200012	PRUETT KIMBERLY K	
			,
R4465106	095730200012	PRUETT FRED K	25586 COUNTY ROAD 13 JOHNSTOWN, CO 805349514
R4465206	095730200013	PRUETT KIMBERLY K	
			,
R4465206	095730200013	PRUETT FRED K	25586 COUNTY ROAD 13 JOHNSTOWN, CO 805349514
R2946704	095730300045	STIENIKE STACEY E	
			,

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R2946704	095730300045	STIENIKE TIMOTHY L	25426 COUNTY ROAD 13 JOHNSTOWN, CO 805349514
R2947204	095730300047	HEFFTNER JENNIFER NICOLE	
R2947204	095730300047	HEFFTNER KIPP TYLER	6233 COUNTY ROAD 52 1/4 JOHNSTOWN, CO 805349511

**AFFIDAVIT OF INTEREST OWNERS
SURFACE ESTATE**

Property Legal Description: NW 1/4 of Section 30, Township 5 North, Range 67 West of the 6th Principal
Meridian, State of Colorado, County of Weld

Parcel Number 0 9 5 7 - 3 0 - 0 - 0 0 - 0 3 8

(12 digit number - found on Tax I.D. information, obtainable at the Weld County Assessor's Office, or www.co.weld.co.us)
(Include all lots being included in the application area. If additional space is required, attach an additional sheet.)

THE UNDERSIGNED, being first duly sworn, states that to the best of his or her knowledge the attached list is a true and accurate list of the names, addresses, and the corresponding Parcel Identification Number assigned by the Weld County Assessor of the owners of property (the surface estate) within five hundred feet of the property being considered. This list was compiled from the records of the Weld County Assessor, or a person qualified to do the task, and shall be current as of a date no more than thirty days prior to the date the application is submitted to the Department of Planning Services.

Signatures of all fee owners of property must sign this application. If an Authorized Agent signs, a letter of authorization from all fee owners must be included with the application. If a corporation is the fee owner, notarized evidence must be included indicating the signatory has the legal authority to sign for the corporation.

I (We) hereby depose and state under the penalties of perjury that all statements, proposals and/or plans submitted with or contained within the application are true and correct to the best of my (our) knowledge.

Signature	Date	Signature	Date
Signature	Date	Signature	Date

WELD COUNTY COLORADO LAND RECORDS
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12:55:06 PM

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R1634386	095730000019	BETZ EMANUEL TRUST	6835 CR 52.25 JOHNSTOWN, CO 80534
R1634486	095730000020	CROISSANT FAMILY FARM LLC	49316 COUNTY ROAD 83 BRIGGS DALE, CO 806119319
R1634586	095730000030	VETTER MARGARET L ET AL	C/O EMANUEL BETZ 6835 CR 52.25 JOHNSTOWN, CO 80534
R1634886	095730000038	LOVELAND READY MIX INC	PO BOX 299 LOVELAND, CO 805390299
R0139290	095730000040	BETZ STEVEN M	,
R0139290	095730000040	ERNST SUSAN K	,
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AFFIDAVIT OF INTEREST OWNERS SURFACE ESTATE

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