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August 8, 2022

El Paso County Planning and
Community Development Department
2880 International Circle, Suite 110
Colorado Springs, CO 80910

Re: Proposed Temporary Use Permit for Construction Related Portable Concrete Batch Plant

To Whom it Concerns,

Castle Rock Construction Company would like to pursue a temporary use permit for a portable concrete batch plant for CDOT Project 22903 on SH115. The proposed plant site location would be off of CDOT Right of Way, and only be permitted/used for this one Project (less than 2 years). We would therefore like to submit for a temporary use permit through El Paso County in accordance with section 5.2.10 of the County's land development code.

We would also like to schedule an Early Assistance Meeting as soon as possible with the Department so we can understand how to meet the needs of the County in this permit process. Below are the details requested in the "Temporary Use Letter of Intent Checklist".

Thank you in advance for your assistance in this matter.

Sincerely,

Richard Timian
General Superintendent

Section 1

Property Owner: Golden Eagle Ranch LLC.
Responsible Party: R. J. Steer
Telephone: 719-510-5345
Email:

Section 2

Applicant Name: Castle Rock Construction Company of Colorado, LLC
Responsible Party: Richard Timian, General Supt
Telephone: 303-909-8406
Email: rtimian@crccllc.com

Section 3

Property Address: 710 Rock Creek Canyon Rd., Colorado Springs CO 80926-9800

Section 4

Property Tax Schedule Number: 7500000236

Section 5

Current Zoning: F -5

Section 6 (Detailed Analysis of Compliance with Section 5.2.10)

This temporary use permit will only be used for the sole purpose of manufacturing Portland Cement Concrete Pavemnt (PCCP) for the construction of SH115 under a construction contract with the Colorado Department of Transportation. This contract calls for the work to be commenced within 15 days of contract execution. The proposed plant site will utilize 5 acres of land and be in operation for less than 24 months. Below are the proposed actions to comply with the standards for this operation listed in section 5.2.10 of the El Paso Land Development Code.

- a) Adjacent to the Project: The proposed plant site will be located on private property approximately 1100 lf from the beginning of the project.
- b) Hours of Operation: The hours of operation for the Batch Plant will be set for 12 hours of production per day from 7:00 am to 7:00 pm.
- c) Repair of Road Damage: The roadway to and from the plant site will be inspected prior to and after the plantsite is used and any necessary repairs will be made to the surface of the road.
- d) Other Permits Required: ; All permitting will be obtained prior to operations beginning. Due to lack interface with County property and ROW the only anticipated permits will be
 - i. Temporary Use Permit
 - ii. The plant carries it's own Environmental Permit for Storm Water Management
 - iii. Temporary Access Permit for Rock Creek Cany on Rd
- e) Hauling Routes: The proposed haul route for this project will be Rock Creek Rd. to SH 115 with loaded wet batch trucks and back with empty trucks.
- f) Duration of Use: The proposed duration of the SH115 project is approximately 24 months, this batch plant will not be in operation following the end of the CDOT project.
- g) Use of Concrete: All concrete produced from this plant will be for use on CDOT Project #22903.

Section 7

To the best of our understanding no overlay zoning is present on this parcel.

Section 8

As described above, this proposal is for a Temporary Use Permit for a portable concrete batch plant to support construction of SH115 for the Colorado Department of Transportation. Following the reclamation of this plant site the proposed parcel would remain zoned as F-5 per the Land Development Code. See section 6 above for a description of how this request will comply with the Land Development Code.

Section 9

This request for a temporary use permit will only be used for the sole purpose of manufacturing Portland Cement Concrete Pavement from a portable concrete batch plant for the construction of SH115 under a construction contract with the Colorado Department of Transportation. This contract calls for the work to be commenced within 15 days of contract execution. The proposed plant site will affect less than 10 acres of land and be in operation for less than 24 months.

Section 10

This request should be consistent with the El Paso County Master Plan due to the short term impact of the operation and restoration of the parcel to the initial zoning following the reclamation of the plant site.

Section 11

The traffic impacts will be limited to hauling in aggregates and other materials for the manufacturing of concrete and the hauling of wet batch to the project.