Table of Contents

File 1993-0122 Name: Truck Terminal – 766 Valley Court

Present	Scanned	
		A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS retrieval system. In some instances, items are found on the list but are not present in the scanned electronic development file because they are already scanned elsewhere on the system. These scanned documents are denoted with (**) and will be found on the ISYS query system in their designated categories. Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page. Remaining items, (not selected for scanning), will be listed and marked present. This index can serve as a quick guide for the contents of each file.
X	X	**Table of Contents**
		***Review Sheet Summary**
		***Application form** (NONE)
		Review Sheets
X		Receipts for fees paid for anything
X	X	***Submittal checklist**
X	X	***General project report**
		Reduced copy of final plans or drawings
X	X	Reduction of assessor's map.
		Evidence of title, deeds, easements
		***Mailing list to adjacent property owners**
		Public notice cards
		Record of certified mail
		Legal description
		Appraisal of raw land
		Reduction of any maps – final copy
		***Final reports for drainage and soils (geotechnical reports)**
		Other bound or non-bound reports
		Traffic studies
X	X	***Review Comments**
X	X	***Petitioner's response to comments**
		***Staff Reports**
		***Planning Commission staff report and exhibits**
		***City Council staff report and exhibits**
		***Summary sheet of final conditions**

DOCUMENT DESCRIPTION:

X	X	Planning Clearance – issued - 2/17/93, 11/1/93 - **			
X		Owners and Encumberances Report – Western Colorado Title Company – 10/7/93			
X	X	Report on the Slant Rib Coalescing Separator			
X	X	Correspondence			
X	X	Improvements Agreement with Release of Improvement Agrmt-11/1/93 - **			
X	X	Letter of Credit – 4/25/94 – scanned with file			
X	X	Certificate of Occupancy – Temporary – expired 5/22/94			
X	X	Approved Plat Map – Valley West – Filing 3 – see Historical GIS Map			

SUBMITTAL CHECKLIST

SITE PLAN REVIEW

Location: 766 Valley Court Project Name: BASIN Western INC

ITEMS		DISTRIBUTION																									
DESCRIPTION 122 93 Original Do NOT Remove From Office	SSID REFERENCE	● City Community Development	● City Dev. Eng.	● City Utility Eng.	● ~~City Property Agent~~	● ~~City Parks/Recreation~~	● City Fire Department	● City Attorney	○ City Downtown Dev. Auth.	○ County Planning	● County Bldg. Dept.	○ Irrigation District	● Drainage District (Grand Jct	○ Water District	○ Sewer District	○ U.S. West	○ Public Service	○ GVRP	○ CDOT	○ Corps of Engineers	○ Walker Field						TOTAL RECD
● Application Fee $200.00	VII-1	1																									
● Submittal Checklist*	VII-3	1																									
● Review Agency Cover Sheet*	VII-3	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1						
● Planning Clearance*	VII-3	1																									
● 11"x17" Reduction of Assessor's Map	VII-1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1						
● Evidence of Title	VII-2	1						1																			
○ Appraisal of Raw Land	VII-1	1			1																						
○ Deeds	VII-1	1						1																			
○ Easements	VII-2	1	1	1	1			1																			
○ Aviqation Easement	VII-1	1			1			1																			
○ ROW	VII-3	1	1	1	1			1																			
○ Improvements Agreement/Guarantee	VII-2	1	1	1				1																			
○ CDOT Access Permit	VII-3	1	1																								
○ Industrial Pretreatment Sign-off	VII-4	1		1																							
● General Project Report	X-7	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1						
○ Elevation Drawing	IX-13	1	1																								
● Site Plan	IX-29	2	2	1	1	1	1				1	1															9
○ 11"x17" Reduction of Site Plan	IX-29				1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1						
● Grading and Drainage Plan	IX-16	1	2									1								1							
○ Storm Drainage Plan and Profile	IX-30	1	2									1			1	1	1	1									
○ Water and Sewer Plan and Profile	IX-34	1	2	1		1							1	1	1	1	1	1									
○ Roadway Plan and Profile	IX-28	1	2									1	1														
○ Road Cross-Sections	IX-27	1	2																								
○ Detail Sheet	IX-12	1	2																								
● Landscape Plan	IX-20	2	1	1																							
○ Geotechnical Report	X-8	1	1								1																
● Final Drainage Report	X-5.6	1	2									1															
○ Stormwater Management Plan	X-14	1	2									1							1								
○ Phase I and II Environmental Report	X-10,11	1	1																								
○ Traffic Impact Study	X-15	1	2															1									

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

* ONLY IF DRAINAGE FEE ISN'T PAID.

PRE-APPLICATION CONFERENCE

Date: 8-13-93
Conference Attendance: NORMAN FRIEND, DAVE THORNTON
Proposal: TRUCK TERMINAL
Location: 766 VALLEY COURT

Tax Parcel Number: 2697-361-03-009
Review Fee: [redacted] $200.00 $240.00 with DRAINAGE REPORT
(Fee is due at the time of submittal. Make check payable to the City of Grand Junction.)

Additional ROW required? _____
Adjacent road improvements required? _____
Area identified as a need in the Master Plan of Parks and Recreation? _____
Parks and Open Space fees required? _____ Estimated Amount: _____
Recording fees required? _____ Estimated Amount: _____
Half street improvement fees required? _____ Estimated Amount: _____
Revocable Permit required? _____
State Highway Access Permit required? _____

Applicable Plans, Policies and Guidelines _____

Located in identified floodplain? FIRM panel # _____
Located in other geohazard area? _____

Located in established Airport Zone? Clear Zone, Critical Zone, Area of Influence? _____
Avigation Easement required? _____

While all factors in a development proposal require careful thought, preparation and design, the following "checked" items are brought to the petitioner's attention as needing special attention or consideration. Other items of special concern may be identified during the review process.

O Access/Parking	O Screening/Buffering	O Land Use Compatibility
O Drainage	O Landscaping	O Traffic Generation
O Floodplain/Wetlands Mitigation	O Availability of Utilities	O Geologic Hazards/Soils

O Other _____
Related Files: _____

It is recommended that the applicant inform the neighboring property owners and tenants of the proposal prior to the public hearing and preferably prior to submittal to the City.

PRE-APPLICATION CONFERENCE

WE RECOGNIZE that we, ourselves, or our representative(s) must be present at all hearings relative to this proposal and it is our responsibility to know when and where those hearings are.

In the event that the petitioner is not represented, the proposed item will be dropped from the agenda, and an additional fee shall be charged to cover rescheduling expenses. Such fee must be paid before the proposed item can again be placed on the agenda. Any changes to the approved plan will require a re-review and approval by the Community Development Department prior to those changes being accepted.

WE UNDERSTAND that incomplete submittals will not be accepted and submittals with insufficient information, identified in the review process, which has not been addressed by the applicant, may be withdrawn from the agenda.

WE FURTHER UNDERSTAND that failure to meet any deadlines as identified by the Community Development Department for the review process may result in the project not being scheduled for hearing or being pulled from the agenda.

Signature(s) of Petitioner(s) — Signature(s) of Representative(s)

PROJECT NARRATIVE AND IMPACT STATEMENT
FOR
A TRUCK TERMINAL FOR BASIN WESTERN, INC.
FOR 766 VALLEY COURT
GRAND JUNCTION, MESA COUNTY, COLORADO

OCTOBER 7, 1993

OWNERS: BASIN WESTERN, INC.
BOX 877
ROOSEVELT, UTAH 84066

CONTRACTOR: CONSTRUCTION SERVICES
266 30 ROAD
GRAND JUNCTION, COLORADO 81503

ENGINEER: W.H. LIZER AND ASSOCIATES
576 25 ROAD, UNIT 8
GRAND JUNCTION, COLORADO

GENERAL

The proposed project is located on Lot 19 of Valley West filing No. 3, a commercial subdivision which is located East of 21 1/2 Road on the North side of U.S. Highway 50. The total site contains 4.2 acres, however, 2.73 acres is planned for development at this time.

PURPOSE OF THE DEVELOPMENT

The owners of the property are planning to relocate from their present location which is only one block to the West of the proposed location. the facility will be a truck service center for tanker trucks and for tractor trailers.

COMPATIBILITY WITH SURROUNDING USES

The present zoning is I-1, or light industrial. To the Southeast of the site is 84 Lumber, to the West is Dodd Diesel, and to the North is Piute Construction (Pipeline Construction).

PUBLIC BENEFIT

The site is being located in an industrial use zone, therefore will not have an adverse impact on the general public.

ACCESS TO THE SITE

Access will be from Valley Court which extends to the North from a frontage road on the North side of U.S. Highway 6 and 50.

AVAILABILITY OF UTILITIES

All utilities, including central sanitary sewer, water, power, telephone, and gas are available to the site, as shown on the site plan. There are two Fire Hydrants in close proximity of the site or on the site with one additional hydrant planned within the site. The proposed truck terminal will have oil and grease removal devices before any waste reaches the public sewer system.

EFFECTS ON PUBLIC UTILITIES

It is expected that the proposed facility will increase demands on police and fire protection. There will be five employees and with truck maintenance will generate approximately 35 gallons of sewage per day per person, and 50 gallons per day per vehicle serviced (6 maximum), or 475 gallons per day. The expected trips per day will be 4 per employee and 2 per vehicle serviced, or 32 trips per day. The hours of operation will be 24 hours per day.

SITE SOILS AND GEOLOGY

As shown on the attached Soil Conservation Service Data, the on site soils are Billings Silty Clay Loam. These are deep alluvial deposits derived from Mancos Shale, but also have fine grained sandstones.

Subsurface site investigation has been done on the site which indicates a low bearing soil type, and said soils investigation agrees with the SCS data.

The foundation for the proposed facility was designed according to the subsurface soils report which is attached.

There are no geologic hazards related to the site. The site drains from Northeast to Southwest at approximately 1 per cent slope. According to the U.S. Army Corps of Engineers Flood Hazard Study in 1976, the area is not within the 100 year floodplain of the Colorado River or its tributaries.

The inactive Redlands Fault lies several miles to the South.

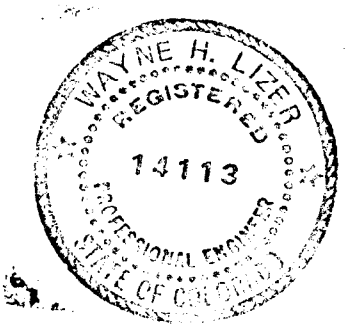
SIGNAGE PLANS

There are no signs planned for the site at this time.

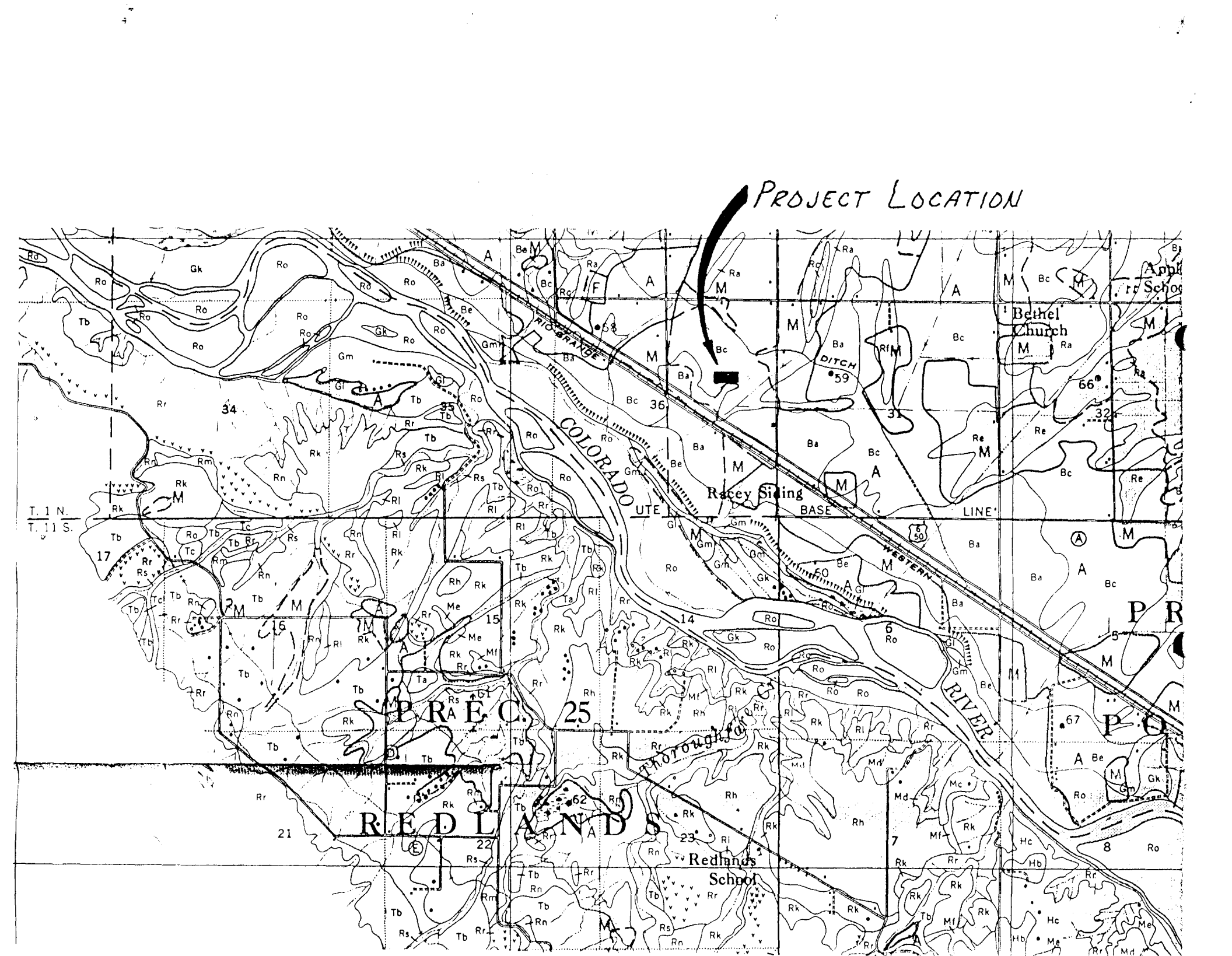
DEVELOPMENT SCHEDULE

The West 400 feet of the site will be developed upon approval of the plans as submitted. There are no future plans for the East portion of the site.

Respectfully submitted,



Wayne H. Lizer, P.E., P.L.S.


PROJECT LOCATION
Bethel Church
Racey Siding
BASE LINE
COLORADO UTE
RIO GRANDE
DITCH
WESTERN
RIVER
Thoroughfare
PRECINCT
REDLANDS
Redlands School
T. 1 N.
T. 11 S.

BILLINGS SILTY CLAY LOAM, 0 to 2 percent slopes, Class IIs Land (Bc)

This soil, locally called adobe, is one of the most important and extensive in the Grand Valley. It is derived from deep alluvial deposits that came mainly from Mancos shale but in a few places from fine-grained sandstone materials. The deposits ordinarily range from 4 to 40 feet deep but in places exceed 40 feet. The deposits have been built up from thin sediments brought in by the streams that have formed the coalescing alluvial fans or have been dropped by the broad washes that have no drainage channel. The thickest deposit, near Grand Junction, was built up by Indian Wash.

Although moderately fine textured, this Billings soil permits successful growth of deep-rooted crops such as alfalfa and tree fruits. Its permeability is normally not so favorable as that of the Mesa, Fruita, and Ravola soils. Its tilth and workability are fair, but it puddles so quickly when wet and bakes so hard when dry that good tilth can be maintained only by proper irrigation and special cultural practices. Runoff is slow and internal drainage is very slow.

Like all other soils in the area, this one has a low organic-matter content. Under natural conditions it contains a moderate concentration of salts derived from the parent rock (Mancos shale). In places, however, it contains so much salt that good yields cannot be obtained. Some large areas are so strongly saline they cannot be used for crops. Generally, this soil is without visible lime, but it is calcareous. In many places small white flecks or indistinct light-colored streaks or seams indicate that lime, gypsum, or salts are present.

Soil limitations are classified as severe for local roads and streets (poor traffic-supporting capacity, moderate to high water tables common), shallow excavations (high water tables common), and septic tank filter fields (slow permeability, poor internal drainage, seasonal high water table).

Lincoln DeVore, Inc.
Geotechnical Consultants
1441 Motor St.
Grand Junction, CO 81505

TEL: (303) 242-8968
FAX: (303) 242-1561

October 7, 1991

Basin Western, Inc.
P.O. Box 877
Roosevelt, Utah 84066

Re: Subsurface Soils Exploration
Above-Ground Storage Tanks and Slab Foundations
766 Valley Court, Valley West Subdivision
Grand Junction, Colorado

Dear Client:

As requested, Lincoln-DeVore personnel have recently completed a geotechnical exploratory program at the above referenced site. Two shallow exploration pits were excavated within the building pad to determine as closely as possible the soil types which exist beneath the proposed structure. Our conclusions and recommendations for this site are presented below.

The purpose of this exploration is to determine the soil characteristics as they pertain to the design of foundations for an above-ground storage tank containment structure and for a future metal-framed building approximately 80 feet by 80 feet in dimension.

This subdivision was the subject of a Subsurface Soils Exploration, performed by Lincoln DeVore, Job #20632, dated March 15, 1978. Based upon the date obtained for this particular exploration and other subsurface soils explorations within this subdivision, the data contained in the origianal Subsurface Soils Exploration, Lincoln DeVore Report #20632 is considered to be valid at this date and the recommendations contained in that report should be followed.

Soil Classification: The soils on this site visually classified as alluvial, slightly plastic, low-density clay (CL) of low expansive properties. This material was encountered in a low-density, medium to high moisture condition. This soil has a marked tendency to long-term consolidation. The allowable bearing capacities of the soils on this site are 700 psf maximum and 150 psf minimum for the upper alluvial clay soils. It is anticipated that these upper alluvial clay soils are ten to 18 feet in thickness and will overlie a coarse-grained gravel and cobble alluvial deposit. Recommendations for a deep foundation system are given in the original subsurface soils exploration, Lincoln DeVore Report #20632.

For the design of a reinforced concrete slab for this site, it is recommended that an effective modulus of subgrade reaction on the order of 60 pci be utilized for slabs which are placed on the native soil or on less than six inches of either gravel or pit run type of fill which has been compacted.

If a properly placed and compacted fill of gravel or pit run , which is in excess of six inches and a maximum of twelve inches thick placed on this site, an effective modulus of subgrade reaction of 90 pci could be utilized for these purposes. If the soil improvement scheme described in the following Man-Made Fill Section is utilized, the three feet of structural fill would provide a modulus of subgrade reaction of 140 pci, to be utilized for design purposes.

Man-made Fill: Soils appear to be native to the site.

An extensive layer of very soft native soils was encountered on this site. These soils are of extremely low density and are not judged suitable for support of the proposed storage tank confinement slab or the proposed 80 foot by 80 foot metal building foundation system. Owing to the depths to which this low density soil was encountered and the relatively shallow excavation depths anticipated, it is recommended that an over-excavation/replacement scheme be used on this site as an alternative to a deep foundation system. Recommendations for a deep system are given in the original subsurface soils exploration, Lincoln DeVore report #20632.

The existing low density soils should be removed to a depth of 3 feet below the proposed bottom footing elevation. Once it is felt that adequate soil removal has been achieved, it is recommended that the excavation be closely examined by a representative of Lincoln-DeVore to ensure that an adequate overexcavation depth has indeed occurred and that the exposed soils are suitable to support the proposed structural man-made fill.

Once this examination has been completed, it is recommended that a coarse-grained, non-expansive, non-free draining man-made structural fill be imported to the site. This imported fill should be placed in the overexcavated portion of this site in lifts not to exceed 6 inches after compaction. A minimum of 90% of the soils maximum Modified Proctor dry density (ASTM D-1557) must be maintained during the soil placement. These soils should be placed at a moisture content conducive to the required compaction (usually Proctor optimum moisture content $\pm$ 2%). The granular material must be brought to the required density by mechanical means. No soaking, jetting or puddling techniques of any type should be used in placement of fill on this site. To

ensure adequate lateral support, we must recommend that the zone of overexcavation extend at least two feet around the perimeter of the proposed footing. To confirm the quality of the compacted fill product, it is recommended that surface density tests be taken at maximum two-foot vertical intervals.

The placement of a geotextile fabric for separation between the native soils and the structural fill is recommended to aid the fill placement and to improve the stability of the completed fill.

When The structural fill is completed, an allowable bearing capacity of 2400 psf maximum may be assumed for proportioning the footings.

Soil Moisture Conditions: Moderate - NO FREE WATER OBSERVED

Foundation Type Recommended: A properly designed shallow foundation system based upon the above allowable soil bearing capacities would be appropriate for this site. Lincoln-DeVore has not been provided with a set of construction drawings for this structure, therefore, we cannot provide precise foundation recommendations. If you wish Lincoln-DeVore to complete a formal foundation design for this structure, please provide us with a set of construction drawings.

The foundation configuration for the 80 foot by 80 foot steel-framed building will probably take the form of isolated bearing pads located directly beneath the exterior wall columns with a concrete grade beam spanning from pad to pad and supporting the exterior wall. Horizontal reinforcement in the grade beams is recommended to be continuous around the building exterior with no gaps or breaks unless they are properly designed. We recommend that the exterior grade beams be designed to span at least half of the distance between pad to pad with a load transfer at this point.

We recommend that the horizontal thrust normally generated at the foundation line by rigid frame buildings not be resisted by "hairpins" embedded into the floor slabs. It is recommended that this horizontal force be resisted by either threaded tie rods or reinforcing bars extending from pier to opposite pier below the finished floor slab line. We recommend that all such connectors be either encased in concrete or covered with a heavy coat of bituminous paint to ensure long-term stability.

If the design of the upper structure is such that loads can be balanced reasonably well, a floating structural slab or raft type of foundation could be used on this site. Such a slab would

require heavy reinforcing to resist differential bending. It is possible to design such a slab either as a solid or ribbed slab, but in either case, a rimwall must be used for confinement. Any such slab must be specifically designed for the anticipated loading. Such a foundation system will settle to some degree as the softer, underlying soils consolidate, but differential movement is held to a minimum. Because of the potential of greater soil consolidation beneath the more heavily loaded, exterior portions of this structure in relation to the interior portions, some minor cracking and heave are possible unless the slabs are specifically designed with movement in mind.

If column loads are not uniformly distributed or if the subsoil is so soft that major differential settlements develop, rafts require stiffening to prevent excess deformation. Stiffening can be accomplished by constructing a cellular configuration, constructing partitions to act as T beams with the raft or by utilizing the superstructure for stiffness. The larger the raft, the more expensive these procedures become.

Reinforcing: The foundation should be reinforced as shown on the foundation design.

Stem walls for a shallow foundation system should be designed as grade beams capable of spanning at least 12 feet or one half of the distance between bearing pads. These "grade beams" should be horizontally reinforced both near the top and near the bottom. The horizontal reinforcement required should be placed continuously around the structure with no gaps or breaks. A foundation system designed in this manner should provide a rather rigid system and, therefore, be better able to tolerate differential movements associated with consolidation of the underlying low density clays.

Floor Slabs: Floor slabs on grade, if constructed in conjunction with a stem wall and pad foundation system, should be positively separated from all structural portions of this building and allowed to float freely. Frequent scoring (control joints) of the slabs should be provided to allow for possible shrinkage cracking of the slab in areas which areas may receive a very surface area. These control joints should be placed to provide maximum slab areas of approximately 200 to 360 square feet. Any man-made fill placed below floor slabs on grade should be compacted to a minimum of 90% of its maximum Modified Proctor dry density, ASTM D-1557. These soils should be placed at a moisture content conducive to the required compaction (usually Proctor optimum moisture content $\pm$2%.

Drainage and Grading: Surface grading should be completed in such a manner that all runoff moisture is removed from the vicinity of the structure as quickly as possible. It is recommended that a minimum surface gradient of 8% be maintained away from the structure for the first 10 feet. Roof downspouts and sill cocks should be carried across all backfill areas and allowed to discharge well away from the building. All lawn sprinkling heads should be placed at least 10 feet away from the foundation.

The existing drainage on the site must either be maintained carefully or improved. We recommend that water be drained away from structures as rapidly as possible and not be allowed to stand or pond near the building. We recommend that water removed from one building not be directed onto the backfill areas of adjacent buildings.

To give the building extra lateral stability and to aid in the rapidity of runoff, it is recommended that all backfill around the building and in utility trenches in the vicinity of the building be compacted to a minimum of 85% of its maximum Proctor dry density, ASTM D 698. The native soils on this site may be used for such backfill. We recommend that all backfill be compacted using mechanical methods. No water flooding techniques of any type may be used in placement of fill on this site.

Backfill: To reduce settlement and aid in keeping water from reaching beneath this building, all backfill around this building should be mechanically compacted to 80% of its maximum Modified Proctor dry density ASTM D-1557. The only exception to this would be the components of the perimeter foundation drain, if any. All backfill should be composed of the native soils and should not be placed by soaking, jetting or puddling. All backfill placed in utility trenches around this structure or below foundation walls should be mechanically compacted to a minimum of 90% of its maximum Modified Proctor dry density ASTM D-1557. These soils should be placed at a moisture content conducive to the required compaction (usually Proctor optimum content $\pm$2%.

Cement Type: Type II, Type I-II or Type II-V cement is recommended for all concrete which is in contact with the soils on this site. Calcium chloride should not be added to a Type II, Type I-II or Type II-V cement under any circumstances.

Remarks: The bottoms of all exterior foundations should be located a minimum of 24 inches below finished grade for frost protection.

Pavements: Samples of the surficial native soils at this property that may be required to support pavements have been evaluated using the Hveem-Carmany method to determine their support characteristics. The results of the laboratory testing are as follows:

R =	11.0
Expansion @ 300 psi =	30.0
Displacement @ 300 psi =	4.13

Respectfully submitted,

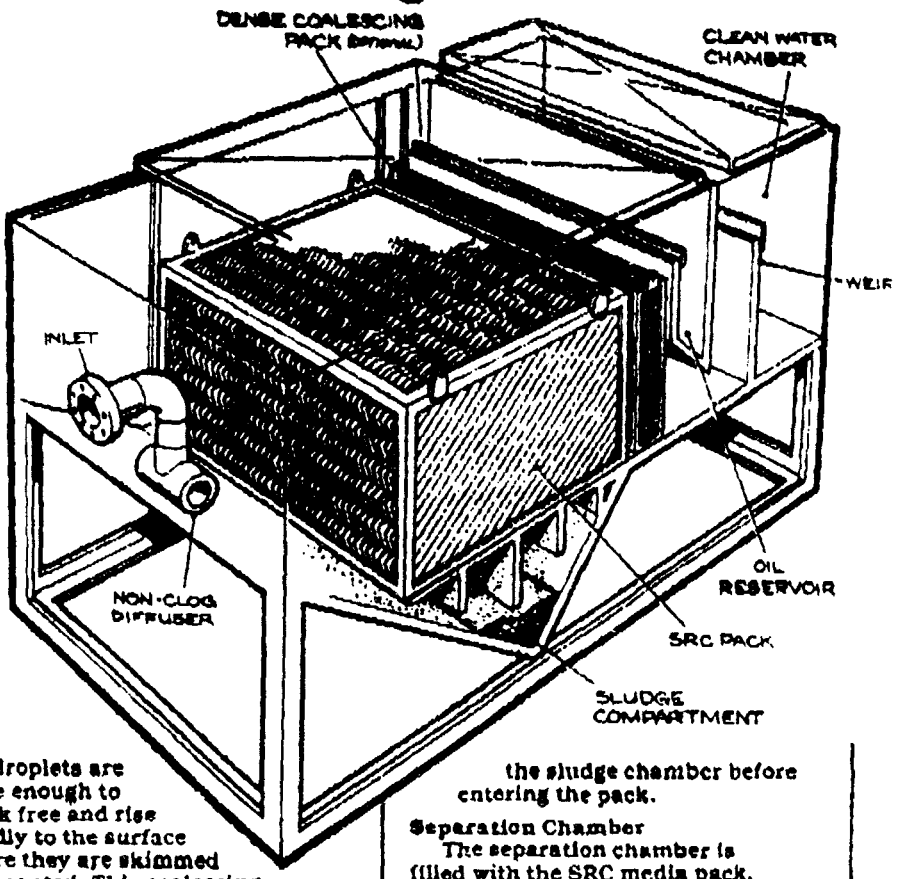
LINCOLN-DeVORE, INC.

By: Edward M. Morris EIT
Western Slope Manager

Reviewed by: George D. Morris CPE

LDTL Job # 74760-J

The Slant Rib Coalescing Separator is a highly effective gravity separator for the removal of dispersed oil and solids from water.



GENERAL INFORMATION

The Great Lakes Slant Rib Coalescing (SRC) Separators are capable of effectively separating oils and solids from water where the oil and solids have a specific gravity different than that of water. The SRC performance is superior to other gravity coalescing units for the separation of dispersed oil and settleable solids. Effluent concentrations of dispersed oil are less than 10 mg/L. The SRC Separators are ¼ the volume and as little as ⅓ the length of straight gravity separators.

The Slant Rib Coalescers are installed in rectangular tanks containing special baffles and weirs designed to direct flow, skim oil and control the liquid levels in the separator. Pitched sludge compartments are provided below the separation chamber for easy sludge removal.

The separators are available in standard models with capacities from 5 GPM TO 5000 GPM. They can be installed above grade, flush with grade, or below grade as required. The separators can operate entirely by gravity or pumps can be supplied for product or effluent transfer when required.

DESIGN

When certain materials are placed in the waste water flow, removal efficiencies of oil increase due to impingement on their surfaces. Plastic media is particularly effective because of its oleophilic (oil attracting) characteristics. As fine oil droplets impinge upon or pass close to the plastic surface, they are attracted to it and adhere. Additional droplets continue to be attracted and coalesce or merge with previous droplets to produce much larger droplets. At a point, the droplets are large enough to break free and rise rapidly to the surface where they are skimmed or decanted. This coalescing action allows removal of smaller droplets than is possible with a straight gravity separator.

The effectiveness of any particular coalescing media is governed by several variables: density, available surface area, velocity and direction of flow and shape of the media. All of these variables influence the potential contact area, so it becomes of particular importance to form the media properly to maximize contact while minimizing blinding. The Slant Rib Coalescing (SRC) media pack was designed with consideration of all these factors. The SRC media provides greater coalescing and solids separation area than any other media currently available. The patented shape and specific spacing of the plates provides maximum protection from blinding, while providing a series of inclines that enhance solids separation and a tortuous path through which the water must pass. This continuous change of direction insures a high degree of oil droplet contact on the plate surface with resultant coalescence and oil removal. The ribs are slanted toward the surface in the direction of flow, encouraging separated oil to float to the surface along the plates before breaking free.

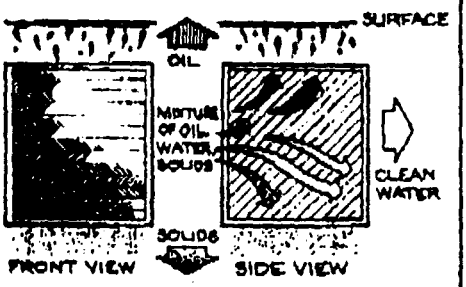
OPERATION

Inlet and Diffusion Chamber

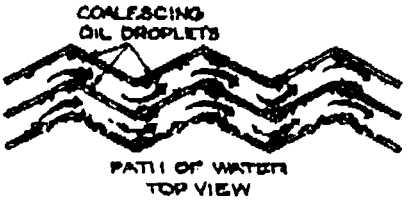
Flow enters the inlet chamber where it is dispersed through a non-clog diffuser across the width and depth of the media pack. Larger solids drop out here into the sludge chamber before entering the pack.

Separation Chamber

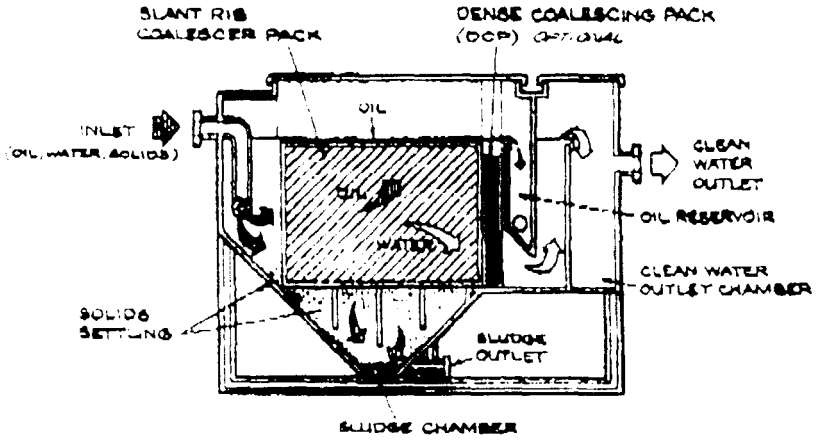
The separation chamber is filled with the SRC media pack. The ribbed plates are arranged vertically in the direction of flow.



spaced ¾" apart. When looking at the side of the media pack the ribs run from the bottom of the inlet side to the top of the outlet side on a 45° angle. The depth of the ribs is more than twice the distance of the spacing creating an overlap condition. This causes the flow to zig-zag around 90° corners throughout the pack, causing resistance to flow, collisions of the droplets 20 microns and larger with the plates and coalescence. The coalesced oil has the least restricted path to exit the waste stream, and slides to the surface on the underside of the rib.

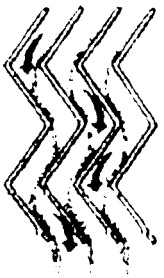


An optional Dense Coalescer Pack [illegible] is available [illegible] polishing is desired.



SLANT RIB COALESCING SEPARATOR

Solids entering the pack encounter a 55° angle of inclination created by the ribs which is optimum for solids settling. The solids slide down the top of the rib and fall to the next rib, gathering mass and velocity as they near the bottom of the pack and drop into the sludge chamber. The horizontal projected area of the top side of the ribs provides a conservative 0.20 GPM per square foot separation rate at design loadings.



SOLIDS SETTLING FRONT VIEW

Sludge Chamber

The sludge chamber is located directly beneath the separation chamber and provides adequate volume for the bottom sludge. The sides of the sludge chamber are sloped 45° to insure easy and complete removal of the sludge.

Oil Removal

The separated oil accumulates at the surface of the separation chamber where it displaces the water. As the oil layer increases, oil spills over a weir into an oil reservoir [illegible] automatic oil [illegible] standard.

Clean Water Chamber

The clean water leaving the SRC media pack passes under an oil retention baffle and into the effluent or clean water chamber. From there, the clean water passes over a weir which maintains the liquid level in the separator. The clean water flows by gravity through a pipe outlet or effluent pumps can be provided.

Covers

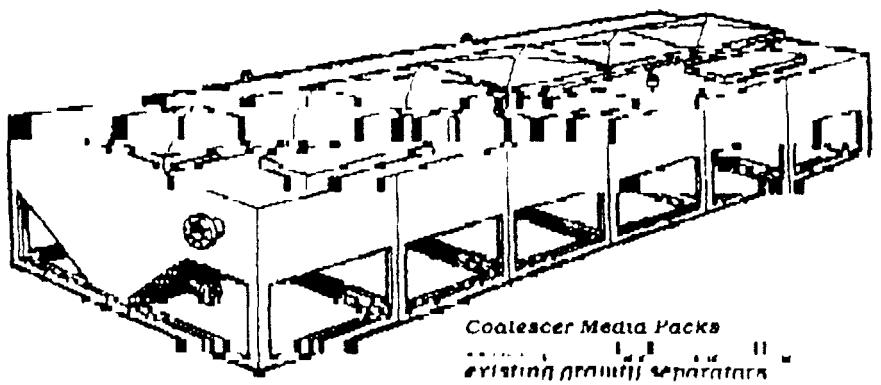
Hatches are provided for easy access into the separator. Sealed, vapor tight hatches are available. Lifting lugs are provided on the media packs and on the separator.

MATERIALS OF CONSTRUCTION

Materials of construction include 3/16"-1/4" thick A36 carbon steel, stainless steel and fiberglass. The standard Slant Rib Coalescing Media is polyvinylchloride (PVC) which is highly oleophilic. The media can also be supplied in:

- Polypropylene (POLP)
- Chlorinated Polyvinylchloride (CPVC)
- 304 Stainless Steel
- 316 Stainless Steel
- Carbon Steel

Plate spacings of 1/4", 1/2", 3/4", 1" are available for special [illegible] with side reinforcement.



Coalescer Media Packs

existing gravity separators

COATINGS

Above grade carbon steel tanks are coated on the exterior with an epoxy primer and urethane overcoat for excellent weather and chemical resistance. Interior surfaces are lined with coal tar epoxy which has resistance to a wide variety of chemical environments and pH swings. Special interior and exterior coatings are available.

AVAILABLE OPTIONS

Inlet Feed Pumps—
Coalescing media of polypropylene, CPVC, carbon steel and stainless steel
Water Pump Out System
Recovered Oil Pump Out System
Heaters for freeze protection
Dense Coalescing Pack
Sludge Pump Out System
External Oil Reservoir
Design flexibility to satisfy your application

APPLICATIONS

- Automotive
- Airports
- Bus Terminals
- Bulk Plants
- Chemical Plants
- Fabricated Metal Plants
- Glass Factories
- Ground Water
- Military Bases
- Oil Fields
- [illegible]
- Pulp and Paper Mills
- [illegible]
- Railroad Yards
- Textile Mills
- Tramp Oil
- Truck Terminals
- Utility Companies

For more information contact Great Lakes Environmental, Inc., or our local representative. We will be glad to assist you in selecting a properly sized unit for your application.

GREAT LAKES ENVIRONMENTAL

Slant Rib Coalescing Oil/Water Separator

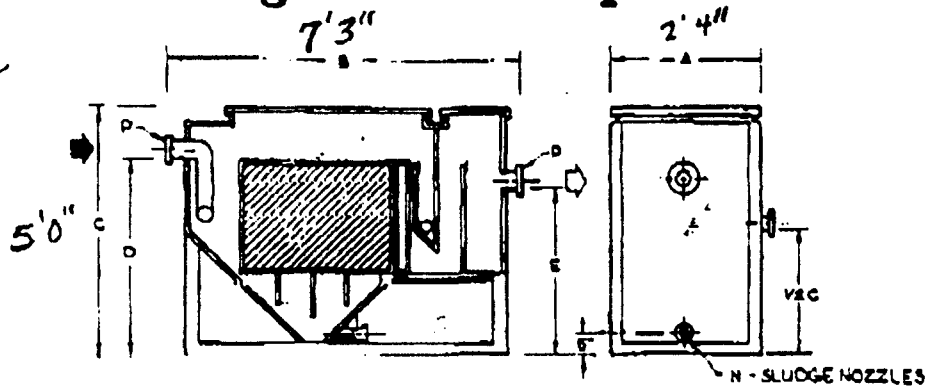
8'4" Im

20 GAC Oil

50 GAC Silt

7610 ??

& 7620 ?? Bolted Top



133"

?

DIMENSIONS, WEIGHTS & CAPACITIES

MODEL	A	B	C	D	E	P	N	No. Packs	Coalescing Area Sq. Ft.	Settling Area Sq. Ft.	Empty Weight	Operating Weight
SRC-15	2.4'	7.3'	4.0'	3.3'	2.7'	3"	2	1	330	82	1260	2700
SRC-30	2.4'	7.3'	5.0'	4.4'	3.8'	3"	2	1	670	167	1720	4120
SRC-50	2.4'	8.3'	6.0'	5.1'	4.7'	4"	2	1	1000	250	1840	5190
SRC-75	3.4'	8.3'	6.0'	5.4'	4.7'	4"	2	1	1510	377	2130	7160
SRC-100	3.4'	8.3'	7.1'	6.3'	5.4'	6"	2	1	2010	502	3380	10650
SRC-150	5.4'	8.3'	7.1'	6.5'	5.4'	6"	2	1	3360	840	4800	16020
SRC-200	6.5'	8.3'	7.3'	6.5'	5.4'	6"	2	2	4030	1007	5080	19920
SRC-250	9.8'	8.3'	7.0'	6.0'	5.1'	8"	2	2	5370	1342	6540	25930
SRC-300	9.8'	8.3'	7.3'	6.5'	5.1'	8"	2	2	6040	1510	7351	35640
SRC-400	8.4'	14.0'	7.3'	5.7'	4.6'	10"	4	4	8000	2014	7700	30500
SRC-500	8.8'	14.0'	7.7'	6.7'	4.6'	10"	4	4	10060	2515	8200	38500
SRC-600	9.8'	14.0'	7.7'	6.7'	4.8'	10"	4	4	12000	3015	10000	44000
SRC-800	6.9'	16.7'	11.3'	9.5'	8.2'	14"	6	8	16120	4028	12100	66000
SRC-1000	8.9'	16.7'	11.3'	9.5'	8.2'	14"	6	8	21480	5368	14600	86000
SRC-1200	9.9'	16.7'	11.3'	9.5'	8.2'	14"	6	12	24160	6040	15900	96000
SRC-1500	9.9'	25.0'	11.5'	9.5'	8.0'	16"	2	12	30240	7560	25000	153700
SRC-2000	10.9'	28.0'	11.5'	9.5'	7.0'	18"	2	12	40320	10080	30000	192500
SRC-2500	10.9'	32.0'	11.5'	9.5'	7.0'	20"	2	12	47040	11760	36000	223500
SRC-3000	10.9'	37.5'	11.5'	9.5'	7.0'	24"	2	16	53760	13440	37300	262000
SRC-3500	11.9'	35.5'	12.3'	10.0'	8.0'	24"	3	18	58212	14553	38600	294500
SRC-4000	11.9'	37.5'	13.3'	11.0'	8.0'	(2)20/24"	3	24	73920	18480	41000	335000
SRC-4500	11.9'	41.5'	14.3'	12.0'	8.3'	(2)20/30"	3	24	81312	20330	46000	400000
SRC-5000	11.9'	43.0'	15.3'	13.0'	9.3'	(2)20/30"	3	24	88705	21175	50000	440000

Dimensions and capacities are for reference only and are not to be used for construction.
Model No. represents nominal flow rates in GPM.

GREAT LAKES ENVIRONMENTAL

REVIEW COMMENTS

FILE #122-93 **TITLE HEADING:** Site Plan Review - Truck Terminal

LOCATION: 766 Valley Court

PETITIONER: Basin Western, Inc.

PETITIONER'S ADDRESS/TELEPHONE: P.O. Box 877
Roosevelt, UT 84066
434-8041

PETITIONER'S REPRESENTATIVE: Norm Friend

STAFF REPRESENTATIVE: Dave Thornton

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

CITY UTILITY ENGINEER **10/14/93**
Bill Cheney **244-1590**

WATER - Ute Water

SEWER
1. Show or provide detail of sand/grease trap.
2. Show location of sewer connection into main.
3. "Plant Investment Fee" for the proposed facility is 2.3 x $750 = $1,725.

GENERAL - What type of access will there be to the new fire hydrant located north of the proposed building.

GRAND JUNCTION DRAINAGE DISTRICT **10/18/93**
John L. Ballagh **242-4343**

No problems with existing or planned Grand Junction Drainage District facilities.

COUNTY BUILDING DEPARTMENT **10/18/93**
Bob Lee **244-1656**

No comments.

GRAND JUNCTION FIRE DEPARTMENT **10/19/93**
George Bennett **244-1400**

A fire flow survey needs to be conducted to determine the required flows. A complete set of building plans is required.

CITY DEVELOPMENT ENGINEER **10/19/93**
Gerald Williams **244-1591**

See attached comments and red-lined drawing.

COMMUNITY DEVELOPMENT DEPARTMENT **10/20/93**
Dave Thornton **244-1447**

1. Concrete driveway per City standard detail to right-of-way line is required.
2. Work within the right-of-way requires a City permit - see Public Works Department.
3. An Improvements Agreement and Guarantee is required. Include the concrete driveway, fire hydrant and landscaping in the Improvements Agreement. A Letter of Credit or cash escrow is acceptable to guarantee the improvements.
4. Please address all Review Agency Comments in writing to our department.

MEMORANDUM

TO: Mark Achen
FROM: Dave Thornton DT
RE: Request your signature on Basin Western Truck Terminal Improvements Agreement
DATE: October 29, 1993

Norman Friend, developer of a new Truck Terminal to be built at 766 Valley Court has requested site plan approval for a planning clearance/building permit. As part of the approval they are required to construct certain improvements on and off site prior to issuance of a Certificate of Occupancy. An improvements Agreement and Guarantee is required.

Attached is a signed copy of the improvements agreement. The petitioner will guarantee the improvements by providing a cash escrow or a letter of credit to the City of Grand Junction for the entire agreed upon amount of $8,218.00.

NEED
(1) Norm Friends signature
(2) & Stephanie's

To: David Thornton
From: George Bennett
Subject: Basin Western, Inc.
Date: 1/27/94 Time: 8:57a

Basin Western, Inc., 766 Valley Court.

Norm Friend contacted me about the placement of the fire hydrant that we had required for the construction of their new building. After further review we have decided that an additional on site fire hydrant is not needed. There are two fire hydrants that are at the corners of his property. If you have any questions please contact me.

Thanks,

George

Location: 766 Valley Court

Petitioner: Basin Western, Inc.

Response to review comments.

City Utility Department:

Water - Ute Water has been contacted and are aware of the project and requirements.

Sewer - 1. Copy of planned separator enclosed.
2. Sewer tap location shown on site plan as requested.
3. Plant investment fee acknowledged and understood.

General - Access to new fire hydrant is unobstructed.

Grand Junction Fire Department:

Plans have been provided to George Bennett and fire flow has been completed and is in hand.

City Development Engineer:

1. Retention system addressed as requested on site plan.
2. Electric service is overhead to pole as shown on site plan with underground to facility. Power service is on site and not on easement. New fire hydrant will be located to the West of electric power supply and not conflict. Water line will not be in an easement.
3., 4., 5. All are addressed as requested on site plan.
6. Sewer pipe from tap will be slope of 1/8" per 1'.
7. Services shown on site plan and copy of planned separator attached.
8. Erosion control addressed on site plan.

Community Development Department:

1. Concrete drive per city standard detail to right of way.
2. Permit will be secured for work in right of way.
3. Improvements agreement completed and executed.

REVIEW COMMENTS

FILE #122-93 **TITLE HEADING:** Site Plan Review - Truck Terminal

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PETITIONER: Basin Western, Inc.

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4. Please address all Review Agency Comments in writing to our department.

Review Comments
on
Truck Terminal
#122-93

Reviewed By: Gerald Williams Date: 10/18/93

1. Calculate the retention volume using the conic method provided in the Drainage Criteria Manual, not the average end method.

2. Is the electric overhead or underground? Is it in an easement? Will it conflict with the proposed fire hydrant waterline? Is the water line proposed in an existing power easement?

3. Show a valve on the fire hydrant waterline.

4. What is the manhole invert elevation north of the site?

5. What is the manhole invert elevation south of the site?

6. What is the sewer pipe slope?

7. Show water and sewer services, and the proposed sand/grease trap. Provide a detail of the sand/grease trap.

8. Provide for erosion control down embankment.

Basin Western Inc., Truck Terminal
7166 Valley Court
Grand Junction
Retention Area Using Conical Method
V Required =

$$V_{n+1} = \left[A_n + A_{n+1} + (A_n A_{n+1})^{1/2}\right] \frac{h}{3}$$

$$V = \left[5460 + 10800 + (5460 \times 10080)^{1/2}\right] \frac{2}{3}$$

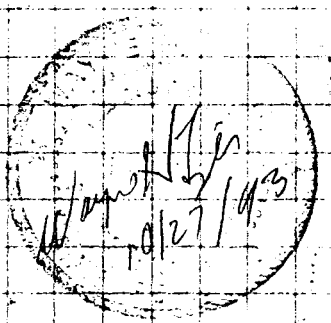
(15540; 7418.68)

or $V = 15305$

revise h or $\frac{15536(3)}{7418.68+15540} = 2.03'$

The revised depth will be conservative since the surface area will be increased slightly.

Wayne H. Lizer



To: David Thornton
From: George Bennett
Subject: Basin Western, Inc.
Date: 1/27/94 Time: 8:57a

Basin Western, Inc., 766 Valley Court.

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Thanks,

George

Bill Cheney
OK Don Newton
OK Hank Masterson

MEMORANDUM

TO: ~~Bill Cheney~~
Don Newton — OK
Hank Masterson — OK

FROM: Kathy Portner KP

DATE: February 28, 1995

RE: Release for 766 Valley Court

Attached is a Release of Improvements Agreement & Guarantee for 766 Valley Court. I don't know much about this project because Dave Thornton had handled it in 1993. It was a site plan review for a truck terminal with some minimal improvements required. I've also attached the improvements agreement and a memo about hydrants for your convenience. Let me know if you have questions.

MEMORANDUM

TO: Stephanie Nye

FROM: Kathy Portner

DATE: March 20, 1995

RE: Letter of Credit for Norman Friend

The Irrevocable Standby Letter of Credit #1252 issued by Bank of Colorado--Western Slope in the amount of $8,218.00 with Norman L. Friend as the applicant can be released to Community Development to return to the applicant. All improvements to 766 Valley Court, guaranteed by the letter of credit, have been satisfactorily completed.

Original letter of Credit given to Norm Friend on 3/20/95 by KP

Bank of Colorado - Western Slope
GRAND JUNCTION

IRREVOCABLE STANDBY LETTER OF CREDIT

To: The City of Grand Junction
City Planning Department
Grand Junction, Colorado 81501

Letter of Credit No.1252

Expiry Date:
April 25, 1994

Amount: (US $8,218.00)
Eight thousand two hundred eighteen and no/100 Dollars.

Applicant:

Norman L. Friend
226 30 Road
Grand Junction, Colorado 81503

Gentlemen:

We hereby establish our Irrevocable Standby Letter of Credit in your favor by your drafts payable On Sight drawn on us only if accompanied by the following documents:

1. A statement issued and signed by the beneficiary certifying that the account of Norman L. Friend is past due and therefore payment is demanded under this Letter of Credit.

2. Copy(ies) of invoices for which claim is made.

3. Copy of original Letter of Credit.

This Letter of Credit may be terminated by Issuer only at its natural expiration date by giving written notice to the Beneficiary at least ninety (90) days prior to an expiration date.

Special Conditions:

1. All drafts drawn under this Credit are to be endorsed hereon and shall bear the clause **"Drawn under Bank of Colorado - Western Slope Letter of Credit No. 1252 dated October 25, 1993".**

2. All bank charges other than those of the Bank of Colorado - Western Slope are for the account of the Beneficiary.

200 Grand Ave.
P.O. Box 968
Grand Junction
Colorado 81502
Tel (303) 245-1600
Fax (303) 245-9538

The Issuer represents, warrants and covenants each and every one of the following conditions:

1. That it is a bank duly charted under the Colorado Banking code of 1957, Title 11, C.R.S.

2. Except as otherwise expressly stated herein, this Letter of Credit and all negotiations hereunder are subject to all applicable provisions of Uniform Customs and Practice for Documentary Credits, 1983 Revision, International Chamber of Commerce Publication No. 400.

3. That this Letter of Credit issued hereunder is negotiable at a financial institution located in Colorado.

We hereby engage with you that all drafts and documents drawn under and in compliance with the terms of this Letter of Credit will be duly honored if drawn and presented for payment at this office on or before the expiration date of this Letter of Credit.

Very Truly Yours,

R. Kelley Burford, Vice President

TEMPORARY

CERTIFICATE OF OCCUPANCY

(GOOD FOR 90 DAYS)

BUILDING DEPARTMENT
CITY OF GRAND JUNCTION
(OR MESA COUNTY)

EXPIRES 5-22-94

PERMIT # 46860 DATE 2-22-94

PERMISSION IS HEREBY GRANTED TO Const. Services TO OCCUPY THE

BUILDING SITUATED AT 766 Valley Court

LOT _____ BLOCK _____ FILING _____ SUBDIVISION _____

TAX SCHEDULE NUMBER 2697-361-03-009

FOR THE FOLLOWING PURPOSE: truck terminal

THIS CERTIFICATE ISSUED IN CONFORMITY TO SECTION 307, UNIFORM BUILDING CODE

INSPECTOR _____

City Planning _____

2-24-94

2697-36

T1N. R 2 W. SEC. 36

T1S.R1OW
2947-14

T1S.R1W
2947-15

INTERSTATE 70

COLORADO RIVER

RAILROAD AVENUE

INDUSTRIAL PARK ADDED

RAILHEAD

CIRCLE

LOT 2

LOT 3

LOT 4

LOT 5

LOT 6

LOT 7

I-70

PERSHING

ROAD

36

LOT 1

MESA COUNTY CITY OF G.J.

OLD GRAND RIVER CHANNEL (DRY LAND)

GRAND RIVER

STATE HIGHWAY 6 & 50

TIN R2W
2697-35

N

INTERSTATE 70

TIN. R1W
2701-31
&
2701-313

REPLAT LOT 12 VALLEY WEST FILING NO. THREE

TIN R2W
2697-25

VALLEY WEST SUB. FILING NO. TWO

WASH

ROAD

CHART

THREE VALLEY FILING NO.

VALLEY WEST SUB. FILING NO. 3

REYNOLDS SUB.

BASE

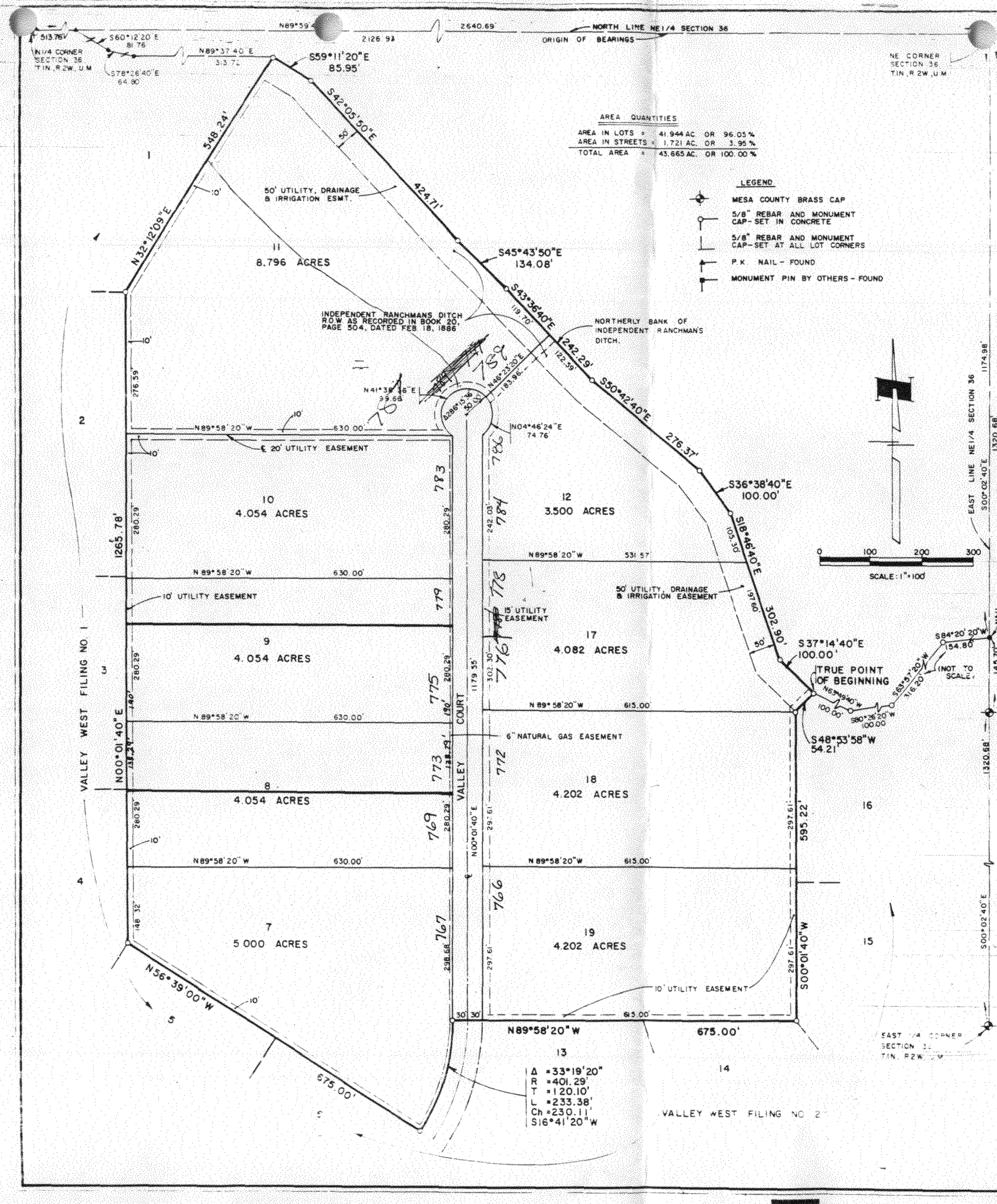
ROAD

2697-36
T1N R2W

VALLEY WEST FILING NO. 3

ZONE: C

Bldg. Permit Required



AREA QUANTITIES

AREA IN LOTS	=	41.944 AC. OR	96.05%
AREA IN STREETS	=	1.721 AC. OR	3.95%
TOTAL AREA	=	43.665 AC. OR	100.00%

LEGEND

- MESA COUNTY BRASS CAP
- 5/8" REBAR AND MONUMENT CAP- SET IN CONCRETE
- 5/8" REBAR AND MONUMENT CAP- SET AT ALL LOT CORNERS
- P.K. NAIL - FOUND
- MONUMENT PIN BY OTHERS - FOUND

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned C.B.W. Builders, Inc., William E. Foster, President and Warren E. Gardner, Secretary, and James E. Fry are the owners of that real property situated in the County of Mesa, State of Colorado more particularly described as follows: All of the NE 1/4 of Section 36, T.1 N., R.2 W. of the Ute Meridian as shown on the accompanying plat, said real property being more particularly described as follows: Commencing at the NE Corner of said Section 36; thence S 00°02' 40" E along the east line of the NE 1/4 of said Section 36 a distance of 1174.98 feet to a point on the northerly bank of the Independent Ranchman's Ditch; Thence along said northerly bank of the Independent Ranchman's Ditch by the following four (4) courses and distances: (1) S 74° 25' 20" W 154.80 feet; (2) S 69° 57' 20" W 312.20 feet; (3) S 80° 26' 20" W 100.00 feet; (4) S 69° 47' 40" W 100.00 feet to the TRUE POINT OF BEGINNING; thence S 48° 53' 58" W 54.21 feet; thence S 00° 01' 40" W 595.22 feet; thence N 89° 58' 20" W 675.00 feet; Thence along the arc of a curve to the right whose radius is 401.29 feet and whose long chord bears S 16° 41' 20" W 233.11 feet; Thence N 56° 39' 00" W 575.00 feet; Thence N 00° 01' 40" E 1265.78 feet; Thence S 89° 58' 20" E 548.24 feet to a point on the northerly bank of the Independent Ranchman's Ditch; Thence along said northerly bank of the Independent Ranchman's Ditch by the following eight (8) courses and distances: (1) S 59° 11' 20" E 85.95 feet; (2) S 42° 05' 50" E 42.71 feet; (3) S 45° 43' 50" E 131.08 feet; (4) S 43° 36' 40" E 242.29 feet; (5) S 50° 42' 40" E 276.37 feet; (6) S 36° 38' 40" E 100.00 feet; (7) S 18° 46' 40" E 302.90 feet; (8) S 37° 14' 40" E 100.00 feet to the TRUE POINT OF BEGINNING, containing 43.665 acres.

That said owner has caused the said real property to be laid out and surveyed as Valley West Filing No. 3, a subdivision of a part of Mesa County, Colorado.

That said owner does hereby dedicate and set apart all of the streets and roads as shown on the accompanying plat to the use of the public forever, and hereby dedicate those portions of said real property which are labeled as utility, irrigation and drainage easements on the accompanying plat to the Public Utilities as perpetual easements for the installation and maintenance of utilities, irrigation and drainage facilities, including but not limited to electric lines, gas lines, telephone lines. Together with the right to trim interfering trees and brush; with perpetual right of ingress and egress for installation, maintenance and replacement of such lines. Said easements and rights shall be utilized in a reasonable and prudent manner.

That all expense for street paving or improvements shall be furnished by the seller or purchaser, not by the County of Mesa.

IN WITNESS WHEREOF said owner has caused its name to be hereunto subscribed this 12th day of November, A.D., 1980.

C.B.W. Builders, Inc.

William E. Foster — William E. Foster, President

Warren E. Gardner — Warren E. Gardner, Secretary

James E. Fry — James E. Fry

STATE OF COLORADO)
) ss
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 12th day of November A.D., 1980 by William E. Foster, President and Warren E. Gardner, Secretary of C.B.W. Builders, Inc., and James E. Fry.

Witness my hand and official seal. My commission expires: 4-21-82

Hayle A. Bayne
Notary Public

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
) ss
COUNTY OF MESA)

F 1246286

I hereby certify that this instrument was filed in my office at 9:45 o'clock A.M. this 21st day of January A.D., 1981, and is duly recorded in Plat Book No. 12, Page 347.

Earl Dawson
Clerk and Recorder

By Hayle M. Hankey
Deputy

Fees: $ 10.00

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 12th day of January A.D., 1981. County Planning Commission of the County of Mesa, Colorado.

Tom Jamerson
Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 12 day of January A.D., 1981. Board of County Commissioners of the County of Mesa, Colorado.

Bud Tatlow
Chairman

SURVEYORS CERTIFICATE

I, James T. Patty Jr., do hereby certify that the accompanying plat of Valley West Filing No. 3, a subdivision of a part of the County of Mesa, has been prepared under my direction and accurately represents a field survey of same.

James T. Patty Jr.
Registered Land Surveyor
Colorado Registration No.

4960

Utilities Coordinating Committee:

Thomas C. Caldwell
Chairman

12 Jan. 1981
Date

VALLEY WEST FILING #3

PARAGON ENGINEERING, INC.