Table of Contents

File CUP-1995-121

Date 9/8/99

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, not all entries designated to be scanned, are present in the file. There are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been included. **Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick guide for the contents of each file.** **Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.**
X	X	***Summary Sheet – Table of Contents**
		Application form
		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
		***Mailing list**
		Public notice cards
		Record of certified mail
		Legal description
		Appraisal of raw land
		Reduction of any maps – final copy
X	X	***Final reports for drainage and soils (geotechnical reports)**
		Other bound or nonbound reports
		Traffic studies
X		Individual review comments from agencies
X	X	***Consolidated review comments list**
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**
		***Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)**

DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:

X		Certificate of Occupancy			
X	X	E-mail from Hank Masterson to Kathy Portner – 9/20/96			
X	X	Letter from Katherine Portner to Brian Kehoe – 6/12/97			
X		Letter from Brian Kehoe to Katherine Portner – 6/10/97			
X	X	Letter from Brian Kehoe to Katherine Portner – 5/6/97			
X	X	Letter from Katherine Portner to Phil Hart – 2/28/96			
X	X	Letter from Katherine Portner to Brian Kehoe – 9/7/95			
X	X	Letter from Brian Kehoe to Jody Kliska – 1/25/96			
X		Site Plan			
X		Paving, Grading & Drainage Plan			
X		Landscape Plan			
X		Utility Plan			

SUBMITTAL CHECKLIST CUP-95-121

SITE PLAN REVIEW

Location: 1227 Winters Ave. Project Name: BFI Recycling Center

Date Received 1-29-96

Receipt # 3429

File # CUP-95-121(2)

DESCRIPTION	SSID REFERENCE	● City Community Development	● City Dev. Eng.	● City Utility Eng.	O City Property Agent	● City Parks/Recreation	● City Fire Department	~~● City Attorney~~	O City Downtown Dev. Auth.	O County Planning	● County Bldg. Dept.	O Irrigation District	O Drainage District	O Water District	O Sewer District	O U.S. West	O Public Service	O GVRP	O CDOT	O Corps of Engineers	O Walker Field	O Persigo WWT	● Mesa County Health	O State Environ. Health	O City Sanitation	O School Dist #51	TOTAL REQ'D.
● Application Fee $175.00	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	1	1	1	1	1	7
~~● Planning Clearance*~~	VII-3	1																								
● 11"x17" Reduction of Assessor's Map	VII-1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	7
~~● Evidence of Title~~	VII-2	1			1			1																		
O Deeds	VII-1	1			1			1																		
O Easements	VII-2	1	1	1	1			1																		
O Avigation Easement	VII-1	1			1			1																		
O ROW	VII-2	1	1	1	1			1																		
O Improvements Agreement/Guarantee*	VII-2	1	1	1				1																		
O CDOT Access Permit	VII-3	1	1																							
O Industrial Pretreatment Sign-off	VII-4	1		1																						
● General Project Report	X-7	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	7
O Elevation Drawing	IX-13	1	1																							
● Site Plan	IX-29	2	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	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	1	1	1	1	4
● Grading and Drainage Plan	IX-16	1	2										1							1							3
~~● Storm Drainage Plan and Profile~~	IX-30	1	2										1			1	1	1									
● Water and Sewer Plan and Profile	IX-34	1	2	1			1							1	1	1	1	1									5
O Roadway Plan and Profile	IX-28	1	2										1														
O Road Cross-Sections	IX-27	1	2																								
O Detail Sheet	IX-12	1	2																								
● Landscape Plan	IX-20	2	1	1																							4
O Geotechnical Report	X-8	1	1								1																
● Final Drainage Report / Dr Fee	X-5,6	1	2										1														3
● Stormwater Management Plan	X-14	1	2										1							1							3
O Phase I and II Environmental Rerpot	X-10,11	1	1																								
O Traffic Impact Study	X-15	1	2																1								

NOTES: * An asterisk in the item description column indicates that a form is supplied by the City.

SUBMITTAL CHECKLIST

Conditional Use Permit / SITE PLAN REVIEW

Location: 1227 Winters Project Name: BFI

ITEMS		DISTRIBUTION																													
Submittal - June 1 Hearing - July 11 Date Received 7-3-95 Receipt # 2584 File # CUP-95-121		● 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 G.V.	○ ~~Water District~~	○ ~~Sewer District~~	○ ~~U.S. West~~	● Public Service	○ GVHR	○ CDOT	○ Corps of Engineers	○ ~~Walker Field~~	○ ~~Persigo WWT~~	● Mesa County Health	● State Environ. Health	● City Sanitation	○ ~~School Dist #51~~	● Planning Commission (8)						TOTAL REQ'D.
DESCRIPTION	SSID REFERENCE																														
● Application Fee $350 plus $15/acre	VII-1	1																													
● Submittal Checklist *	VII-3	1																													
● Review Agency Cover Sheet*	VII-3	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1						
● ~~Planning Clearance*~~	VII-3	1																													
● 11"x17" Reduction of Assessor's Map	VII-1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	8				
● Evidence of Title	VII-2	1			1			1																							
○ ~~Deeds~~	VII-1	1			1			1																							
○ ~~Easements~~	VII-2	1	1	1	1			1																							
○ ~~Avigation Easement~~	VII-1	1			1			1																							
○ ROW	VII-2	1	1	1	1			1																							
○ ~~Improvements Agreement/Guarantee*~~	VII-2	1	1	1				1																							
○ ~~CDOT Access Permit~~	VII-3	1	1																												
○ ~~Industrial Pretreatment Sign-off~~	VII-4	1		1																											
● General Project Report	X-7	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	8				
○ ~~Elevation Drawing~~	IX-13	1	1																												
● Site Plan	IX-29	2	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1					
● 11"x17" Reduction of Site Plan	IX-29					1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	8				
● Grading and Drainage Plan	IX-16	1	2										1							1											
○ Storm Drainage Plan and Profile	IX-30	1	2										1			1	1	1													
○ ~~Water and Sewer~~ Plan and Profile	IX-34	1	2	1			1							1	1	1	1	1													
○ ~~Roadway Plan and Profile~~	IX-28	1	2										1																		
○ ~~Road Cross-Sections~~	IX-27	1	2																												
○ ~~Detail Sheet~~	IX-12	1	2																												
● Landscape Plan	IX-20	2	1	1																											
○ ~~Geotechnical Report~~	X-8	1	1								1																				
● Final Drainage Report	X-5,6	1	2										1																		
● 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												
● Names & Addresses	VII-2	1																													
● Legal Description	VII-2	1																													
● Development Application		1	1																												

NOTES: * An asterisk in the item description column indicates that a form is supplied by the City.

Copy for each packet

DEVELOPMENT APPLICATION

Community Development Department
250 North 5th Street, Grand Junction, CO 81501
(303) 244-1430

Receipt _____
Date _____
Rec'd By _____
File No. CUP-95-121

We, the undersigned, being the owners of property situated in Mesa County, State of Colorado, as described herein do hereby petition this:

PETITION	PHASE	SIZE	LOCATION	ZONE	LAND USE
☐ Subdivision Plat/Plan	☐ Minor ☐ Major ☐ Resub				
☐ Rezone				From: To:	
☐ Planned Development	☐ ODP ☐ Prelim ☐ Final				
☒ Conditional Use		~5 acres	1227 Wintus	I-2	Recycling
☐ Zone of Annex					
☐ Variance					
☐ Special Use					
☐ Vacation					☐ Right-of Way ☐ Easement
☐ Revocable Permit					

☒ PROPERTY OWNER	☒ DEVELOPER	☒ REPRESENTATIVE
Industrial Constructors Corp.	Mervin L. Einspahr	BFI of CO INC
Name	Name	Name
101 International Dr.	2921 Crocus	2724 HWY 50
Address	Address	Address
Missoula, MT 59802-1549	Grand Junction, CO 81501	Grand Junction, CO 81503
City/State/Zip	City/State/Zip	City/State/Zip
(406)-523-1336	(970)-243-0508	(970)-242-8045
Business Phone No.	Business Phone No.	Business Phone No.

NOTE: Legal property owner is owner of record on date of submittal.

We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we or our representative(s) must be present at all required hearings. In the event that the petitioner is not represented, the item will be dropped from the agenda, and an additional fee charged to cover rescheduling expenses before it can again be placed on the agenda.

+ Brant Watkins — 7/3/95
Signature of Person Completing Application — Date

+ _____
Signature of Property Owner(s) - attach additional sheets if necessary — Date

BFI Waste Systems
BROWNING-FERRIS INDUSTRIES

Grand Junction District

To: CITY OF GRAND JUNCTION
COMMUNITY DEVELOPMENT DEPARTMENT

FROM: BRIAN KEHOE, FACILITY MANAGER
BROWNING-FERRIS INDUSTRIES OF COLORADO, INC.

DATE: JUNE 30, 1995

SUBJ: GENERAL PROJECT REPORT
PROPOSED DEVELOPMENT OF REGIONAL RECYCLERY
TRUCK MAINTENANCE, AND OFFICE FACILITY
1227 WINTERS AVENUE
GRAND JUNCTION, COLORADO

2724 HIGHWAY 50 • GRAND JUNCTION, COLORADO 81503 • (303) 242-8045

A. The property under consideration for development is located at 1227 Winters Avenue and is comprised of an existing 21,000 square foot building, of which 2,600 square feet has been developed as a one story office area and 18,400 square feet as warehouse, shop and maintenance area.

2. The subject property is approximately 5.74 acres in size with at least 5 acres enclosed by chain link fencing. It is situated at the southeast corner of the intersection of Winters Avenue and 12th Street in the northern half of lot 1 of the Colorado west Development Park, filing Two.

3. The proposed development of the facility calls for the project to occur in two phases. Phase One: Installation of a regional recycling facility within the 12,400 square foot of the existing east end of the building with minimal change to the existing buildings, grading, and landscaping. Sorting, conveying and baling equipment along with storage bunkers will be installed within the building to process the recyclable goods and make ready for shipment to potential markets. Interior bale storage is planned for all commodities with some overflow to outside interim storage of baled or containerized steel and aluminum cans or plastic as volumes increase prior to shipment. Outside interim storage of glass shards is planned to alleviate contamination of other goods within the facility. A future rail spur extension and rail dock is planned for direct shipment by rail.

Initial loading and shipping will occur at a planned dock well at the southend corner of the building. Phase Two: The remaining 6000 square feet of building will house truck maintenance facilities for the recyclery and refuse vehicles. The existing 2600 square foot of office space will be occupied by the support staff for both the recylery and refuse business.

B. PUBLIC BENEFIT

The citizens and business interest of the City of Grand Junction as well as the entire western slope population should benefit from the presence of a regional recycling operation. With the ever increasing demand for the public and private sectors to provide the homeowner and business a competitively priced, readily accessible means of meeting their individual or mandated recycling goals or needs, the surveyors of this service, be they public or private, must continually strive to meet the demands of the marketplace. We believe that the geographic location of Grand Junction makes it the ideal, location to channel recycling efforts of the region to better serve the western slopes and achieve the economies of a larger market presence for the recyclable goods.

C. PROJECT COMPLIANCE, COMPATIBILITY, AND IMPACT

1. Under the current Zoning and Development Code, recycling operations are grouped with salvage and scrap yards and require a conditional use permit to be located within a I-2 Heavy Industrial Zone. We are not requesting a variance, rezoning, revocable permit, or vacation from the requirements of the Zoning and Development Code. We understand that no adopted plans or policies are in place that preclude the current zoning of the subject property. We therefore are requesting a conditional use permit to allow the recycling operation within the current I-2 Heavy Industrial Zone.

2. The surrounding development is zoned as I-2 Heavy Industrial with a mix of office, warehouse and light to heavy manufacturing facilities in operation with truck freight and rail access.

3. Site access to the proposed facility is currently planned to utilize the existing access off Winters Avenue for recycling truck entrance and exit through existing gate on 12th Street. Public and visitor parking will be maintained as presently exist with offstreet head-in parking along Winters Avenue adjacent to the office area. Employee parking will be offstreet head-in parking similar to existing along Winters Avenue to the east of access drive with overflow located within the fenced yard of the facility. Refuse trucks will enter and exit the facility from the 12th Street gate. Truck access for shipping of recyclable goods is planned for ingress and egress at the 12th Street gate. The adjacent streets are currently two-way traffic with a four way stop intersection.

4. The existing facility is served by Public Service Company of Colorado for electrical and natural gas. Water supply and sanitary sewer are from Grand Junction City Water and Sewer Departments. Storm sewer is located along 12th Street and fir hydrants are located along both adjacent streets within 300 feet of the building.

5. We do not anticipate any upgrades in the existing services at this time. Further development of the project and research of code requirements may establish the need for connection to the fire main if a sprinkler system is required. We intend to maintain the existing sheet drainage of the site for storm water run-off to the existing inlets at 12th Street. Installation of the truck maintenance facilities will include a truck wash inclusive of an oil/water separator prior to connection to sanitary sewer.

6. We do not anticipate any adverse effect on public facilities as the type of business proposed is similar to the current use and other business within the area.

7. Site soils and geology are represented on the attached Soil Conservation Service soils map.

8. We do not anticipate that the operations of the proposed facility will have any impact on the site geology or cause any undue or adverse geological hazard. A Spill Prevention Control and countermeasure plan will be prepared for the facility as a standard company policy at a later date.

9. Normal hours of operation will be as follows:

Office hours:	8:00 AM to 5:00 PM	M - F
Maintenance and Yard:	3:00 AM to 8:00 PM	M - F
	7:00 AM to 2:00 PM	SAT
Recycling Operations:	3:00 AM to 8:00 PM	M - F

10. Signage plans will be submitted at a later date but will likely consists of building mounted company name and logo along with identification of recyclery and smaller signage located on gates or doorways to direct public and deliveries.

D. DEVELOPMENT SCHEDULE AND PHASING

Phase One:
Renovation and installation of recycling operation - design and construction August 15, 1995 through October 15, 1995.

Phase Two:
Renovation and installation of office and truck maintenance facility - design and construction October 15, 1995 through January 15, 1995 (note that Phase Two may be postponed to first or second quarter of 1996).

SITE PLAN NARRATIVE
FOR

BFI RECYCLE CENTER
1227 WINTERS AVENUE

January 25, 1996

Prepared for:
BFI Waste Systems
Browning-Ferris Industries
2724 Highway 50
Grand Junction, Colorado 81503
(970) 242-8045

Prepared by:
LANDesign LLC
259 Grand Avenue
Grand Junction, Colorado 81501
(970) 245-4099

Project Location and Description:

The subject property (Tax I.D. #2945-242-15-001) is located at the southeast corner of the intersection of 12th. Street and Winters Avenue.

The site contains approximately 5.74 acres and is currently occupied by a 21,152 square foot multi-level metal building. The property is bounded to the west by 12th. Street and to the north by Winters Avenue. Both 12th. Street and Winters Avenue are fully improved roadway sections. To the east and south are commercial/industrial properties.

Primary access to the front of the building and it's offices is from Winters Avenue. An existing gated driveway off of 12th. Street provides primary access to the rear of the building and staging areas located south of the building. A secondary gated access exists at the southwest corner of the site. Staging areas south of the building are secured by a perimeter chainlink fence which is to remain in place.

Proposed Use of Site:

The site will accommodate BFI Waste Systems offices and recycling unit. The primary function of the facility will be shipping, receiving and processing of recyclable materials. The Storm Water Management Plan (SWMP) presents a detailed list of proposed activities, materials to be recycled, mitigation measures for storm water management and appropriate Best Management Practices. The reader is referred to the SWMP for further detail.

Site Topography and Drainage Characteristics:

12th. Street and Winters Avenue are fully improved roadway sections with curb, gutter and v-pans to convey stormwater. An existing storm sewer intercepts street flow at the intersection of the 2 roadways.

Site topography is flat in nature. The site drains in a overland fashion from the northeast to the southwest towards 12th. Street at grades averaging 0.30%. Areas in front of the building are asphalt and all weather gravel surfaces. The staging areas south of the building are all weather gravel surfaces.

Project Improvements and Phasing:

As indicated on each of the plans, the site improvements are to be accomplished during 2 separate phases.

Phase No. 1 will consist of the installation of landscaping improvements along the east side 12th. Street south from the intersection of Winters Avenue to the back of the existing building. The existing asphalt parking area located in the front of the building, adjacent

to Winters Avenue is to be restriped as shown on the site plan to accommodate an additional handicap parking stall. A proposed concrete slab is to be constructed from the existing v-pan on Winters Avenue to the Recycler Truck Entry Door located on the front of the building.

For purposes of Phase No. 1, vehicular access to the Recycler shall be confined to the front of the building. Flow thru vehicular traffic will only be allowed after the completion of Phase No. 2 improvements.

A 8-inch diameter fire line is to be installed from 12th. Street to the building to supply a interior sprinkler system. The plans for the fire protection system will be submitted directly to the Mesa County Building and City of Grand Junction Fire Departments for review.

Phase No.2 improvements are scheduled for October, 1996 and will consist of the installation of landscaping improvements along the east side of 12th. Street south from the back of the existing building to the south boundary line of the subject property. Asphalt paving is to be installed from the back of the building to the existing gated driveway access on 12th. Street. The asphalt will accommodate regular daily vehicular traffic from the 2 Maintenance Shop Doors, the Recycler Truck Exit Door and a 25 foot by 40 foot screened storage area. The area from the west edge of the proposed asphalt to the back of the existing concrete sidewalk on 12th. Street is to be filled and regraded to provide positive drainage away from building and asphalt elements. All other areas south of the existing building are designated as staging areas and are not subject to regular daily traffic. These areas are currently improved with an all weather gravel surface. Screening of the south boundary of the site shall be accomplished by the installation of privacy strips in the existing chain link fence full length of the south line.

Drainage Improvements:

Runoff from the site flows generally from the northeast to the southwest towards 12th. Street. The runoff is overland sheetflow in nature along slopes averaging 0.30% grade. The existing drainage patterns are to be maintain.

BFI has elected to pay a drainage fee in Lieu of the requirements for onsite detention. This concept has been presented to and approved by the Jody Kliska of the Department of Public Works. The calculated drainage fees are $171.14 for Phase No. 1 and $952.89 for Phase 2.

CUP-95-121

BESS INVESTMENTS INC
860 4th ave
GRAND JUNCTION, CO 81501-3806

Marvin Einspahr
2921 Crocus
Grand Junction, CO 81501

STATE OF COLORADO DEPARTMENT
OF HEALTH
%MICHAEL TOMPKINS-ATT GEN OFF
1525 SHERMAN ST STE 3
DENVER, CO 80203-1712

Industrial Constructors Corp.
101 International Drive
Missoula, MT 59802

BUESCHER FAMILY LIMITED
PARTNERSHIP
PO BOX 4353
GRAND JUNCTION, CO 81502-4353

Brant Westermire
BFI
2724 Highway 50
Grand Junction, CO 81503

JAMES R MCCONNELL
ALICE K
1005 WINTERS AVE
GRAND JUNCTION, CO 81501-3854

Brian Kehoe
BFI
3071 Highway 50
Grand Junction, CO 81503

COCA-COLA BOTTLING CO OF SALT
LAKE CTY IN
C/O SWIRE BOTTLERS INC
PO BOX 1647
SALT LAKE CITY, UT 84110-1647

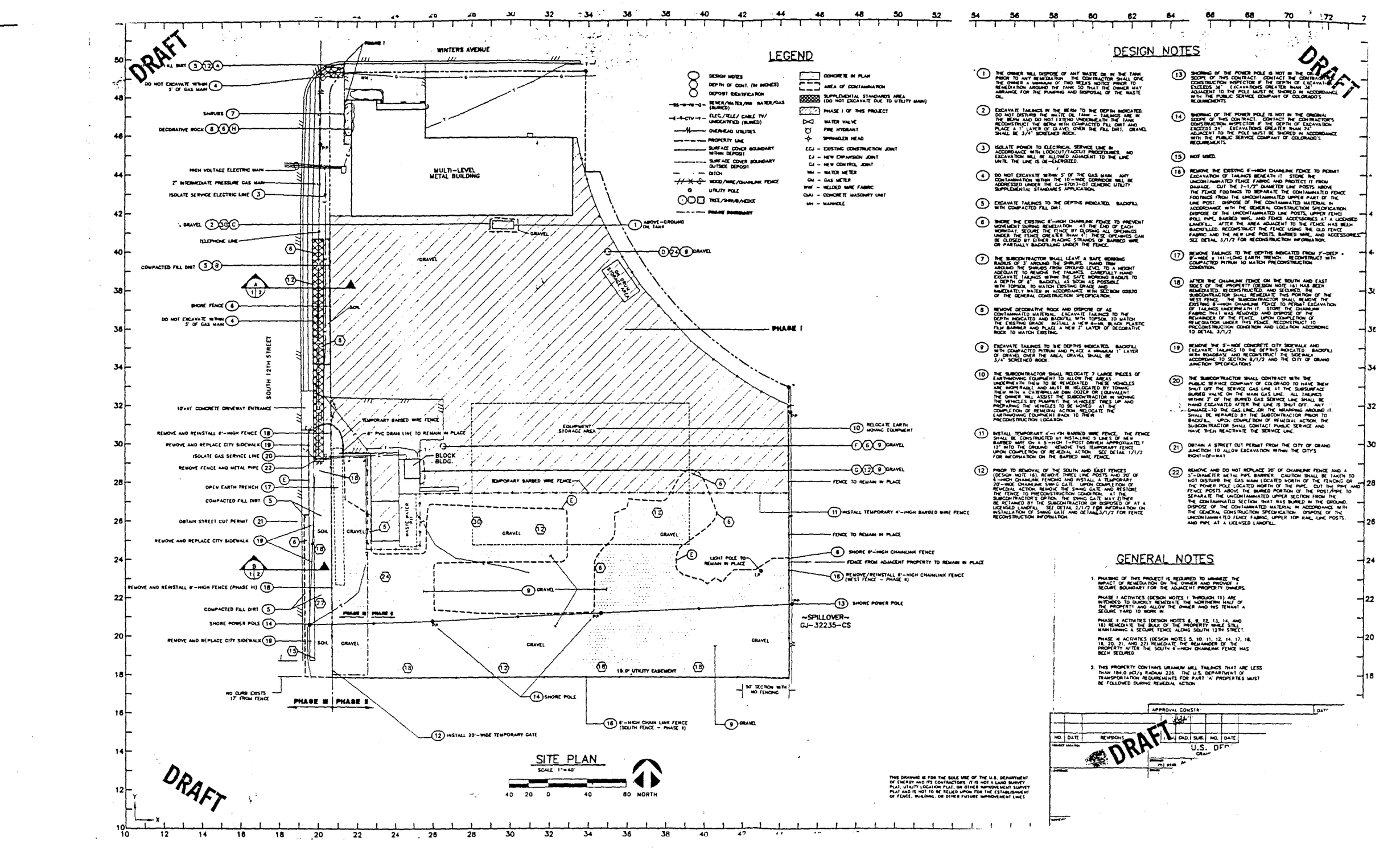
City of Grand Junction
Community Development Dept.
250 N 5th Street
Grand Junction, CO 81502

THE CHESTER W NORTZ
REVOCABLE TRUST
C/O CAPCO INC
1328 WINTERS AVE
GRAND JUNCTION, CO 81501-3861

K C WOFFORD
BERNICE
2001 STARDUST DR
COLORADO SPRINGS, CO 80906-1642

GILMAR INVESTMENT CO LTD
1900W 12TH AVE
DENVER, CO 80204-3416

GILMAR INVESTMENT COMPANY LTD
1900 W 12TH AVE
DENVER, CO 80204-3416



LEGEND

- DESIGN NOTES
- DEPTH OF CONT. (IN INCHES)
- DEPOSIT IDENTIFICATION
- SEWER/WASTER/FIR WATER/GAS (BURIED)
- ELEC./TELE/ CABLE TV/ UNDERGROUND (BURIED)
- OVERHEAD UTILITIES
- PROPERTY LINE
- SURFACE COVER BOUNDARY WITHIN DEPOSIT
- SURFACE COVER BOUNDARY OUTSIDE DEPOSIT
- DITCH
- WOOD/WIRE/CHAINLINK FENCE
- UTILITY POLE
- TREE/SHRUB/HEDGE
- PROPERTY BOUNDARY
- CONCRETE IN PLAN
- AREA OF CONTAMINATION
- SUPPLEMENTAL STANDARDS AREA (DO NOT EXCAVATE DUE TO UTILITY MAIN)
- PHASE I OF THIS PROJECT
- WATER VALVE
- FIRE HYDRANT
- SPRINKLER HEAD
- ECJ - EXISTING CONSTRUCTION JOINT
- EJ - NEW EXPANSION JOINT
- CJ - NEW CONTROL JOINT
- WM - WATER METER
- GM - GAS METER
- WWF - WELDED WIRE FABRIC
- CMU - CONCRETE MASONRY UNIT
- MH - MANHOLE

DESIGN NOTES

1. THE OWNER WILL DISPOSE OF ANY WASTE OIL IN THE TANK PRIOR TO ANY REMEDIATION. THE CONTRACTOR SHALL GIVE THE OWNER A MINIMUM OF TWO WEEKS NOTICE PRIOR TO REMEDIATION AROUND THE TANK SO THAT THE OWNER MAY ARRANGE FOR THE PUMPING AND DISPOSAL OF THE WASTE OIL.
2. EXCAVATE TAILINGS IN THE BERM TO THE DEPTH INDICATED. DO NOT DISTURB THE WASTE OIL TANK - TAILINGS ARE IN THE BERM AND DO NOT EXTEND UNDERNEATH THE TANK. RECONSTRUCT THE BERM WITH COMPACTED FILL DIRT AND PLACE A 1" LAYER OF GRAVEL OVER THE FILL DIRT. GRAVEL SHALL BE 3/4" SCREENED ROCK.
3. ISOLATE POWER TO ELECTRICAL SERVICE LINE IN ACCORDANCE WITH LOCKOUT/TAGOUT PROCEDURES. NO EXCAVATION WILL BE ALLOWED ADJACENT TO THE LINE UNTIL THE LINE IS DE-ENERGIZED.
4. DO NOT EXCAVATE WITHIN 5' OF THE GAS MAIN. ANY CONTAMINATION WITHIN THE 10'-WIDE CORRIDOR WILL BE ADDRESSED UNDER THE GJ-87031-OT GENERIC UTILITY SUPPLEMENTAL STANDARDS APPLICATION.
5. EXCAVATE TAILINGS TO THE DEPTHS INDICATED. BACKFILL WITH COMPACTED FILL DIRT.
6. SHORE THE EXISTING 6'-HIGH CHAINLINK FENCE TO PREVENT MOVEMENT DURING REMEDIATION. AT THE END OF EACH WORKDAY, SECURE THE FENCE BY CLOSING ALL OPENINGS UNDER THE FENCE GREATER THAN 4". THESE OPENINGS CAN BE CLOSED BY EITHER PLACING STRANDS OF BARBED WIRE OR PARTIALLY BACKFILLING UNDER THE FENCE.
7. THE SUBCONTRACTOR SHALL LEAVE A SAFE WORKING RADIUS OF 3' AROUND ALL SHRUBS, TREES AND TRUNKS GROWING AROUND THE SHRUBS FROM GROUND LEVEL TO A HEIGHT ADEQUATE TO REMOVE THE TAILINGS. CAREFULLY HAND EXCAVATE TAILINGS WITHIN THE SAFE WORKING RADIUS TO A DEPTH OF 8". BACKFILL AS SOON AS POSSIBLE WITHIN THE CONTROL TO MATCH EXISTING GRADE AND IMMEDIATELY WATER IN ACCORDANCE WITH SECTION 02820 OF THE GENERAL CONSTRUCTION SPECIFICATION.
8. REMOVE DECORATIVE ROCK AND DISPOSE OF AS CONTAMINATED MATERIAL. EXCAVATE TAILINGS TO THE DEPTH INDICATED AND BACKFILL WITH TOPSOIL TO MATCH THE EXISTING GRADE. INSTALL A NEW 6-MIL BLACK PLASTIC FILM BARRIER AND PLACE A NEW 3" LAYER OF DECORATIVE ROCK TO MATCH EXISTING.
9. EXCAVATE TAILINGS TO THE DEPTHS INDICATED. BACKFILL WITH COMPACTED PITRUN AND PLACE A MINIMUM 1" LAYER OF GRAVEL OVER THE AREA. GRAVEL SHALL BE 3/4" SCREENED ROCK.
10. THE SUBCONTRACTOR SHALL RELOCATE 7 LARGE PIECES OF EARTHMOVING EQUIPMENT TO ALLOW THE AREAS UNDERNEATH THEM TO BE REMEDIATED. THESE VEHICLES ARE PARKED AND MUST BE RELOCATED BY DOWNIC THEM WITH A CATERPILLAR D8N DOZER OR EQUIVALENT. THE OWNER WILL ASSIST THE SUBCONTRACTOR IN MOVING THE VEHICLES BY PUMPING THE VEHICLES' TIRES UP AND PREPARING THE VEHICLES TO BE MOVED. AT THE COMPLETION OF REMEDIAL ACTION, RELOCATE THE EARTHMOVING EQUIPMENT BACK TO THEIR PRECONSTRUCTION LOCATION.
11. INSTALL TEMPORARY 4'-HIGH BARBED WIRE FENCE. THE FENCE SHALL BE CONSTRUCTED BY INSTALLING 5 LINES OF NEW BARBED WIRE ON A 5'-INCH T-POST DRIVEN APPROXIMATELY 12" INTO THE GROUND. REMOVE THIS TEMPORARY FENCE UPON COMPLETION OF REMEDIAL ACTION. SEE DETAIL 1/1/2 FOR INFORMATION ON THE BARBED WIRE FENCE.
12. PRIOR TO REMOVAL OF THE SOUTH AND EAST FENCES (DESIGN NOTE 16), REMOVE THREE LINE POSTS AND 20' OF 6'-HIGH CHAINLINK FENCING AND INSTALL A TEMPORARY 20'-WIDE CHAINLINK SWING GATE. UPON COMPLETION OF REMEDIAL ACTION, REMOVE THE SWING GATE AND RESTORE THE FENCE TO PRECONSTRUCTION CONDITION. AT THE SUBCONTRACTOR'S OPTION, THE SWING GATE MAY EITHER BE RETAINED BY THE SUBCONTRACTOR OR DISPOSED OF AT A LICENSED LANDFILL. SEE DETAIL 3/1/2 FOR INFORMATION ON INSTALLATION OF SWING GATE AND DETAIL 3/1/2 FOR FENCE RECONSTRUCTION INFORMATION.
13. SHORING OF THE POWER POLE IS NOT IN THE ORIGINAL SCOPE OF THIS CONTRACT. CONTACT THE CONTRACTOR'S CONSTRUCTION INSPECTOR IF THE DEPTH OF EXCAVATION EXCEEDS 36". EXCAVATIONS GREATER THAN 36" ADJACENT TO THE POLE MUST BE SHORED IN ACCORDANCE WITH THE PUBLIC SERVICE COMPANY OF COLORADO'S REQUIREMENTS.
14. SHORING OF THE POWER POLE IS NOT IN THE ORIGINAL SCOPE OF THIS CONTRACT. CONTACT THE CONTRACTOR'S CONSTRUCTION INSPECTOR IF THE DEPTH OF EXCAVATION EXCEEDS 24". EXCAVATIONS GREATER THAN 24" ADJACENT TO THE POLE MUST BE SHORED IN ACCORDANCE WITH THE PUBLIC SERVICE COMPANY OF COLORADO'S REQUIREMENTS.
15. NOT USED.
16. REMOVE THE EXISTING 6'-HIGH CHAINLINK FENCE TO PERMIT EXCAVATION OF TAILINGS BENEATH IT. STORE THE UNCONTAMINATED FENCE FABRIC AND PROTECT IT FROM DAMAGE. CUT THE 1-1/2" DIAMETER LINE POSTS ABOVE THE FENCE FOOTINGS TO SEPARATE THE CONTAMINATED FENCE FOOTINGS FROM THE UNCONTAMINATED UPPER PART OF THE LINE POST. DISPOSE OF THE CONTAMINATED MATERIAL IN ACCORDANCE WITH THE GENERAL CONSTRUCTION SPECIFICATION. DISPOSE OF THE UNCONTAMINATED LINE POSTS, UPPER FENCE ROLL PINS, BARBED WIRE, AND FENCE ACCESSORIES AT A LICENSED LANDFILL. AFTER THE AREA ADJACENT TO THE FENCE HAS BEEN BACKFILLED, RECONSTRUCT THE FENCE USING THE OLD FENCE FABRIC AND THE NEW LINE POSTS, BARBED WIRE, AND ACCESSORIES. SEE DETAIL 3/1/2 FOR RECONSTRUCTION INFORMATION.
17. REMOVE TAILINGS TO THE DEPTHS INDICATED FROM 3'-DEEP x 8'-WIDE x 141'-LONG EARTH TRENCH. RECONSTRUCT WITH COMPACTED PITRUN TO MATCH PRECONSTRUCTION CONDITION.
18. AFTER THE CHAINLINK FENCE ON THE SOUTH AND EAST SIDES OF THE PROPERTY (DESIGN NOTE 16) HAS BEEN REMEDIATED, RECONSTRUCTED, AND SECURED, THE SUBCONTRACTOR SHALL REMEDIATE THIS PORTION OF THE WEST FENCE. THE SUBCONTRACTOR SHALL REMOVE THE EXISTING 6'-HIGH CHAINLINK FENCE TO PERMIT EXCAVATION OF TAILINGS UNDERNEATH IT. STORE THE CHAINLINK FABRIC THAT WAS REMOVED AND DISPOSE OF THE REMAINDER OF THE FENCE. UPON COMPLETION OF REMEDIATION UNDER THIS FENCE, RECONSTRUCT TO PRECONSTRUCTION CONDITION AND LOCATION ACCORDING TO DETAIL 3/1/2
19. REMOVE THE 5'-WIDE CONCRETE CITY SIDEWALK AND EXCAVATE TAILINGS TO THE DEPTHS INDICATED. BACKFILL WITH ROADBASE AND RECONSTRUCT THE SIDEWALK ACCORDING TO SECTION 8/1/2 AND THE CITY OF GRAND JUNCTION SPECIFICATIONS.
20. THE SUBCONTRACTOR SHALL CONTRACT WITH THE PUBLIC SERVICE COMPANY OF COLORADO TO HAVE THEM SHUT OFF THE SERVICE GAS LINE AT THE SURFACE AT BURIED VALVE ON THE MAIN GAS LINE. ALL TAILINGS WITHIN 2' OF THE BURIED GAS SERVICE LINE SHALL BE HAND EXCAVATED AFTER THE LINE IS SHUT OFF. ANY DAMAGE TO THE GAS LINE OR THE WRAPPING AROUND IT SHALL BE REPAIRED BY THE SUBCONTRACTOR PRIOR TO BACKFILL. UPON COMPLETION OF REMEDIAL ACTION, THE SUBCONTRACTOR SHALL CONTACT PUBLIC SERVICE AND HAVE THEM REACTIVATE THE SERVICE LINE.
21. OBTAIN A STREET CUT PERMIT FROM THE CITY OF GRAND JUNCTION TO ALLOW EXCAVATION WITHIN THE CITY'S RIGHT-OF-WAY.
22. REMOVE AND DO NOT REPLACE 20' OF CHAINLINK FENCE AND A 3"-DIAMETER METAL PIPE BARRIER. CAUTION SHALL BE TAKEN TO NOT DISTURB THE GAS MAIN LOCATED NORTH OF THE FENCING OR THE POWER POLE LOCATED NORTH OF THE PIPE. CUT THE PIPE AND FENCE POSTS ABOVE THE BURIED PORTION OF THE POST/PIPE TO SEPARATE THE UNCONTAMINATED SECTION FROM THE CONTAMINATED SECTION THAT WAS BURIED IN THE GROUND. DISPOSE OF THE CONTAMINATED MATERIAL IN ACCORDANCE WITH THE GENERAL CONSTRUCTION SPECIFICATION. DISPOSE OF THE UNCONTAMINATED FENCE FABRIC, UPPER TOP RAIL, LINE POSTS, AND PIPE AT A LICENSED LANDFILL.

GENERAL NOTES

1. PHASING OF THIS PROJECT IS REQUIRED TO MINIMIZE THE IMPACT OF REMEDIATION ON THE OWNER AND PROVIDE SECURE BOUNDARY FOR THE ADJACENT PROPERTY OWNERS.

   PHASE I ACTIVITIES (DESIGN NOTES 1 THROUGH 11) ARE INTENDED TO QUICKLY REMEDIATE THE NORTHERN HALF OF THE PROPERTY AND ALLOW THE OWNER AND HIS TENANT A SECURE YARD TO WORK IN.

   PHASE II ACTIVITIES (DESIGN NOTES 6, 8, 12, 13, 14, AND 18) REMEDIATE THE BULK OF THE PROPERTY WHILE STILL MAINTAINING A SECURE FENCE ALONG SOUTH 12TH STREET.

   PHASE III ACTIVITIES (DESIGN NOTES 5, 10, 11, 12, 14, 17, 18, 18, 20, 21, AND 22) REMEDIATE THE REMAINDER OF THE PROPERTY AFTER THE SOUTH 6'-HIGH CHAINLINK FENCE HAS BEEN SECURED.

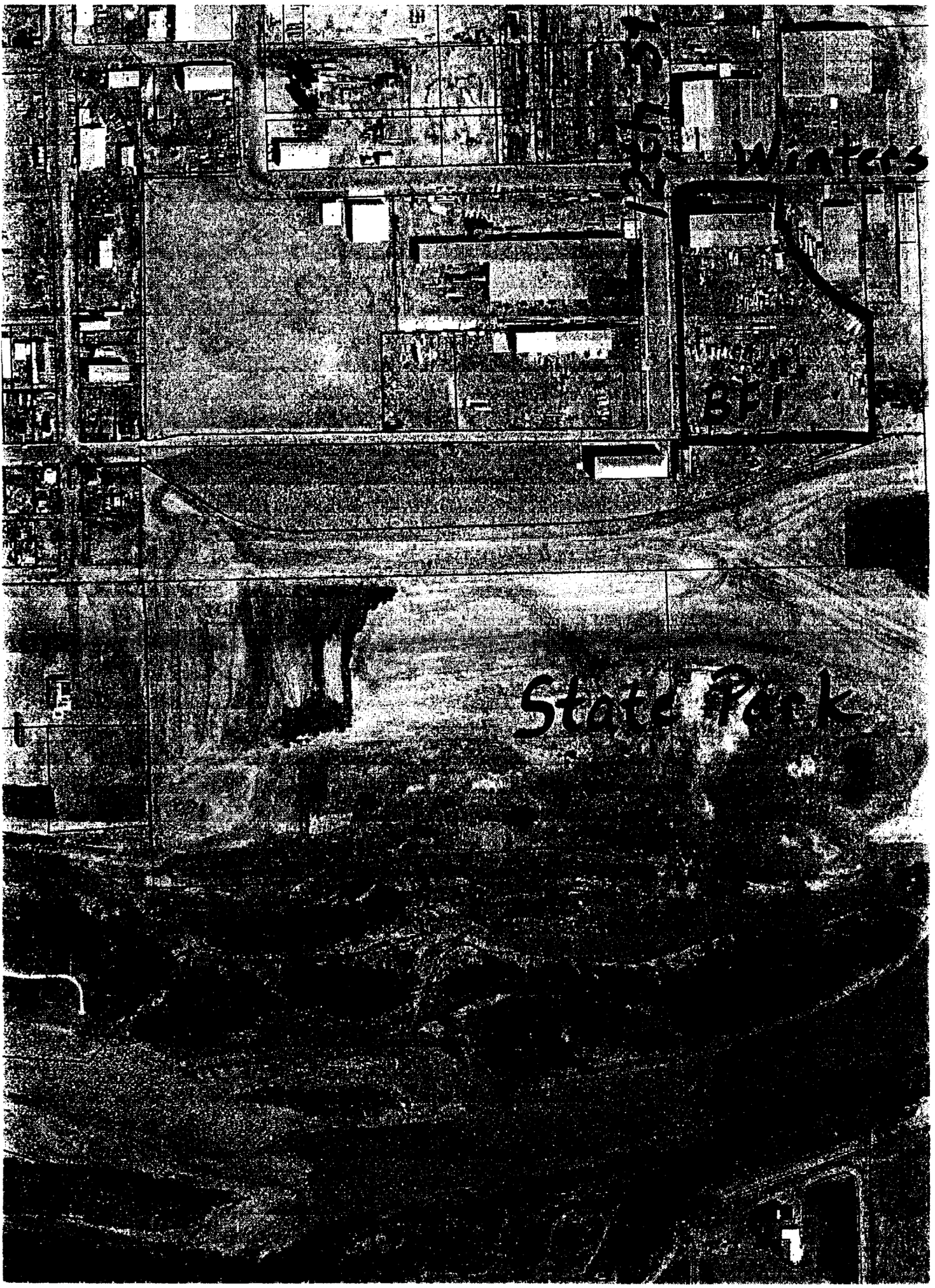
2. THIS PROPERTY CONTAINS URANIUM MILL TAILINGS THAT ARE LESS THAN 184.0 pCi/g RADIUM 226. THE U.S. DEPARTMENT OF TRANSPORTATION REQUIREMENTS FOR PART 'A' PROPERTIES MUST BE FOLLOWED DURING REMEDIAL ACTION.

APPROVAL CONSTR | DATE

NO.	DATE	REVISIONS	BY	CKD.	SUR.	NO.	DATE

U.S. DEPT.

DRAFT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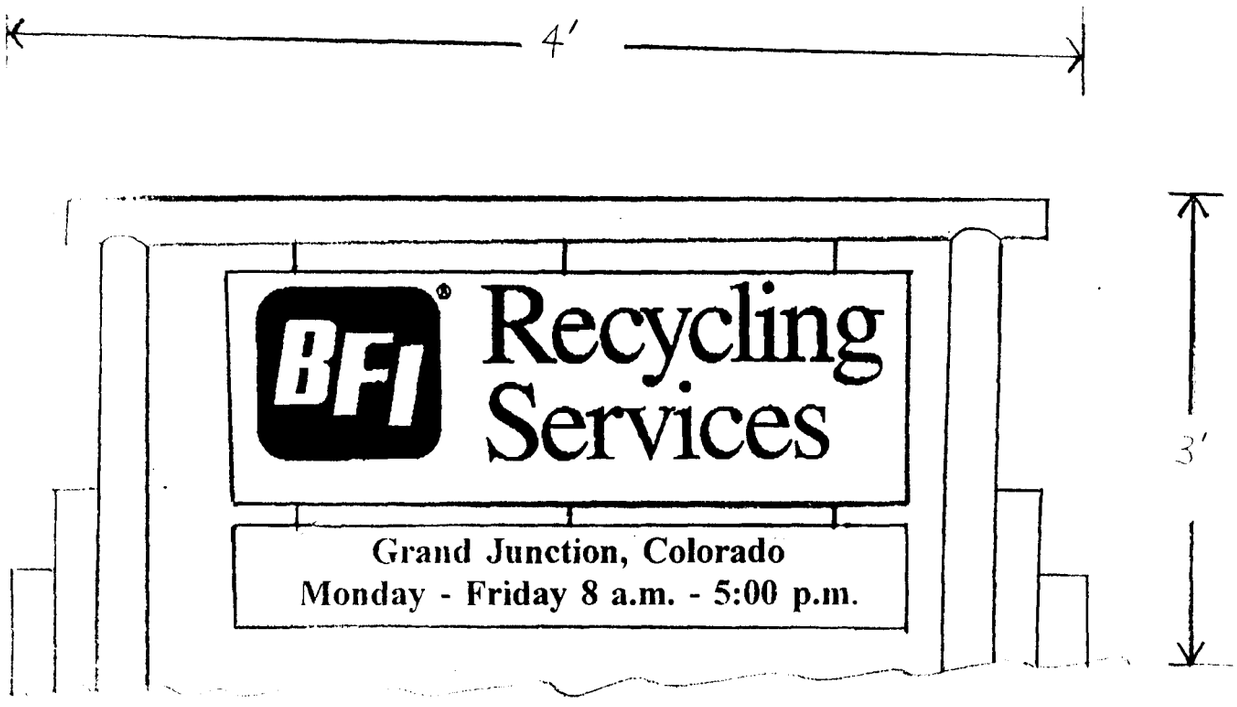
4'
BFI
Recycling
Services
Grand Junction, Colorado
Monday - Friday 8 a.m. - 5:00 p.m.
3'

REVIEW COMMENTS

FILE #CUP-95-121(2) **TITLE HEADING:** Site Plan Review - BFI Recycle Center

LOCATION: 1227 Winters Avenue

PETITIONER: BFI Waste Systems

PETITIONER'S ADDRESS/TELEPHONE: 2724 Highway 50
Grand Junction, CO 81503
242-8045

PETITIONER'S REPRESENTATIVE: LANDesign

STAFF REPRESENTATIVE: Kathy Portner

NOTE: THE PETITIONER IS REQUIRED TO SUBMIT FOUR (4) COPIES OF WRITTEN RESPONSE AND REVISED DRAWINGS ADDRESSING ALL REVIEW COMMENTS.

MESA COUNTY BUILDING DEPARTMENT **1/31/96**
Bob Lee **244-1656**

Building permits are required for all interior work. Need to submit plans for our review. No other comments based on information submitted.

GRAND JUNCTION FIRE DEPARTMENT **2/7/96**
Hank Masterson **244-1414**

1. The Fire Department has no problems with this site plan - Fire Department access and water supply are adequate.
2. The Fire Sprinkler system proposed by the petitioner is designed as an Ordinary Hazard, Group II. This will be acceptable for the proposed storage arrangement - with limited amounts of Group A plastics and no storage greater than 12' high. However, this design may limit any planned future expansion unless the system is replaced with an extra hazard design. Contact the Fire Department for more information on this subject.

CITY UTILITY ENGINEER **2/8/96**
Trent Prall **244-1590**

1. If a truck wash is still proposed, please contact Dan Tonello with the Industrial Pretreatment Section (244-1489) at the Persigo Sewer Treatment Plant for specific requirements for an oil/water separator.
2. Please contact Utility Billing at 244-1580 for information regarding Water and Sewer Plant Investment Fees. All applicable fees must be paid prior to issuance of a building permit.

COMMUNITY DEVELOPMENT DEPARTMENT **2/13/96**
Kathy Portner **244-1446**

1. Approval of the Conditional Use Permit required that the south property line be screened with screen fencing and/or landscaping. The site plan must show those improvements.

2. Approval of the Conditional Use Permit also required that the street frontages and rights-of-way must be landscaped. The plan must show the proposed ground cover for the landscaped area behind the sidewalk along 12th Street. The area between the sidewalk and curb must also be landscaped. Please indicate what is proposed.

   One street tree must be provided for every 40' of street frontage. Shrub coverage must be increased to meet the 40% coverage at maturity.

   The landscaping requirement along Winters Avenue could be satisfied by landscaping that frontage just east of the parking spaces. Street trees must be included in that landscaped area.
3. All landscaped areas must be served by a pressurized underground irrigation system. The plan must reflect that.
4. A staging area should be provided in the space in front of the building just east of the parking spaces for vehicles to pull in and wait for access to the entry door to drop off recyclables. The proposed concrete slab will not provide sufficient space for individual recyclers to wait to drop off their materials (see attached drawing for suggested configuration.
5. To determine the Transportation Capacity Payment please supply information on the prior use of the property and the number of trips generated from the site and additional information on BFI's estimated trip generation.

CITY DEVELOPMENT ENGINEER **2/13/96**
Jody Kliska **244-1591**

1. Drainage fee calculations are acceptable.
2. Please revise circulation area in front of building on Winters in accordance with Community Development comments.
3. Information on previous use of building and anticipated number of trips for proposed use is required to calculate Transportation Capacity Payment.

TO DATE, COMMENTS NOT RECEIVED FROM:
City Police Department

#CUP-95-121(2)--BFI Recycling Center
Community Development Review Comments
Kathy Portner
2/13/96

1. Approval of the Conditional Use Permit required that the south property line be screened with screen fencing and/or landscaping. The site plan must show those improvements.

2. Approval of the Conditional Use Permit also required that the street frontages and rights-of-way must be landscaped. The plan must show the proposed ground cover for the landscaped area behind the sidewalk along 12th Street. The area between the sidewalk and curb must also be landscaped. Please indicate what is proposed.

   One street tree must be provided for every 40' of street frontage. Shrub coverage should be increased to meet the 40% coverage at maturity.

   The landscaping requirement along Winters Avenue could be satisfied by landscaping that frontage just east of the parking spaces. Street trees must be included in that landscaped area.

3. All landscaped areas must be served by a pressurized underground irrigation system. The plan must reflect that.

4. A staging area should be provided in the space in front of the building just east of the parking spaces for vehicles to pull in and wait for access to the entry door to drop off recyclables. The proposed concrete slab will not provide sufficient space for individual recyclers to wait to drop off their materials (see attached drawing for suggested configuration).

5. To determine the Transportation Capacity Payment please supply information on the prior use of the property and the number of trips generated from the site and additional information on BFI's estimated trip generation.

REVIEW COMMENTS

FILE #CUP-95-121 **TITLE HEADING:** Conditional Use Permit - Recycling Center in I-2 Zone

LOCATION: 1227 Winters Avenue

PETITIONER: BFI of Colorado, Inc.

PETITIONER'S ADDRESS/TELEPHONE: 2724 Highway 50
Grand Junction, CO 81503
242-8045

PETITIONER'S REPRESENTATIVE: Brant Westermire / Brian Kehoe

STAFF REPRESENTATIVE: Kathy Portner

NOTE: THE PETITIONER IS REQUIRED TO SUBMIT FOUR (4) COPIES OF WRITTEN RESPONSE AND REVISED DRAWINGS ADDRESSING ALL REVIEW COMMENTS ON OR BEFORE 5:00 P.M., JULY 24, 1995.

GRAND JUNCTION FIRE DEPARTMENT **7/10/95**
Hank Masterson **244-1414**

1. The existing fire line sizes and hydrant locations are adequate for this proposal.
2. Recycled plastics classified as Group A according the Fire Code fall under the provisions of Article 81 if storage of the plastics exceeds 6' in height. Article 81 requires fire sprinkler systems for storage areas larger than 12,000 square feet in non-public accessible areas. For storage areas accessible to the public, sprinklers may be required if the area is greater than 2,500 square feet.
3. Contact the Fire Department for more information on fire sprinkler requirements.

MESA COUNTY BUILDING DEPARTMENT **7/8/95**
Bob Lee **244-1656**

The building must be made to comply to the building code for new uses. We need 2 sets of sealed plans for our code review. Detailed plans will allow us to determine what changes, if any, are required for the proposed uses. Firewalls will be required to isolate the truck maintenance area.

GRAND JUNCTION DRAINAGE DISTRICT **7/10/95**
John L. Ballagh **242-4343**

The nearest Grand Junction Drainage District system is the I.D.I. Drain which is in 15th Street. There is a tie in of the City of Grand Junction storm sewer just south of 15th & Winters. The drainage plans submitted indicate that surface runoff from this site will flow to the Colorado River in facilities other than those of the Grand Junction Drainage District. The O & M Agency for those facilities should be the one to respond to the plans.

MESA COUNTY HEALTH DEPARTMENT **7/13/95**
Perry Buda **248-6966**

The previous occupant of this site (ICC) owned and operated a waste oil heater which required the submittal of an Air Pollution Emission Notice (APEN) (#92ME025) to the Air Pollution Control Division of the Colorado Department of Public Health and Environment. If BFI intends to use this device for said purposes, then a new APEN needs to be filed with the Division. If the unit is to be dismantled, or already has been dismantled, the responsible party needs to submit an APEN to the Division requesting that the device be cancelled from the State's emission inventory system.

TO DATE, COMMENTS HAVE NOT BEEN RECEIVED FROM:

City Development Engineer
City Utility Engineer
City Property Agent
City Attorney
Mesa County Planning Department
Public Service Company
State of Colorado Environmental Health
City Solid Waste Management

February 19, 1996

City of Grand Junction
Community Development Department
250 N. 5th. Street
Grand Junction, Colorado 81501

Attn.: Ms. Kathy Portner

Re: Response to Review Comments, BFI Recycle Center, File # CUP-95-121(2), Job #95181.40.

Dear Ms. Portner;

Please find attached four copies each of the revised "Site Plan", "Paving Grading and Drainage Plan", "Landscaping Plan" and calculation sheet for the Phase 1 drainage fee.

In response to the written comments we offer the following;

Mesa County Building Department

BFI acknowledges this comment. Construction plans shall be submitted for review prior to interior work.

Grand Junction Fire Department

1. This comment indicating approval is acknowledged.

2. BFI acknowledges this comment and has been in contact with the Grand Junction Fire Department.

City Utility Engineer

1. BFI has contacted Dan Tonello with the Industrial Pretreatment Section at the Persigo Treatment Plant and obtained the design requirements for the truck wash system.

2. The Utility Billing Department will be contacted regarding Water and Sewer Fees prior to commencement of project.

259 Grand Ave. • GRAND JUNCTION, CO 81501 • (970) 245-4099 • FAX (970) 245-3076

Community Development Department

1. BFI will install vinyl privacy strips in the existing chain link fence along the south boundary of the property. Privacy strips shall be installed for the full length of the fence.

2. The Landscaping Plan has been revised to show that a "Rock Mulch" is to be installed along 12th. Street as a ground cover between the back of curb and the detached sidewalk and behind the back of sidewalk to the R.O.W. line.

The total number of street trees has been increase to meet with the requirement of 1 tree per 40 lineal feet of street frontage. Minimum shrub coverage at maturity is defined on the plan.

Landscaping, including street trees has been added along Winters Avenue between the roadway and the new asphalt driveway in the front of the building.

3. The Landscaping Plan has been revised to show a proposed "Drip Irrigation System". All landscaped areas are to be irrigated by this system.

4. A 20-foot wide asphalt driveway has been added to the plans. This driveway shall provide "pull in and wait" access to the recycler entry door as recommended by the review comment.

5. Transportation Capacity Payment:

Current and prior use of the facility by "Westran Inc." is defined as a large transportation depot. The number of trips generated by current and prior use is 20 - 25 trips per day. "Westran Inc." will be relocating to a new location this year thus changing the number of trips generated by the facility.

BFI trip generation is estimated between 9 -10 trips per day based on our current collection routes. An additional 4 trips per month can be expected from other Western Slope locations, that will access the Recyclery.

City Development Engineer

1. The drainage fee calculations for Phase 1 have been revised to included the addition of the asphalt driveway in the front of the building.

2. The circulation pattern has been revised with the addition of the asphalt driveway in the front of the building.

3. Please see response to Community Development comment No. 5.

With this response to the review comments we respectfully request approval of the Site Plan Application.

Please contact our office if you have further questions.

Sincerely

Monty D. Stroup
Project Manager

cc: B. Kehoe-BFI

Rev. Date: 19-Feb-96

Prepared By: LANDesign LTD

Project: **BFI RECYCLE CENTER (Phase I Improvements)**

Subject: Drainage Fee / Composite "C" Value Calculations

Project Area = 0.111 Ac. (AREA OF PROPOSED CONCRETE SLAB)
Soil Type : All Weather Roadbase Surface, 0 to 2 percent slopes.
Soil Clasification : Hydrological Soil Group "C".

Historic 100 Year "C" Value: 0.800 Gravel Surface

Developed 100 Year "C" Value:

Surface	Area Ac.	"C" Value	"C" x A
Concrete Slab	0.111	0.950	0.105
Summation			0.105

Composite "C" = $\frac{0.105}{0.111}$ = 0.950

Drainage Fee $: $10{,}000\ (C100d - C100h)\ A^{0.7}$

$10{,}000\ (0.950 - 0.800)\ A^{0.7}$

$321.97 In Lue of Onsite Detention.

Note: The "C" values and Drainage Fee formula shown hereon are taken from Table "B-1" and page VIII-4 of the "Stormwater Management Manual (SWMM), Department of Public Works", City of Grand Junction, June 1994.

Petitioner's Response to City Planning and Development Comments

Title: *Conditional Use Permit - Recycling Center (I-2 Zone)*

Location: *1227 Winters Avenue*

File #: *CUP-95-121*

Petitioner: *Browning-Ferris Industries (BFI) of Colorado, Inc.*
2724 Highway 50
Grand Junction, Colorado 81503
(970)242-8045

Grand Junction Fire Department

BFI contacted Duncan Brown with the City Fire Department to determine the specific code and fire safety requirements for commodity storage at the subject recycling center. BFI anticipates complying with the requirements of the Uniform Fire Code - Article 81 for placement of a sprinkler system within the proposed recycling storage and processing area. A meeting will be scheduled at a later date to review the sprinkler design.

Mesa County Building Department

All proposed building construction and facility upgrades will comply with County/City building code for new uses. As BFI finalizes our phased construction schedule for the recycling center operation, we will forward two (2) sets of sealed plans for code review and approval prior to any construction activities. The schedule time frame is dependent upon the ongoing site remedial activities being performed by the previous property owner.

Additional details for new construction include; 1) a 1 hour fire separation wall between the recycling operation and the maintenance shop and, 2) a 1 hour separation wall between the maintenance shop and office area. Any and all new construction is based upon County Building Department approval.

Grand Junction Drainage District

A BFI representative contacted John Ballagh of the Grand Junction Drainage District to discuss his comments. A summation of his comments determined that the drainage system managing storm water runoff from the proposed facility location is not within the jurisdiction of the Grand Junction Drainage District. Additionally, John added that particular drainage system/area is likely regulated by the City of Grand Junction Public Works - Street Systems.

BFI contacted Doug Cline Supervisor with the Public Works - Street Systems to obtain his comments relating to the proposed recycling center. Doug indicated he did not have access to the BFI submittal and had no specific project comments. Doug wanted to defer his comments at this time and requested we address the comments provided by the City Development Engineer. The City Development Engineer's comments are addressed later in this memo.

Currently, storm water is handled via sheetflow into the street where existing curb and gutter directs the flow to storm inlets at the curb. BFI proposes to maintain that system once the site is developed. BFI has developed a Storm Water Management Plan to ensure BMP's are in place to minimize any impacts during storm water events. All recyclable processing, storage and maintenance activities will be conducted under roof and should not affect storm water quality. BFI proposes to manage any storm water discharges in accordance with the City Storm Water Management Manual.

Mesa County Health Department

The Health Department comments indicated the presence of a waste oil heater at the present location. The existing waste oil heater is owned and operated by (ICC) and registered with the Air Pollution Control Division. BFI does not plan to use this unit. A request for deleting the existing APEN form (#92ME025) from the State's emission inventory system will be filed by ICC or new property owner.

City Development Engineer

In accordance with the submitted drainage topography plan, we anticipated storm water sheet drainage to the south into the existing city street curb and gutter system which directs flow to the storm inlets at the curb.

The references to the drainage ditches and final outfall structures in the storm water management plan were obtained from a site visit prior to the on going remedial/clean up activities. Since that time, site remedial work has altered the site topography. The storm water management plan has been updated to include these changes. An updated plan has been included for the engineer's review. (See Attachment #1)

BFI has contacted City Development Engineer Jody Klisa to review her comments. Jodi had expressed a concern of the possibility of hazardous materials contaminating storm water. BFI explained that materials associated with maintenance activities (ie.. antifreeze, oils and lubricants,parts degreasers) are all containerized and stored under roof, thereby not to commingle with storm water discharges. The noted items listed in the Storm Water Management Plan were only identified to list the significant materials stored on site. Interior bale storage is planned for all commodities with minimal overflow to outside prior to shipment. The outside storage proposed would be for designated vehicle parking areas, crushed glass and possible overflow of baled recyclables awaiting shipment. BFI policy for outside storage of recyclables is to tarp of cover the bales to minimize any possible storm water infiltration.

BFI plans to meet the intent of the City Storm Water Management Manual. Once site activities are completed, BFI plans to meet with the staff engineer to discuss site construction and/or improvements and any storm water management modifications that may be required. Revisions to any and all drawings or plans will reflect the changes discussed in that meeting.

City Utility Engineer

The comments from the City Utility Engineer requested BFI to determine the requirements for the proposed truck wash oil/water separator. BFI has contacted Dan Tonello with the Industrial Pretreatment Section at the Persigo Sewer Treatment Plant. The oil/water separator is anticipated to be installed as part of an on-site truck wash bay, which will discharge into the City sewer system. BFI anticipates utilizing a low volume/high pressure (4-5 gal/minute) spray application for vehicle washing.

The standard designed requirements discussed with Dan included installing a two (2) stage separator system with a minimum of 120 minutes retention time. As the phased development of the facility proceeds a truck wash bay location will be chosen for construction. Prior to construction, BFI will submit for review an Industrial Pretreatment Permit application and separator design specifications to the Industrial Pretreatment Section.

Community Development Department

The following narrative addresses the noted comments and/or issues (Items 1-10) provided by the Community Development Department.

1) The subject property has apparently been operated as a maintenance and storage facility for vehicles and equipment. It was utilized as a staging area for haul trucks and trailers for a nearby environmental clean-up operation. The facility at the present time is operated by Westran Inc.. General information on trips generated under current activity at the site could not be obtained at this time.

2) *The Phase One project schedule involves the design and construction of the recycle processing center. It is anticipated that phase one will involve only minimal traffic/trips by local contractors during this construction phase. BFI will not be operating our trucks out of this property during this phase.*

Once construction is completed, BFI will relocate the existing operation to the subject property location. It is anticipated that the facility operation will consist of a total seventeen vehicles. This includes residential, commercial solid waste vehicles and recycling trucks operating various collection routes.

Solid waste vehicles (front end, rearload container service vehicle) would leave in the morning and return in the evening after their routes have been completed. Trips generated should average one per day per truck.

Recycle trucks may utilize the recycle center more frequently due to density of residential route and vehicle capacity. Each recycle vehicle may enter/exit the subject facility two times per day. Ten trips per day to include BFI vehicles and other area recyclers.

3) *Public access and designated employee parking areas are currently or will be paved or asphalt. The majority of the yard area south of main building to include vehicle parking, vehicle access and storage areas is proposed to remain the existing all weather road base surface.*

4 &5) *BFI plans to delineate all proposed employee and public access parking areas on a site plan. The plan will ensure a design to incorporate the vehicle back out restrictions. Upon completion of the ongoing property remediation, BFI will develop a master site plan and identify all truck storage areas, materials storage and drop off points.*

6) *BFI plans to determine costs for fence screening the south property line. A review will be completed to determine compliance with the Planned Commercial Zone for that area.*

7) *BFI plans to meet the intent of Section 5-4-15 of the local ordinance regarding landscaping requirements. The final landscape plan can not be developed until site remedial activities are completed.*

8) *See comments for Item #6*

9) *Enclosed is a typical sample of the proposed signage for the subject facility. The proposed dimensions of the sign are 4 feet x 3 feet (see Attachment #2). The sign is proposed to be located on the front of the property at approximately the same location as the existing ICC sign (corner of Winters and 12 Street).*

10) *Site access to the proposed facility is currently planned to utilize the existing access on Winters Ave through the existing gate on 12th Street. Facility vehicles will utilize three major access route from the subject facility. Truck routes to the South and west*

(Fruita, Redlands) will access Highway 50. Routes for the eastern portion of the area of Grand Junction and Clifton will be accessed via D Road. The downtown area and north Grand Junction will be serviced by trucks using 9th Street. Enclosed is a map deliniating proposed truck routes (See Attachment #3).

STAFF REVIEW

FILE: CUP-95-121

DATE: July 17, 1995

STAFF: Kathy Portner

REQUEST: Conditional Use Permit--Recycling Center

LOCATION: 1227 Winters

APPLICANT: BFI

EXISTING LAND USE: Industrial--Truck Terminal

PROPOSED LAND USE: BFI Recycling Center and Truck Terminal

SURROUNDING LAND USE:

NORTH:	Commercial
SOUTH:	Vacant Commercial/Colorado River State Park
EAST:	Commercial/Industrial
WEST:	Commercial/Industrial

EXISTING ZONING: I-2 (Heavy Industrial)

PROPOSED ZONING: I-2 (Heavy Industrial)

SURROUNDING ZONING:

NORTH:	I-2
SOUTH:	PC (Planned Commercial)
EAST:	I-2
WEST:	I-2

RELATIONSHIP TO COMPREHENSIVE PLAN:

No Comprehensive Plan exists for this area.

STAFF ANALYSIS:

BFI is proposing to locate a regional recycling facility at 1227 Winters Avenue which is zoned I-2 (Heavy Industrial). The Zoning and Development Code currently does not have a separate listing for Recycling facilities. It is included in the definition of Junkyard/Salvage Yard and

requires a Conditional Use Permit in the I-2 zone.

Please address the following issues:

1. Provide information on the previous use of the site, including type of facilities/operations and the number of trips generated from the site.

2. Estimate the number and types of trips that can be expected to be generated from the site with each phase of your proposal.

3. All vehicular travel areas and parking areas must be paved. A grading and drainage plan based on those paved areas must be submitted for review and approval prior to paving.

4. The site plan must delineate all existing and proposed parking areas. Parking spaces that back directly out on the street will not be allowed.

5. The site plan must show the use of the entire site, including truck storage areas, recyclable materials storage areas, public drop-off points, etc.

6. All storage areas must be screened.

7. The landscaping requirement for the site is 75% of the first 5' of all street frontages. Of the required landscaped area, one tree must be provided for every 500 s.f. of landscaped area and 40% of the landscaped area must be in shrub coverage. In addition, the Right-of-Way between the property line and curb line must also be landscaped. One street tree is required for every 40' of street frontage. (Section 5-4-15)

8. Staff recommends that the south property line be screened with screen fencing and/or landscaping to be compatible with the requirements of the Planned Commercial Zone to the south and the State Park.

9. Please indicate location, size and type of proposed signage to be reviewed and considered with the Conditional Use Permit.

10. Indicate the proposed truck route to and from the area.

STAFF RECOMMENDATION:

Staff will make a recommendation upon reviewing the petitioner's response to comments.

STAFF REVIEW

FILE: CUP-95-121

DATE: July 27, 1995

STAFF: Kathy Portner

REQUEST: Conditional Use Permit--Recycling Center

LOCATION: 1227 Winters

APPLICANT: BFI

EXISTING LAND USE: Industrial--Truck Terminal

PROPOSED LAND USE: BFI Recycling Center and Truck Terminal

SURROUNDING LAND USE:

NORTH:	Commercial
SOUTH:	Vacant Commercial/Colorado River State Park
EAST:	Commercial/Industrial
WEST:	Commercial/Industrial

EXISTING ZONING: I-2 (Heavy Industrial)

PROPOSED ZONING: I-2 (Heavy Industrial)

SURROUNDING ZONING:

NORTH:	I-2
SOUTH:	PC (Planned Commercial)
EAST:	I-2
WEST:	I-2

RELATIONSHIP TO COMPREHENSIVE PLAN:

No Comprehensive Plan exists for this area.

STAFF ANALYSIS:

BFI is proposing to locate a regional recycling facility at 1227 Winters Avenue which is zoned I-2 (Heavy Industrial). The Zoning and Development Code currently does not have a separate listing for Recycling facilities. It is included in the definition of Junkyard/Salvage Yard and

requires a Conditional Use Permit in the I-2 zone.

The facility will utilize a 5.74 acre site with an existing 21,000 sq.ft. building. The property had previously been used as a maintenance and storage facility for vehicles and equipment.

The following criteria must be considered in reviewing a Conditional Use Permit:

A. **The proposed use must be compatible with adjacent uses. Such compatibility shall be expressed in terms of appearance, site design and scope, as well as the control of adverse impacts including noise, dust, odor, lighting, traffic, etc.**

The proposed site is surrounded by industrial zoning and industrial and commercial uses except to the south. The petitioner acknowledges having to meet the landscaping requirements for the street frontages of the site. Some type of screening should be provided along the south property line to screen this use from the adjacent Planned Commercial zoned property and the proposed State Park. All outdoor storage areas must also be screened.

Paving of all parking areas and vehicular travel areas will be required to minimize the amount of dust from the site. All materials to be stored on site must be secured to prevent wind blown materials leaving the site.

B. **The use shall be approved only if the design features of the site, such as service areas, pedestrian and vehicular circulation, safety provisions, accessory uses, accessways to and from the site, buffering, etc., are sufficient to protect adjacent uses.**

The on-site circulation must be approved through the final site plan review for the site. BFI has proposed the following haul routes to and from the site: 12th Street for north-bound, 4th Avenue for west-bound, and Struthers Avenue for east-bound back to the site. If Noland Avenue to Kimball is ever improved as a major east-west connection in this area, the Struthers route should be rerouted to Noland Avenue.

C. **Proposed accessory uses must demonstrate that they are necessary and desirable. Such proposed uses shall also comply with the requirements of A. and B. above. Undesirable impacts on these uses shall be controlled or eliminated.**

The proposed accessory use of truck maintenance for BFI is necessary and does not present any negative impacts on the site overall.

D. **Adequate public services must be available without the reduction of services to other existing uses.**

Adequate public services are available.

Adequate public services are available.

E. **Other uses complementary to, and supportive of, the proposed project shall be available including schools, parks, hospitals, business and commercial facilities, transportation facilities, etc.**

The site has good road and rail access for the use.

F. **Provisions for proper maintenance shall be provided.**

Materials stored outside must be properly screened and secured.

G. **The use shall conform to adopted plans, policies, and requirements for parking and loading, signs and all other applicable regulations of this Code.**

The detailed site design will be reviewed and approved through the Site Plan Review process.

STAFF RECOMMENDATION:

Staff recommends approval of the Conditional Use Permit with the following conditions:

1. A Site Plan Review process will be required to review and approve the detail design of the site.

2. All requirements of the Fire Department and Building Department must be met.

3. A drainage plan and stormwater management plan based on all proposed improvements to the site must be submitted and approved by the City as a part of the Site Plan Review process.

4. An Industrial Pretreatment Permit must be obtained if required by Persigo Sewer Treatment Plant.

5. The amount of a Transportation Capacity Payment will be determined through the Site Plan Review process.

6. All vehicular travel areas and parking areas must be paved. Location and configuration of parking areas must be approved with the Site Plan Review.

7. All outdoor storage areas must be screened.

8. The street frontages and rights-of-way shall be landscaped. A landscaping plan must be submitted and approved with the Site Plan Review.

9. The south property line shall be screened with screen fencing and/or landscaping to be compatible with the requirements of the Planned Commercial Zone to the south and the State Park.

10. The proposed truck route along Struthers Avenue shall be changed to Noland Avenue if Noland/Kimball is rebuilt by the City as a major east-west connection in this area.

RECOMMENDED PLANNING COMMISSION MOTION:

Mr. Chairman, on item #CUP-95-121, I move we approve the Conditional Use Permit for BFI Recycling Center at 1227 Winters subject to the staff recommendation..

STAFF REVIEW

FILE: CUP-95-121

DATE: August 1, 1995

STAFF: Kathy Portner

REQUEST: Conditional Use Permit--Recycling Center

LOCATION: 1227 Winters

APPLICANT: BFI

EXISTING LAND USE: Industrial--Truck Terminal

PROPOSED LAND USE: BFI Recycling Center and Truck Terminal

SURROUNDING LAND USE:

NORTH:	Commercial
SOUTH:	Vacant Commercial/Colorado River State Park
EAST:	Commercial/Industrial
WEST:	Commercial/Industrial

EXISTING ZONING: I-2 (Heavy Industrial)

PROPOSED ZONING: I-2 (Heavy Industrial)

SURROUNDING ZONING:

NORTH:	I-2
SOUTH:	PC (Planned Commercial)
EAST:	I-2
WEST:	I-2

RELATIONSHIP TO COMPREHENSIVE PLAN:

No Comprehensive Plan exists for this area.

STAFF ANALYSIS:

BFI is proposing to locate a regional recycling facility at 1227 Winters Avenue which is zoned I-2 (Heavy Industrial). The Zoning and Development Code currently does not have a separate listing for Recycling facilities. It is included in the definition of Junkyard/Salvage Yard and

requires a Conditional Use Permit in the I-2 zone.

The facility will utilize a 5.74 acre site with an existing 21,000 sq.ft. building. The property had previously been used as a maintenance and storage facility for vehicles and equipment.

The following criteria must be considered in reviewing a Conditional Use Permit:

A. **The proposed use must be compatible with adjacent uses. Such compatibility shall be expressed in terms of appearance, site design and scope, as well as the control of adverse impacts including noise, dust, odor, lighting, traffic, etc.**

The proposed site is surrounded by industrial zoning and industrial and commercial uses except to the south. The petitioner acknowledges having to meet the landscaping requirements for the street frontages of the site. Some type of screening should be provided along the south property line to screen this use from the adjacent Planned Commercial zoned property and the proposed State Park. All outdoor storage areas must also be screened.

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B. **The use shall be approved only if the design features of the site, such as service areas, pedestrian and vehicular circulation, safety provisions, accessory uses, accessways to and from the site, buffering, etc., are sufficient to protect adjacent uses.**

The on-site circulation must be approved through the final site plan review for the site. BFI has proposed the following haul routes to and from the site: 12th Street for north-bound, 4th Avenue for west-bound, and Struthers Avenue for east-bound back to the site. If Noland Avenue to Kimball is ever improved as a major east-west connection in this area, the Struthers route should be rerouted to Noland Avenue.

C. **Proposed accessory uses must demonstrate that they are necessary and desirable. Such proposed uses shall also comply with the requirements of A. and B. above. Undesirable impacts on these uses shall be controlled or eliminated.**

The proposed accessory use of truck maintenance for BFI is necessary and does not present any negative impacts on the site overall.

D. **Adequate public services must be available without the reduction of services to other existing uses.**

Adequate public services are available.

E. **Other uses complementary to, and supportive of, the proposed project shall be**

available including schools, parks, hospitals, business and commercial facilities, transportation facilities, etc.

The site has good road and rail access for the use.

F. **Provisions for proper maintenance shall be provided.**

Materials stored outside must be properly screened and secured.

G. **The use shall conform to adopted plans, policies, and requirements for parking and loading, signs and all other applicable regulations of this Code.**

The detailed site design will be reviewed and approved through the Site Plan Review process.

STAFF RECOMMENDATION:

Staff recommends approval of the Conditional Use Permit with the following conditions:

1. A Site Plan Review process will be required to review and approve the detail design of the site.

2. All requirements of the Fire Department and Building Department must be met.

3. A drainage plan and stormwater management plan based on all proposed improvements to the site must be submitted and approved by the City as a part of the Site Plan Review process.

4. An Industrial Pretreatment Permit must be obtained if required by Persigo Sewer Treatment Plant.

5. The amount of a Transportation Capacity Payment will be determined through the Site Plan Review process.

6. All vehicular travel areas and parking areas must be paved. Location and configuration of parking areas must be approved with the Site Plan Review.

7. All outdoor storage areas must be screened.

8. The street frontages and rights-of-way shall be landscaped. A landscaping plan must be submitted and approved with the Site Plan Review.

9. The south property line shall be screened with screen fencing and/or landscaping to be compatible with the requirements of the Planned Commercial Zone to the south and the State Park.

10. The proposed truck route along Struthers Avenue shall be changed to Noland Avenue if Noland/Kimball is rebuilt by the City as a major east-west connection in this area.

RECOMMENDED PLANNING COMMISSION MOTION:

Mr. Chairman, on item #CUP-95-121, I move we approve the Conditional Use Permit for BFI Recycling Center at 1227 Winters subject to the staff recommendation.

STORM WATER MANAGEMENT PLAN

Browning-Ferris Industries of Colorado
Recycling Facility
1227 Winters Avenue
Grand Junction, Colorado 81503

Prepared by: BFI of Colorado, Inc.
Amendment No: N/A
Date: June, 1995

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TABLES

APPENDICES

1.0 INTRODUCTION

It is the environmental compliance policy of Browning-Ferris Industries of Colorado(BFI) to comply with all applicable laws, regulations, permits and orders. The BFI facility primarily serves as a Recycling Center for processing, collection, storage and transportation of recyclable materials. Additionally, the facility serves as a maintenance depot and parking lot for solid waste collection vehicles and containers. The Storm Water Management Plan, hereafter referred to as the "Plan", identifies potential sources of storm water pollution, develops strategic plans for controlling stormwater quality, and implements management and operational practices for minimizing pollution in storm water discharges. The Plan has been prepared in accordance with sound engineering practices and Best Management Practices (BMP). It has been developed to assist BFI in the management of storm water, as required in 40 CFR 122.28.

2.0 SIGNATORY REQUIREMENTS AND PLAN AMENDMENTS

All reports, Storm Water Pollution Prevention Plans, Certifications or other information required by the Plan, shall be reviewed, approved, signed and certified by the Facility Manager. Prior to Plan implementation it shall be reviewed by the Facility Manager, Pollution Prevention Committee and Regional Compliance Manager(s). Comments received shall be addressed by the Facility Manager.

A new signature authorization will be submitted to the applicable permit authority (EPA, or state authority) if the signature authorization(s) are no longer valid due to changes in personnel, responsibilities, or position.

The facility will amend the plan within 30 days should EPA, Colorado Dept. of Public Health and Environment (CDPH&E) or other local agency determine that the plan does not meet specified requirements. Within 30 days of notice, BFI shall submit a time schedule for completions of the requested modifications. A written certification describing the changes to the Plan will be provided to the agency upon completion.

The facility will amend the Plan whenever there is a change in design, construction, operation, or maintenance which has an effect on the potential for discharge of pollutants to waters of the United States.

A written copy of this Plan and associated documents will remain at the facility. The Plan will be reviewed and updated annually by the Pollution Prevention Committee (see Section 4.1). Upon request, the Plan will be made available for review by the EPA, Colorado Dept. of Public Health and Environment or regional storm water management representatives.

3.0 DESCRIPTION OF POTENTIAL POLLUTANT SOURCES

This Plan provides a description of potential sources which (1) may be expected to impact storm water, (2) result in the discharge of pollutants during dry weather and (3) result in non-storm water discharges from the facility. Additionally, the Plan identifies all activities and Significant Materials (Significant Materials is defined in Appendix A) that may be potential pollutant sources.

3.1 Site Plan

A site plan of the facility is shown as Figure 1. Included on the plan are: storm water conveyance and discharge structure locations; outline of the storm water drainage areas for each storm water discharge point; paved areas and buildings; locations of existing storm water structural controls; surface water locations; areas of existing and potential soil erosion; and vehicle service areas.

All areas associated with industrial activity are graded to collect and convey storm water along a drainage swale to a final discharge outfall. The discharge outfalls located at the property boundary serve as a surface water sampling points. If required, samples will be taken from the drainage ditch on the south property and from a ditch along Winters Ave. and southwest property corner at South 12th Street, prior to discharge into the City of Grand Junction Storm Water sewer system.

3.2 Topographic Map

A U.S.G.S. 7.5 minute topographic map of the facility is shown as Figure 2. The map extends one-quarter of a mile beyond the facility property boundary and displays general topographic features including the facility and adjacent surface water bodies. The Grand Junction Quadrangle (1973) was used to depict the site location and geographic features.

3.3 Significant Materials

Significant Materials that have been stored, treated, or disposed of on-site in a manner that has allowed exposure to storm water since November 19, 1988 are listed in Table 1. Also listed in Table 1 are Significant Materials that have spilled or leaked to water of the United States since November 19, 1988.

3.3.1 Description of Significant Materials

The following narrative describes the use of Significant Materials.

- Antifreeze is used in vehicle engine cooling systems. It is used in accordance with vehicle manufacturing specifications to reduce premature engine failures and incorporated into BFI's recycle and solid waste vehicle preventive maintenance program.

- Used Lead-Acid Batteries are generated at the facility in association with facility vehicles and equipment. Used batteries are exchanged for new ones. Any spent batteries will be stored inside awaiting exchange.

- Detergents and Cleaners are used for general cleaning purposes. These cleaners include: hand soaps, vehicle and equipment cleaners, bathroom cleaning products, and all purpose type cleaning agents.

- Hydraulic Fluids are utilized in equipment, recycle and solid waste collection vehicles. Hydraulic fluid levels are regularly checked, inventoried, and replaced in vehicles as part of the facility's vehicle preventive maintenance program.

- Lubricating Fluids are used in vehicles and processing equipment for recyclable commodities.

- Solid Waste (as defined in 40 CFR 258.2) is generated at the recycling/processing facility and disposed off site.

- Organic Solvents are used within the maintenance shop to clean vehicle parts during maintenance activities.

- Paint - Solid Waste containers are repaired and painted with water based paints in the facility paint booth.

3.3.2 Significant Materials Management Practice

Materials identified in Table 1 are managed to minimize the potential for contact with storm water. The following narrative describes the management practices employed to minimize contact of Significant Materials with storm water discharge. The storage and/or disposal locations of Significant Materials identified in Table 1 are shown in Figure 3. Table 2 provides a summary of Significant Material storage

methods. Section 4.4 discusses spill prevention and response procedures for Significant Materials.

- Antifreeze

  Virgin antifreeze is stored in 55 gallon steel storage drums located inside the enclosed maintenance shop. Spent antifreeze is reconditioned and reused. Absorbent material used to clean-up spills of virgin and spent antifreeze is characterized according to BFI's on-site Generated Waste procedure and properly disposed of off-site.

- Used Lead-Acid Batteries

  Batteries are replaced on an as-needed basis. When truck batteries need replacement, a battery vendor is contacted. The spent batteries are placed in an enclosed storage area until pick-up. The vendor delivers the spent battery for commercial recycling. Any absorbent material used to clean-up battery acid and contaminated soil generated as a result of spills are characterized according to BFI's on-site Generated Waste procedure and properly disposed of off-site.

- Detergents and Cleaners

  Detergents and Cleaners are stored in the maintenance shop. Absorbent material used in the spill clean-up process is characterized in accordance with BFI's on-site Generated Waste Procedure and properly disposed of off-site.

- Hydraulic Fluids

  Virgin hydraulic fluid is stored in a 300 gallon above ground storage tanks located in the shop. Absorbent material used to clean-up hydraulic fluid spills generated as a result of spills are characterized according to BFI's on-site Generated Waste Procedure and properly disposed of off-site.

- Lubricating Fluids

  Virgin motor oil is stored in a steel 300 gallon above ground storage tank. Absorbent material used in the clean-up of spills generated as a result of spills are characterized according to BFI's on-site Generated Waste procedure and properly disposed of off-

site.

- Used Oil and Lubricating Fluids

  As part of the BFI maintenance program, scheduled activities generate waste oils. Waste oil is stored in a 500 gallon above ground storage tank located in the maintenance shop. Waste oil is collected and recycled via a local vendor.

- Organic Solvents

  Organic solvents are stored in a single 17 gallon drum located in the maintenance shop. Spent organic solvents are manifested and sent off-site for recycling. Absorbent material used to clean-up spills are characterized according to BFI's on-site procedure and properly disposed off-site.

3.3.3 Significant Materials Loading, Unloading and Access Areas

The location of all loading, unloading and access areas associated with Significant Materials are shown on Figure 3. The following provides a narrative description of the general location, size and construction features of the Significant Material access areas.

The gravel/dirt truck and trailer parking area is a Significant Material Access Area. The truck parking area is approximately 2.0 acres in size and serves approximately 12 recycling/solid waste vehicles. The surface is covered with gravel and sloped to promote positive drainage towards the back of the property into the City of Grand Junction storm sewer system. Any spills or leaks from the trucks are cleaned-up and absorbed and properly disposed of offsite.

Incoming recyclables are off loaded within the processing center. Plastic, aluminum and paper are sorted and baled prior to shipment off site. Glass is color sorted and stored within a covered processing area across from the main office building. Best Management Practices such as storm water conveyances, covering and hay bales are utilized for controlling All site operations are conducted with the intent of minimizing storm water contact with significant materials.

Residual solid waste generated as a result of the recycling process is collected in a 40 yard self contained compactor. The enclosed compactor

eliminates any storm water contacting the solid waste. The compacted solid waste is then transferred off site for disposal.

The maintenance shop and oil storage area also serves as a Significant Materials storage/access area. Lubricating/motor oils are stored in 300 gallon above ground storage tanks within the shop area. A 500 gallon steel above ground storage tank located in the shop is used for waste oil storage. The maintenance shop does not have any internal drains, any spills and/or leaks are removed with absorbent.

3.3.4 Structural and Non-Structural Control Measures to Reduce Pollutants in Storm Water

The facility incorporates structural and non-structural control measures to reduce pollutants in storm water runoff. Contained in Appendix B are several graphical examples of structural and non-structural control measures.

3.3.4.1 Structural Control Measures

Figure 1 shows the location of each structural control measure in use at the facility. The following provides a brief narrative of structural control measures and their function.

- Curbs, Berms, Earthen Dikes

  Curbs, berms and earthen dikes are constructed to divert storm water to a particular area for treatment or release and/or segregate areas to minimize contact of storm water from industrial and non-industrial areas. They are also used for channel stabilization.

- Hay Bales

  Hay Bales are utilized in the unloading and processing operation to filter and remove any contact storm water runoff generated within these areas. Hay bales are an efficient method for controlling contaminants within the storm water. The location of the hay bales are included as part of the site map.

- Drainage Ditches

  A perimeter ditch is a drainage structure that conveys runoff without causing erosion. Drainage ditches are "V" notched, and graded to ensure adequate drainage to the final outfall structures.

- Roofing

  Roofing is installed to minimize contact of precipitation with Significant Materials.

- Roof Storm Water Collection Drains

  Roof storm drains collect and re-direct stormwater through a central collection drain in which all the roof drains are tied into. This system allows for the stormwater to be diverted away from flood prone or sheet flow areas.

3.3.4.2 Non-structural Control Measures

Non-structural storm water control measures implemented at the facility include the following:

- Housekeeping

  Housekeeping measures are used at BFI to minimize potential pollution from on-site sources. Housekeeping measures include spill response, neat and orderly storage of materials, maintenance of floors, maintaining adequate aisle space. (See Section 4.3)

- Spill Response

  Responses to spills of Significant Materials are prompt as a result of frequent inspections. Employees are trained to recognize potential spill situations and respond to them appropriately. (See Section 4.9)

- Security

  Security systems utilized at the facility include fencing, vehicular traffic control, and main entrance gate. Facility

security systems reduce the likelihood of vandalism, theft and sabotage. Additionally, security measures assist in identifying spills, as well as detecting potential spill situations.

- Visual Inspections

  Routine visual inspections are conducted at Significant Material storage locations. Inspections assist in identifying spills and leaks, corroded pipes and tanks, equipment deterioration, stains and windblown Significant Materials. (See Section 4.8)

3.3.5 Outdoor Storage, Manufacturing and Processing Activities

This Section provides a brief narrative description of outdoor storage, manufacturing and processing activities that occur at the facility.

Storage of Significant Materials is addressed in Section 3.3.2 and shown on Figure 3.

No manufacturing occurs at the facility.

Processing activities conducted at the site include vehicle parking, vehicle fueling, vehicle maintenance and vehicle/equipment washing.

3.3.6 Pollutants With a Reasonable Potential to be Present in Storm Water Discharge

The following industrial activities are conducted at the facility:

- vehicle parking;
- vehicle maintenance and repairs;
- vehicle washing; and
- vehicle parking.

Methods employed to minimize pollutants from contacting storm water associated with the above industrial activities include preventive maintenance, inspection, spill response, containment, structural and non-structural controls. Based on the industrial activities and control methods identified, petroleum products, soil and various organic materials would reasonably be expected to be present in storm water runoff.

Petroleum from de minimis (de minimis is defined in Appendix "A")

drips and leaks of vehicles and equipment can be expected. Various organic material can also be expected as a result of de minimis solid waste spills and de minimis drips from vehicle and equipment maintenance, trucks and container washing operations. Inorganic solids would result from erosion associated with non-pavement lots. These pollutants can be best monitored in storm water through analysis of the conventional pollutants; oil and grease, biochemical oxygen demand and total suspended (non-filterable) solids.

These estimates are based upon data obtained from discharge samples collected in conjunction with BFI's Part 2 NPDES Group

3.3.7 Facility Size and Impervious Areas

The facility is approximately 5.0 acres in size of which 40 percent consists of impervious areas such as buildings and paved parking areas.

3.3.8 Significant Spills or Leaks of Toxic or Hazardous Pollutants

The facility has had no significant spills or leaks (significant spills or leaks is defined in Appendix "A") of toxic or hazardous pollutants to storm water since November 19, 1988.

3.3.9 Storm Water Sampling Data

Currently, the facility does not have any stormwater sampling data.

4.0 Storm Water Management Controls

This Plan identifies control measures at the facility for managing storm water, thus minimizing the potential to contaminate waters of the United States. These controls are reviewed to determine their appropriateness and levels of priority for potential sources of pollutants located at the facility.

4.1 Storm Water Pollution Prevention Committee

The Pollution Prevention Committee consists of a team of facility employees responsible for developing the Plan and assisting in its implementation, maintenance and revision. The primary responsibilities of the Pollution Prevention Committee include:

- assign resources and manpower to the Pollution Prevention Committee;
- conduct materials inventory;
- identify potential spill sources;
- establish spill reporting procedures;
- prepare visual inspection programs;
- review past incidents of spills;
- coordinate departments in implementing goals of the Plan;
- establish employee training programs;
- implement, reviewing and updating the Plan;
- conduct meetings regarding the Plan; and
- review new construction and process changes relative to spill prevention and control.

The Facility Manger and/or his designee has responsibility for implementation of the provisions of this Plan. The Facility Manager and/or his designee are responsible for assigning individuals at the facility to the Pollution Prevention Committee and monitoring their responsibilities under this Plan.

Table 3 identifies the individuals assigned to the Pollution Prevention Committee, their responsibilities and telephone numbers. A detailed description of specific responsibilities listed in Table 3 is shown in each of the applicable Sections 4.3 and 4.2 (Housekeeping and Spill Response). All individuals listed in Table 3 are responsible for carrying out their assigned duties. Whenever the primary individual is not available, the alternate is responsible for carrying out these duties. Alternate personnel are also listed in Table 3.

The Pollution Prevention Committee will meet annually to review and evaluate the effectiveness of the Plan. In the event that a significant spill or leak to storm water occurs, the Committee will meet immediately to review the incident. The Committee will evaluate the effectiveness of the overall program and make recommendations to management in support of BFI policy. The Plan will be amended as necessary, to reflect any changes and be approved by the Facility Manager and/or his designee and the Regional Environmental Compliance Manager. Amendments will be preformed in accordance with Section 2.0 of this Plan.

4.2 Preventive Maintenance

Storm Water Management Devices

The preventive maintenance program includes inspection of facility equipment and systems and storm water management devices to detect conditions which

may cause breakdowns or failures resulting in the discharge of Significant Materials into storm water.

The preventive maintenance program applies to the following storm water equipment and systems used on-site to minimize pollutants from entering storm water:

- drainage ditches;
- treatment devices;
- drip pans
- berms and dikes;
- diversion grading;

Each system and piece of equipment is inspected monthly (with exception of winter months in northern climates). Inspection procedures vary depending upon the equipment/system; however, the major elements of the inspection program include:

- cracks or structural failures;
- part or pieces of equipment not functioning properly;
- need for cleaning or emptying the unit.

Inspection records are kept on-site in the administrative area. Inspections will be conducted in accordance with the inspection procedures outlined in Appendix C of this Plan.

Vehicle Maintenance

The facility has established a vehicle preventive maintenance program to keep vehicles in top mechanical conditions; provide for the safe operation of vehicles; limit operating costs; and maximize operating life of components. The preventive maintenance programs minimizes hydraulic and motor oil leaks; and diesel/gasoline spills, tank ruptures; and reduces air emissions through hoses, valves and filters. BFI - Grand Junction Commercial follows the preventive maintenance program described in the BFI Maintenance Policy and Procedure Manual for transport vehicles, front end loaders, rear loaders, roll offs, and recycle trucks.

4.3 Good Housekeeping

The facility follows good housekeeping procedures to reduce the possibility of accidental spills and to minimize safety hazards to facility personnel. Key elements of the facility's good housekeeping program include the following:

- Neat and orderly storage of chemicals

  Chemicals are stored in designated areas within the maintenance shop as shown in Figure 3. Chemicals are not stacked on top of one another to prevent them from tipping over. Chemical storage is segregated to minimize any potential reactivity or incompatibility.

- Prompt removal of de minimis spillage

  De minimis spills occur in the parking lot, materials handling and fuel transfer areas. De minimis spills are the result of overfilling or drips from the containers. Absorbent material is placed on the spill and the waste absorbent material is properly disposed of.

- On-site waste collection and disposal

  On-site generated solid waste is stored in covered containers. The containers are emptied periodically to prevent overfilling and spillage.

- Aisle space

  Adequate aisle space is maintained in all storage areas to allow easy access for inspections and spill response.

- Parking lot maintenance

  Vehicle parking areas are inspected and maintained weekly. Maintenance includes the use of absorbent material. This maintenance program minimizes the potential for petroleum drips, spills and leaks to be discharged with storm water.

4.4 Spill Prevention and Response

Spill response procedures for each Significant Material listed in Table 1 are summarized below.

- Antifreeze

  If leaks or spills are observed during operations or routine inspections, the liquids are recovered by absorbent and properly disposed of off-site. Specific material handling procedures to minimize antifreeze from entering a storm water conveyance or drainage point include containment

and absorbing of spilled material. A Spill Report Form is completed for spills of Significant Materials.

- Lead-Acid Batteries

  If leaks or spills are observed during operations or routine inspections, the liquids are recovered by absorbent and properly disposed of off-site. Specific material handling procedures to minimize acid from spent used storage batteries from entering a storm water conveyance or drainage point include prompt removal of battery and proper placement in the covered maintenance shop. A Spill Report Form is completed for spills of Significant Materials.

- Detergents and Cleaners

  If leaks or spills are observed during operations or routine inspections, the liquids and solids are recovered by absorbents and properly disposed of off-site. Equipment used in the cleanup of this material includes rakes, brooms, and shovels. Specific material handling procedures to minimize detergents or cleaners from entering a storm water conveyance or drainage point include containment and control of free liquids through absorbent booms. A Spill Report Form is completed for spills of Significant Materials.

- Hydraulic Fluids

  If leaks or spills are observed during operations or routine inspections, the liquids are recovered by absorbents properly disposed of off-site. Specific material handling procedures to minimize hydraulic fluids from entering a storm water conveyance or drainage point included drip pans and specific handling procedures outlined in the Spill Response Plan. A Spill Report Form is completed for spills of Significant Materials. Hydraulic fluids on parking lots associated with drips and leaks is minimizes by implementing BFI's preventive maintenance program for vehicles. Additional methods used to minimize contact with storm water include inspections on a weekly basis.

- Lubricating Fluids

  If leaks or spills are observed during operations or routine inspections, the liquids are recovered by absorbents and properly disposed of offsite. Specific material handling procedures to minimize lubricating fluids from

entering a storm water conveyance or drainage point are included in the Spill Response Plan. A Spill Report Form is completed for spills of Significant Materials. Lubricating fluids on parking lots associated with drips and leaks is minimizes by implementing BFI's preventive maintenance program for vehicles. Additional methods used to minimize contact with storm water include drip pans and inspections on a weekly basis.

4.5 Storm Water Management

Storm water management practices are aimed at controlling the pollutants in storm water rather than controlling the source of pollutants prior to discharge. Storm water devices used to control pollutants in storm water include: hay bales.

The facility utilizes the storm water management practices and devices to control pollutants discharged into storm water.

- Hay Bales

  Hay Bales controls refers to a variety of practices which provides pollutant removal for a site primarily by limiting sediment movement and preventing erosions. Vegetative control can include grassed swales, filter strips, habitat creation/preservation, landscaping and cover with trees, shrubs, vines, hay bark, mulch or straw. The facility utilizes the following types of vegetative storm water controls: lined swale and hay bales.

4.6 Sediment and Erosion Control

The following measures are taken to minimize erosion and loss of sediment:

- provide adequate drainage of access roads;
- prevent unnecessary or unplanned ponding of water;
- engineered channel design;
- perimeter berms and ditches

4.7 Employee Training

Employee training programs are developed to inform facility personnel of the components and goals of this Plan. The training covers practices for preventing spills and the procedures for responding properly and rapidly to spills. Pollution

Prevention Committee members and facility personnel related to any aspect of the Plan are trained initially prior to work assignments and annually thereafter to ensure familiarity with the Plan.

Employee training meetings are held annually. The meetings emphasize spill events or failures, malfunctioning equipment, new policies or programs regarding spill prevention and response, revisions in the Plan and employee responsibilities and roles in the Plan. Specific sections of the Plan are reviewed (i.e. spill response, housekeeping, inspection, etc.).

4.8 Inspections

Visual inspections are conducted at the facility to detect spills, evidence of spills and other conditions that could potentially impact off-site surface waters. Facility personnel conduct routine inspections by touring or patrolling the facility.

Detailed inspections are conduced in areas specific to operations by a member of the Pollution Plan Prevention Committee. Inspections are conducted monthly in accordance with the inspection procedures outlined in Appendix C of the Plan.

Specific items included in the inspections include:

- hydraulic leaks from trucks;
- tank corrosion;
- deterioration of supports or foundations; and
- stains on walls, pavements, drainage ditches, and tanks.

Inspections will include; industrial parking areas, product storage and staging areas. Observations will include leaks, spills, poor housekeeping and corrosion/cracks or foundation problems. If any problems are observed they are written on the form. Problems noted during the inspections are addressed as soon as possible and the form is signed by the District Manager or his designee, noting the problem has been adequately addressed.

An annual facility inspection will be conducted to verify all elements of the Plan are accurate.

4.9 SWPPP Certification

CERTIFICATION: I certify that I have evaluated the storm water discharge of BFI - Recyclery/Grand Junction District and determined there is no presence of non-storm water. The method used for evaluating the discharge was a visual inspection of discharge patterns. The storm water discharge review was conducted on . The on-site drainage point observed during inspection is located at the eastern property boundary in the parking/storage lot.

Signature: _____

Title: _____

Date: _____

TABLE 1

SIGNIFICANT MATERIALS
STORED, TREATED, DISPOSED, SPILLED OR LEAKED

MATERIALS	*STORED*	*TREATED*	*DISPOSED*	*LEAK/SPILL*
Antifreeze	X			
Lead-Acid Batteries	X			
Detergents & Cleaners	X			
Hydraulic Fluids	X			
Lubricating Fluids	X			
Organic Solvents	X			
Solid Waste	X			
Aluminum	X			
Glass	X			
Paper	X			
Cardboard	X			
OTHER:				

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10/23/92

TABLE 2

SIGNIFICANT MATERIAL STORAGE METHODS

MATERIALS	*TANKS*	*DRUMS*	*CONTAINERS*	*IMPOUNDMENT*	*OTHER*
Antifreeze		*X*			
Lead-Acid Batteries					*Exchange*
Detergents & Cleaners		*X*			
Hydraulic Fluids	*X*				
Lubricating Fluids	*X*				
Organic Solvents		*X*			
Aluminum					*Baled*
Paper					*Baled*
Glass				*Concrete Bunkers*	
Cardboard					*Baled*
Solid Waste			*X*		

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TABLE 3

POLLUTION PREVENTION COMMITTEE

NAME	JOB TITLE	DUTIES	PHONE (WORK)	PHONE (HOME)
BRIAN KEHOE BRANT WESTERMIRE	FACILITY MANAGER	1P,8P,9A, 10A,11A	242-8045	
DAVE JONES	OPERATION MANAGER	2P,3P,4P,5 P,10P,12	242-8045	
SHAUN MOORE	ROUTE SUPERVISOR	1A,2A,4A, 7P,9P,11P	242-8045	
JOE SCHUERGER	LEAD MECHANIC	2A,3A,4A, 7A	242-8045	

Duties:

1) assign resources and manpower to the Pollution Prevention Committee;
2) conduct materials inventory;
3) identify potential spill sources;
4) establish spill reporting procedures;
5) prepare visual inspection programs;
7) review past incidents of spills;
8) coordinate departments in implementing goals of the Plan;
9) establish employee training programs;
10) implement, reviewing and updating the Plan;
11) conduct meetings regarding the Plan; and
12) review new construction and process changes relative to spill prevention and control.

P = Primary Responsibility A = Alternate Responsibility

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APPENDIX A

DEFINITIONS

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APPENDIX A
DEFINITIONS

Best Management Practices

Means schedule of activities, prohibition of practices, maintenance procedures and other management practices to prevent or reduce the pollution of waters of the United States. Best management practices include treatment requirements, operating procedures and practice to control plant site runoff, spillage or leaks, sludge or waste disposal, or drainage form raw material storage.

De minimis Losses

Include those from normal material handling operations (i.e., spills from the unloading of the transfer of materials from trucks, bins, compactors or other containers, leaks from pipes, valves, or other devices used to transfer material); minor leaks from process equipment storage tanks, vehicles or containers; leaks from well-maintained equipment packings and seals; sample purgings; discharge from safety showers and rinsing and cleaning of personal safety equipment. De minimus leaks appear to contribute little to total pollutant loadings.

Non-Stormwater Discharge

Any discharge to stormwater systems that is not composed entirely of stormwater except discharges pursuant to an NPDES permit and discharges resulting from fire fighting activities.

Process Wastewater

Any water which, during manufacturing or processing, comes into direct contact with or results from the production or use of any raw material, intermediate product, finished product, byproduct, or waste product.

Retention Structures/Artificial Wetlands

Retention and or wet ponds are used to store excess runoff on-site prior to discharge at a slow rate through outlets. The structures maintain a permanent pool of water and achieve a high removal rate of sediment, BOD, organic nutrients and metals.

Significant Materials

Raw materials, fuels, solvents, detergents, plastic pellets, finished materials, raw materials used in food processing or production, hazardous substances under Section

101(14) of CERCLA, chemicals reported under Section 313 of Title III of SARA, fertilizers, pesticides, waste products (ashes, slag, sludge) that have the potential to be released with stormwater discharges.

Significant Quantities

Is the volume, concentrations, or mass of a pollutant in stormwater discharge that can cause or threaten to cause pollution, contamination, or nuisance, adversely impact human health or the environment and cause or contribute to a violation of any applicable water quality standards for the receiving water.

Significant Spills and Leaks

Includes but is not limited to releases of oil or hazardous substances in excess of reportable quantities under Section 311 of the Clean Water Act (see 40 CFR 110.10 and CFR 117.21), Section 102 of CERCLA (see 40 CFR 302.4) and Toxic Chemicals listed in 40 CFR Part 372 as reported on EPA Form R.

Stormwater

Stormwater runoff, snow melt runoff and surface runoff and drainage.

Stormwater Detention Structures

Stormwater detention structures stores excess runoff on-site prior to discharge through a gradual release.

Waters of the United States

All waters which are currently used or may be susceptible for use in interstate commerce including; storm sewers, storm drainage, creeks, flood control ditches, bayous, lakes, rivers, wetlands, bays, oceans, estuaries and any water bodies subject to tidal changes.

APPENDIX B

STRUCTURAL CONTROL FEATURES

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APPENDIX C

INSPECTION CHECKLIST

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APPENDIX C
MONTHLY INSPECTION CHECKLIST

Facility Name: BFI /GRAND JUNCTION RECYCLERY

Date: _____

Time Inspection Began _____ Time Inspection Ended _____.

Weather Conditions _____

Inspector's Name _____

General Comments _____

_____

_____

GENERAL SITE CONDITIONS

	Problem	
	Yes	**No**
Security fencing & entrance gates (condition okay)	_____	_____
Roadways, access ramps, loading-unloading (evidence of spills, leaks, odors or unauthorized discharge)	_____	_____
Housekeeping Standards Maintained in Roadways, Parking Areas and Material Storage Areas	_____	_____
Drainage Ditches: obstructions evidence of erosion presence of windblown debris ponding of water	 _____ _____ _____ _____	 _____ _____ _____ _____

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APPENDIX C
STRUCTURAL CONTROLS

Facility Name: BFI / GRAND JUNCTION RECYCLERY **Date:**_____

Structural Controls Identification	Satisfactory Presence		Condition		Comments
	Yes	No	Yes	No	
Covering					
Curbs, Berms, Earthen Dikes					
Roofing					
Subsurface Drains					

Additional Comments: _____

_____

Corrective Actions: _____

_____

Corrective Action Previously Occur: _____Yes _____No

Number of Times: _____

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APPENDIX C

TANK OBSERVATIONS			
Secondary Containment Condition			
Evidence of leaks and spills in area of tanks			
Water Accumulation in secondary containment			
Visible Tank Corrosion			
Tank Identification: No on-site fuel storage at this facility.			

DISCHARGE OUTFALLS	Discharge Outfall Identification				
	001	002	003	004	005
Is a discharge flow present?					
If so,					
Sheen or Discoloration?					
Turbidity (minimal, moderate, high)					
Estimate Flow Rate					
Floating material (other than oil & grease)					
Unusual Odors					
Additional comments: _____					
Describe Corrective Actions: _____					
Corrective Action Previously Occur: ____Yes ____No Number of Times: ____					

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APPENDIX D

STORM WATER SAMPLING DATA

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10/23/92

TRAFFIC CONTROL

Definition

The control of on-site construction traffic (construction equipment, service vehicles, autos, etc.) during development of a parcel of land.

Purpose

To minimize land disturbance.

Where Applicable

Any area where vehicular traffic disturbs the land to the extent of reducing protective vegetation, compacting soil, or otherwise deteriorating the environment.

LAND GRADING

Definition

Reshaping the ground surface by grading to planned grades which are determined by topographic survey and layout.

Purpose

The practice is for one or more of the following: Provide more suitable sites for land development; Improve surface draining; and control erosion.

Conditions Where Practice Applies

This practice is applicable where grading to planned elevations is practical and it is determined that grading is needed. Grading that involves the disturbance of vegetation over large areas shall be avoided. It may be necessary to provide for temporary stabilization of large areas.

DRAINAGE CALCULATIONS
FOR
FEE IN LIEU OF DETENTION

BFI RECYCLE CENTER
1227 WINTERS AVENUE

January 25, 1996

Prepared for:
BFI Waste Systems
Browning-Ferris Industries
2724 Highway 50
Grand Junction, Colorado 81503
(970) 242-8045

Prepared by:
LANDesign LLC
259 Grand Avenue
Grand Junction, Colorado 81501
(970) 245-4099

Date: 25-Jan-96

Prepared By: LANDesign LTD

Project: **BFI RECYCLE CENTER (Phase I Improvements)**

Subject: Drainage Fee / Composite "C" Value Calculations

Project Area = 0.045 Ac. (AREA OF PROPOSED CONCRETE SLAB)
Soil Type : All Weather Roadbase Surface, 0 to 2 percent slopes.
Soil Clasification : Hydrological Soil Group "C".

Historic 100 Year "C" Value: 0.800 Gravel Surface

Developed 100 Year "C" Value:

Surface	Area Ac.	"C" Value	"C" x A
Concrete Slab	0.045	0.950	0.043
Summation			0.043

Composite "C" = $\frac{0.043}{0.045}$ = 0.950

Drainage Fee $: $10{,}000\ (C100d - C100h)\ A^{0.7}$

$10{,}000\ (0.950 - 0.800)\ A^{0.7}$

$171.14 In Lue of Onsite Detention.

Note: The "C" values and Drainage Fee formula shown hereon are taken from Table "B-1" and page VIII-4 of the "Stormwater Management Manual (SWMM), Department of Public Work City of Grand Junction, June 1994.

LAND USE OR SURFACE CHARACTERISTICS	SCS HYDROLOGIC SOIL GROUP (SEE APPENDIX "C" FOR DESCRIPTIONS)											
	A			B			C			D		
	0-2%	2-6%	6%+	0-2%	2-6%	6%+	0-2%	2-6%	6%+	0-2%	2-6%	6%+
UNDEVELOPED AREAS												
Bare ground	.10 - .20 .14 - .24	.16 - .26 .22 - .32	.25 - .35 .30 - .40	.14 - .22 .20 - .28	.22 - .30 .28 - .36	.30 - .38 .37 - .45	.20 - .28 .26 - .34	.28 - .36 .35 - .43	.36 - .44 .40 - .48	.24 - .32 .30 - .38	.30 - .38 .40 - .48	.40 - .48 .50 - .58
Cultivated/Agricultural	.08 - .18 .14 - .24	.13 - .23 .18 - .28	.16 - .26 .22 - .32	.11 - .19 .16 - .24	.15 - .23 .21 - .29	.21 - .29 .28 - .36	.14 - .22 .20 - .28	.19 - .27 .25 - .33	.26 - .34 .34 - .42	.18 - .26 .24 - .32	.23 - .31 .29 - .37	.31 - .39 .41 - .49
Pasture	.12 - .22 .15 - .25	.20 - .30 .25 - .35	.30 - .40 .37 - .47	.18 - .26 .23 - .31	.28 - .36 .34 - .42	.37 - .45 .45 - .53	.24 - .32 .30 - .38	.34 - .42 .42 - .50	.44 - .52 .52 - .60	.30 - .38 .37 - .45	.40 - .48 .50 - .58	.50 - .58 .62 - .70
Meadow	.10 - .20 .14 - .24	.16 - .26 .22 - .32	.25 - .35 .30 - .40	.14 - .22 .20 - .28	.22 - .30 .28 - .36	.30 - .38 .37 - .45	.20 - .28 .26 - .34	.28 - .36 .35 - .43	.36 - .44 .44 - .52	.24 - .32 .30 - .38	.30 - .38 .40 - .48	.40 - .48 .50 - .58
Forest	.05 - .15 .08 - .18	.08 - .18 .11 - .21	.11 - .21 .14 - .24	.08 - .16 .10 - .18	.11 - .19 .14 - .22	.14 - .22 .18 - .26	.10 - .18 .12 - .20	.13 - .21 .16 - .24	.16 - .24 .20 - .28	.12 - .20 .15 - .23	.16 - .24 .20 - .28	.20 - .28 .25 - .33
RESIDENTIAL AREAS												
1/8 acre per unit	.40 - .50 .48 - .58	.43 - .53 .52 - .62	.46 - .56 .55 - .65	.42 - .50 .50 - .58	.45 - .53 .54 - .62	.50 - .58 .59 - .67	.45 - .53 .53 - .61	.48 - .56 .57 - .65	.53 - .61 .64 - .72	.48 - .56 .56 - .64	.51 - .59 .60 - .68	.57 - .65 .69 - .77
1/4 acre per unit	.27 - .37 .35 - .45	.31 - .41 .39 - .49	.34 - .44 .42 - .52	.29 - .37 .38 - .46	.34 - .42 .42 - .50	.38 - .46 .47 - .55	.32 - .40 .41 - .49	.36 - .44 .45 - .53	.41 - .49 .52 - .60	.35 - .43 .43 - .51	.39 - .47 .47 - .55	.45 - .53 .57 - .65
1/3 acre per unit	.22 - .32 .31 - .41	.26 - .36 .35 - .45	.29 - .39 .38 - .48	.25 - .33 .33 - .41	.29 - .37 .38 - .46	.33 - .41 .42 - .50	.28 - .36 .36 - .44	.32 - .40 .41 - .49	.37 - .45 .48 - .56	.31 - .39 .39 - .47	.35 - .43 .43 - .51	.42 - .50 .53 - .61
1/2 acre per unit	.16 - .26 .25 - .35	.20 - .30 .29 - .39	.24 - .34 .32 - .42	.19 - .27 .28 - .36	.23 - .31 .32 - .40	.28 - .36 .36 - .44	.22 - .30 .31 - .39	.27 - .35 .35 - .43	.32 - .40 .42 - .50	.26 - .34 .34 - .42	.30 - .38 .38 - .46	.37 - .45 .48 - .56
1 acre per unit	.14 - .24 .22 - .32	.19 - .29 .26 - .36	.22 - .32 .29 - .39	.17 - .25 .24 - .32	.21 - .29 .28 - .36	.26 - .34 .34 - .42	.20 - .28 .28 - .36	.25 - .33 .32 - .40	.31 - .39 .40 - .48	.24 - .32 .31 - .39	.29 - .37 .35 - .43	.35 - .43 .46 - .54
MISC. SURFACES												
Pavement and roofs	.93 .95	.94 .96	.95 .97	.93 .95	.94 .96	.95 .97	.93 .95	.94 .96	.95 .97	.93 .95	.94 .96	.95 .97
Traffic areas (soil and gravel)	.55 - .65 .65 - .70	.60 - .70 .70 - .75	.64 - .74 .74 - .79	.60 - .68 .68 - .76	.64 - .72 .72 - .80	.67 - .75 .75 - .83	.64 - .72 .72 - .80	.67 - .75 .75 - .83	.69 - .77 .77 - .85	.72 - .80 .79 - .87	.75 - .83 .82 - .90	.77 - .85 .84 - .92
Green landscaping (lawns, parks)	.10 - .20 .14 - .24	.16 - .26 .22 - .32	.25 - .35 .30 - .40	.14 - .22 .20 - .28	.22 - .30 .28 - .36	.30 - .38 .37 - .45	.20 - .28 .26 - .34	.28 - .36 .35 - .43	.36 - .44 .42 - .52	.24 - .32 .30 - .38	.30 - .38 .40 - .48	.40 - .48 .50 - .58
Non-green and gravel landscaping	.30 - .40 .34 - .44	.36 - .46 .42 - .52	.45 - .55 .50 - .60	.45 - .55 .50 - .60	.42 - .50 .48 - .56	.50 - .58 .57 - .65	.40 - .48 .46 - .54	.48 - .56 .55 - .63	.56 - .64 .64 - .72	.44 - .52 .50 - .58	.50 - .58 .60 - .68	.60 - .68 .70 - .78
Cemeteries, playgrounds	.20 - .30 .24 - .34	.26 - .36 .32 - .42	.35 - .45 .40 - .50	.35 - .45 .40 - .50	.32 - .40 .38 - .46	.40 - .48 .47 - .55	.30 - .38 .36 - .44	.38 - .44 .45 - .53	.46 - .54 .54 - .62	.34 - .42 .40 - .48	.40 - .48 .50 - .58	.50 - .58 .60 - .68

NOTES:
1. Values above and below pertain to the 2-year and 100-year storms, respectively.
2. The range of values provided allows for engineering judgement of site conditions such as basic shape, homogeneity of surface type, surface depression storage, and storm duration. In general, during shorter duration storms (Tc ≤ 10 minutes), infiltration capacity is higher, allowing use of a "C" value in the low range. Conversely, for longer duration storms (Tc) 30 minutes), use a ""C value in the higher range.
3. For residential development at less than 1/8 acre per unit or greater than 1 acre per unit, and also for commercial and industrial areas, use values under MISC SURFACES to estimate "C" value ranges for use.

RATIONAL METHOD RUNOFF COEFFICIENTS
(Modified from Table 4, UC-Davis, which appears to be a modification of work done by Rawls)

TABLE "B-1"

UNITED STATES
DEPARTMENT OF
AGRICULTURE

NATURAL RESOURCES
CONSERVATION
SERVICE

2754 Compass Drive, Suite 170
Grand Junction, CO 81506
(303) 242-4511

June 30, 1995

Brian Kehoe
BFI
Grand Junction, Colorado

Attached you will find soils information for the site at 12th street and Winters Ave.

The soils were mapped as Ba, Unnamed silty clay laom, 0 to 2 percent slopes. The present site differs from the discription due to the fact that river cobbles and gravel were imported into this area to build up the lot for use as a parking area.

If you need additional information, please let me know.

Dave Alstatt, Ftoject Leader

NONTECHNICAL SOILS DESCRIPTION REPORT
FOR DESCRIPTION CATEGORY - ALL

Survey Area- GRAND JUNCTION AREA, COLORADO

Map Symbol	Description

Ba UNNAMED SILTY CLAY LOAM, 0 TO 2 PERCENT SLOPES

This unit is suited for irrigated crops. The main limitation is high clay content. Furrow and sprinkler irrigation is suited to this soil. Irrigation water needs to be applied at a rate that insures optimum production without increasing deep percolation, runoff, and erosion. Tilth and fertility can be improved by returning crop residue to the soil and using a suitable rotation. It is important to time tillage operations based upon proper soil moisture conditions to avoid development of adverse field conditions such as cloddiness. Excessive cultivation can result in the formation of a tillage pan. This pan can be broken by subsoiling when the soil is dry.

This unit consists of very deep, well drained soils on toe slopes. These soils formed in residuum and alluvium derived dominantly from Mancos shale. The surface layer is silty clay loam about 2 inches thick. The subsoil is silty clay about 22 inches thick. The substratum to a depth of 60 inches or more is silty clay loam with strata of fine sandy loam. Permeability of this soil is slow. Available water capacity is high. Effective rooting depth is 60 inches or more. Runoff is slow, and the hazard of water erosion is slight. Piping is a hazard.

Capability Subclass 3S; irrigated; 7S; nonirrigated

Capability classification is the grouping of soils to show, in a general way, their suitability for most kinds of farming. It is a practical classification based on limitations of the soils, the risk of damage when they are used, and the way they respond to treatment. The soils are classified according to degree and kind of permanent limitation, but without consideration of major and generally expensive landforming that would change the slope, depth, or other characteristics of the soils; without consideration of possible unlikely major reclamation projects.

Class III - Severe limitations that reduce choice of crops or require special conservation practices or

NONTECHNICAL SOILS DESCRIPTION REPORT
FOR DESCRIPTION CATEGORY - ALL

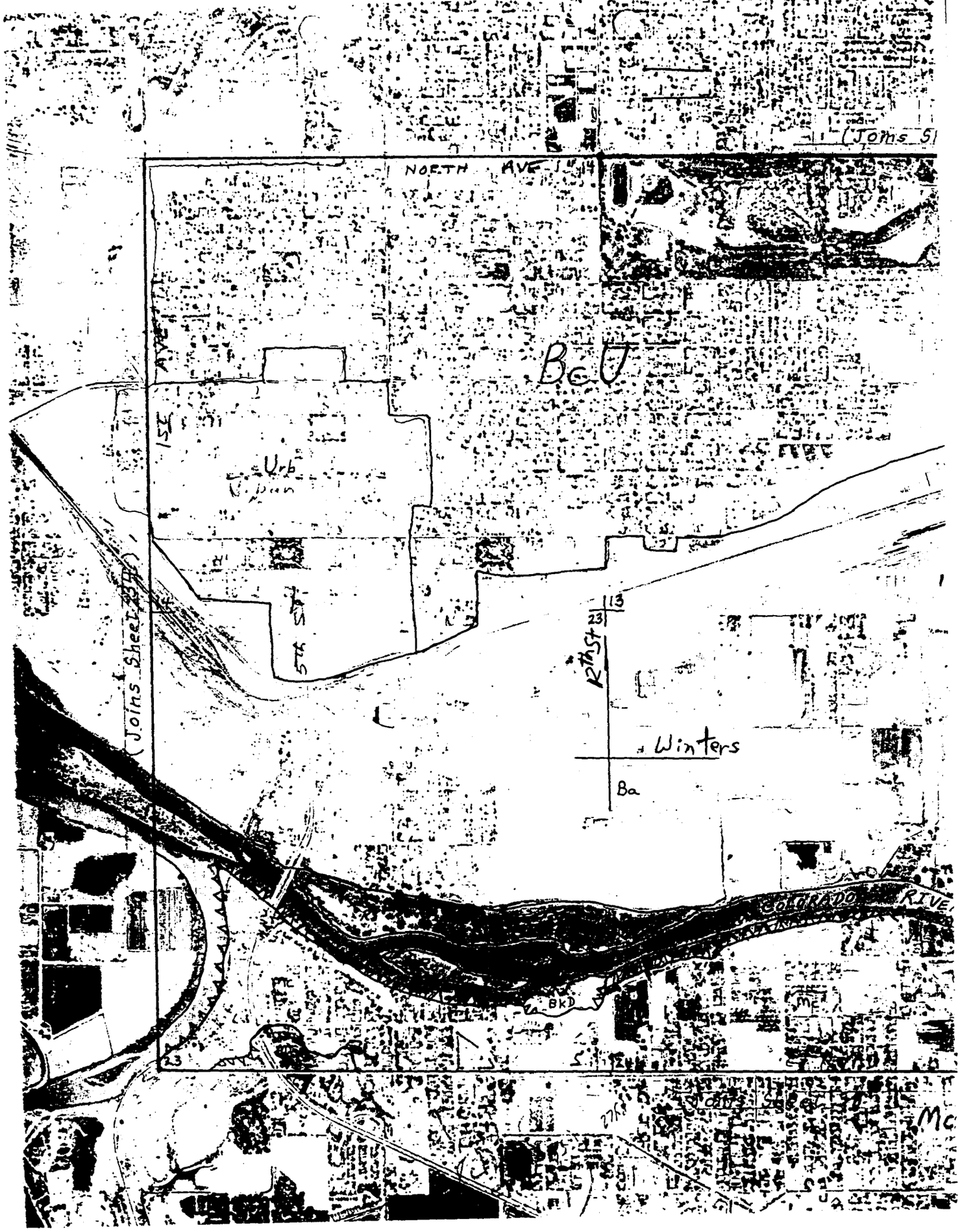
Survey Area- GRAND JUNCTION AREA, COLORADO

Map Symbol	Description

both.

Class VII - Not suited for cultivation. Very severe limitations. Suited for range, woodland or wildlife uses if carefully managed. Usually cannot apply physical practices such as pitting, furrowing, seeding, etc.

S - Major problem is in the soil. It may be too shallow, too heavy, stony, low in fertility, salty, alkaline or have low moisture capacity.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BFI Waste Systems
BROWNING-FERRIS INDUSTRIES
Grand Junction District

January 25, 1996

Ms. Jody Kliska
City Development Engineer
City of Grand Junction
Grand Junction Community Development Department
250 North 5th Street
Grand Junction, Colorado 81505-2668

Re: BFI/Recyclery - 1227 Winters Avenue
Storm Water Management Plan

Dear Jody:

This memo is in regards to the existing Storm Water Management Plan for the above referenced BFI facility. The plan identifies in Section 3.3.1 of the plan significant materials to be stored on-site. The plan details in Section 3.3.2, facility management practices for the significant materials identified in Section 3.3.1.

To ensure your understanding, BFI plans to store all material under cover within the shop building. There will be no outdoor storage of batteries or other materials the could impact the quality of the storm water runoff.

If you have any questions or need further clarification regarding the Storm Water Management Plan, please call me at 242-8045.

Brian Kehoe
Facility Manager

cc: Phil Hart (LANDesign)

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

February 28, 1996

Phil Hart
LANDesign, LLC
259 Grand Avenue
Grand Junction, CO 81501

RE: CUP-95-121-2 BFI Recycling Center

Dear Phil:

The Site Plan and Paving, Grading and Drainage Plan, dated 2/16/96 and the Landscape Plan, dated 2/15/96 for the BFI Recycling Center have been approved. The required on-site improvements for each phase must be completed prior to use and occupancy of the site for that phase. If all improvements are not complete prior to occupancy, a Development Improvement Agreement and Guarantee will be required for the remaining improvements. The drainage fees of $321.97 for Phase I and $952.89 for Phase II must be paid prior to issuance of a Planning Clearance or prior to occupancy of the site for that phase if no Planning Clearance is required.

Please submit one additional set of the latest plans for me to stamp as approved for the applicant's use. If you have other questions, please call me at 244-1446.

Sincerely,

Kathy

Katherine M. Portner
Planning Supervisor

xc: BFI Waste Systems

Date: 29-Apr-97

Prepared By: LANDesign LLC

Project: **BFI RECYCLE CENTER (Additional Site Improvements)**

Subject: Drainage Fee / Composite "C" Value Calculations

Project Area = 0.38 Ac. (AREA OF ADDITIONAL ASPHALT)
Soil Type: All Weather Roadbase Surface, 0 to 2 percent slopes
Soil Classification: Hydrological Soils Group "C"

Historic 100 Year "C" Value: 0.800

Developed 100 Year "C" Value:

Surface	Area Ac.	"C" Value	"C" x A
Asphalt	0.380	0.950	0.361

Summation

Composite "C" = $\frac{0.361}{0.380} = 0.950$

Drainage Fee $: $10{,}000\ (C100d - C100h)\ A^{0.7}$

$10{,}000\ (0.950 - 0.800)\ A^{0.7}$

$761.97 Fee In Lue of Onsite Detention.

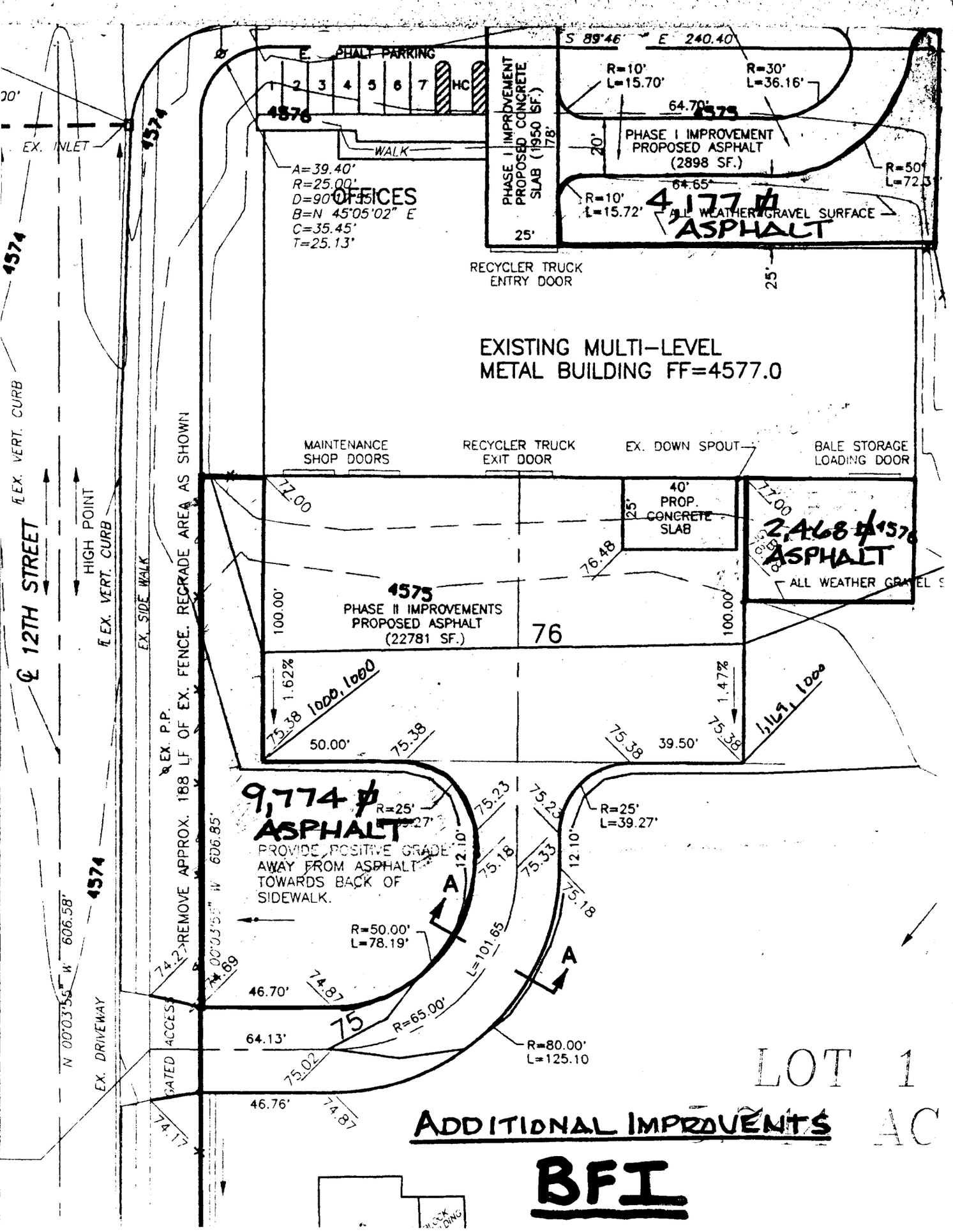
Note: The "C" values and Drainage Fee formula shown hereon were taken from Table "B-1 and page VII-4 of the "Stormwater Management Manual (SWMM), Department of Public Works City of Grand Junction, June 1994.

LAND USE OR SURFACE CHARACTERISTICS	SCS HYDROLOGIC SOIL GROUP (SEE APPENDIX "C" FOR DESCRIPTIONS)											
	A			B			C			D		
	0-2%	2-6%	6%+	0-2%	2-6%	6%+	0-2%	2-6%	6%+	0-2%	2-6%	6%+
UNDEVELOPED AREAS Bare ground	.10 - .20 .14 - .24	.16 - .26 .22 - .32	.25 - .35 .30 - .40	.14 - .22 .20 - .28	.22 - .30 .28 - .36	.30 - .38 .37 - .45	.20 - .28 .26 - .34	.28 - .36 .35 - .43	.36 - .44 .40 - .48	.24 - .32 .30 - .38	.30 - .38 .40 - .48	.40 - .48 .50 - .58
Cultivated/Agricultural	.08 - .18 .14 - .24	.13 - .23 .18 - .28	.16 - .26 .22 - .32	.11 - .19 .16 - .24	.15 - .23 .21 - .29	.21 - .29 .28 - .36	.14 - .22 .20 - .28	.19 - .27 .25 - .33	.26 - .34 .34 - .42	.18 - .26 .24 - .32	.23 - .31 .29 - .37	.31 - .39 .41 - .49
Pasture	.12 - .22 .15 - .25	.20 - .30 .25 - .35	.30 - .40 .37 - .47	.18 - .26 .23 - .31	.28 - .36 .34 - .42	.37 - .45 .45 - .53	.24 - .32 .30 - .38	.34 - .42 .42 - .50	.44 - .52 .52 - .60	.30 - .38 .37 - .45	.40 - .48 .50 - .58	.50 - .58 .62 - .70
Meadow	.10 - .20 .14 - .24	.16 - .26 .22 - .32	.25 - .35 .30 - .40	.14 - .22 .20 - .28	.22 - .30 .28 - .36	.30 - .38 .37 - .45	.20 - .28 .26 - .34	.28 - .36 .35 - .43	.36 - .44 .44 - .52	.24 - .32 .30 - .38	.30 - .38 .40 - .48	.40 - .48 .50 - .58
Forest	.05 - .15 .08 - .18	.08 - .18 .11 - .21	.11 - .21 .14 - .24	.08 - .16 .10 - .18	.11 - .19 .14 - .22	.14 - .22 .18 - .26	.10 - .18 .12 - .20	.13 - .21 .16 - .24	.16 - .24 .20 - .28	.12 - .20 .15 - .23	.16 - .24 .20 - .28	.20 - .28 .25 - .33
RESIDENTIAL AREAS 1/8 acre per unit	.40 - .50 .48 - .58	.43 - .53 .52 - .62	.46 - .56 .55 - .65	.42 - .50 .50 - .58	.45 - .53 .54 - .62	.50 - .58 .59 - .67	.45 - .53 .53 - .61	.48 - .56 .57 - .65	.53 - .61 .64 - .72	.48 - .56 .56 - .64	.51 - .59 .60 - .68	.57 - .65 .69 - .77
1/4 acre per unit	.27 - .37 .35 - .45	.31 - .41 .39 - .49	.34 - .44 .42 - .52	.29 - .37 .38 - .46	.34 - .42 .42 - .50	.38 - .46 .47 - .55	.32 - .40 .41 - .49	.36 - .44 .45 - .53	.41 - .49 .52 - .60	.35 - .43 .43 - .51	.39 - .47 .47 - .55	.45 - .53 .57 - .65
1/3 acre per unit	.22 - .32 .31 - .41	.26 - .36 .35 - .45	.29 - .39 .38 - .48	.25 - .33 .33 - .41	.29 - .37 .38 - .46	.33 - .41 .42 - .50	.28 - .36 .36 - .44	.32 - .40 .41 - .49	.37 - .45 .48 - .56	.31 - .39 .39 - .47	.35 - .43 .43 - .51	.42 - .50 .53 - .61
1/2 acre per unit	.16 - .26 .25 - .35	.20 - .30 .29 - .39	.24 - .34 .32 - .42	.19 - .27 .28 - .36	.23 - .31 .32 - .40	.28 - .36 .36 - .44	.22 - .30 .31 - .39	.27 - .35 .35 - .43	.32 - .40 .42 - .50	.26 - .34 .34 - .42	.30 - .38 .38 - .46	.37 - .45 .48 - .56
1 acre per unit	.14 - .24 .22 - .32	.19 - .29 .26 - .36	.22 - .32 .29 - .39	.17 - .25 .24 - .32	.21 - .29 .28 - .36	.26 - .34 .34 - .42	.20 - .28 .28 - .36	.25 - .33 .32 - .40	.31 - .39 .40 - .48	.24 - .32 .31 - .39	.29 - .37 .35 - .43	.35 - .43 .46 - .54
MISC. SURFACES Pavement and roofs	.93 .95	.94 .96	.95 .97	.93 .95	.94 .96	.95 .97	.93 .95	.94 .96	.95 .97	.93 .95	.94 .96	.95 .97
Traffic areas (soil and gravel)	.55 - .65 .65 - .70	.60 - .70 .70 - .75	.64 - .74 .74 - .79	.60 - .68 .68 - .76	.64 - .72 .72 - .80	.67 - .75 .75 - .83	.64 - .72 .72 - .80	.67 - .75 .75 - .83	.69 - .77 .77 - .85	.72 - .80 .79 - .87	.75 - .83 .82 - .90	.77 - .85 .84 - .92
Green landscaping (lawns, parks)	.10 - .20 .14 - .24	.16 - .26 .22 - .32	.25 - .35 .30 - .40	.14 - .22 .20 - .28	.22 - .30 .28 - .36	.30 - .38 .37 - .45	.20 - .28 .26 - .34	.28 - .36 .35 - .43	.36 - .44 .42 - .52	.24 - .32 .30 - .38	.30 - .38 .40 - .48	.40 - .48 .50 - .58
Non-green and gravel landscaping	.30 - .40 .34 - .44	.36 - .46 .42 - .52	.45 - .55 .50 - .60	.45 - .55 .50 - .60	.42 - .50 .48 - .56	.50 - .58 .57 - .65	.40 - .48 .46 - .54	.48 - .56 .55 - .63	.56 - .64 .64 - .72	.44 - .52 .50 - .58	.50 - .58 .60 - .68	.60 - .68 .70 - .78
Cemeteries, playgrounds	.20 - .30 .24 - .34	.26 - .36 .32 - .42	.35 - .45 .40 - .50	.35 - .45 .40 - .50	.32 - .40 .38 - .46	.40 - .48 .47 - .55	.30 - .38 .36 - .44	.38 - .44 .45 - .53	.46 - .54 .54 - .62	.34 - .42 .40 - .48	.40 - .48 .50 - .58	.50 - .58 .60 - .68

NOTES:
1. Values above and below pertain to the 2-year and 100-year storms, respectively.
2. The range of values provided allows for engineering judgement of site conditions such as basic shape, homogeneity of surface type, surface depression storage, and storm duration. In general, during shorter duration storms (Tc ≤ 10 minutes), infiltration capacity is higher, allowing use of a "C" value in the low range. Conversely, for longer duration storms (Tc) 30 minutes), use a ""C value in the higher range.
3. For residential development at less than 1/8 acre per unit or greater than 1 acre per unit, and also for commercial and industrial areas, use values under MISC SURFACES to estimate "C" value ranges for use.

RATIONAL METHOD RUNOFF COEFFICIENTS
(Modified from Table 4, UC-Davis, which appears to be a modification of work done by Rawls)

TABLE "B-1"


S 89°46" E 240.40
E. ASPHALT PARKING
1 2 3 4 5 6 7 HC
4576
WALK
EX. INLET
4574
A=39.40'
R=25.00'
D=90°15'55"
B=N 45°05'02" E
C=35.45'
T=25.13'
OFFICES
PHASE I IMPROVEMENT PROPOSED CONCRETE SLAB (1950 SF.)
178'
25'
R=10'
L=15.70'
R=30'
L=36.16'
64.70'
4575
PHASE I IMPROVEMENT PROPOSED ASPHALT (2898 SF.)
20'
R=50'
L=72.3
64.65'
R=10'
L=15.72'
4,177 ± SY
ALL WEATHER GRAVEL SURFACE
ASPHALT
RECYCLER TRUCK ENTRY DOOR
25'
EXISTING MULTI-LEVEL METAL BUILDING FF=4577.0
MAINTENANCE SHOP DOORS
RECYCLER TRUCK EXIT DOOR
EX. DOWN SPOUT
BALE STORAGE LOADING DOOR
77.00
40' PROP. CONCRETE SLAB
25'
76.48
2,468 ± SY
ASPHALT
ALL WEATHER GRAVEL
4575
PHASE II IMPROVEMENTS PROPOSED ASPHALT (22781 SF.)
76
100.00'
1.62%
1.47%
75.38
50.00'
39.50'
1,169 1000
1000, 1000
9,774 ± SY
ASPHALT
PROVIDE POSITIVE GRADE AWAY FROM ASPHALT TOWARDS BACK OF SIDEWALK.
R=25'
L=39.27'
12.10'
75.23
75.18
75.33
A
R=50.00'
L=78.19'
L=101.65
R=65.00'
R=80.00'
L=125.10
74.69
74.87
46.70'
64.13'
75
75.02
46.76'
EX. DRIVEWAY
ACCESS
GATED
N 00°03'55" W 606.58'
N 00°03'55" W 606.85'
EX. VERT. CURB
HIGH POINT
EX. SIDE WALK
EX. P.P.
REMOVE APPROX. 188 LF OF EX. FENCE. REGRADE AREA AS SHOWN
℄ 12TH STREET
LOT 1
AC
ADDITIONAL IMPROVEMENTS
BFI

BFI Waste Systems
BROWNING-FERRIS INDUSTRIES

Grand Junction District

January 12, 1995

Katherine Portner
City of Grand Junction
Planning Supervisor
250 North 5th Street
Grand Junction, CO 81501

Dear Katherine,

Thank you for visiting with me and Adell today. I would like to explain some of the reasons for BFI looking into this new building on 1227 Winters avenue. The main reason is to expand our operations into the recycling market to cover the Western Slope, which will cover the Vail, Beaver Creek, Delta, Montrose, Minturn, Aspen, Carbondale, Glenwood Springs and Mesa County. This would require a processing center that could accommodate large volumes of recyclables on a daily basis. In combination with a recyclery, we would house all of our solid waste collection trucks and a welding shop to handle repair and painting of all solid waste and recycle containers for the western slope. In addition to the solid waste and recyclery, we may investigate housing our portable service in this facility.

The building we are currently leasing does not have adequate area to allow us to expand our operations. Additionally, the zoning at our current location does not allow for a recyclery.

The facility at 1227 Winters Ave has the electricity output, railroad spur and acreage that are needed. The total warehouse space will allow us to stock pile baled recyclables or build storage if necessary. Another reason for wanting to relocate are that we are located in a residential area and the 1227 Winters lot is in a I-2 Heavy Industrial area.

Our expansion could add new jobs to the Grand Junction area either in the transportation of recyclables or in the sorting of materials.

Once again, thank you for meeting with us and discussing this exciting opportunity for BFI. If during your review of this matter, you have any additional questions please do not hesitate to call us.

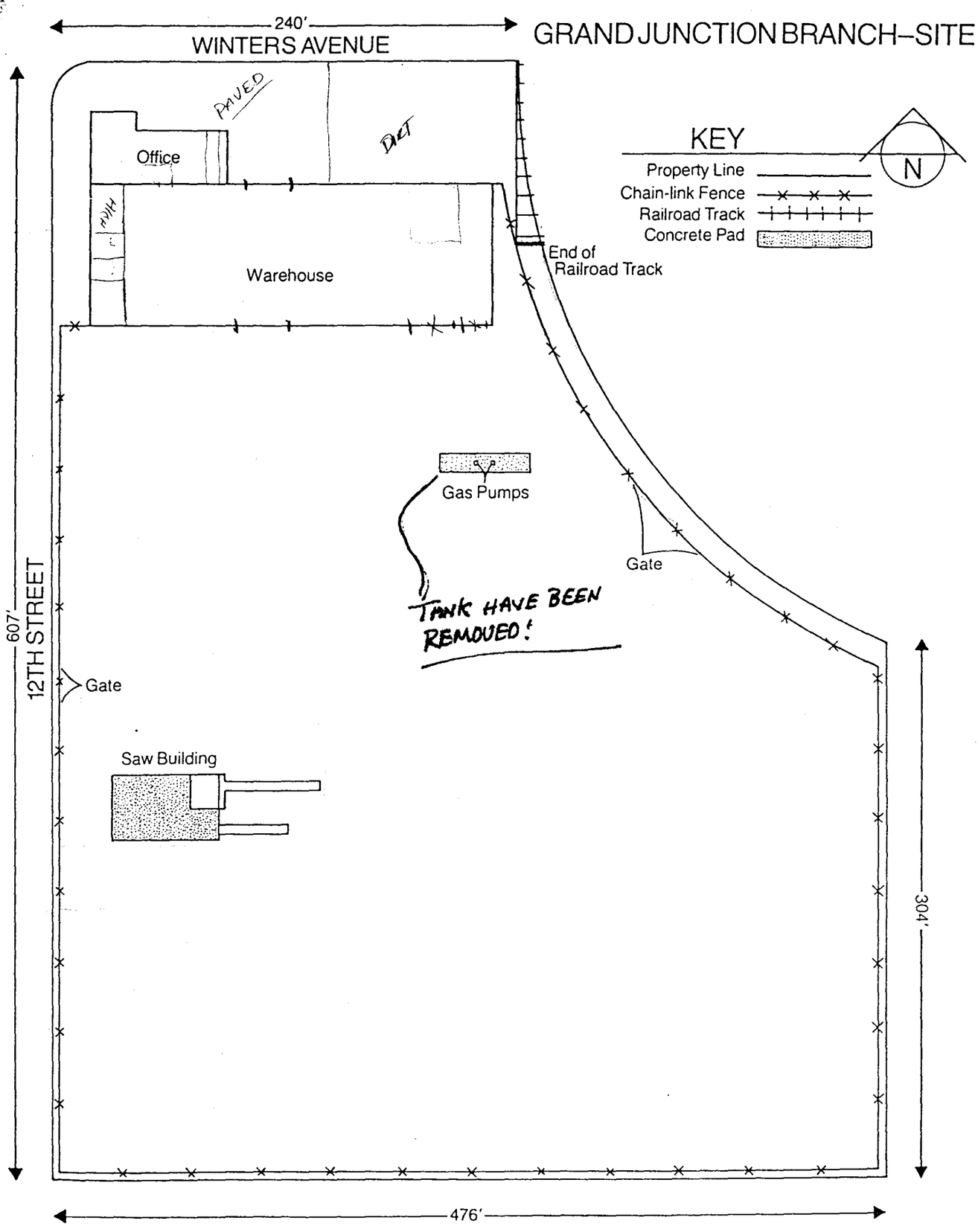
Sincerely,

Brant Westermire

Brant Westermire
Facility Manager

2724 HIGHWAY 50 • GRAND JUNCTION, COLORADO 81503 • (303) 242-8045

GRAND JUNCTION BRANCH–SITE P



REAL ESTATE INVESTMENTS

K. C. WOFFORD
2001 STARDUST DRIVE
COLORADO SPRINGS, COLO. 80906
PHONE 632-8518

July 27, 1995

Community Development Dept.
250 North 5th Street
Grand Junction, CO

Re: CUP-95-121 Conditional Use Permit
Recyclery - 1227 Winters Ave.

I am the owner of property located at 1257 Winters Avenue in Grand Junction, Colorado.

I wish to express my disapproval for a recycling plant at the proposed location. I would have rather expressed my disapproval in person but travel time between Colorado Spgs. and Grand Junction makes it impractical.

Sincerely,

K. C. Wofford

KW/bw

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

September 7, 1995

Brian Kehoe, Facility Manager
BFI of Colorado, Inc.
2724 HWY 50
Grand Junction, CO 81503

RE: CUP-95-121 Conditional Use Permit--Recycling Center

Dear Mr. Kehoe:

On August 1, 1995 the Grand Junction Planning Commission approved the Conditional Use Permit for BFI's regional recycling center at 1227 Winters Avenue. The conditions of approval are as follows:

1. A Site Plan Review process will be required to review and approve the detail design of the site.

2. All requirements of the Fire Department, Building Department and Health Department must be met. This requirement shall include any required liquid separators and/or seepage protection.

3. A drainage plan and stormwater management plan based on all proposed improvements to the site must be submitted and approved by the City as a part of the Site Plan Review process.

4. An Industrial Pretreatment Permit must be obtained if required by Persigo Sewer Treatment Plant.

5. The amount of a Transportation Capacity Payment will be determined through the Site Plan Review process.

6. All vehicular travel areas and parking areas must be paved per Section 5-1-4. Location and configuration of parking areas must be approved with the Site Plan Review.

7. All outdoor storage areas must be screened.

8. The street frontages and rights-of-way shall be landscaped. A landscaping plan must be submitted and approved with the Site Plan Review.

9. The south property line shall be screened with screen fencing and/or landscaping to be compatible with the requirements of the Planned Commercial Zone to the south and the State Park property.

10. The proposed truck route along Struthers Avenue shall be changed to Noland Avenue if Noland/Kimball is rebuilt by the City as a major east-west connection in this area.

I have enclosed a submittal packet with the requirements for Site Plan Review. The application can be submitted anytime. Once a complete submittal is received there is a two week staff review period. There are no other required public hearings. I have also included excerpts from the City's Submittal Standards Manual. All required items must be completed as per the checklists.

If you have any questions please call me at 244-1446.

Sincerely,

Katherine M. Portner

Katherine M. Portner
Planning Supervisor

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

September 13, 1996

Brian Kehoe
Facility Manager
BFI Waste Systems
1227 Winters Avenue
Grand Junction, CO 81501

RE: CUP-95-121

Dear Mr. Kehoe:

This is in follow-up to my site check of BFI's Recycling Facility. The following items must be satisfied for the site to be in compliance with the Conditional Use Permit:

1. One additional tree must be planted near the sign along 12th Street.

2. A new drawing must be submitted showing the additional area that was paved. Revised drainage fee calculations must also be provided. The revised drainage fee must be paid.

3. The approval of the CUP and the Zoning and Development Code requires that all outdoor storage areas be screened. The dumpsters stored on the property and the baled materials constitute outdoor storage and must be screened from all streets. I recommend you continue the fence screening provided along the south property line along the 12th Street frontage as well. Stored items cannot extend above the fence.

4. Building Department records indicate a final inspection was never requested for the interior work done on the building. Final sign-off is required. Contact the Building Department at 244-1631 to schedule.

5. Provide confirmation from the Grand Junction Fire Department that all Fire Code requirements have been satisfied, including the need for a sprinkler system.

6. Provide confirmation from Persigo Wastewater Treatment Plant that all requirements have been satisfied for industrial pretreatment.

Lib - SPR for BFI
SUP-95-121

To: Kathy Portner
From: Hank Masterson
Subject: BFI
Date: 9/20/96 Time: 3:49PM

Kathy,

I talked to Brian Keogh yesterday regarding completion of the fire department requirements for this project. I thought this was completed 6 months ago, but they still have not enclosed the sprinkler riser into a heated room. I would prefer that you not give final sign-off until this is completed. If they don't finish this before winter they will either freeze their system or break the pipes and flood the building. I will check back with them in mid October and let you know.
Thanks, Hank.

KATHY,
CALCULATIONS ARE CORRECT - FEE AMOUNT IS ACCEPTABLE.
5-14-97

May 6, 1997

Katherine M. Portner
Acting Community Development Director
Grand Junction Community Development Department
250 North Fifth Street
Grand Junction, Colorado 81501-2688

RE: CUP-95-121
BFI Recyclery - 1227 Winters Ave.

Dear Kathy:

As a follow-up to your site check at the above referenced facility, please find the following attached information for your review.

1. A revised drawing detailing the additional areas that were paved from the original submitted drawing for Phase I and Phase II .

2. The revised Drainage Fee Calculations. paid 6/12/96 check # 09-8873754

The areas of additional improvements were verified on actual site inspections by LANDesign. After your review of the attached materials, please contact me so the revised drainage fee can be paid.

If there are any other items that need to be addressed prior to the City of Grand Junction issuance of the Conditional Use Permit, please contact me at 242-8045.

Sincerely
BFI of Colorado, Inc.

Brian Kehoe
Mgr. Environmental, Safety & Health

Western Slope District of Colorado · 1227 Winters Ave. · Grand Junction, Colorado 81501
Phone 970-242-8045 · Fax 970-242-5739

Grand Junction Community Development Department
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(303) 244-1430 FAX (303) 244-1599

June 12, 1997

Brian Kehoe
Mgr.-Environmental, Safety & Health
BFI
1227 Winters Ave.
Grand Junction, CO 81501

RE: #CUP-95-121

Dear Mr. Kehoe:

We have received your check for the drainage fee on the remainder of the paved portion of the BFI property located at 1227 Winters Avenue. The payment completes all the requirements for the development. The final Certificate of Occupancy will be signed and returned to the Building Department.

Thank you for your cooperation.

Sincerely,

Katherine M. Portner

Katherine M. Portner
Acting Community Development Director

xc: Bob Lee, Mesa County Building Department