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File 1993-0004

Name: Wilson Ranch Subdivision-Revised Preliminary Plan & Two Phase Final Plat

P r e s e n t	S c a n n e d	<p>A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS retrieval system. In some instances, items are found on the list but are not present in the scanned electronic development file because they are already scanned elsewhere on the system. These scanned documents are denoted with (**) and will be found on the ISYS query system in their designated categories.</p> <p>Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page.</p> <p>Remaining items, (not selected for scanning), will be listed and marked present. This index can serve as a quick guide for the contents of each file.</p>
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X	X	*General project report
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		Reduction of assessor's map.
		Evidence of title, deeds, easements
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		*Final reports for drainage and soils (geotechnical reports)
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X	X	*Staff Reports
		*Planning Commission staff report and exhibits
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DOCUMENT DESCRIPTION:

X	X	Action Sheet - Approved - 2/10/93 and 3/3/93 - Waived looping of Water Line	X		Subdivision Improvements Cash Deposit Agrmt - Bk 1837 / Pg 713 - 5/13/91
X	X	Planning Commission Minutes - 2/10/93 - **	X	X	Drainage Study Report by Nichols Associates Inc. - 12/23/92 - to be used for final filing 1 & 2 and preliminary filing 3 of Wilson Subdivision
X		Treasurer's Certificate of Taxes Due - 12/4/92	X	X	Agreement - signed 8/13/92 - expired but will be scanned
X		Geotechnical Report of Wilson Ranch - 2/28/81	X	X	Letter from Q.E.D. Surveying Systems, Inc. stating that the parcel is in the 500 year flood plain - 1/4/93
X		E-mails	X		Public Notice Posting - 2/12/93
X	X	Drainage Report	X	X	City Council Agenda, Minutes - 3/3/93, 5/19/93 - **
X		Specific Performance Contract - Destination Properties, Inc. - 3/7/80	X	X	City Council Minutes - 2/3/93, 5/4/93 - **
X	X	Development Improvement Agreement - Wilson Ranch - Filing 2 - not signed by City	X		Easements - not conveyed to City of G.J.
X		Commitment for Title Ins. - 2/13/81	X		Legal Ad - 4/27/93



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



Receipt 5546
 Date 1-4-92
 Rec'd By [Signature]
 File No. 4 93

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
<input checked="" type="checkbox"/> Subdivision Plat/Plan	<input type="checkbox"/> Minor <input checked="" type="checkbox"/> Major <input type="checkbox"/> Resub	3.8 ac.	25 1/2 E G 1/2 Rd.	PR	SINGLE Family
<input type="checkbox"/> Rezone				From: To:	
<input type="checkbox"/> Planned Development	<input type="checkbox"/> ODP <input type="checkbox"/> Prelim <input type="checkbox"/> Final				
<input type="checkbox"/> Conditional Use					
<input type="checkbox"/> Zone of Annex					
<input type="checkbox"/> Text Amendment					
<input type="checkbox"/> Special Use					
<input type="checkbox"/> Vacation					<input type="checkbox"/> Right-of-Way <input type="checkbox"/> Easement

PROPERTY OWNER

DEVELOPER

REPRESENTATIVE

Dan Garrison	G.N.T. DEVELOPMENT	OED SURVEYING SYSTEMS INC.
Name	Name	Name
815 La Paz Court	P.O. Box 4542	1018 Colorado Avenue
Address	Address	Address
Grand Junction, CO	Grand Junction, CO 81501	Grand Junction, CO 81501
City/State/Zip	City/State/Zip	City/State/Zip
303-245-1434	303-245-1434	303-241-2370
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 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.

[Signature] O.E.D. SURVEYING 1/4/93
 Signature of Person Completing Application Date

[Signature] 1-4-93

Signature of Property Owner(s) - Attach Additional Sheets if Necessary



INCLUDES REQUIREMENTS
B, O, Y, Z

NARRATIVE FOR WILSON RANCH SUBDIVISION

FINAL FILING TWO

AND

REVISED PRELIMINARY FILING THREE

The Wilson Ranch subdivision was originally approved by Mesa County in 1982. It was resubmitted and affirmed in 1990. As a part of a negotiated agreement for city annexation the city has agreed to accept the preliminary development plan originally approved by Mesa County.

Final filing two conforms with the preliminary plan for Wilson Ranch and consists of fourteen residential lots located on South Corral Drive and on Corral Court. Lot sizes vary from 10,000 square feet to 7,500 square feet and are planned to accommodate homes in the eighty to one hundred forty thousand dollar price range. Size, construction, and set-backs are the same as filing one at Wilson Ranch and governed by the covenants previously approved. With the addition of these fourteen lots Wilson Ranch will consist of fifty-four approved building sites.

Access to these lots and Wilson Ranch in general is from G3/8 Road and from G1/2 Road.

The revised preliminary for filing three varies from the original by eliminating one road, increased lot sizes and twenty fewer lots than originally planned. This area was originally approved for fifty lots. The number now planned is thirty with lot size varying from approximately 1/4 acre to 1 and 1/4 acre. These lots are designed to accommodate some larger and more expensive homes than found in the balance of Wilson Ranch. Advantages from the revision include reduced traffic for the area, less road maintenance for the city and reduced run-off by a reduction in impervious surfaces.

WILSON RANCH • 25 1/2 & G 1/2 Roads

The total density for Wilson Ranch will be reduced by approximately twenty percent. Total residences will number eighty-five instead of the previously approved one hundred and five.

Areas identified as open space in the earlier version have been preserved in this revision.

It is intended to complete development of the final filing two by late March to early April. A final filing for the filing three will be at approximately the same time.



W. D. Garrison, President GNT Development Corp.
Developer of Wilson Ranch

December 16, 1992

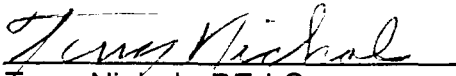
NICHOLS ASSOCIATES INC.
714 HORIZON DRIVE #460
GRAND JUNCTION, CO.
Phone 303-245-7101

CITY OF GRAND JUNCTION
GRAND JUNCTION, CO.

Gentlemen:

Please find enclosed a drainage study report for Wilson Ranch Subdivision Filling 2 & 3. This report was prepared by me for use as apart of the submittal package for the final filing of filing 2 and the revised preliminary filing 3 of the Wilson Subdivision.

Respectively submitted,


Terry Nichols PE-LS

22 93
Terry Nichols
PE-LS

**WILSON RANCH SUBDIVISION
FINAL FILING TWO & PRELIMINARY FILING THREE
DRAINAGE PLAN REPORT
23-Dec-92**

I. Location and description of property

The Wilson Ranch Subdivision property is located in the city of Grand Junction, Colorado. The property is more particularly described as a part of the S.E.. 1/4 of section 34 Township 1 North Range 1 West of the Ute base and meridian. The Mesa County tax ID number for this property is 2701-344-00-154.

The property is bounded on the north by G1/2 road and the Grand Valley Canal. Bounded on the west by Wilson Ranch subdivision Filing One. On the south by a parcel of land owned by John Pabst. And on the east by properties owned by Franklin Lamm and Russell Gray.

Filing 2 contains 3.8 acres and filing 3 contains approximately 12.6 acres of drainage area included in this study for a total area of 16.4 acres. The present ground cover consists of coarse grasses and weeds along with a stand of young poplar trees along the southerly portion of the property. The surface soil type is predominantly medium silt with some silty clays on a hill located in the north west corner of the property.

II. Drainage basins and sub-basins location and evaluation

Irrigation has historically been by surface irrigation techniques for agriculture purposes. There is a concrete lined surface irrigation ditch traversing the property from north to south. This concrete ditch is for the purpose of conveying irrigation water to the John Pabst property. The development plan calls for expanding the existing Wilson Ranch Subdivision pressurized underground irrigation system. The existing concrete irrigation ditch is to be replaced by an underground plastic pipe.

The historic drainage pattern is a slight slope and surface flow to the south west. All off site drainage is intercepted by the Grand Valley Canal along the north boundary and Leach Creek along the east boundary. The drainage from this property historically flows over the surface on to the John Pabst property to the south and into an agriculture drainage ditch near the south west corner of Wilson Ranch Subdivision Filing One.

III. Drainage design criteria

Design rainfall intensities are taken from the Mesa County Storm Drainage Criteria Manual. The time of concentration for each basin is calculated using the following overland flow formula:

$$t_c = 1.8(1.1 - C_{10}) (L^{1/2}) / (S^{1/3})$$

The intensity is taken from TABLE 403a of the same manual.

The peak runoff discharges are calculated using the rational formula:

$$Q=CiA$$

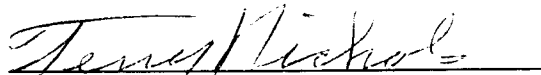
where:

- Q= peak runoff rate, in cubic feet per second (CFS);
- C= runoff coefficient representing a ratio of peak runoff to average rainfall intensity for a duration equal to the runoff time of concentration;
- i= average rainfall intensity in inches per hour; and
- A= drainage area in acres.

The following spread sheets present the runoff calculations for the 2 year and 100 year storms at the Wilson Ranch subdivision. Calculations are presented for both historic conditions and conditions after the proposed development.

Previous agreements preclude the requirement for storm water retention for this project.

I hereby certify that this report for the preliminary drainage design of The Wilson Subdivision filing 2 & 3 was prepared by me.


Terry Nichols
Registered Professional Engineer,
State of Colorado, Number 12093

**WILSON RANCH FILINGS 2 & 3
DRAINAGE REPORT**

AFTER DEVELOPMENT WORK

BASIN	LENGTH	SLOPE	RUNOFF	t c MINUTES	INTENSITY		AREA	DISCHARGE	
	(L)	(S)	COEF.		Inches		Acres	(Q=CiA) = CFS	
	FEET	PERCENT	C		2-Yr	100-Yr	A	2-Yr	100-Yr
A	880	1	0.5	32	0.9	2.2	5.2	2.3	5.7
B	500	1	0.7	16	1.3	3.2	1.0	0.9	2.2
C	380	1	0.5	21	1.1	3.0	2.4	1.3	3.6
D	380	1	0.7	14	1.3	3.3	0.6	0.5	1.4
E	260	1	0.7	12	1.5	3.8	0.5	0.5	1.3
F	800	1	0.5	31	0.9	2.3	4.0	1.8	4.6
G	880	1	0.8	16	1.3	3.3	1.2	1.2	3.2
H	800	1	0.4	36	0.8	2.2	1.5	0.5	1.3

TOTAL: 16.4 9.2 23.3

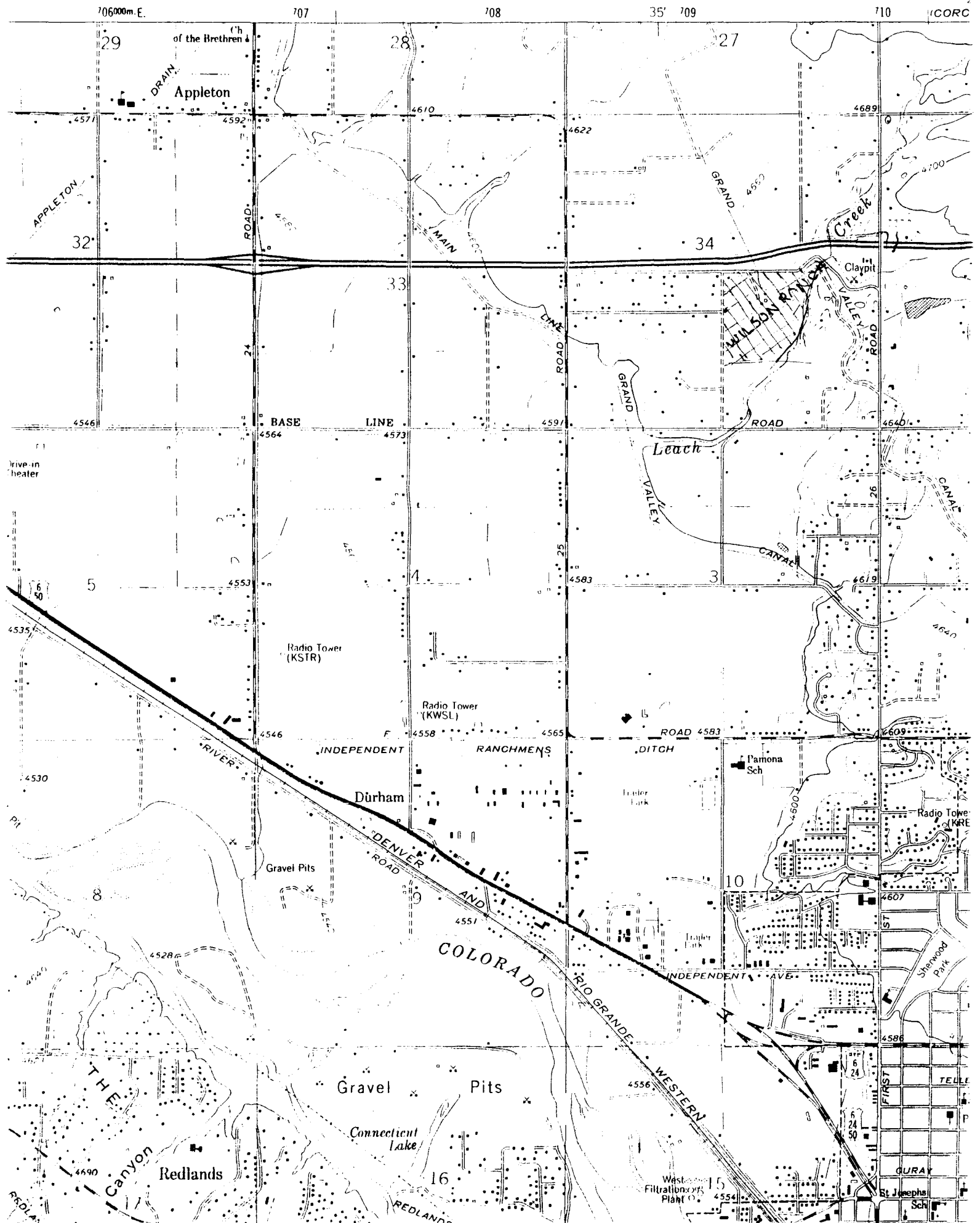
HISTORIC FLOW - BEFORE DEVELOPMENT

BASIN	LENGTH	SLOPE	RUNOFF	t c MINUTES	INTENSITY		AREA	DISCHARGE	
	(L)	(S)	COEFFICIENT		Inches		Acres	(Q=CiA) = CFS	
	FEET	PERCENT	C		2-Yr	100-Yr	A	2-Yr	100-Yr
A - H	1000	1	0.2	51	0.3	1.3	7.0	0.4	1.8
B - H	1200	1	0.2	56	0.3	1.3	9.4	0.6	2.4

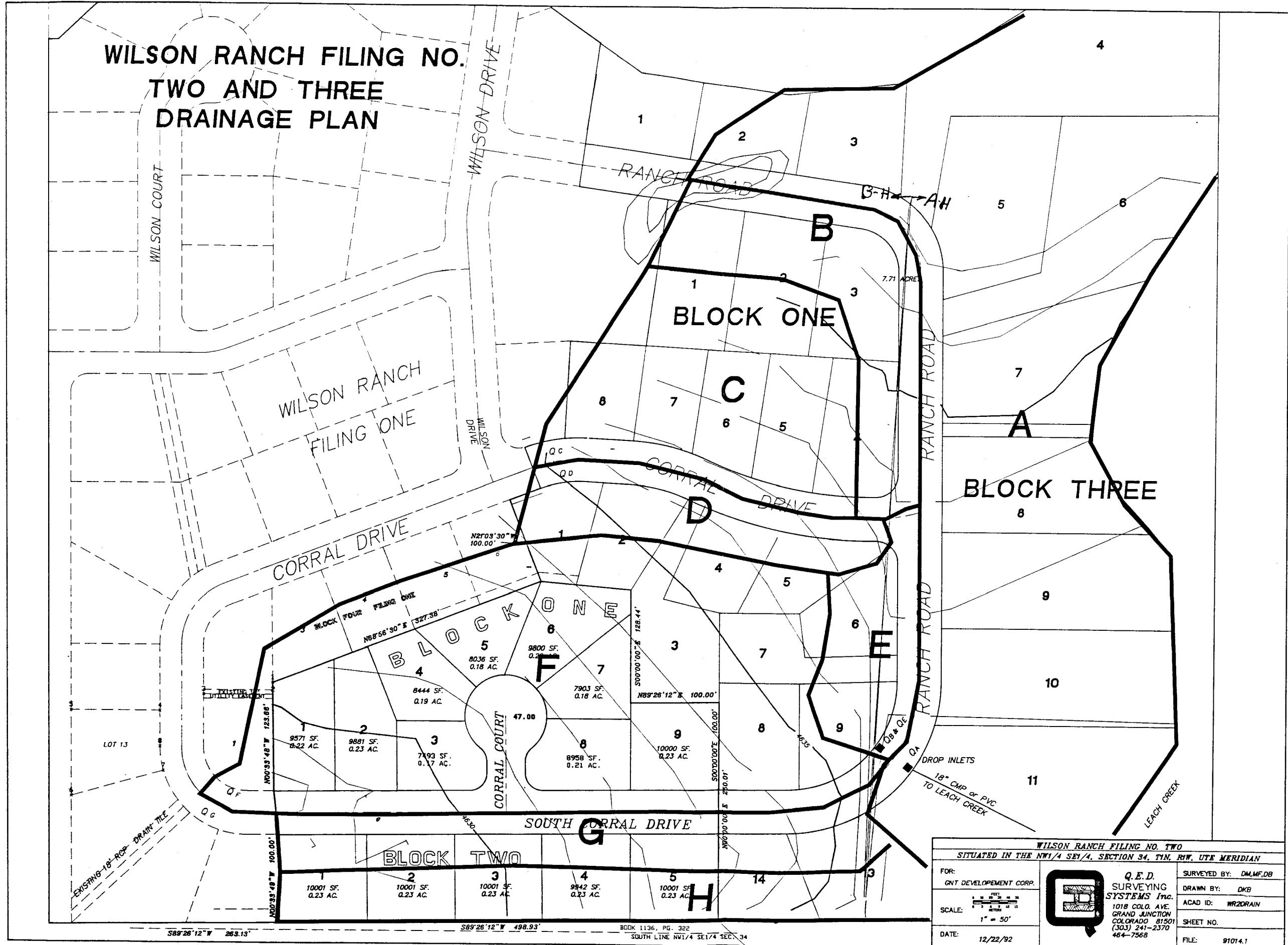
TOTAL: 16.4 1.0 4.3

NET INCREASE: 8.2 19.1

DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY



WILSON RANCH FILING NO. TWO AND THREE DRAINAGE PLAN



WILSON RANCH FILING NO. TWO SITUATED IN THE NW1/4 SE1/4, SECTION 34, T1N, R1W, U7E MERIDIAN	
FOR: GNT DEVELOPMENT CORP.	SURVEYED BY: DM, MF, DB
SCALE: 1" = 50'	DRAWN BY: DKB
DATE: 12/22/92	ACAD ID: WR2DRAIN
	SHEET NO.
Q.E.D. SURVEYING SYSTEMS Inc. 1018 COLO. AVE. GRAND JUNCTION COLORADO 81501 (303) 241-2370 464-7568	FILE: 91014.1

589°26'12"W 263.13' 89°26'12"W 498.93' BOOK 1136, PG. 322 SOUTH LINE NW1/4 SE1/4 SEC. 34

NICHOLS ASSOCIATES, INC.

715 HORIZON DRIVE #460

P.O. BOX 60010

GRAND JUNCTION, CO. 801506

PHONE 303-245-7101

2-FEB-93

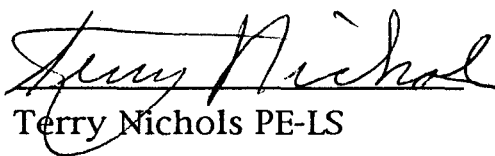
CITY OF GRAND JUNCTION
GRAND JUNCTION, CO

Ladies and Gentlemen:

Please find enclosed a drainage study report for Wilson Ranch Subdivision *Filings One, Two and Three*. It is the intent of the report to comply with the City of Grand Junction drainage study criteria. Some formulas and report format are taken from the Mesa County drainage manual.

This report was prepared by me for use as a part of the submittal package for final filing *Number Two* and the revised preliminary filing *Number Three* of the Wilson Ranch Subdivision. I am interested in developing a standard procedure for preparing and presenting similar reports in the future. Suggestions from you and your staff will be appreciated.

Respectively submitted,


Terry Nichols PE-LS

Revised: 28 Jan 93

WILSON RANCH SUBDIVISION
FINAL FILING TWO & PRELIMINARY FILING THREE
DRAINAGE PLAN REPORT
23-Dec-92
Revised: 21-Jan-93

I. Location and description of property

The Wilson Ranch Subdivision property is located in the city of Grand Junction, Colorado. The property is more particularly described as a part of the S.E. 1/4 of section 34, Township 1 North, Range 1 West, of the Ute base and meridian. The Mesa County tax ID number for this property is 2701-344-00-154.

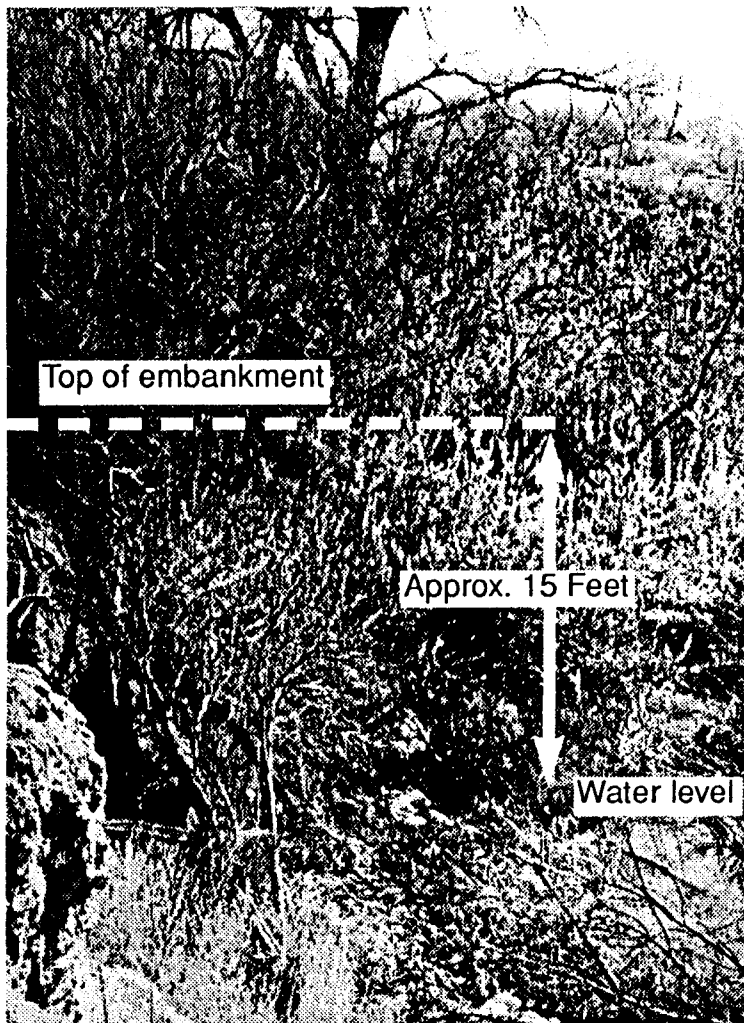
The property is bounded on the north by G1/2 road and the Grand Valley Canal. Bounded on the west by Wilson Ranch subdivision Filing One. On the south by a parcel of land owned by Ken Nesbit. And on the east by properties owned by Franklin Lamm and Russell Gray.



EXISTING CURB INLET ON THE WEST SIDE OF CORRAL DRIVE

This study includes the existing *Filing One*, proposed *Filing Two* and the future *Filing Three*. The total drainage area included in this study is 30.7 acres. The present ground cover consists of coarse grasses and weeds along with a stand of young poplar trees along the southerly portion of the property. The surface soil type is predominantly medium silt with some silty clays on a hill located in the north west corner of the property. *Filing One* is a built up residential area with paved streets. For purposes of calculating historic flows it will be assumed that the *Filing One* terrain was originally similar to *Filing Two* and *Filing Three*.

II. Drainage basins and sub-basins location and evaluation



LEACH CREEK NEAR THE SE PROPERTY CORNER

Irrigation has historically been by surface irrigation techniques for agriculture purposes. There is a concrete lined surface irrigation ditch traversing the property from north to south. This concrete ditch is for the purpose of conveying irrigation water to the Ken Nesbit property. This open ditch will be replaced by a six inch diameter plastic irrigation line. The existing ditch passes through a six inch culvert at one point along the route. The development plan calls for expanding the existing Wilson Ranch Subdivision pressurized underground irrigation system to provide irrigation water for the proposed new

lots. The pressurized sprinkler irrigation system will contribute little or no surface runoff.

The historic drainage pattern is sheet flow directed by agricultural corrugation marks along a slight slope to the south west. All off site drainage is intercepted by the Grand Valley Canal along the north boundary and by Leach Creek along the east boundary. There is no evidence to indicate that there has been any surface runoff other than irrigation waste water. The drainage from this property historically flows over the surface to the Ken Nesbit property to the south and into an agriculture drainage ditch near the south west corner of Wilson Ranch. There is a small earth waste water ditch along the south east side of proposed lots 11 and 12 of block 3 of *Filing Three*. This flow will be directed to a down chute into Leach Creek at the location of the proposed 18 inch diameter CMP or PVC pipe outlet to Leach Creek. The down chute will also accom-

modate the water from the 18 inch drain line. Leach Creek is approximately 15 feet deep with widths varying from 30 to 50 feet. The banks vary from steep to vertical. The bottom of the channel is covered with dense old growth brush and willows. There is no evidence of flooding in recent years.

The existing *Filing One* drains to the south west corner of the property. There are curb inlets and an underground eighteen inch diameter pipe to convey the storm water to an existing drainage ditch along 251/2 road. This ditch is known as the Click Waste/Drain. It appears to carry irrigation water, water from sub-drains and surface drainage. The Grand Junction Drainage District does not claim responsibility for maintaining this ditch. There may be some future obligation for maintaining this drain or upgrading the ditch and right-of-way to meet Grand Junction Drainage District standards.



DRAIN OUTLET TO THE CLICK WASTE WATER DITCH

III. Drainage design criteria

Design rainfall intensities are taken from the Mesa County Storm Drainage Criteria Manual. The time of concentration for each basin is calculated using the following overland flow formula:

$$t_c = 1.8(1.1 - C_{10}) (L^{1/2}) / (S^{1/3})$$

The intensity is taken from TABLE 403a of the same manual.

The peak runoff discharges are calculated using the rational formula:

$$Q=CiA$$

where:

- Q= peak runoff rate, in cubic feet per second (CFS);
- C= runoff coefficient representing a ratio of peak runoff to average rainfall intensity for a duration equal to the runoff time of concentration;
- i= average rainfall intensity in inches per hour; and
- A= drainage area in acres.

The following Spread Sheets Number One and Spread Sheets Number Two present the runoff calculations for the 2 year and 100 year storms at the Wilson Ranch Subdivision. Calculations are presented for both historic conditions and conditions after the proposed development. The historic basin H1 represents that portion of the property lying west of the existing concrete irrigation ditch. Historic basin H2 is that portion of the property lying east of the concrete ditch. The north west corner of the property is not included in the mapping, however the area outside the mapping limits are included in the calculations.

Spread Sheets Number Three presents open channel flow calculations for surface flow in the streets and gutters. Flow calculations for structures and pipes are presented in Spread Sheets Number Four.

The flow in streets and gutters is calculated by the following variation of the Manning equation:

$$Q=0.56 (Z/n)(S^{.5})(d^{2.67})$$

Where:

Q= Flow rate in CFS

Z= Inverse pavement cross slope

n= Manning n value

S= Longitudinal slope of the street or gutter

d=Depth of gutter flow in feet

The flow through the concrete drain pipes is calculated using the following form of the Manning equation:

$$Q = K/n(s^{.5})(D^{2.67})$$

Where:

K= A constant for a specific channel (values from Urquhart)

n= Manning roughness coefficient

s= Slope rate in Ft/FT

D= Depth of flow

In order to contain the 100 year flood within the drainage easements it will be necessary to construct a channel. The recommended cross section is 20 feet wide and 1 foot deep with 2:1 side slopes and a longitudinal slope of 1.5% to match the natural slope of the terrain at the Wilson Ranch.

Wilson Ranch Drainage Report

Spread Sheets Number One - After Construction {Area - Intensity - Discharge}

BASIN	LENGTH (L) FEET	SLOPE (S) PERCENT	RUNOFF COEF. C	BASIN TIME MIN.	GUTTER LENGTH FT.	GUTTER VELOCITY FT./SEC.	GUTTER TIME MIN.	TOTAL TIME Tc MIN.	INTENSITY Inches		AREA Acres A	DISCHARGE CFS (Q=CiA)	
									2-Yr	100-Yr		2-Yr	100-Yr
									A	150	1.5%	0.5	53.6
B	300	1.5%	0.5	75.8	1,200.0	2.5	8.0	83.8	0.6	1.4	3.37	0.94	2.41
C	70	1.5%	0.5	36.6	1,250.0	2.5	8.3	45.0	0.7	1.7	1.18	0.41	1.02
D	100	1.5%	0.6	36.5	800.0	2.5	5.3	41.8	0.7	1.9	1.02	0.45	1.13
E	80	1.5%	0.5	39.2	0.0	2.5	0.0	39.2	0.8	2.0	1.56	0.60	1.54
F	80	1.5%	0.6	32.6	550.0	2.5	3.7	36.3	0.8	2.0	1.04	0.49	1.27
G	70	1.5%	0.6	30.5	1,200.0	2.5	8.0	38.5	0.8	1.9	0.59	0.27	0.69
H	200	1.5%	0.5	61.9	900.0	2.5	6.0	67.9	0.6	1.4	0.66	0.18	0.47
I	115	1.5%	0.5	47.0	1,250.0	2.5	8.3	55.3	0.6	1.5	0.61	0.18	0.45
J	200	1.5%	0.5	61.9	1,000.0	2.5	6.7	68.6	0.6	1.4	1.69	0.47	1.21
K	150	1.5%	0.5	53.6	750.0	2.5	5.0	58.6	0.6	1.4	1.49	0.42	1.07
L	70	1.5%	0.6	30.5	100.0	2.5	0.7	31.2	0.9	2.2	1.66	0.86	2.22
M	230	1.5%	0.5	66.4	500.0	2.5	3.3	69.7	0.6	1.4	4.20	1.18	3.00
N	90	1.5%	0.6	34.6	280.0	2.5	1.9	36.5	0.8	2.0	0.56	0.27	0.68
O	50	1.5%	0.6	25.8	700.0	2.5	4.7	30.5	0.9	2.2	1.03	0.53	1.38
P	50	1.5%	0.5	31.0	0.0	2.5	0.0	31.0	0.9	2.2	1.05	0.45	1.17
Q	115	1.5%	0.5	47.0	600.0	2.5	4.0	51.0	0.6	1.6	6.54	2.09	5.20

TOTAL: 30.70 10.47 26.66

Spread Sheets Number Two

Historic - Before construction {Area - Intensity - Discharge}

BASIN	LENGTH (L) FEET	SLOPE (S) PERCENT	RUNOFF COEF. C	BASIN TIME MIN.	GUTTER LENGTH FT.	GUTTER VELOCITY FT./SEC.	GUTTER TIME MIN.	TOTAL TIME Tc MIN.	INTENSITY Inches		AREA Acres A	DISCHARGE CFS (Q=CiA)	
									2-Yr	100-Yr		2-Yr	100-Yr
									H1	1,200	1.5%	0.20	227.5
H2	900	1.5%	0.20	197.0	NA	NA	NA	197.04	0.56	1.43	8.00	0.90	2.29

TOTAL: 30.70 3.44 8.78

NET INCREASE: 7.04 17.88

Spread Sheets Number Three
Street, Curb, And Gutter

$Q=0.56 (Z/n)(S^{.5})(d^{2.67})$

Q= Flow rate in CFS
 Z= Inverse pavement cross slope
 n= Manning n value
 S= Longitudinal slope of the street or gutter
 d= Depth of gutter flow in feet

Street Name	Inverse Cross Slope Z Ft/FT	Longitudinal Slope S Ft/FT	Manning Value n	Depth Of gutter d Ft	Flow Rate Q CFS
Wilson Court	66.67	0.0100	0.013	0.5	45.1
Wilson Drive	66.67	0.0100	0.013	0.5	45.1
Coral Drive	66.67	0.0100	0.013	0.5	45.1
South Coral Drive	66.67	0.0091	0.013	0.5	43.1
Corral Court	66.67	0.0084	0.013	0.5	41.4
Ranch Road	66.67	0.0150	0.013	0.5	55.3

Spread Sheets Number Four
Maximum flow through 18 inch diameter concrete pipes

$Q=K/n(s^{.5})*(D^{2.67})$
 K=.463
 n=.013
 s=.01
 D=1.5

Pipe location & type	Diameter Diameter D Ft	K	Manning Number n	Slope s Ft/FT	Maximum Discharge Q CFS
Concrete at SE corner	1.5	0.463	0.013	0.01	10.5
Concrete at SW corner	1.5	0.463	0.013	0.01	10.5

Spread Sheets Number Five
Flow through drainage easements (100 Yr. flood)

$Q=K/n(s^{.5})*(D^{2.67})$
 K= 30.9
 n=.025
 s=.015
 D=0.5

Channel	D Ft	K	n	s Ft/FT	Q CFS
1 Ft x 20 Ft	0.5	30.900	0.025	0.015	23.8

file

C. JOSEPH CROKER, P.C.

ATTORNEYS AT LAW

C. JOSEPH CROKER

MARNA M. LAKE
JAMES E. MAJORS

600 VALLEY FEDERAL PLAZA
225 NORTH FIFTH STREET
P.O. BOX 2202
GRAND JUNCTION, COLORADO 81502-2202

Telephone: (303) 241-1616

Telecopier: (303) 241-9579

August 3, 1992

Dan E. Wilson
City Attorney
City of Grand Junction
250 North Fifth Street
Grand Junction, CO 81501-2668

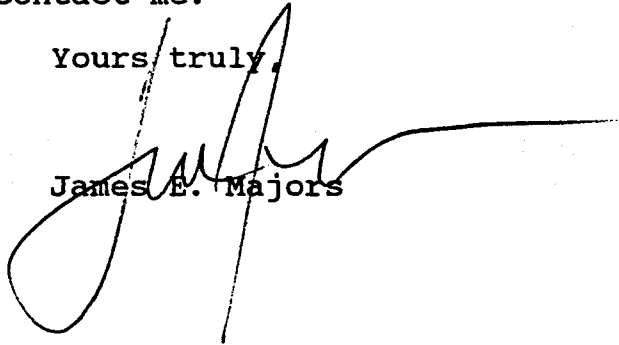
Re: Wilson Ranch

Dear Dan:

Apparently we had the same thought in mind. With that in mind, here is the Agreement executed by GNT Development Corp.

Please provide me with a fully executed copy of this Agreement. If you need any more signatures or information from me or GNT, don't hesitate to contact me.

Yours truly,


James E. Majors

JEM\lac

Enclosures

xc: Dan Garrison

AGREEMENT

THIS AGREEMENT made and entered into this 30th day of July, 1992, by and between GNT Development Corp., ("GNT"), a Colorado corporation ("Annexor" or "GNT" or "Developer"), and the City of Grand Junction, a home rule municipal corporation, Mesa County, State of Colorado, hereinafter referred to as "CITY."

In consideration of the mutual obligations, benefits, duties and promises the parties hereto agree as follows:

1. ANNEXOR represents and promises that it is the owner of the property described in Exhibit "Wilson Ranch A," attached hereto (the "Property") and that it has the authority to enter into this agreement on the terms and conditions set forth. If Annexor needs to obtain the consent or agreement of another party in order to effectuate this agreement, Annexor agrees to do so. Annexor shall provide a copy of a corporate resolution establishing that a corporate officer who signs this agreement has the full authority to bind the corporation to this agreement. City shall provide a copy of City Council's authorization of the City Manager's signature.

2. In accordance with the terms of this agreement, City shall initiate the annexation process to annex the Property into the City. The City may annex the Property in conjunction with other properties in the area, so as to maximize the extent of territory annexed. Developer shall execute the attached Exhibit B "Petition for Annexation" in order that the City may, at a time elected by the City, annex the Property at any time hereafter.

3. This agreement shall be recorded with the Clerk and Recorder in Mesa County, Colorado, shall run with the land, and shall be binding upon and inure to the benefit of the heirs, successors and assigns of the parties hereto. Annexor shall forthwith notify City of assignments and the names and addresses of assignees.

4. Nothing contained in this agreement shall constitute or be interpreted as a repeal of existing codes or ordinances or as a waiver or abnegation of City's legislative, governmental, or police powers to promote and protect the health, safety, or general welfare of the municipality or its inhabitants; nor shall this Agreement prohibit the enactment or collection by City of any fee which is of uniform or general application.

5. The parties hereto agree that if the City does not adopt the plats and plans without substantial modification or amendment, such failure to adopt shall invalidate the remainder of this agreement, except that any powers of attorney which the City requires as a condition of providing sewer service shall survive. Except with respect to the recording of plats as contemplated by paragraph 11 of this Agreement, nothing in this Agreement shall constitute an obligation or duty upon Developer to develop or plat any of the Property sought to be annexed by City in any manner City deems appropriate or necessary in its sole discretion for the purposes of annexing any portion of the Property identified herein.

6. If the annexation of the Property, or any portion thereof, is challenged by a referendum, all provisions of this Agreement, together with the duties and obligations of each party, shall be suspended pending the outcome of the referendum election. If the referendum challenge to the annexation results in disconnection of the Property from City, then, as to the Property subject to the referendum, this Annexation Agreement and all provisions contained herein shall be null and void and of no further effect, except as otherwise provided herein. If the referendum challenge fails, then Annexor and City shall continue to be bound by all the terms and provisions of this Annexation Agreement.

7. In the event that the annexation of the Property or any portion thereof is voided by final action of any court (such action not being associated with a referendum action), City and Annexor shall cooperate to cure the legal defect(s) which resulted in disconnection of the Property, and upon such cure this Annexation Agreement shall be deemed to be an agreement to annex the Property to City pursuant to §31-12-121 C.R.S. Annexor shall reapply for annexation, or if Annexor fails to do so, the City Clerk may execute such necessary documents as will accomplish the annexation, when the Property becomes eligible for annexation, as determined by City.

8. It is understood and agreed by the parties hereto that if any part, term, or provision of this Agreement is by a court of competent jurisdiction held to be illegal, unenforceable or invalid by a court of competent jurisdiction, the remaining portions or provisions shall not be affected, and the rights and obligations of the parties shall be construed and enforced as if the agreement did not contain the particular part, term, or provision held illegal, unenforceable, or invalid. Each party represents to the other that it is unaware of any pending actions or existing circumstances which would void this agreement or make the provisions of this agreement impossible to perform.

9. Except as otherwise stated herein, no right or remedy of disconnection of the described Property from the City shall accrue from this agreement, other than that provided by 31-12-119, C.R.S. as amended. In the event the Property or any portion thereof is disconnected at Annexor's request, City shall have no obligation to serve the disconnected Property, including sewer service, and this agreement shall be void and of no further force and effect as to such Property.

10. City and Annexor agree to jointly pursue all reasonable methods to continue such water and/or sewer service which has been provided in the event of a referendum election which voids the annexation of the Property, including but not limited to extra-territorial water and/or sewer contracts. Such agreement to cooperate shall not constitute a legal obligation on part of City to provide or continue service.

11. Except as provided for in paragraph 12, below, the City shall propose for its adoption the preliminary and final plats and plans for Wilson Ranch Filing Number 1, Phases I, II, and III, Filing Number 2, and Filing Number 3, as presently approved by Mesa County, for development of the Property.

On and after the date that a Petition to Annex has been found to be valid, pursuant to 31-12-107, C.R.S., any changes or amendments

to a plat or plan affecting the Property subject to a Petition to annex shall be allowed by City only if they do not affect the general character of any plat or planned development concerning the Property and such changes or amendments are minor in nature and are the result of faulty engineering and technical data or unforeseen engineering problems. Such changes or amendments, as necessary, shall be subject to City's reasonable approval, which will not be unreasonably withheld. Any changes not meeting the above criteria shall allow the City to fully exercise its land use jurisdiction pursuant to 31-12-115, C.R.S., in reviewing the entirety of the remaining development of the Property.

12. Except with respect to sewer plans and requirements (which the City retains independent of this agreement), the Preliminary Plan and each final Plan, final plat and construction specifications and other requirements or conditions approved by Mesa County as of the date of this agreement, shall apply to the Property for those portions of the Property with respect to which a final plat is filed and recorded as indicated:

a. By June 1, 1993: Lots 17-22, inclusive, of Block Two; Lots 11-19, inclusive, of Block Four;

b. by June 1, 1994: Lots 1-8, inclusive, Block Eight; Lots 7-10, inclusive, Block Four; Lots 2-7, inclusive, Block Three; Lots 2-5, inclusive, Block Six; Lots 1-8, inclusive, Block Five;

c. by June 1, 1995: Lots 9-12, inclusive, Block Five; Lots 23-30, inclusive, Block Two

d. by June 1, 1996: Lots 31-36, inclusive, Block Two; Lots 13-16, inclusive, Block Five; Lots 6-9, inclusive, Block Six.

e. by December 31, 1997, the balance of the Property.

The foregoing lot and block identifications are according to the "Preliminary Development Plan for Wilson Ranch, Sheet 2 of 3, Revised 2-14-83."

For portions of the Property which are subject to a final plat recorded after the indicated date(s), all requirements and approvals of the City shall apply, except that with respect to those lots listed in subparagraphs a. through d, inclusive, above, the City shall not require sidewalks in addition to those already required by Mesa County.

13. Developer agrees and covenants that it shall not protest or raise objection or challenge in any form with respect to any annexation(s) by the City of any of Developer's Property, unless and to the extent that the City is in violation of this agreement.

14. On and after May 1, 1992, City agrees that it shall, with respect to all portions of the Property, pursuant to section 38 of ordinance 2551, refund such city sales and use taxes paid to the City by Developer or by Developer's contractors, agents or sub-contractors which were paid to the City and are attributable to materials and labor used, but not equipment, for the construction of those items which are the subject of an improvement agreement, either pursuant to the City's

Zoning and Development Code or applicable Mesa County requirements for infrastructure, including: domestic water delivery structures and systems; drainage delivery or removal structures and systems; sewer removal or conveyancing structures and systems; telephone, cable television, gas and electricity systems; roads and public right-of-way, including sidewalks and curbs; and any other requirements, not related to improvements or construction on a particular lot, imposed by a government as a condition of the zoning or subdivision process.

The previous paragraph shall not exempt any person from the filing requirements established by Chapter 24 of the City Code nor from any other requirement of said Chapter of the City Code; this provision only entitles the Developer or its contractors to be entitled to a refund of the sales and use tax identified in this paragraph which would otherwise be retained by the City.

15. The guarantee required by the City Code to ensure that the improvements described in the improvements agreement are constructed, prior to lot sales, may be in the form of an agreement whereby Developer constructs all required improvements, in accordance with approved specifications and plans, in advance of plat recordation. Therefore, Developer may, in its sole discretion, deliver a plat which is otherwise ready to be recorded to a mutually agreed upon escrow agent. Once the City Engineer executes his certificate of completion of the improvements required to be constructed with respect to such plat, a copy of such certificate shall be delivered to the escrow agent who shall then record the plat. Thereafter, the lot owner, pursuant to such plat, shall be entitled to the issuance of a building permit from the City. Developer may, in its discretion, utilize other City approved methods of guaranteeing improvements.

16. Exclusive of sales or use taxes attributable to the use or storage of equipment or construction equipment to which this provision does not apply, with respect to sales and use taxes which would otherwise be payable to the City for transactions and events prior to May 1, 1992, City agrees to waive any claims it may have to the assessment and collection of such taxes.

17. Unless set forth herein, all prior agreements, if any, whether written or oral, between the City and Developer are hereby terminated and held for naught. No further agreements, nor modification of this agreement, shall be made nor shall any be effective, unless they refer to this agreement and are in writing signed by both parties. The City may only be bound by the signature of the City Manager or the Mayor.

18. Annexor shall, contemporaneously herewith, execute a power of attorney for the purpose of annexing the Property, or any portion at a time, to the City. A copy of the power of attorney is attached hereto and labelled Exhibit "Wilson Ranch Power of Attorney." Each time that the City desires to annex all or a portion of the Property, Developer agrees to take such other steps and to execute such other documents as may be required by the City in order to accomplish the annexation to the City of all or any portion of the Property.

19. The developer understands that this agreement does not change or modify the developer, its successors', or assigns', obligation to, except as specified in this agreement, comply with applicable laws, ordinances and requirements, including but not limited to the requirement to pay costs and/fees normally charged by the City such as plant investment fees, inspection fees, monthly sewer service charges, or any other charges or fees which the City is now charging, or may be in the future on a uniform system-wide basis entitled to charge the Developer or any user or other person.

20. Developer may assign its rights pursuant to this agreement, but only so long as notice of such assignment, with the address of the assignee, is given by certified mail to the City, in care of the City Community Development Director.

21. This agreement shall bind the signatory parties and their respective heirs, successors and assigns.

22. Upon non-performance by the City pursuant to this Agreement, the developer shall give notice of default to the City Manager specifying the action giving cause to said default. The City shall have 30 days from the receipt of said notice to correct the alleged default. Upon the correction of said default within the 30 day period the Agreement shall be restored and all terms and conditions will be in full force and effect. If the default is not corrected within the 30 days, this Agreement and all terms and conditions therein shall be of no force and effect, except that any powers of attorney which the City requires as a condition of providing sewer service shall survive said default.

23. Written notice pursuant to this agreement shall be given by certified mail to the addresses listed below, or to such other address as a party may hereafter designate by certified mail.

Attest:

City of Grand Junction
250 North Fifth Street
Grand Junction CO 81501

Neva B. Lockhart, CMC
Neva B. Lockhart
City Clerk

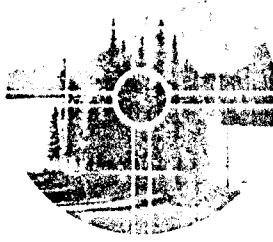
By: Mark K. Achen, City Manager
Mark K. Achen
City Manager

Attest:

GNT Development Corp.

Nancy E. Garrison
Secretary

By: Dan Garrison
Dan Garrison
President
P.O. Box 4542
Grand Junction CO 81502



Q.E.D.

SURVEYING SYSTEMS, INC.

1018 Colorado Ave., Grand Junction CO 81501
(303) 241 2370 (303) 464-7568

January 4, 1993
Flood Certificate

To Whom It May Concern;

RE: WILSON RANCH SUBDIVISION FILING 2 & 3
Tax Parcel #2701-344-00-154

This parcel is within boundary area designated on Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map (FIRM), Community-Panel No. 080115 0460 B (Map Revised: July 15, 1992). According to this map, this parcel is determined to be within the 500-year flood plain designated Zone X.

 1/4/93

Daniel K. Brown
Professional Land Surveyor



#4 93

Remove

I

REVIEW COMMENTS - January 18, 1993

Page 1 of 4

FILE NO. #4-93

TITLE HEADING: FINAL/REVISED PRELIM WILSON
RANCH

ACTIVITY: Major Subdivision

LOCATION: G 1/2 Rd and 25 1/2 Rd

PETITIONER: G.N.T. Development

PETITIONER'S ADDRESS/TELEPHONE:

P. O. Box 4542
Grand Junction, CO 81501
245-1434

ENGINEER/REPRESENTATIVE: QED Surveying Systems, Inc.

STAFF REPRESENTATIVE: Kathy Portner

**NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS
IS REQUIRED ON OR BEFORE 5:00 P.M., January 27, 1993**

CITY AGENCIES:

FIRE DEPARTMENT

George Bennett 244-1400

The water line will have to be looped to meet the fire flow standards. This subdivision is serviced by Ute Wter - You will need to make arrangements with them. (Revised 1/20/93)

POLICE DEPARTMENT

Marty Currie 244-3563

No problems noted.

CITY PROPERTY AGENT

Tim Woodmansee 244-1565

The distance south from the center 1/4 corner differs by 300 feet between the dedication and distance shown.

According to by calculations, lots 3 & 8 of Block One do not close within tolerable limits. Please double check all computations.

Please provide an easement for the fire hydrant being proposed at the southwest corner of Lot 8 (if not located within street right-of-way).

DEVELOPMENT ENGINEER

Gerald Williams 244-1590

Filing 3 Preliminary:

The plan did not show water, sewer, streets or drainage. This precludes us from commenting at this level. We suggest that the engineer attend the pre-application conference for Filing 3 Final. Detention/retention of storm water run-off cannot be required by the city due to annexation agreements; nonetheless, the developer is proposing open space land along Leach Creek anyway which could be used to help mitigate run-off rates and water quality. Use of detention is strongly recommended, but not required. However, full hydraulic calculations of street, inlet, pipe, and channel flow will be required at the final stage and in conformance with city drainage criteria. Our only comment on information presented in the submittal is that the north centerline radius on Ranch Road is less than 100 feet, and is not acceptable. Either use a minimum radius of 100 feet, or promote an eyebrow in the road. See the attached red-lined print.

Filing 2:

For the most part, review comments are red-lined on the attached drawings, Drainage Report, and Improvements Agreement. With one exception, they fit in the category of usual review comments on a complete submittal. The exception is the incompleteness of hydrologic watersheds considered, and the total absence of hydraulic calculation which should determine adequacy of an existing drainage system for existing run-off and the increased run-off that would be caused by developing Filing 2.

CITY UTILITIES ENGINEER

Bill Cheney 244-1590

Sewer:

1. Show all water line crossings on profile.
2. Change note 3 on sewer plan to show 18' minimum instead of 18" minimum. Sewer crossing water shall be C-900 or ductile iron pipe, not regular sewer pipe.
3. Final plans shall be stamped or sealed by Engineer who prepared plans. All sheets.
4. Submit compaction data and draft "As-Builts" on water and sewer installations prior to final surfacing.

COMMUNITY DEVELOPMENT DEPARTMENT

Dave Thornton 244-1439

1. Temporary cul-de-sac and temporary easement is required at the end of South Corral Drive.

2. A temporary easement must be provided for the looped water line extending into the non-platted portion of Wilson Ranch.
3. How will land along Leech Creek be designated? Will the Homeowners Association maintain it?
4. Flag lots in revised Preliminary will need to show building envelopes at final submittal.
5. Open Space Fees of \$225. per lot is required for each of the 14 lots in Filing 2, due prior to recording the plat.
6. Construction costs that are shown on the submitted improvements agreement must be approved by the City Engineer.
7. All recording fees are to be paid for by the developer.
8. Development is within the 500 year floodplain.
9. Please note that the Grand Junction Planning Commission will not meet on February 2, 1993 but will meet on a different day in February not yet determined. Please contact our office for more information as to time and date.
10. All Review Agency Comments must be addressed in writing by February 2, at 5:00pm.

COUNTY & STATE AGENCIES:

MESA COUNTY PLANNING

Linda Dannenberger 244-1771

Building footprints should be reviewed on Lots 1, 2 & 3, Block 1, Filing 2. Units should be placed to make efficient use of the sun's light & heat, since many of the lots face south or west. County approval of Phase 1 (Filing 1) was conditioned upon improvement of common area and G 1/2 Road during Phase 2 construction.

OTHER REVIEW AGENCIES:

GRAND JUNCTION DRAINAGE

John Ballagh 242-4343

The drainage study report from Mr. Nichols is not adequate. (1) What are the limits of predicted flooding for Leach Creek? Elevations, areas of inundation, areas subject to high velocity flows, and so on should be shown. (2) What is the existing flow pattern on site? What is proposed? Where is the surface water being routed? (3) Where does the water

off of preliminary plan Lots #3 and #7 go? Across which lots? With or without benefit of an easement? (4) How does the proposed elevation of the 18" CMP or PVC to Leach Creek relate to normal (and high) flows in the creek?

The entire site area is over 5 acres. The Colorado Department of Health may require a construction storm water permit, including a plan and efforts to reduce erosion and sediment control during development.

GRAND VALLEY IRRIGATION

Phil Bertrand 242-2762

Additional clarification of the proposed drainage plan needs to be addressed and declared. The change from Agriculture to Residential can cause sub-surface drainage problems after construction. A properly handled, maintained and installed drainage plan is very important. The drainage plan and installation may need a declared easement, thus causing a change in lot sizes. All established easements, laterals, canals and prescriptive right-of-ways must be honored.

GRAND VALLEY RURAL ELECTRIC

Perry Rupp 242-0040

1. Need wider front easements on all lots. (10' min. or the 14' multi purpose).
2. Need 10' easement along the north line of Lot 7 and the east line of Lot 5.

PUBLIC SERVICE

Dale Clawson, Harold Ball 245-1434

Public Service Co. requests 6' natural gas easement be changed to 12' utility easement.

U.S. WEST

Leon Peach 244-4964

New or additional telephone facilities necessitated by this project may result in a "Contract" and up-front monies required from developer prior to ordering or placing of said facilities. For more information please call.

UTE WATER

Gary R. Mathews 242-7491

No objections. Policies and fees in effect at the time of application will apply. Inline valve needs installed at Corral Ct. and South Corral Drive heading north.

Understanding between Ute Water and the Developer that the water main will be looped together between Wilson Drive and South Corral Drive during Filing Two.

WRITTEN RESPONSE TO REVIEW AGENCY COMMENTS:

FIRE DEPARTMENT
George Bennet

The water line will be looped during construction of FILING TWO.
Arrangements will be made with Ute Water.

CITY PROPERTY AGENT
Tim Woodmansee

Distance in the dedication was corrected to reflect the platted distance.
Lot dimensions were corrected.
Fire hydrants will be located in the street right-of-way and not within lot lines. Additionally the front easements have been changed to 10' Utility Easements as per Grand Valley Rural Electric's comments.

DEVELOPMENT ENGINEER
Gerald Williams

Filing 3 Preliminary:
The North centerline radius on Ranch Road has been changed to 100.
The engineer will attend the pre-application conference for the Filing 3 Final.

Filing 2:
All red-lined comments have been addressed and corrected, altered, or have had additions made as requested.

CITY UTILITIES ENGINEER
Bill Cheney

SEWER:

1. Water line crossing (into Corral Court) has been shown as requested.
2. Note 3 on sewer plan has been changed as requested.
3. Final plans will be stamped by engineer who prepared plans.
4. Compaction data and "As-Built" drawings will be submitted prior to final surfacing.

MESA COUNTY PLANNING
Linda Dannenberger

The basis of comments was researched with Carl Metzner and it was determined that we were in compliance with previous requirements. We concur with comments regarding building footprints.

GRAND JUNCTION DRAINAGE
John Ballagh

The drainage study report has been revised as requested and is submitted herewith.

GRAND VALLEY RURAL ELECTRIC
Perry Rupp

1. Wider easements on front lot lines has been established.
2. A 10 foot easement has been provided along the north line of Lot 7 and the east line of Lot 5.

Wilson Ranch Drainage Report

Spread Sheets Number One - After Construction {Area - Intensity - Discharge}

BASIN	LENGTH (L) FEET	SLOPE (S) PERCENT	RUNOFF COEF. C	BASIN TIME MIN.	GUTTER LENGTH FT.	GUTTER VELOCITY FT./SEC.	GUTTER TIME MIN.	TOTAL TIME Tc MIN.	INTENSITY		AREA Acres A	DISCHARGE CFS (Q=CiA)	
									Inches			2-Yr	100-Yr
									2-Yr	100-Yr			
A	150	1.5	0.5	11.6	1,050.0	2.5	7.0	18.6	1.14	2.91	2.45	1.40	3.56
B	300	1.5	0.5	16.3	1,200.0	2.5	8.0	24.3	1.00	2.57	3.37	1.69	4.33
C	70	1.5	0.5	7.9	1,250.0	2.5	8.3	16.2	1.24	3.15	1.18	0.73	1.86
D	100	1.5	0.6	7.9	800.0	2.5	5.3	13.2	1.36	3.43	1.02	0.83	2.10
E	80	1.5	0.5	8.4	0.0	2.5	0.0	8.4	1.66	4.19	1.56	1.29	3.27
F	80	1.5	0.6	7.0	550.0	2.5	3.7	10.7	1.46	3.66	1.04	0.91	2.28
G	70	1.5	0.6	6.6	1,200.0	2.5	8.0	14.6	1.28	3.24	0.59	0.45	1.15
H	200	1.5	0.5	13.3	900.0	2.5	6.0	19.3	1.14	2.91	0.66	0.38	0.96
I	115	1.5	0.5	10.1	1,250.0	2.5	8.3	18.5	1.14	2.91	0.61	0.35	0.89
J	200	1.5	0.5	13.3	1,000.0	2.5	6.7	20.0	1.11	2.84	1.69	0.94	2.40
K	150	1.5	0.5	11.6	750.0	2.5	5.0	16.6	1.21	3.07	1.49	0.90	2.29
L	70	1.5	0.6	6.6	100.0	2.5	0.7	7.2	1.74	4.40	1.66	1.73	4.38
M	230	1.5	0.5	14.3	500.0	2.5	3.3	17.6	1.17	2.99	4.20	2.46	6.28
N	90	1.5	0.6	7.5	280.0	2.5	1.9	9.3	1.59	3.99	0.56	0.53	1.34
O	50	1.5	0.6	5.6	700.0	2.5	4.7	10.2	1.52	3.80	1.03	0.94	2.35
P	50	1.5	0.5	6.7	0.0	2.5	0.0	6.7	1.74	4.40	1.05	0.91	2.31
Q	115	1.5	0.5	10.1	600.0	2.5	4.0	14.1	1.32	3.33	6.54	4.32	10.89

TOTAL: 30.70 20.76 52.64

At SE corner: Total flow to South inlet = Drainage area B+F+G+K= 6.49 3.95 10.05

At SE corner: Total flow to North inlet = Drainage area A+C+H+I+J+L+M+O= 11.03 7.52 19.12

Total discharge at SW corner= 11.47 29.16

Capacity of 18 inch diameter storm drain= 34.40 34.40

At SE corner: Total flow to West inlet = Drainage area D+N= 1.58 1.37 3.44

At SE corner: Total flow to East inlet = Drainage area Q= 6.54 4.32 10.89

Total Discharge at SE corner= 8.12 5.68 14.33

Spread Sheets Number Two

Historic - Before construction (Area - Intensity -Discharge)

Storm watter detention is not considered for this project because of prior agreements and prior approval by Mesa County.

BASIN	LENGTH (L) FEET	SLOPE (S) PERCENT	RUNOFF COEF. C	BASIN TIME MIN.	MAX. TRAVE FT.	TRAVEL VELOCITY FT./SEC.	TRAVEL TIME MIN.	TOTAL TIME Tc MIN.	INTENSITY		AREA Acres A	DISCHARGE CFS (Q=CiA)	
									Inches			2-Yr	100-Yr
									2-Yr	100-Yr			
H1	300	1.5	0.20	24.5	900	1.00	15.00	39.5	0.76	1.94	22.70	3.45	8.81
H2	300	1.5	0.20	24.5	600	1.00	10.00	34.5	0.82	2.12	8.00	1.31	3.39
TOTAL:											30.70	4.76	12.20
NET INCREASE:											<u>16.00</u>	<u>40.44</u>	

Wilson Ranch Drainage Report

Spread Sheets Number Three

Street, Curb, And Gutter

Formula used for calculations:

$$Q=0.56 (Z/n)(S^{.5})(d^{2.67})$$

Where:

Q= Flow rate in CFS

Z= Inverse pavement cross slope

n= Manning n value

S= Longitudinal slope of the street or gutter

d= Depth of gutter flow in feet

Street Name	Inverse Cross Slope Z Ft/FT	Longitudinal Slope S Ft/FT	Manning Value n	Depth Of gutter d Ft	Flow Capacity Q CFS	2 Year Storm Q CFS	100 Year Storm Q CFS
Wilson Court	66.67	0.0100	0.013	0.5	45.1		
Wilson Drive	66.67	0.0100	0.013	0.5	45.1		
Coral Drive	66.67	0.0100	0.013	0.5	45.1		
South Coral Drive	66.67	0.0091	0.013	0.5	43.1	3.40	8.63
Corral Court	66.67	0.0084	0.013	0.5	41.4		
Ranch Road	66.67	0.0150	0.013	0.5	55.3		

Wilson Ranch Subdivision

Spread Sheet Number Four

Flow Through Storm Drainage

Discharge quantity is calculated by the following formula $Q = VA$

$Q = VA$

$V = [1.486(R^{2/3}S^{1/2})]/n$

Where:

- Q = Discharge in CFS (Cubic Feet per Second)
- A = Area of cross section of stream in Feet squared
- R = Hydraulic radius (For pipes flowing full $R=r^2/2r$)
- S = Slope of pipe in Feet per Feet
- n = Roughness coefficient

Capacity Calculation For Reinforced Concrete Pipe Storm Drainage

Storm Drain Location	Pipe Diameter Ft.	Pipe Slope H Ft./V FT.	Roughness Coefficient n	Pipe Velocity Ft./Sec.	Capacity Q CFS
SW Corner	1.5	0.015	0.013	7.3	34.40
SE Corner	1.5	0.015	0.013	7.3	34.40

Curb Inlet

$Q \text{ (wier equation)} = 2/3*(2g)^{.5}*L*H^{(3/2)}$

Length	Height	Q
3	0.25	2.01

Grate

$Q \text{ (Orifice equation)} = Ca(2gh)^{.5}$

C	a	Q	Q:2 grates SW corner	100 Yr Q SW corner	Curb Overflow
0.65	1.94	7.17	14.34	29.16	14.82

Wilson Ranch Subdivision

Spread Sheet No. Five

Flow Through Open Channel

Discharge quantity is calculated by the following formula:

$$Q = [1.486(ar^{2/3}s^{1/2})/n]$$

Where:

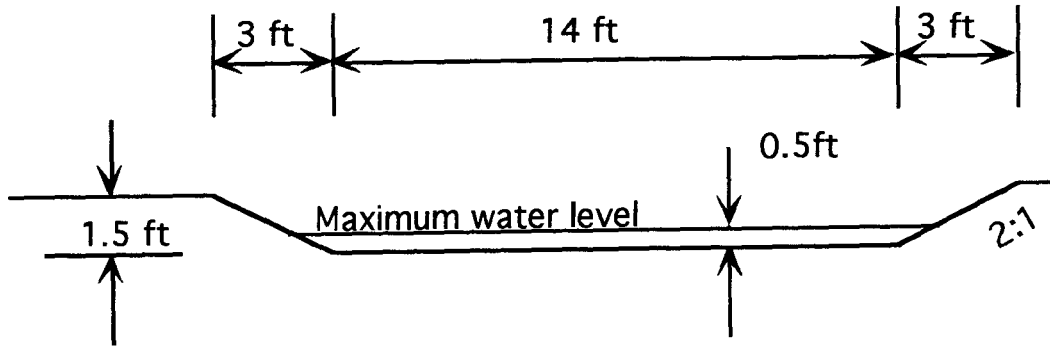
- Q = Discharge in CFS (Cubic Feet per Second)
- a = Area of cross section of stream in Feet squared
- r = Hydraulic radius
- s = Slope of the channel in Feet per Feet
- n = Roughness coefficient

Capacity Calculation For Trapezoidal Storm Drainage Channel

Water Depth Ft.	Channel Bottom Width Ft.	Channel Side Slope H Ft./V FT.	Channel Longitudinal Slope Ft./Ft.	Roughness Coefficient n	Channel Velocity Ft./Sec.	Discharge Q CFS
0.5	12	2	0.015	0.035	3.1	20.04
1.0	12	2	0.015	0.035	4.7	65.32
1.5	12	2	0.015	0.035	5.9	132.32
2.0	12	2	0.015	0.035	6.9	220.73

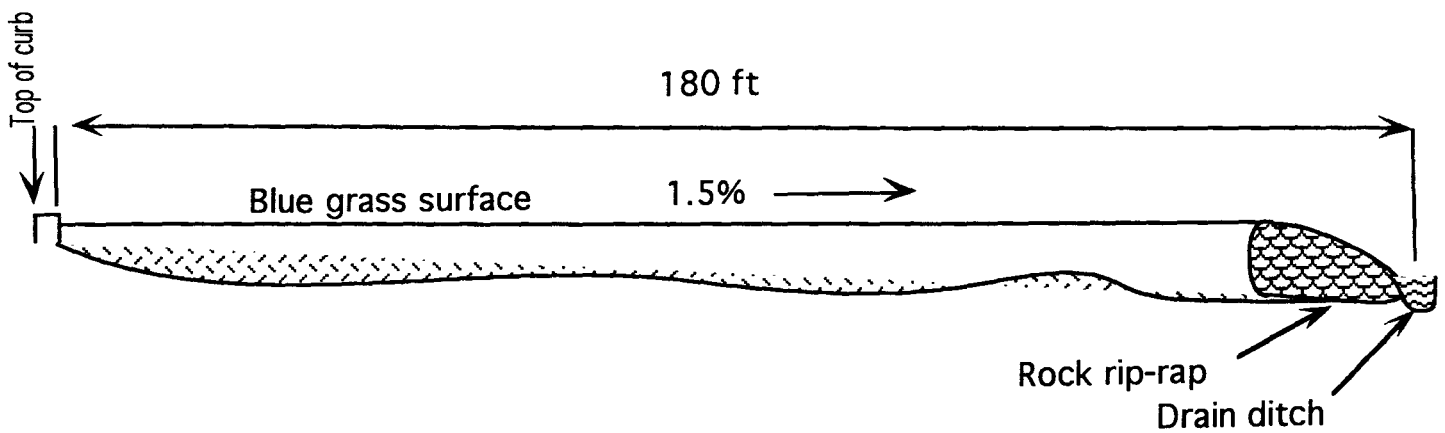
Required capacity = 14.83 CFS

WILSON RANCH STORM OVER FLOW CHANNEL



CROSS SECTION

Scale 1" = 5"



PROFILE

Scale 1" = 30"

STAFF REVIEW

FILE # 4-93

DATE: Feb. 2, 1993

REQUEST: Revised preliminary plan and final plat on 14 lots for Wilson Ranch Subdivision filing #2.

LOCATION: South of G 1/2 road and East of 25 1/2 road.

APPLICANT: GNT Development Corp.

EXISTING LAND USE: Vacant

PROPOSED LAND USE: Single family residential

SURROUNDING LAND USE:

NORTH-- Vacant/I-70

EAST-- Vacant

SOUTH-- Residential/agricultural

WEST-- single family residential

EXISTING ZONING: Planned Residential (4.4 units per acre)

PROPOSED ZONING: N/A

SURROUNDING ZONING:

NORTH-- AFT (agricultural/forestry/transitional)

EAST-- R-1-B

SOUTH-- RSF-2

WEST-- AFT

RELATIONSHIP TO COMPREHENSIVE PLAN/POLICIES/GUIDELINES:

The existing zoning is consistent with the recommendations of the Northwest Area Plan.

STAFF ANALYSIS:

This proposed development was recently annexed to the City and is subject to an annexation agreement which approved certain non-standard development requirements. A preliminary plan was approved by Mesa County and is accepted, by the agreement, by the City. Some of the non-standard improvements are: no drainage retention/detention is required. All drainage may outlet directly to Leach Creek. Sidewalks are required on one side of street only and are not required on very short cul-de-sacs. The preliminary plan is being revised to reduce the previous density, increase lot sizes, and reduce linear footage of streets. Staff

supports these revisions. The final plat for Filing two is essentially the same as shown in the original preliminary plan except that the number of lots has been slightly reduced. The development is within a 500 year floodplain which is not a regulated area.

Mesa County Planning comments included a condition that common area and G 1/2 road be improved during Phase two construction. The actual approval stipulations were that G 1/2 road be realigned and improved east of Wilson Drive when 80 % of the single family area is developed or when construction begins on the multifamily area, whichever comes first. Approximately 30% of the single family area is developed at this time. The common area is presently developed as an open, irrigated play area. The county files contained no information on what level of development was expected. The drainage plan submitted was considered unacceptable and the petitioner has been given until 2/8/93 to submit acceptable revisions. The Fire Department is reviewing the proposal to loop the water line for compliance with City standards. Staff will report on the status of the drainage and water line issues at the hearing on 2/10/93.

STAFF RECOMMENDATION:

Approval subject to review agency comments and submittal of acceptable drainage plans and looping of water line.

PLANNING Commission Action 5-0
Revised Preliminary - (5-0)
① Approval subject to Review Agency Comments
② STREET ^{ROW} STUBBED OUT TO Property to the EAST
③ Somewhere on the EAST SIDE A stub for Utilities
([?] Easement)

FINAL Filing # 2

① Approval subject to Review Agency Comments

Commission is in Agreement that Council waive the requirement for the 8" looped line
~~AS~~ AS long AS AN Engineered fire flow CAN demonstrate that there is Adequate Flow for fire protection.

UNDUE FINANCIAL HARDSHIP TO LOOP system

C. JOSEPH CROKER, P.C.

ATTORNEYS AT LAW

C. JOSEPH CROKER

MARNA M. LAKE
JAMES E. MAJORS

600 VALLEY FEDERAL PLAZA
225 NORTH FIFTH STREET
P.O. BOX 2202
GRAND JUNCTION, COLORADO 81502-2202

Telephone: (303) 241-1616

Telecopier: (303) 241-9579

February 12, 1993

Dan Wilson
City Attorney
City of Grand Junction
250 North 5th St.
Grand Junction, CO 81501

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

FEB 12 1993

HAND DELIVERED

Dear Dan:

Please explain to me the City's position concerning the water system in Wilson Ranch, particularly in light of the Planning Commission's decision of February 10, 1993. Wilson Ranch's water system is connected to an 8" main at the intersection of G 1/2 and 25 1/2 road. This 8" connection is maintained throughout the subdivision and is looped, or planned to be looped, throughout the entire subdivision. This loop is redundant for four more inches, which are the two Ute Water 2" connections. The description of this system was on the preliminary development plan filed and accepted by Mesa County. All existing and planned locations for fire plugs are also up to the standards in the amendment to Ordinance 2497.

Even, for the sake of argument, Wilson Ranch did not meet the standards in the amendment to Ordinance 2497, Wilson Ranch is grandfathered into all such requirements. Specifically, I direct you to paragraphs 5, 11 and 12 of the agreement entered into between Wilson Ranch and the City. In addition, the plat filed by Dan on January 1, 1993, actually decreases the density of this filing of Wilson Ranch. I have copies of all plans and plats relevant to this matter. Why don't we arrange a site visit for staff or council, in order to demonstrate to all concerned the quality and attention to detail with which Wilson Ranch has been planned and implemented.

Yours truly,


James E. Majors

JEM:mm

cc: Dan Garrison

Larry Timm - Planning Department

C. JOSEPH CROKER, P.C.

ATTORNEYS AT LAW

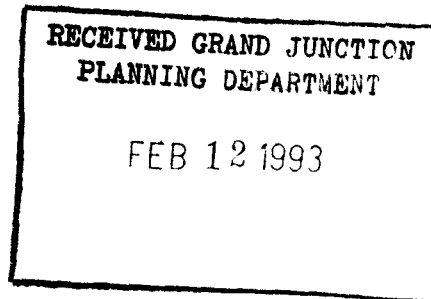
C. JOSEPH CROKER
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JAMES E. MAJORS

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225 NORTH FIFTH STREET
P.O. BOX 2202
GRAND JUNCTION, COLORADO 81502-2202

Telephone: (303) 241-1616
Telecopier: (303) 241-9579

February 12, 1993

Mr. Mark Achen
City Manager
City of Grand Junction
250 North 5th Street
Grand Junction, CO 81501



HAND DELIVERED

RE: Appeal of Planning Commission Decision
Regarding Wilson Ranch on February 10, 1993

Dear Mr. Achen:

Dan Garrison and Wilson Ranch appeal the decision of the City of Grand Junction Planning Commission concerning the applicability, effect, and enforcement of Ordinance 2497, as amended, of the City of Grand Junction as it pertains to the revised preliminary plan and phase two final plat for Wilson Ranch submitted to the Planning Commission on February 10, 1993.

Please place this matter on the agenda before a regularly scheduled meeting of the City Council, but in no event, no sooner than March 3, 1993.

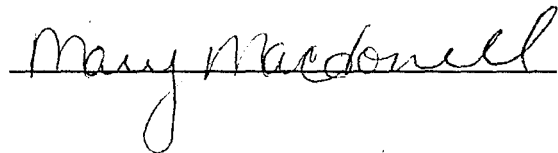
Yours truly,


James E. Majors

JEM:mm
cc: Dan Garrison
Dan Wilson
Dave Thorton

CERTIFICATE OF HAND DELIVERY

I hereby certify that I delivered the above original letter by handing to the acting City clerk or her designee this 12th day of February, 1993.





ACRES _____ **FINAL** FILE NUMBER 4-93
 UNITS _____ Filing Two ~~PLSE~~ Final Plat and ZONE Planned Residential
 DENSITY _____ Revised Preliminary for remainder TAX SCHEDULE # 2701-344-00-154
 of Wilson Ranch
 ACTIVITY _____
 PHASE FINAL & Prelim on A portion
 COMMON LOCATION 25 1/2 & G/2 Road
 DATE SUBMITTED _____ DATE MAILED OUT _____ DATE POSTED _____
 _____ DAY REVIEW PERIOD RETURN BY _____
 OPEN SPACE DEDICATION (acreage) _____ OPEN SPACE FEE REQUIRED \$ _____ PAID RECEIPT # _____
 RECORDING FEE REQUIRED \$ _____ PAID (Date) _____ DATE RECORDED _____

REVIEW AGENCIES

	A	B	C	X	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	X	X	W	X	Y	Z	AA	BB	CC	DD	EE	FF	GG
<input checked="" type="checkbox"/> Community Development	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
<input checked="" type="checkbox"/> City Engineer (2 sets)	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
<input checked="" type="checkbox"/> Transportation Engineer	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
<input type="checkbox"/> City Parks/Recreation	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
<input checked="" type="checkbox"/> City Fire Department	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
<input checked="" type="checkbox"/> City Police Department	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
<input checked="" type="checkbox"/> County Planning	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
<input type="checkbox"/> County Engineer	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
<input type="checkbox"/> County Health	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
<input type="checkbox"/> Floodplain Administration	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
<input type="checkbox"/> G.J. Dept. of Energy	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
<input type="checkbox"/> Walker Field	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
<input type="checkbox"/> School District 51	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
<input checked="" type="checkbox"/> Irrigation <u>Grand Valley</u>	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
<input checked="" type="checkbox"/> Drainage <u>Grand Jct</u>	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
<input checked="" type="checkbox"/> water (Ute, Clifton)	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
<input type="checkbox"/> Sewer Dist. (FV, CGV, OM)	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
<input checked="" type="checkbox"/> U.S. West	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
<input checked="" type="checkbox"/> Public Service (2 sets)	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
<input type="checkbox"/> State Dept. of Transportation	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
<input type="checkbox"/> State Geological Survey	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
<input type="checkbox"/> State Health Department	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
<input checked="" type="checkbox"/> City Property Agent	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
<input checked="" type="checkbox"/> City Utilities Engineer	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
<input checked="" type="checkbox"/> City Attorney	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
<input type="checkbox"/> Building Department	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
<input type="checkbox"/> DDA	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
<input checked="" type="checkbox"/> GJPC (7 packets)	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
<input checked="" type="checkbox"/> CIC (1 packet)	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
<input checked="" type="checkbox"/> County Surveyor	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
<input checked="" type="checkbox"/> Other <u>Grand Valley Electric</u>	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
TOTALS																																

BOARDS
P.C. DATE 2-10-93 Approved subject to Staff Recommendations &
BC 3-3-93 WAIVED LOOPING of WATER LINE

STAFF
 ON REVISED Prelim Approved with condition of providing R.O.W. & Utility EASEMENT to property to EAST

APPLICATION FEE REQUIREMENTS
 plus \$740.00 plus Acreage fees At \$15.00 per Acre \$800.00
 \$50.00 - SIGN Deposit - (refundable)

WILSON RANCH

April 27, 1993

Community Development
Grand Junction City
Attn: Dave Thorton

Dear Dave,

This will confirm my earlier request that Wilson Ranch be placed on the May 4 agenda for the Planning Commission. It is my desire to appeal the "open space" fees which have been assessed on Filing II of Wilson Ranch.

I appreciate your cooperation on this matter. I will be appearing as representative on the issue.

Very Truly,



W.D. Garrison
President GNT Development Corp.

WILSON RANCH • 25 1/2 & G 1/2 Roads

G N T DEVELOPMENT CORP. • Developers of Wilson Ranch and other fine properties
P.O. Box 308 • Grand Junction, CO 81502 • Office: (303) 245-1434

STAFF REVIEW

FILE: 4-93

DATE: April 28, 1993

STAFF: David Thornton

REQUEST: The petitioner is requesting that open space fees be waived for filing 2. Filing 2 was approved by Planning Commission on February 10th, 1993. Preliminary plan approval was given by the County in 1982 and City Planning Commission gave approval for a revised preliminary plan on February 10, 1993.

LOCATION: 25 1/2 and G 1/2 Road

APPLICANTS: Dan Garrison

EXISTING LAND USE: Vacant.

PROPOSED LAND USE: Single Family Residential.

SURROUNDING LAND USE:

NORTH -- Undeveloped/Agricultural
EAST -- Undeveloped/Agricultural
SOUTH -- Undeveloped/Agricultural
WEST -- Single Family residential

EXISTING ZONING: Planned Residential with a maximum of 4.4 units per acre.

PROPOSED ZONING: No Change

SURROUNDING ZONING:

NORTH -- AFT (agricultural/forestry/transitional) - in County
EAST -- R-1-B - in County
SOUTH -- RSF-2
WEST -- AFT - in County

RELATIONSHIP TO COMPREHENSIVE PLAN/POLICIES/GUIDELINES:

The existing zoning is consistent with the recommendations of the Northwest Area Plan.

STAFF ANALYSIS:

The petitioner is requesting that open space fees be waived for filing 2 (final plat/plan has already been approved by Planning Commission for filing 2). As a result of our research into County files for Wilson Ranch we have found little information regarding the County waiving development impact fees for parks and open space and must only assume that if fees were not collected by the County it applied only to filing 1 and not for any future filings. The annexation agreement does not address the issue of open space fees. In the 1983 County files for Wilson Ranch the petitioner states in their response to review agency comments that the County Parks Department was willing to waive development impact fees for parks in lieu of, yet the County Parks Department states in a review comment that was issued late and after the petitioner had responded to other review agency comments that \$9,000.00 was due for filing 1. The County fees are \$225.00 per lot and since filing 1 has 40 lots, \$9,000 was due to County Parks. The 1983 County Files show no record of the \$9,000 being paid.

Grand Junction Parks and Recreation Department stated in their review comments dated 4/8/93 the following: "We cannot recommend the waiver of fees in lieu of a 1.8 developed site and a 1.9 acre "natural" area. These are too small for neighborhood use. Indications are that they will remain private and available only to those within the subdivision. Open space fees are intended to be used for public purposes as is any land that might be accepted instead."

STAFF RECOMMENDATIONS:

Staff recommends that open space fees **not** be waived for filing 2.

WILSON RANCH FILING NO. TWO

CENTER 1/4 CORNER SECTION 34, T1N, R1W, UTE MERIDIAN
25 1/2 ROAD & G 1/2 ROAD
BENCH MARK
ELEVATION = 4680.50

NORTH LINE SE 1/4 SECTION 34
S85°00'00"E 264.45
(DIRGN OF BEARINGS)

EASE 1/4 CORNER SECTION 34, T1N, R1W, UTE MERIDIAN

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, GNT DEVELOPMENT CORPORATION, A COLORADO CORPORATION is the owner of that real property situated in the City of Grand Junction, County of Mesa, State of Colorado, and as described in Book 1824 at Page 230 of the Mesa County Clerk and Recorder's Office, and being situated in the NW 1/4 SE 1/4 Section 34, Township 1 North, Range 1 West of the Ute Meridian, Mesa County, Colorado as shown on the accompanying plat, said property being additionally described as follows:

Considering the North line of the SE 1/4 of said Section 34 to bear N90°00'00"E and all bearings contained herein to be relative thereto; Beginning at the Southeast Corner of Lot 18 Block Two of WILSON RANCH FILING NO. ONE as filed in Plat Book 1824 at Page 230 of the Mesa County Clerk and Recorder's Office, which said point of beginning bears S00°00'00"W 1012.27 feet and N89°28'12"E 263.13 feet from the Northwest Corner of the Southeast 1/4 of Section 34, T1N, R1W, Ute Meridian; thence N00°33'48"E 100.00 feet to the Northeast Corner of said Lot 18; thence N06°23'22"W 50.28 feet to the Southeast Corner of Lot 1 Block 4 of said Wilson Ranch Filing No. One; thence N00°33'48"W 123.86 feet to the Southwest corner of Lot 3 Block 4 of said Wilson Ranch Filing No. One; thence N68°58'30"E 127.38 feet along the south line of said Block 4 to the Southeast corner of Lot 8 Block 4 of said Wilson Ranch Filing No. One; thence S85°00'00"E 101.57 feet; thence S00°00'00"E 128.43 feet; thence N89°28'12"E 100.00 feet; thence S00°00'00"E 250.02 feet to the point of beginning.

That said owner has caused the said real property to be laid out and surveyed as WILSON RANCH FILING NO. TWO, a subdivision of a part of City of Grand Junction, County of Mesa, State of Colorado.

That said owner does hereby dedicate and set apart all of the streets and rights-of-way as shown on the accompanying plat to the City of Grand Junction, for the use of the public forever and dedicates to the CITY OF GRAND JUNCTION, for the use of the public those portions of said real property which are labeled as utility easements on the accompanying plat as perpetual easements for the installation and maintenance of utilities, irrigation, and drainage facilities, including but not limited to electric lines, gas lines, sewer lines, telephone lines, and appurtenances; together with the right to trim interfering trees and brush; with perpetual right of ingress and egress for installation and maintenance of such lines, and said owners hereby dedicate, at common law to the use and benefit of the owners of the lots hereby platted. Such easements and rights shall be utilized in a reasonable and prudent manner. The areas shown as ingress and egress and utility easements are dedicated to the owners of the property within said WILSON RANCH FILING NO. TWO, for perpetual ingress and egress for themselves and the general public, including the postal service, train, fire, police, emergency vehicles, and the City of Grand Junction.

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

IN WITNESS WHEREOF said owner has caused his name to be hereunto subscribed this _____ day of _____ A.D., 199__

GNT DEVELOPMENT CORPORATION, A COLORADO CORPORATION
K. D. Garrison, President

STATE OF COLORADO)
) S.S.
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this _____ day of _____ A.D., 199__ by K. D. Garrison as president of GNT DEVELOPMENT CORPORATION, A COLORADO CORPORATION.

My commission expires: _____

Notary Public
Address _____

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
) S.S.
COUNTY OF MESA)

I hereby certify that this instrument was filed in my office at _____ o'clock _____ M. this _____ day of _____ A.D., 199__ and is duly recorded in Plat Book No. _____ Page _____

CITY APPROVAL

This plat of WILSON RANCH FILING NO. TWO, a subdivision of the City of Grand Junction, County of Mesa, and State of Colorado was approved and accepted this _____ day of _____ A.D., 199__

City Manager

Director of Development

Grand Junction City Engineer

President of Council

Chairman, Grand Junction Planning Commission


SURVEYOR'S CERTIFICATE

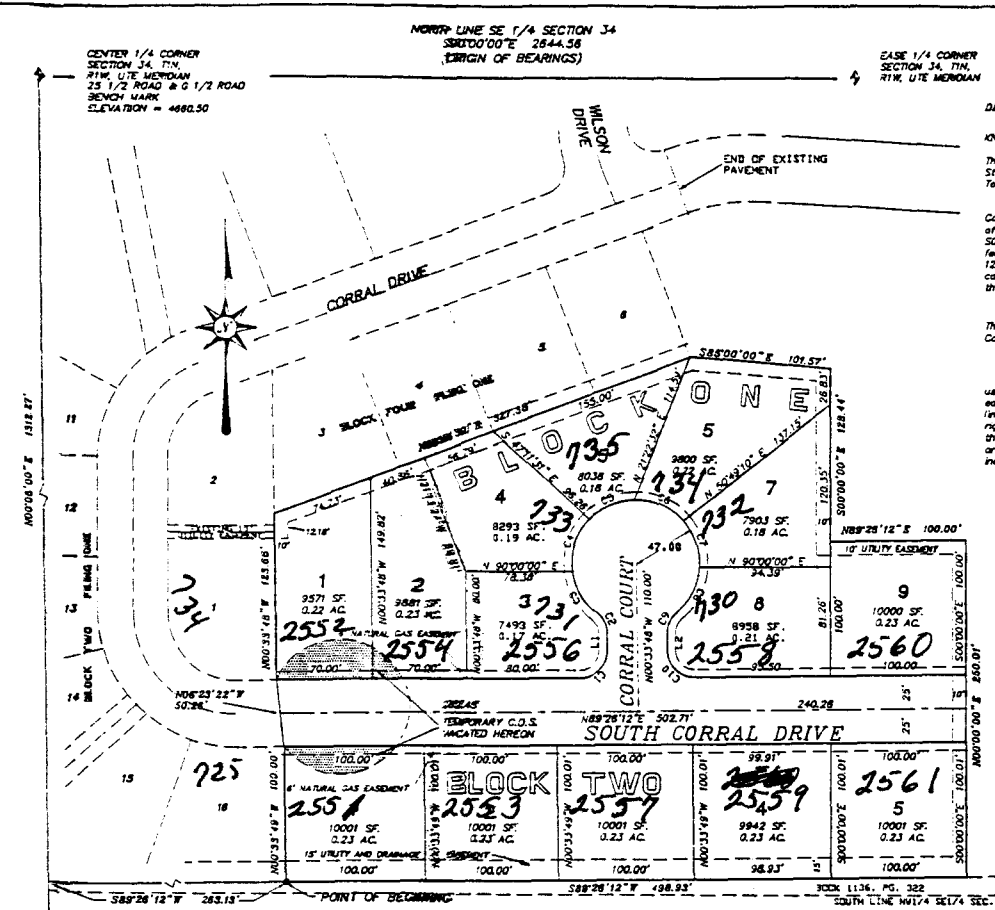
I, Daniel K. Brown, certify that the accompanying plat of WILSON RANCH FILING NO. TWO, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado has been prepared under my direct supervision and accurately represents a field survey of same. I further certify that this plat conforms to all applicable requirements of the Zoning and Development Code of the City of Grand Junction and all applicable state laws and regulations.

Daniel K. Brown, O.E.D. Surveying Systems Inc.
Professional Land Surveyor Colorado L.S. 23877

Date _____

FINAL PLAT

WILSON RANCH FILING NO. TWO		
SITUATED IN THE NW 1/4 SE 1/4 SECTION 34, T1N, R1W, UTE MERIDIAN		
FOR: GNT DEVELOPMENT CORP.	 Q.E.D. SURVEYING SYSTEMS Inc. 1018 COLO. AVE. GRAND JUNCTION COLORADO 81501 (303) 241-2370 464-7568	SURVEYED BY: DMJM/DB
SCALE: 1" = 50'		DRAWN BY: DKB
DATE: 1/1/93		ACAD ID: WR29N
		SHEET NO.
		FILE: 9101A.1



AREA QUANTITIES

AREA IN LOTS	=	129881 SF.	2.982 AC.
AREA IN ROADS	=	34027 SF.	0.781 AC.
TOTAL AREA	=	163908 SF.	3.762 AC.

MINIMUM SETBACK REQUIREMENTS

	PRINCIPAL BLDG.	ACCESSORY BLDG.
FRONT	25 FEET	25 FEET
SIDE	10 FEET	10 FEET
REAR	20 FEET	10 FEET *

* OR EASEMENT WIDTH WHATEVER IS GREATER

LINE TABLE

LINE#	BEARING	DISTANCE
L1	N89°28'12"E	12.89'
L2	N06°23'22"W	12.89'

CURVE TABLE

CURVE#	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA ANGLE	TANGENT
1	20.00'	31.42'	28.28'	S44°26'12"W	90°00'00"	20.00'
2	20.00'	17.28'	17.28'	S24°09'13"E	51°10'51"	9.38'
3	47.00'	35.31'	25.31'	N69°40'47"W	44°07'42"	19.05'
4	47.00'	40.83'	40.83'	N18°07'39"E	31°29'10"	28.64'
5	47.00'	25.31'	25.31'	N63°15'71"E	44°09'34"	19.07'
6	47.00'	41.11'	31.82'	S64°34'09"E	30°08'06"	21.94'
7	47.00'	35.74'	31.92'	S19°29'07"E	44°41'58"	19.32'
8	47.00'	28.28'	28.28'	S74°44'27"W	47°45'11"	20.80'
9	20.00'	17.28'	17.28'	N63°01'37"E	31°10'51"	9.38'
10	20.00'	31.42'	28.28'	N43°33'48"E	90°00'00"	20.00'



Reference to Section 14 of the State Constitution of 1876, which reads: "The power of the State shall never be granted to any individual or corporation to take or hold any land within the State for a longer term than ten years from the date of its acquisition, except as hereinafter provided."

4 93

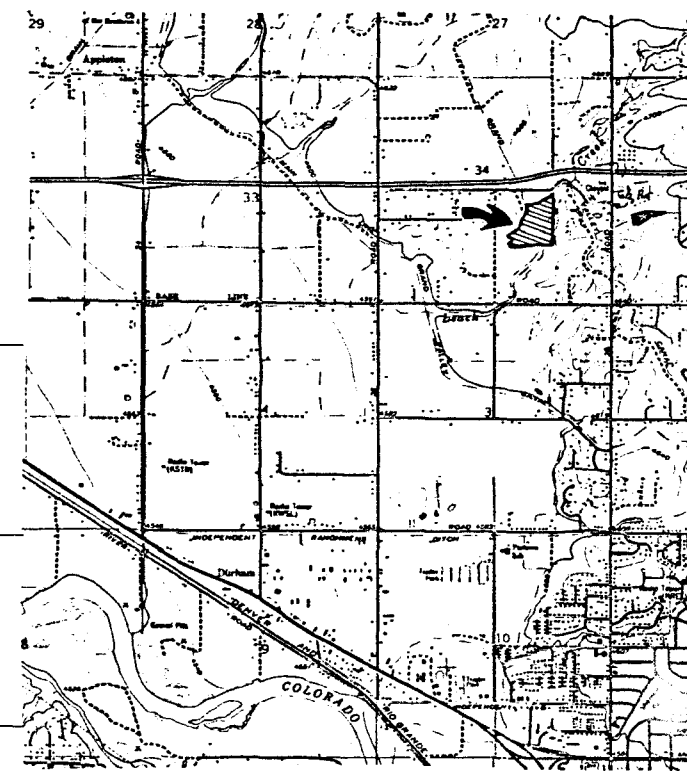
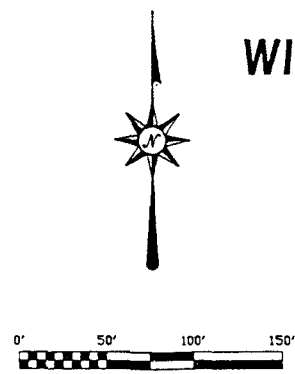
EE

WILSON RANCH FILING NO. TWO

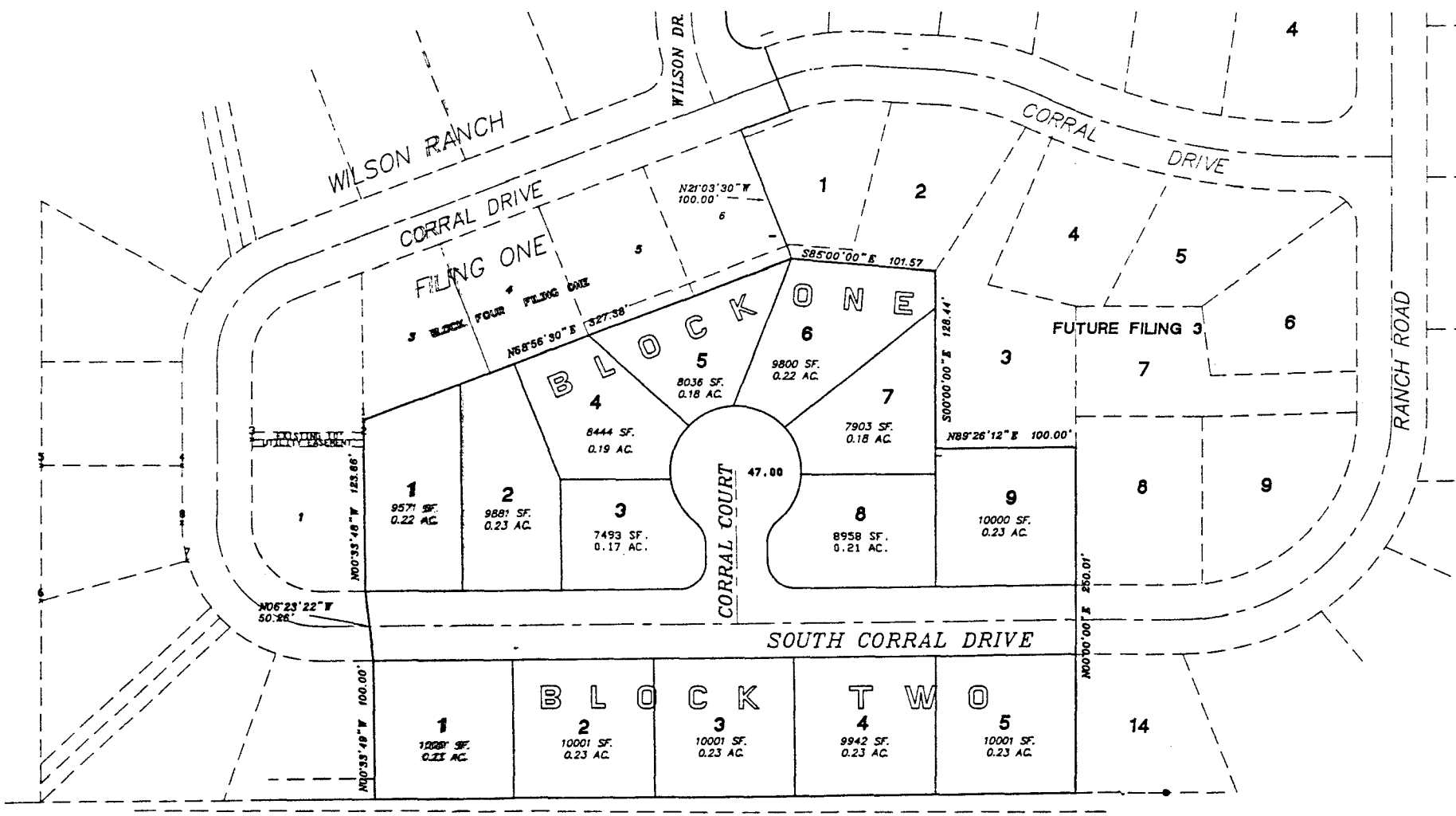
A PLANNED UNIT DEVELOPMENT
 MINIMUM STREET FRONTAGE 20 FEET
 MAXIMUM HEIGHT OF STRUCTURES 32 FEET
 MINIMUM LOT WIDTH 75 FEET

MINIMUM SETBACK REQUIREMENTS		
	PRINCIPAL BLDG.	ACCESSORY BLDG.
FRONT	25 FEET	25 FEET
SIDE	10 FEET	10 FEET
REAR	20 FEET	10 FEET *

* OR EASEMENT WIDTH
WHICHEVER IS GREATER



VICINITY MAP

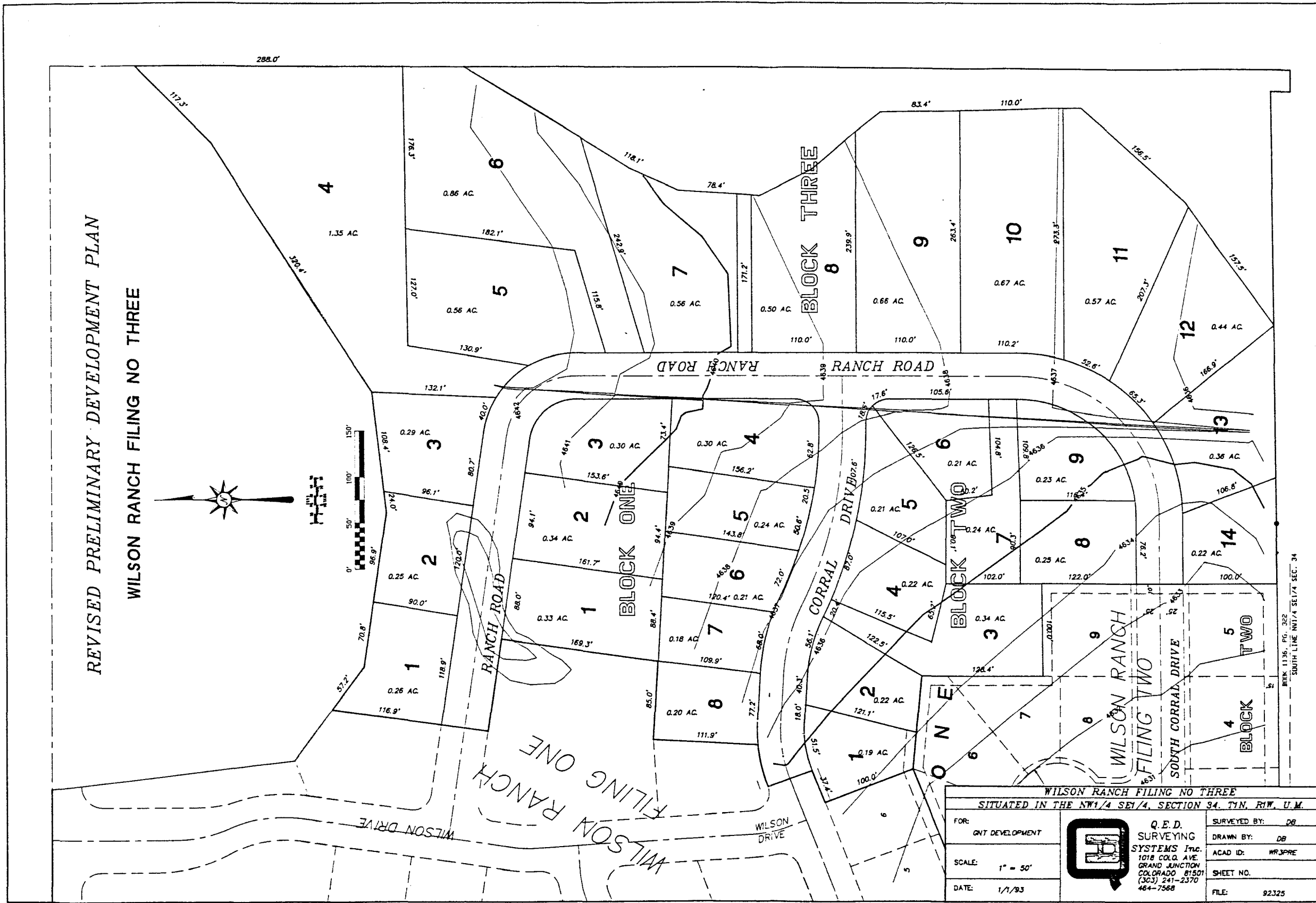



SITE PLAN

WILSON RANCH FILING NO. TWO		
SITUATED IN THE NW1/4 SE1/4, SECTION 34, T1N, R1W, UTE MERIDIAN		
FOR: GNT DEVELOPEMENT CORP.		SURVEYED BY: DM, MF, DB
SCALE: 1" = 50'		DRAWN BY: DKB
DATE: 1/1/93	Q.E.D. SURVEYING SYSTEMS Inc. 1018 COLO. AVE. GRAND JUNCTION COLORADO 81501 (303) 241-2370 464-7568	ACAD ID: WR2SITE
		SHEET NO.
		FILE: 91014.1

REVISED PRELIMINARY DEVELOPMENT PLAN

WILSON RANCH FILING NO THREE

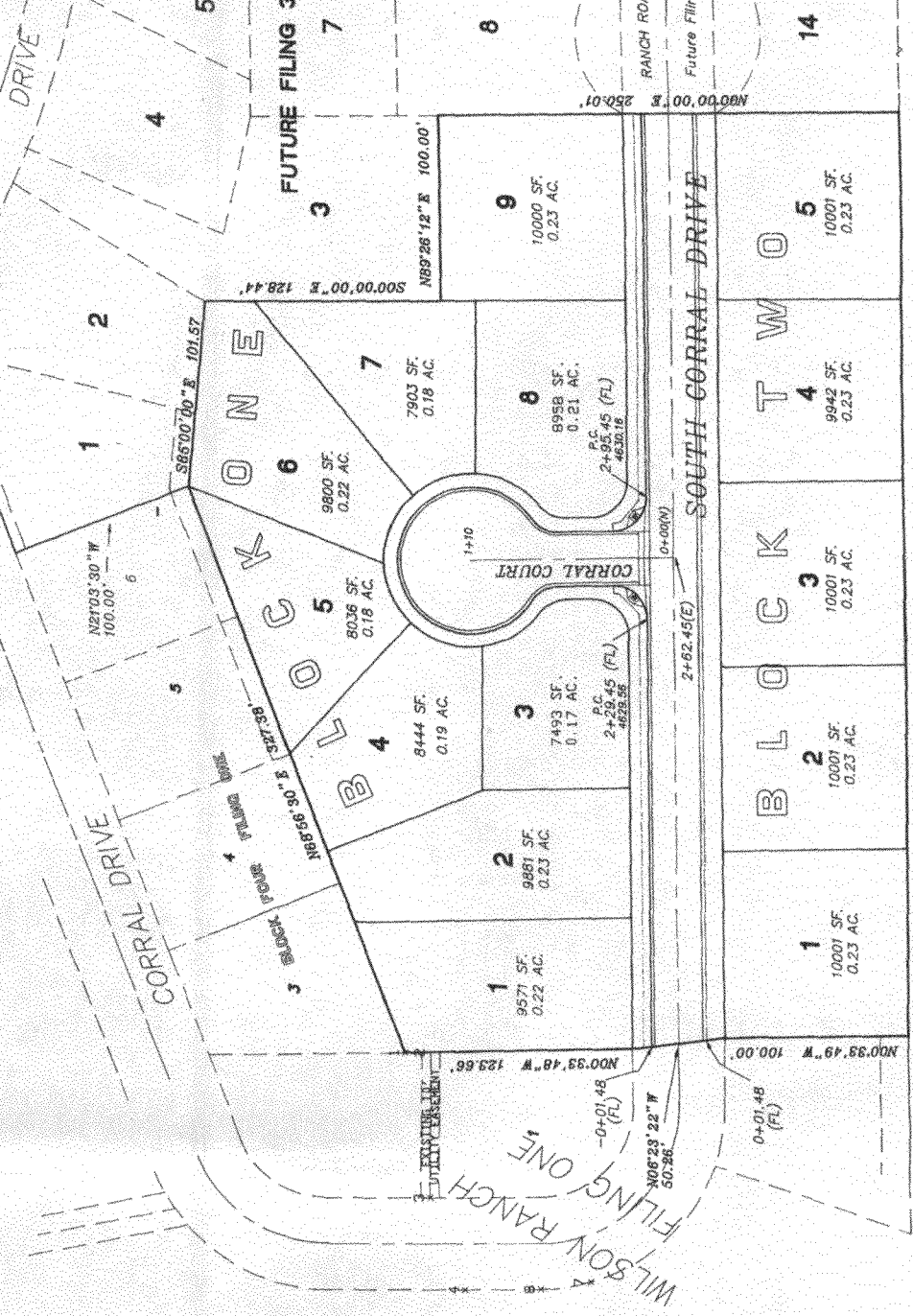


WILSON RANCH FILING NO THREE			
SITUATED IN THE NW1/4 SE1/4, SECTION 34, T1N, R1W, U.M.			
FOR:	 Q. E. D. SURVEYING SYSTEMS Inc. 1018 GOLD AVE. GRAND JUNCTION COLORADO 81501 (303) 241-2370 464-7568	SURVEYED BY: DB	
SCALE:		1" = 50'	DRAWN BY: DB
DATE:	1/1/93	ACAD ID: MR3PRE	SHEET NO.
		FILE:	92325

APPROVED FOR CONSTRUCTION
CITY OF GRAND JUNCTION
DATE

INITIAL ACCEPTANCE
CITY OF GRAND JUNCTION
DATE

WILSON RANCH FILING NO. TWO



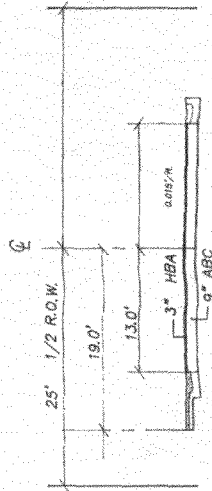
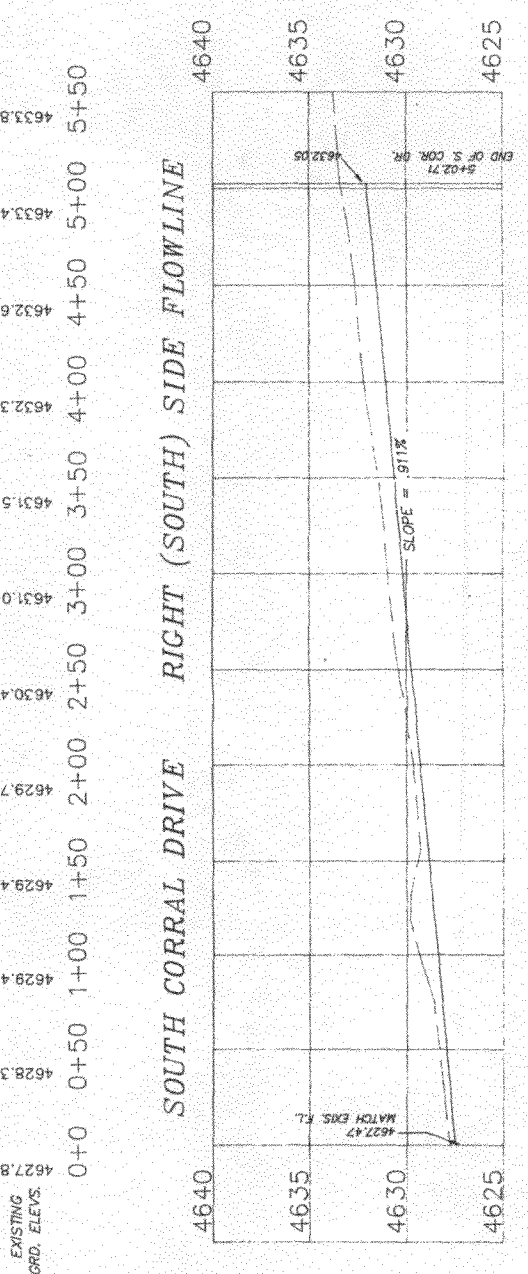
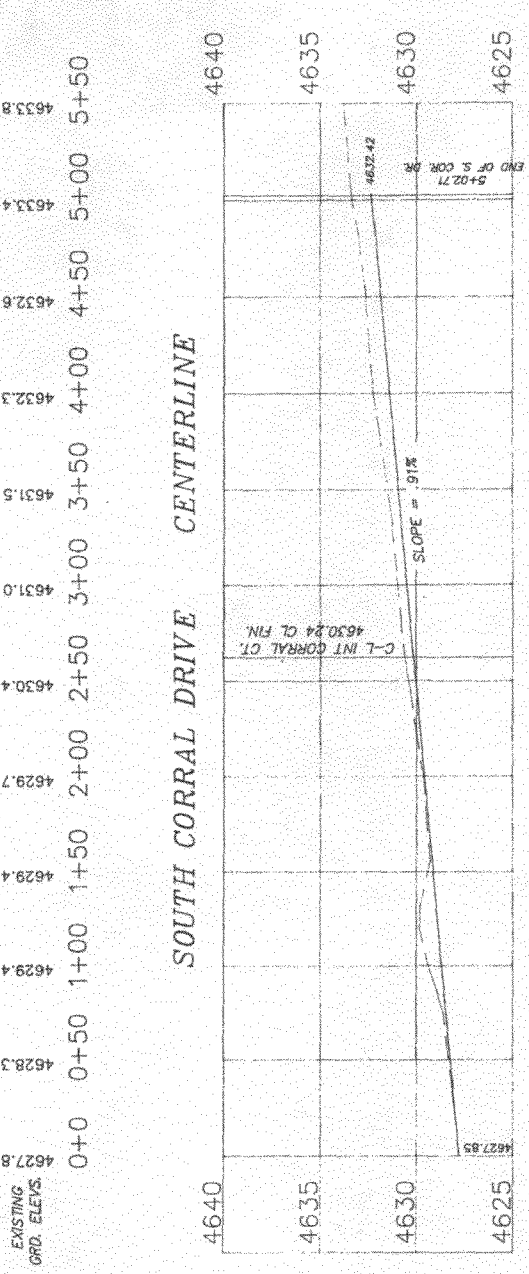
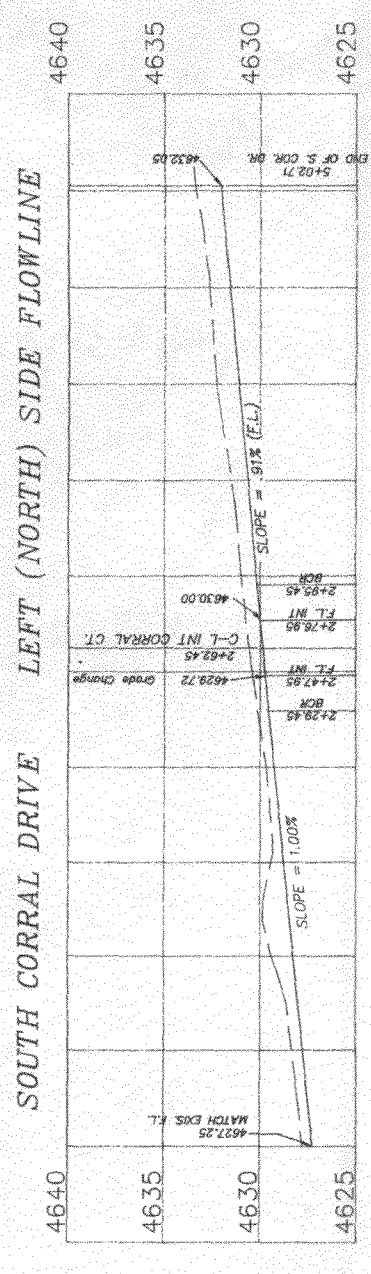
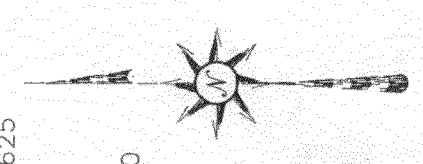
DRIVE OVER CURB, GUTTER & SIDEWALK

In accord with agreement between the DEVELOPER and the CITY OF GRAND JUNCTION DATED JULY 30, 1992.
Contractor shall install curb and gutter which conforms to existing curb and gutter in WILSON RANCH FILING NO. 1

Note: FLOWLINE IS .38' LOWER ELEV. THAN CENTERLINE
BACK OF CURB IS .38' HIGHER ELEV. THAN CENTERLINE

LEGEND & NOTES

- Elevation control bench = 4660.50 on Mesa County Brass Cap CENTER 1/4 CORNER OF SECTION 34, T1N, R1W, U1M, AT INTERSECTION OF 25 1/2 AND G1/2 ROADS.
- All work within the public right-of-way shall be in accordance with the City of Grand Junction specifications and standards.
- All materials and workmanship shall be subject to inspection by the City of Grand Junction. The City of Grand Junction reserves the right to accept or reject any materials and workmanship that does not conform to the standards and specifications of the City of Grand Junction.
- The Contractor shall have one signed copy of the Plans, and a copy of the City of Grand Junction's standards and specifications at the job site at all times.
- For road intersection detail see sheet 2 of 2.



1" = 10.0 FT

FOR: GNT DEVELOPMENT CORP.

Q. E. D. SURVEYING SYSTEMS INC.
1018 COLO. AVE.
GRAND JUNCTION, COLORADO 81501
(303) 241-2370
464-7568

DATE: 1/1/93

FILE: 91014.1

DRAWN BY: DKB
ACAD ID: WRF2ROAD (VIEW 13)
SHEET NO. 1 OF 2

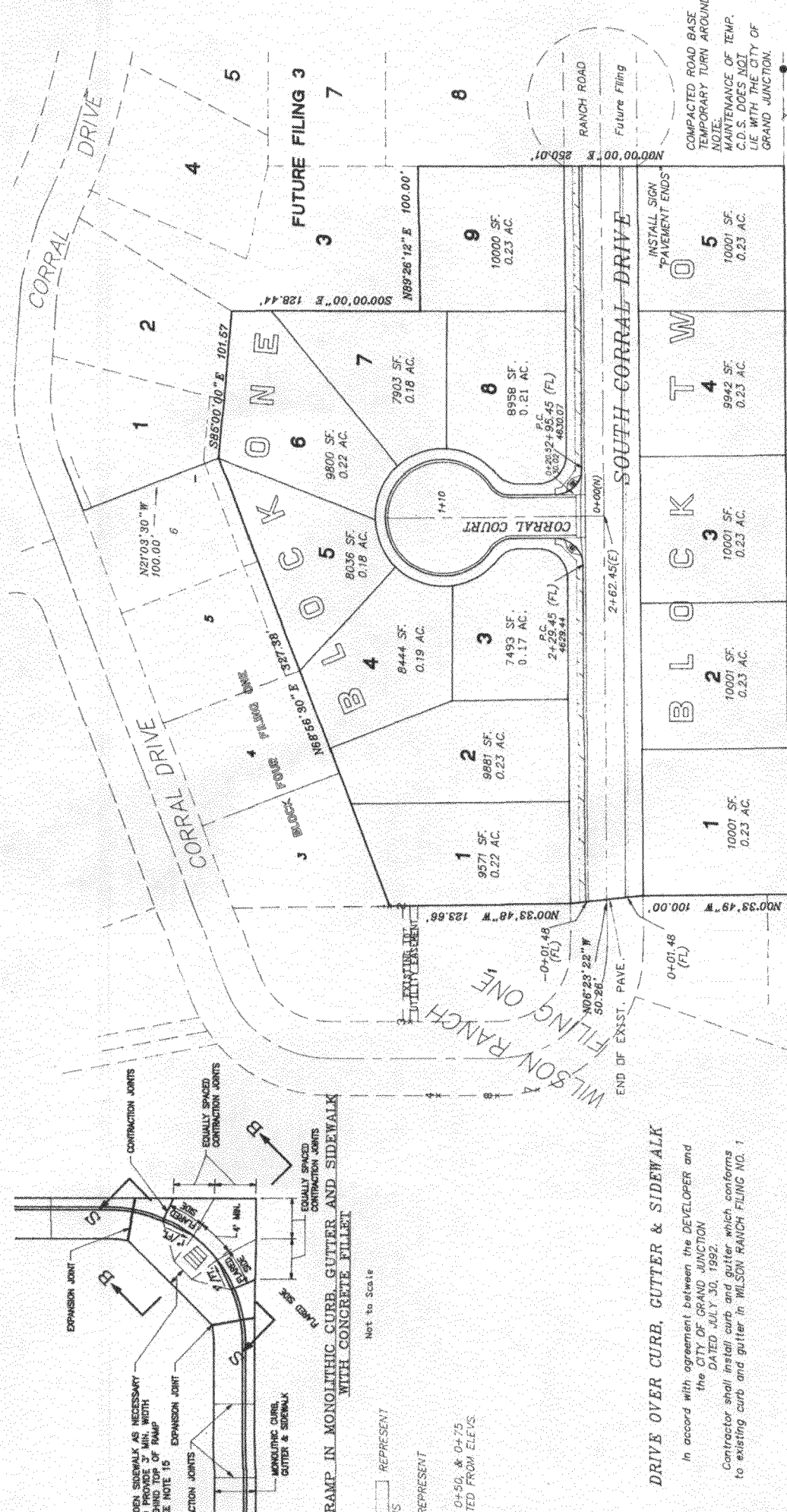
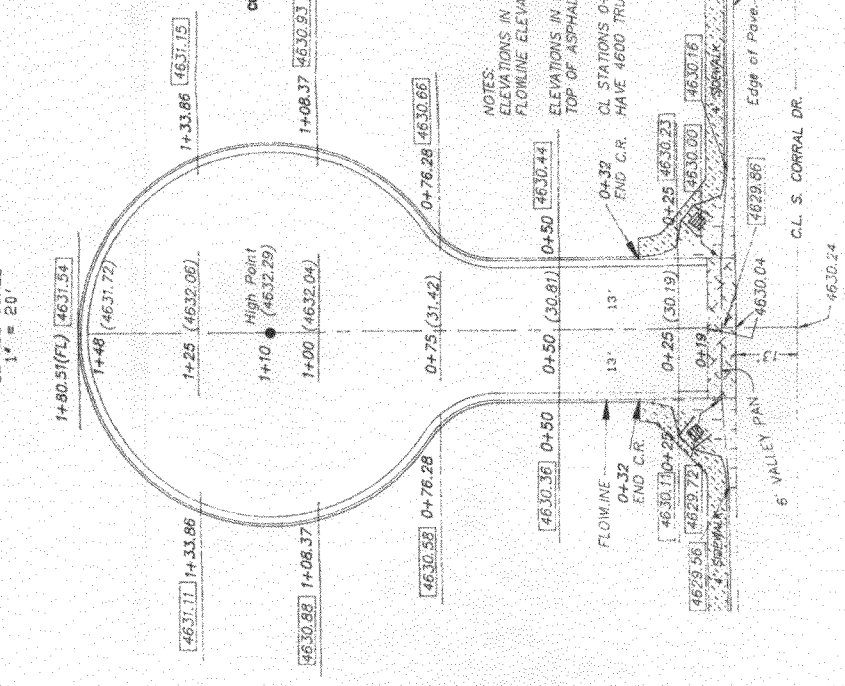
WILSON RANCH FILING NO. TWO
REV. 2/7/93

SOUTH CORRAL DRIVE
ROAD PLAN AND PROFILES

WILSON RANCH FILING NO. TWO

APPROVED FOR CONSTRUCTION
CITY OF GRAND JUNCTION
DATE

INITIAL ACCEPTANCE
CITY OF GRAND JUNCTION
DATE



DRIVE OVER CURB, CUTTER & SIDEWALK
In accord with agreement between the DEVELOPER and the CITY OF GRAND JUNCTION DATED JULY 30, 1992. Contractor shall install curb and gutter which conforms to existing curb and gutter in WILSON RANCH FILING NO. 1.

Note: FLOWLINE IS .38' LOWER ELEV. THAN CENTERLINE
BACK OF CURB IS .58' HIGHER ELEV. THAN CENTERLINE



CORRAL COURT LEFT (WEST) SIDE FLOWLINE

STATION	EXISTING GRD. ELEV.	FINISH GRADE
0+0	4630.8	4635
0+25	4631.4	4635
0+50	4631.7	4635
1+00	4631.3	4635
1+50	4631.7	4635
1+80.51	4631.7	4635
1+80.51 (FL)	4630.8	4630

LEFT SIDE FLOWLINE

STATION	EXISTING GRD. ELEV.	FINISH GRADE
0+0	4630.8	4635
0+25	4631.4	4635
0+50	4631.7	4635
1+00	4631.3	4635
1+50	4631.7	4635
1+80.51	4631.7	4635
1+80.51 (FL)	4630.8	4630

CORRAL COURT CENTERLINE FINISH GRADE

STATION	EXISTING GRD. ELEV.	FINISH GRADE
0+0	4630.6	4635
0+25	4630.9	4635
0+50	4631.3	4635
1+00	4631.7	4635
1+50	4631.3	4635
1+80.51	4631.7	4635
1+80.51 (FL)	4630.8	4630

CENTERLINE TOP ASPHALT

STATION	EXISTING GRD. ELEV.	FINISH GRADE
0+0	4630.6	4635
0+25	4630.9	4635
0+50	4631.3	4635
1+00	4631.7	4635
1+50	4631.3	4635
1+80.51	4631.7	4635
1+80.51 (FL)	4630.8	4630

CORRAL COURT RIGHT (EAST) SIDE FLOWLINE

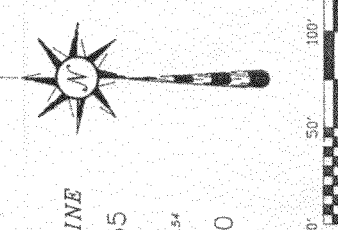
STATION	EXISTING GRD. ELEV.	FINISH GRADE
0+0	4630.8	4635
0+25	4630.9	4635
0+50	4631.4	4635
1+00	4631.7	4635
1+50	4631.7	4635
1+80.51	4631.7	4635
1+80.51 (FL)	4630.8	4630

RIGHT SIDE FLOWLINE

STATION	EXISTING GRD. ELEV.	FINISH GRADE
0+0	4630.8	4635
0+25	4630.9	4635
0+50	4631.4	4635
1+00	4631.7	4635
1+50	4631.7	4635
1+80.51	4631.7	4635
1+80.51 (FL)	4630.8	4630

LEGEND & NOTES

- Elevation control bench = 4660.50 on Mesa County Brass Cap CENTER 1/4 CORNER OF SECTION 34, T1N, R1W, U1M. AT INTERSECTION OF 25 1/2 AND G 1/2 ROADS.
- All work within the public right-of-way shall be in accordance with the City of Grand Junction specifications and standards.
- All materials and workmanship shall be subject to inspection by the City of Grand Junction. The City of Grand Junction reserves the right to accept or reject any materials and workmanship that does not conform to the standards and specifications of the City of Grand Junction.
- The Contractor shall have one signed copy of the Plans, and a copy of the City of Grand Junction standards and specifications at the job site at all times.



CORRAL COURT ROAD PLAN AND PROFILES

WILSON RANCH FILING NO. TWO

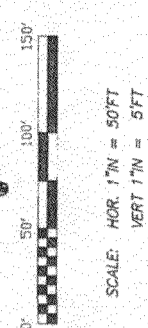
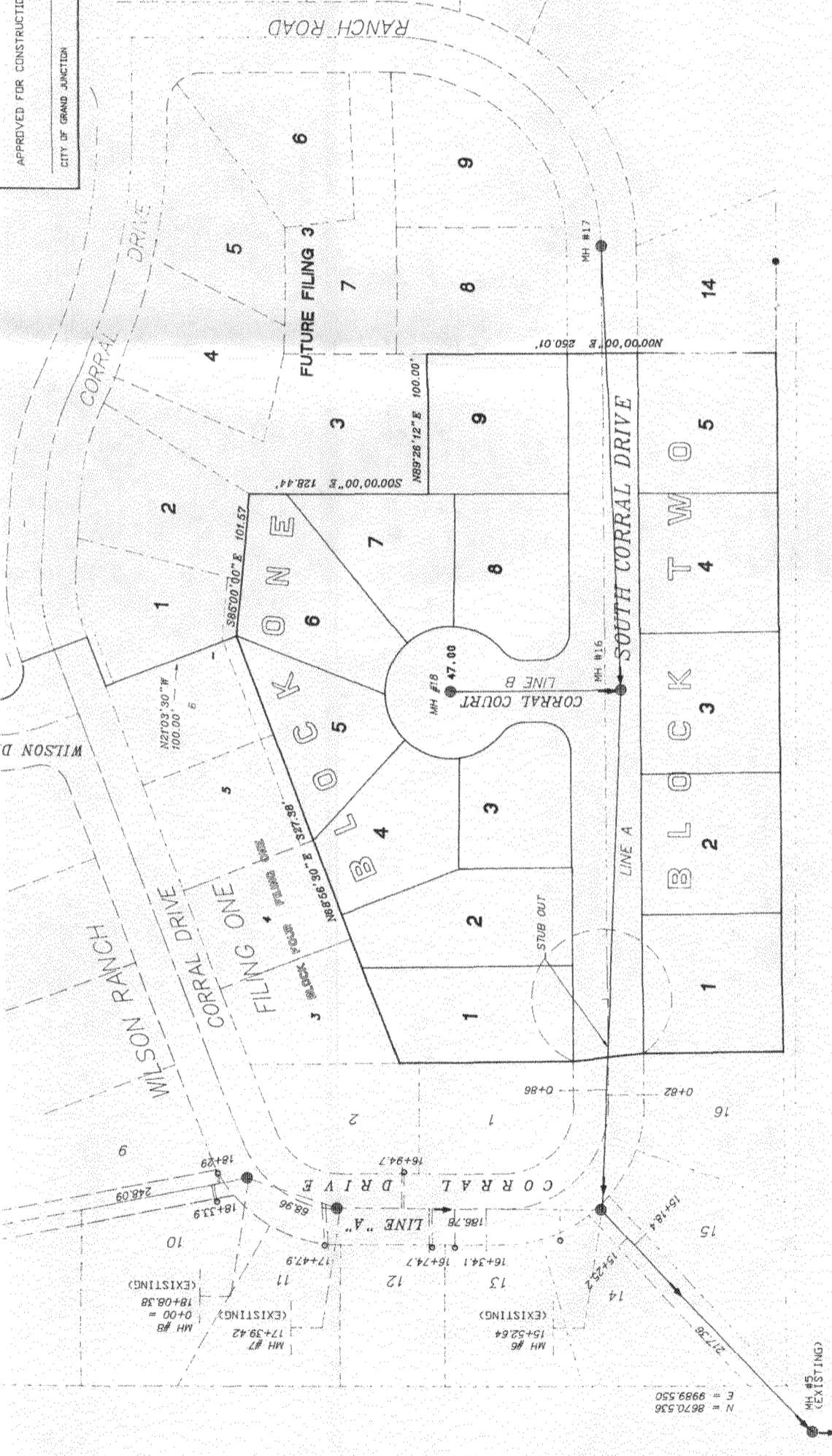
SITUATED IN THE NW1/4 SE1/4, SECTION 34, T1N, R1W, U1E MERIDIAN

FOR: Q.E.D. SURVEYING SYSTEMS, INC. 1018 COLO. AVE. GRAND JUNCTION, COLORADO 81501 (303) 241-2370

CONTRACT DEVELOPMENT CORP.

SCALE: 1" = 50'

SURVEYED BY: DM, MF, DB
DRAWN BY: DKB
ACAD ID: WRROAD (VIEW 2)
SHEET NO. 2 OF 2



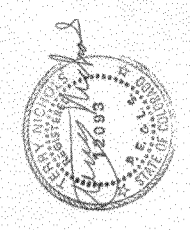
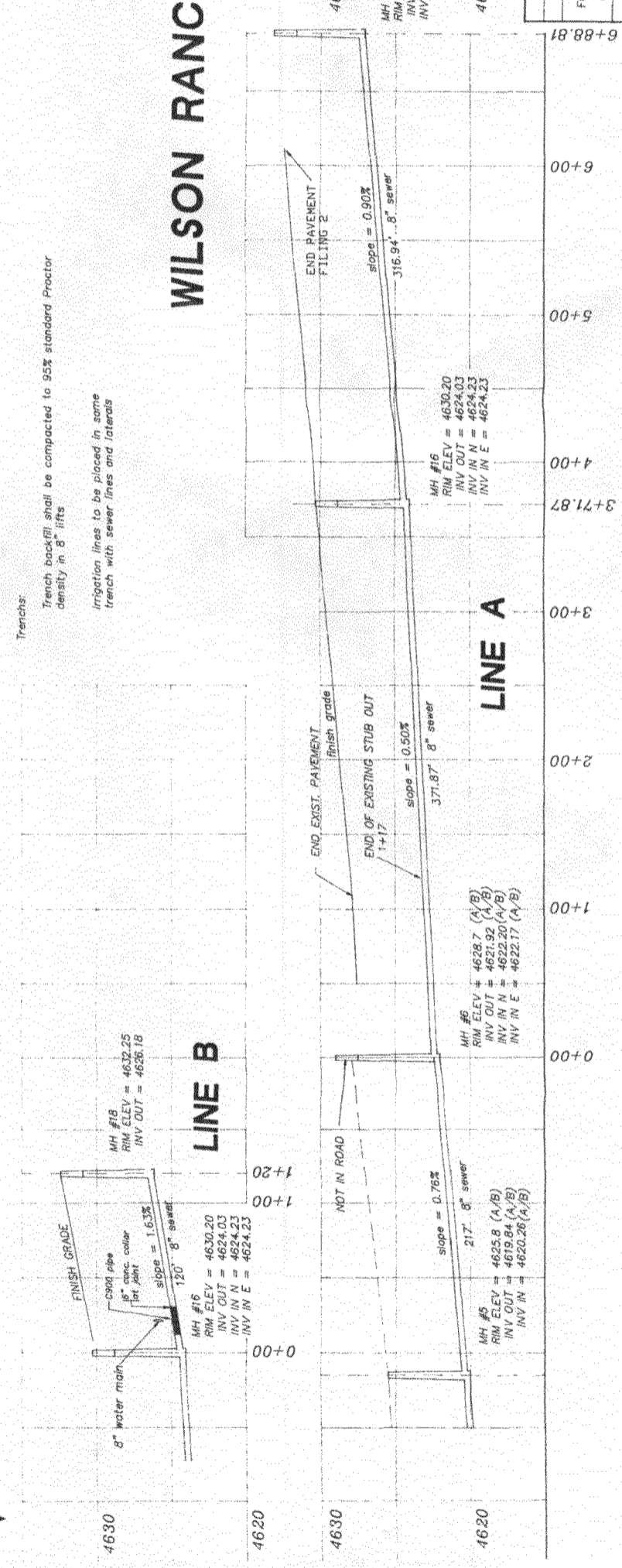
SEWER NOTES

- All construction & materials shall comply with the City of Grand Junction specifications & standard details
- Sewer lines shall be located a minimum of 10' horizontally and 18" vertically from all water lines. At crossings with less than 18" vertical spacing a single length of pipe, 18" minimum shall be centered at the crossing. The crossing shall be encased in a 8" collar and extending 12" beyond the diameter of the water pipe on both sides.
- Where sewerlines and water mains cross within 10 horizontal feet of each other, the sewer pipe shall be a minimum of 18 inches clear distance vertically below the water main; otherwise special sewerline construction is required which shall consist of: a) AWWA C-900 PVC sewer pipe with 6" thick concrete collars which shall extend at least 6 inches on either side of joints. If the sewer line crosses a water main, an 18 foot minimum length pipe section shall be centered with respect to the water main, having collared end joints; or b) 6" inch thick concrete encasement along the entire length of sewerline.
- Sewer service laterals shall be installed 10' inside property line (roadway right-of-way line) and capped with water-tight plugs. They shall be marked with a 4"x4" buried vertically above the end of the pipe and extending 6" above the ground surface. The top 6" of the board shall be painted white.
- Cover sewer a minimum of 48"
- Pipe specifications: Main - PVC-ASTM D 3034 - SDR 35 8" Laterals - PVC-ASTM D 3034 - SDR 35 4"

Trenches:
Trench backfill shall be compacted to 95% standard Proctor density in 8" lifts

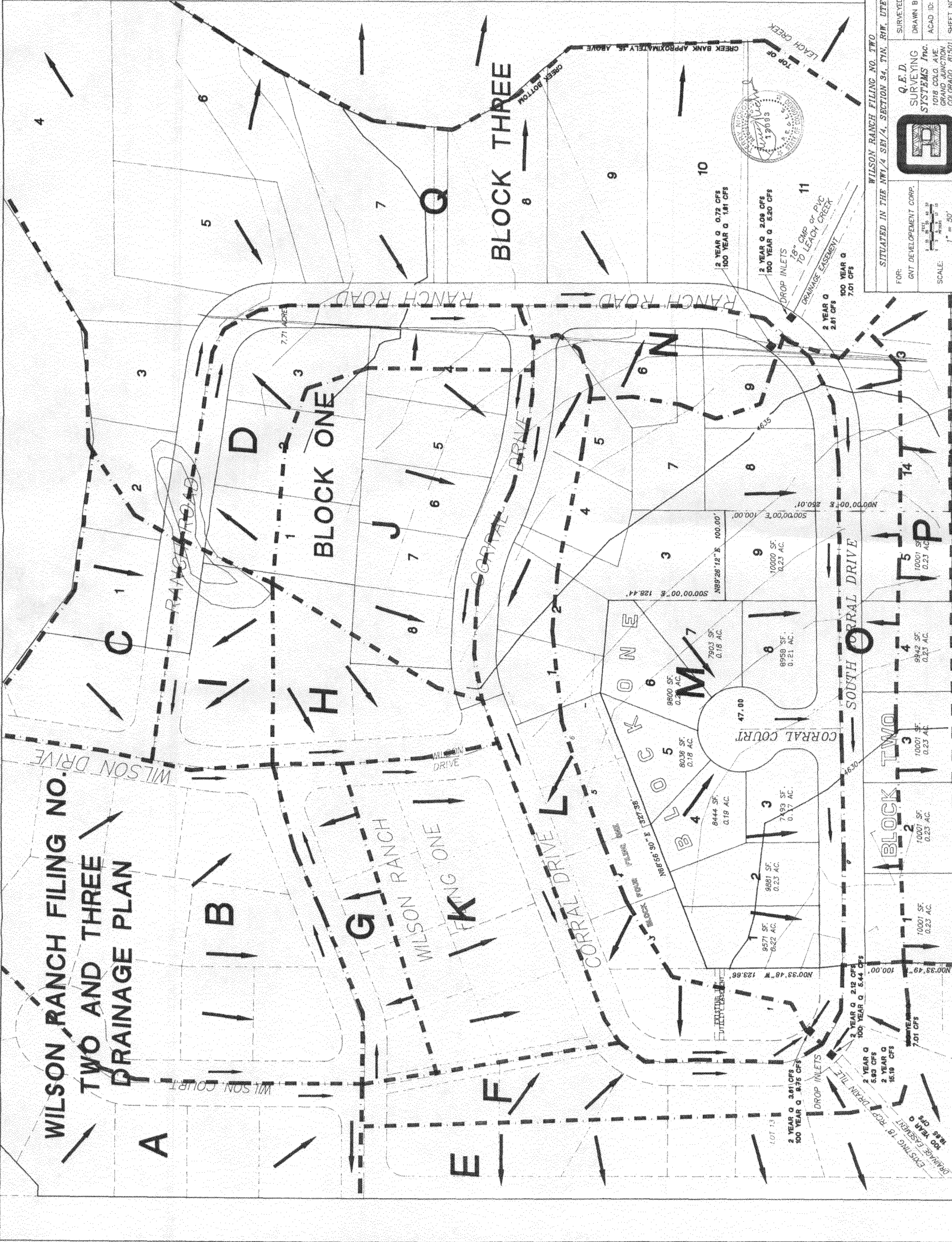
Irrigation lines to be placed in same trench with sewer lines and laterals

WILSON RANCH FILING NO. TWO SEWER PLANS



WILSON RANCH FILING NO. TWO	
SITUATED IN THE NW1/4 SE1/4, SECTION 34, T1N, R1W, UTE MERIDIAN	
FOR: GNT DEVELOPMENT CORP.	SURVEYED BY: DM, WFD, B
SCALE: 1" = 50'	DRAWN BY: DKB
DATE: 1/1/93	ACAD ID: WR2SEW
	SHEET NO. 91014.1

WILSON RANCH FILING NO. TWO AND THREE DRAINAGE PLAN



WILSON RANCH FILING NO. TWO
 SITUATED IN THE NW 1/4 SEC 4, SECTION 34, T1N, R1W, UTE MERIDIAN

FOR: GNT DEVELOPMENT CORP.

Q. E. D.
 SURVEYING
 SYSTEMS, INC.
 1018 COLO. AVE.
 GRAND JUNCTION
 COLORADO 81501

DATE: 2/1/93

SURVEYED BY: DMW/DB
 DRAWN BY: DKB
 ACAD ID: WR2DR4IN
 SHEET NO.

SCALE: 1" = 50'