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File 1993-0045

Name: Wilson Ranch - Filing 3 & 4 -25 1/2 Rd. & G 1/2 Rd. - Final Plat/Plan

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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DOCUMENT DESCRIPTION:

X	X	Wilson Ranch Drainage Report	X		Subdivision Review - 8/2/93
X	X	Correspondence	X	X	Utility Coordinating Committee - 8/11/93
X		Returned notice of Public Hearing mail-out cards - sent 5/21/93, 3/4/97	X	X	Recorded Certification of Plat
X	X	Planning Commission Minutes - 2/10/93, 6/1/93, 1/14/97 - **	X	X	Final Plat/Revised Final Plat - GIS Historical Maps - **
X	X	City Council Minutes - ** - 6/16/93, 10/6/93	X		Flowline Profiles
X	X	Inclusion Survey - 11/86	X	X	Utilities Composite
X	X	Federal Emergency Mgmt Agency Flood Insurance Rate Map report - 1/4/93	X	X	Road Profiles
X	X	Subdivision Summary Form	X	X	Sewer Plan - Lines A & B, Lines A-1B and C, Lines C and D - to be scanned
X		Legal Ad - 5/25/93, 5/31/93			Memorandum of Improvements Agrmt & Guarantee - Bk 2112 / Pg 166 -
X	X	Notes to file			Declaration of Annexation - Bk 2112 / Pg 164
X		Drainage Plan			Release of Improvement agrmt



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

A Receipt # 140
 Date 4-5-93
 Rec'd By GR

File No. _____

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		25 1/2 ROAD G 1/2 ROAD	PR	SINGLE FAMILY RESIDENTIAL
<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

Name	Name	Name
Address	Address	Address
City/State/Zip	City/State/Zip	City/State/Zip
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.

Jamie GAT 4-1-93 243-5952
 Signature of Person Completing Application Date

Jamie GAT 4-1-93

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

2701-344-00-020
Marion Lamm
2587 G 1/2 Road
Grand Junction, CO 81505

2701-344-00-160
Margaret Hall
627 Fletcher Lane
Grand Junction, CO 81505

2701-344-00-161
Rachelin Marasco
653 26 1/2 Road
Grand Junction, CO 81505

2701-344-00-139
J. Richard Livingston
708 25 1/2 Road
Grand Junction, CO 81505

2701-344-04-016
Michael Gentry & Lourdes Djon
725 Corral Drive
Grand Junction, CO 81505

2701-344-04-015
Richard & Denise Hctor
727 Corral Drive
Grand Junction, CO 81505

2701-344-04-014
GNT Development Corp.
Box 4542
Grand Junction, CO 81502

2701-344-04-013
Sea-Me Corp.
Box 4542
Grand Junction, CO 81502

2701-344-04-012 & 011
GNT Development Corp.
Box 4542
Grand Junction, CO 81502

2701-344-04-010
David & Cindy Desenberg
737 Corral Drive
Grand Junction, CO 81505

2701-344-04-006 thru 009
GNT Development Corp.
Box 4542
Grand Junction, CO 81502

2701-344-05-001 & 002
Gretel Daugherty &
Jim Swartzendruber
750 Wilson Drive
Grand Junction, CO 81505

2701-344-06-001
Jim & Lynda Anastacio
734 Corral Drive
Grand Junction, CO 81505

2701-344-06-002 thru 004
GNT Development Corp.
Box 4542
Grand Junction, CO 81502

2701-344-06-005
Sea-Me Corp.
Box 4542
Grand Junction, CO 81502

2701-344-06-006
GNT Development Corp.
Box 4542
Grand Junction, CO 81502

9- FP-93-45

~~11~~

~~227 1001 0-21~~

2701-344-19-007
JOE & LESLIE SKERL
2574 RANCH CT
GRAND JUNCTION CO 81505

2701-344-19-004
GNT DEVELOPMENT CORP
PO BOX 308
GRAND JUNCTION CO 81502

2701-344-20-004
ANTHONY & LAURA LIVESAY
738 RANCH ROAD
GRAND JUNCTION CO 81505

2701-344-19-005
TRACY MUNDY
2570 RANCH CT
GRAND JUNCTION CO 81505

2701-344-20-002
RAYMOND M SEGURA
2575 RANCH CT
GRAND JUNCTION CO 81505

CITY OF GRAND JUNCTION
COMMUNITY DEVELOPMENT DEPT
250 N 5TH STREET
GRAND JUNCTION CO 81501

2701-344-20-003
THOMAS E BENSON
2573 RANCH CT
GRAND JUNCTION CO 81505

2701-341-00-018
MARION B LAMM
2587 G 1/2 RD
GRAND JUNCTION CO 81505-9544

2701-344-20-001
DONNA & LARRY GARWOOD
2577 RANCH CT
GRAND JUNCTION CO 81505-9564

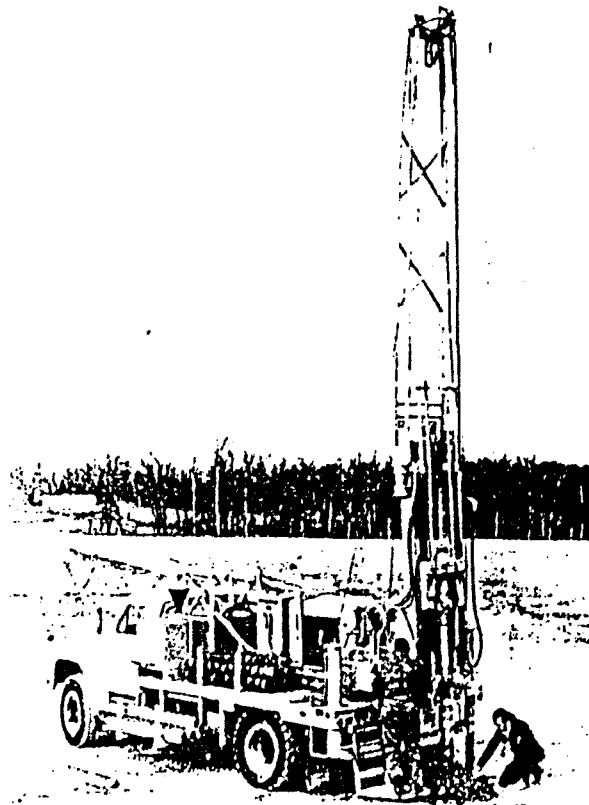
GT GEO TESTING Geotechnical Engineering and Materials Testing **LABORATORIES, INC.**

Destination Properties
825 Rood Avenue
Grand Junction, Colorado 81501

Geotechnical report of Wilson Ranch
Residential and Multi-family housing

Job 3-12

28 February 1981



GILGEO TESTING
Geotechnical Engineering and Materials Testing
LABORATORIES, INC.

28 February 1981

Destination Properties
825 Rood Avenue
Grand Junction, Colorado 81501

Attention: Skip Berhorst, Jim Lindell

Re: Geotechnical Report of Wilson Ranch - Residential
and Multi-family housing. Job 3-12

Gentlemen:

We have completed our geotechnical studies of the proposed Wilson Ranch. Data from our field and laboratory studies, along with our analyses and recommended design criteria have been summarized and are presented in the attached report. If you have any questions, please call.

Yours truly,

GEO TESTING LABORATORIES, INC.

Stephen G. Rice

Stephen G. Rice
Secretary/Treasurer

SGR/dld1

Copy to: Paragon Engineering

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INTRODUCTION

We made this study to assist in determining the best types and depths of foundations for the structure and design criteria for them. Data from our field and laboratory work are summarized on Figures #1 through 11, attached.

PROPOSED CONSTRUCTION

We understand the proposed subdivision will have multi-family development north of the Grand Valley Canal and single family homes on the remaining site. We understand these structures will be wood frame construction similar to the Grand Valley Area.

For the purpose of our analyses, we assumed maximum column loads on the order of 10 Kips and wall loads of $2\frac{1}{2}$ Kips/Ft. for multi-family structures and column loads on the order of 8 Kips and wall loads of 2 Kips/Ft. for single family structures.

If final designs vary from these assumptions, we should be advised to permit re-evaluation of our recommendations and conclusions.

SITE CONDITIONS

The northern part of the property shows good drainage to the south, although the majority of the south property, south of the Grand Valley Canal, is relatively flat. Drainage is very slight to south and west. The east property is bordered by Leach Creek which at the time of our observation was carrying water. We did not observe any bodies of water or bedrock outcroppings.

SUB SOILS

Our test holes showed from 0 to 55.0 feet of loose to medium dense silts, silty clays interbedded with fine sands, slope wash and colluvial gravels. We did not encounter bedrock or dense

gravels during our investigation.

Groundwater was encountered in test holes #1, 7, 9, 12, and 8A ranging in depth from 10 to 28.0 feet, although in all test holes drilled we encountered caving and "high" moisture content with increasing depth. Due to the soils encountered and increasing moisture encountered with depth, we do not recommend full basements. Groundwater conditions could conceivably fluctuate during seasonal irrigation and during "high" periods of runoff due to the vicinity of the Grand Valley Canal to the north and Leach Creek to the east. We feel that garden level construction would be suitable for the proposed site. We recommend that all excavations be observed prior to foundation placement.

FOUNDATIONS

We have considered several types of foundations for the proposed buildings, including spread footings, and structural fill in conjunction with spread footings. Founding the buildings with spread footings on the natural upper silts and silty clays involves a "normal" risk of foundation movement. Founding the buildings with structural fill and spread footings would reduce the risk of foundation movement. We believe considering safety, economy, and the ever present risk of movement involved in any type of foundation, spread footings on the natural upper silts and silty clays and silty sands would be the most practical. The foundation criteria included herein is for spread footings only. However, should you decide upon a lower risk alternative, such as structural fill in conjunction with spread footings, we would be happy to discuss the criteria for them with you.

Spread footings placed below frost depth of about 3.0 feet should be designed for a maximum soil bearing pressure of 2000 PSF, as well as garden level foundation systems. Although if very moist conditions are found in foundation excavations we recommend you should design for a maximum soil bearing pressure of 1500 PSF.

FLOOR SLABS

We believe the most practical type of floor used in conjunction with spread footing foundation would be a floating slab-on-grade. For slab-on-grade construction, we suggest the following:

- 1) Place a minimum of 4" of gravel beneath the slab compacted to a minimum of 70% relative density (ASTM D-2049) or 95% Proctor density (ASTM D-698) whichever applies to the chosen material.
- 2) Provide moderate slab reinforcement and carry the reinforcement through the interior slab joints, but not to foundation walls or load bearing walls.
- 3) Omit under slab plumbing. Where such plumbing is unavoidable, pressure test it during construction to minimize the possibility of leaks that result in foundation wetting. Utility trenches should be compacted to a minimum of 95% maximum dry density as determined by ASTM D-698.

PAVED AREAS

Based on the results of our field and laboratory studies, we recommend you design for a dynamic bearing ratio of 2 or a Group Index of 2. The results of our bearing ratio and Proctor tests are presented in Figures 10 and 11.

WETTING OF FOUNDATION SOILS

Wetting of foundation soils always causes some degree of volume change in the soils and should be prevented during and after construction. Methods of doing this include compaction of "impervious" backfill around the structure, provision of an adequate grade for rapid runoff of surface water away from the structure, and discharge of roof downspouts and other water collection systems well beyond the limits of the backfill.

Our exploratory test holes were spaced as closely as feasible in order to obtain a comprehensive picture of the sub soil conditions; however, erratic soil conditions may occur between test borings. If such conditions are found in exposed excavations, it is advisable that we be notified to observe the conditions in the foundation excavation.

GEO TESTING LABORATORIES, INC.

Drafted by:

Stephen G. Rice
Secretary/Treasurer

Stephen G. Rice

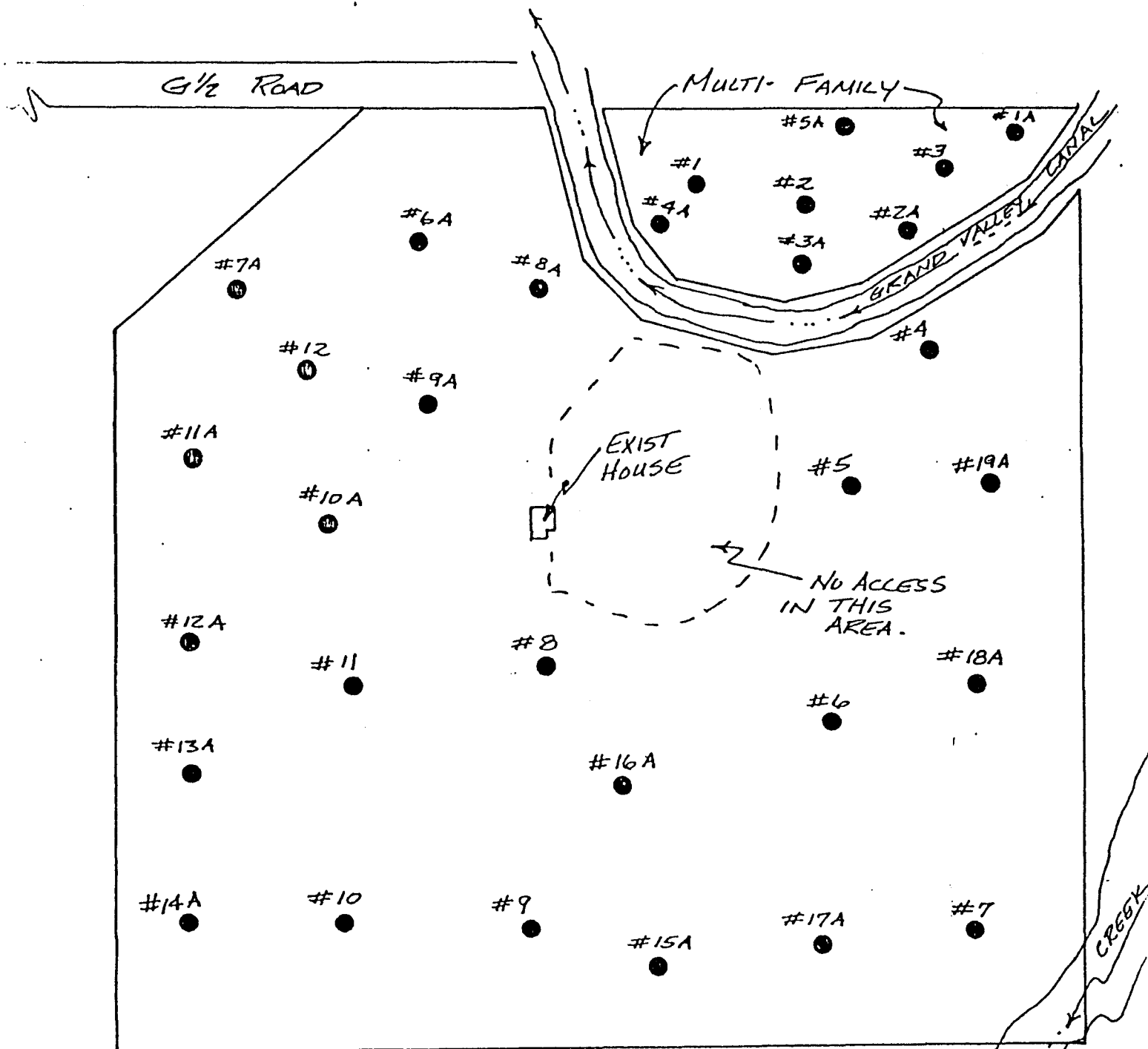
Reviewed by:

Andrew A. Porter, P.E.
President

Andrew A. Porter

SGR/dld1





NOTES:

- 1) THESE TEST HOLES WERE DRILLED ON FEB 5-6+11 1980, USING 4" CONTINUOUS FLIGHT AUGER, POWERED BY A CME 55 DRILL RIG. (NO SCALE)
- 2) THE LOCATION OF THESE TEST HOLES IS APPROXIMATE.



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LOCATION OF TEST HOLES

Fig. 1

-1

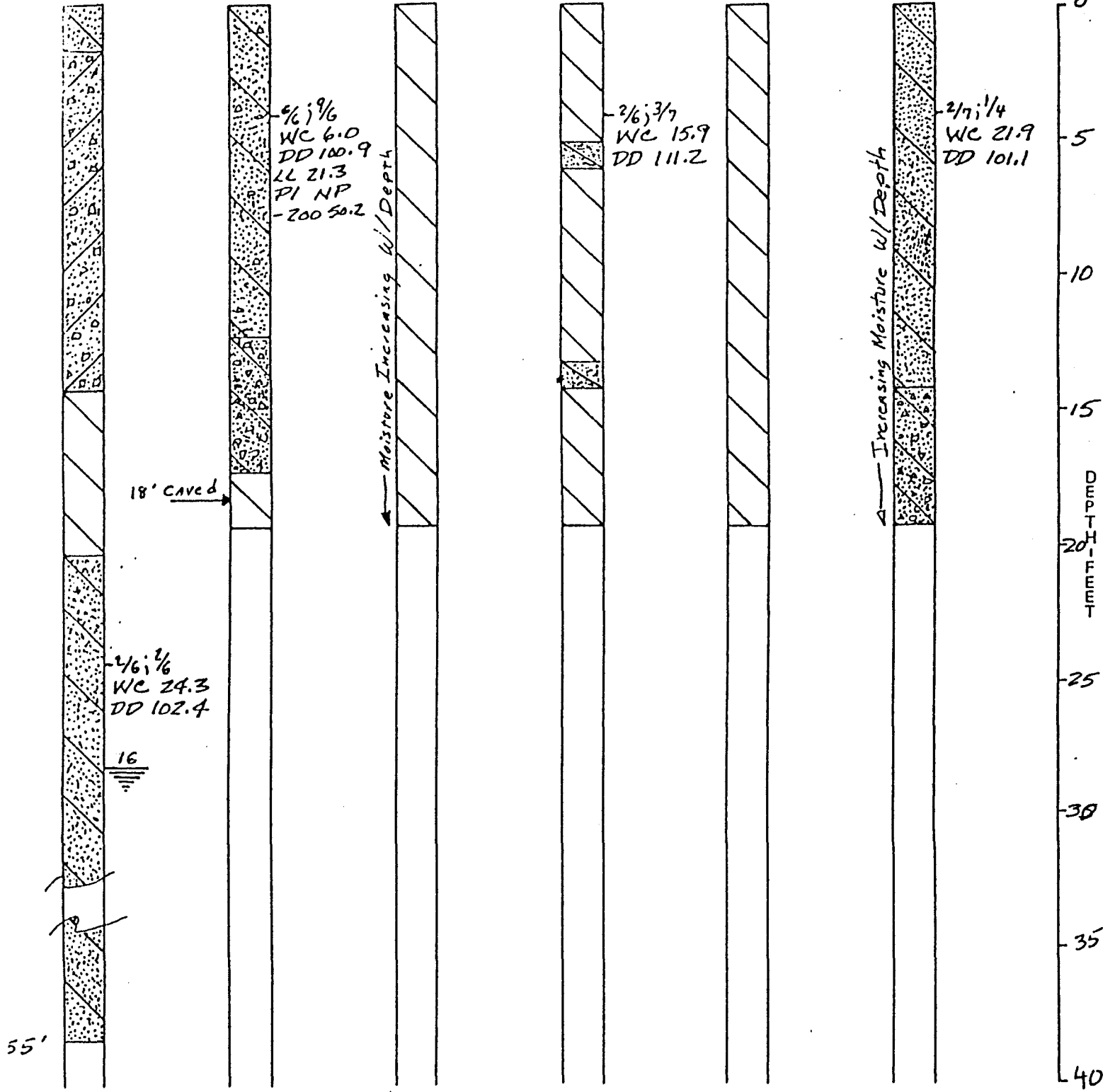
TH-2

TH-3

TH-4

TH-5

TH-6



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 WILSON RANCH JOB 3-12
 SUMMARY LOGS OF TESTS AND TEST HOLES

Fig. 2

TH-7

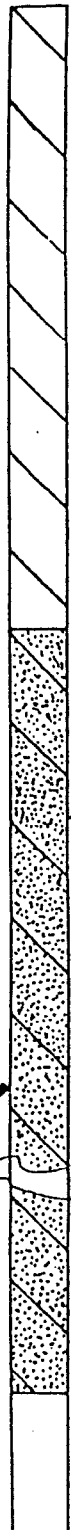
TH-8

TH-9

TH-10

TH-11

TH-12

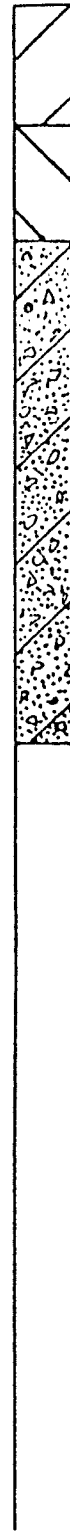


-4/6 4/6
 WC 5.6
 DD 91.5
 LL 20.7
 PI N.V.
 -200 57.9

Increasing Moisture W/ Depth



-2/6 2/6
 WC 19.4
 DD 102.4
 LL 29.3
 PI 5.5
 -200 62.7



-2/9 1/3
 WC 16.5
 DD 111.5
 LL 22.3
 PI N.V.
 -200 82.9



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WILSON RANCH Job 3-12

SUMMARY LOGS OF TESTS AND TEST HOLES

TH- 1A

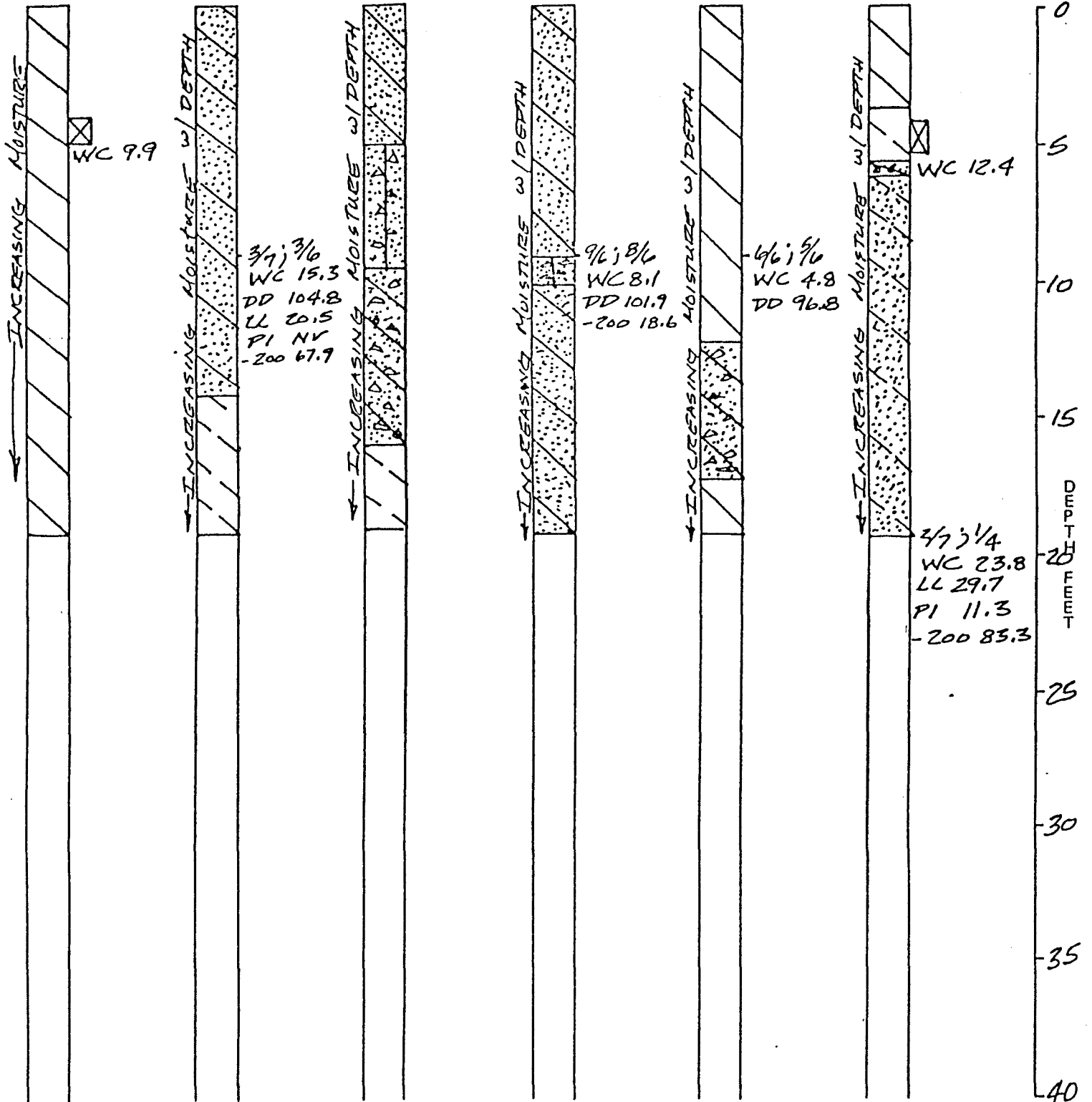
TH- 2A

TH- 3A

TH- 4A

TH- 5A

TH- 6A



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LABORATORIES, INC.
 WILSON RANCH Job 3-12
 SUMMARY LOGS OF TESTS AND TEST HOLES

Fig. 2B

TH-7A

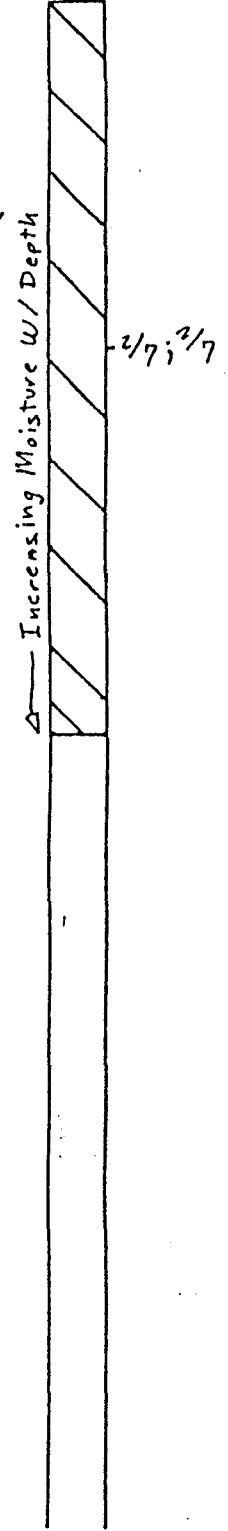
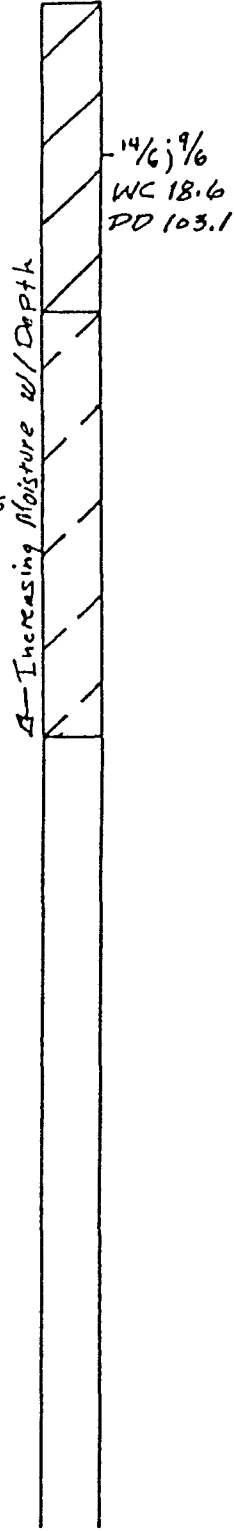
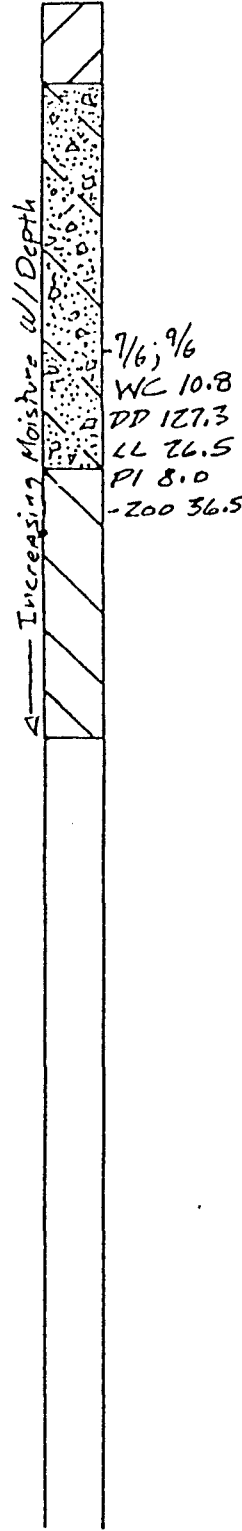
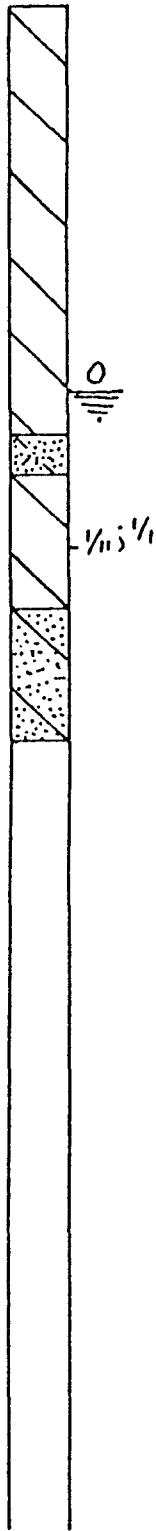
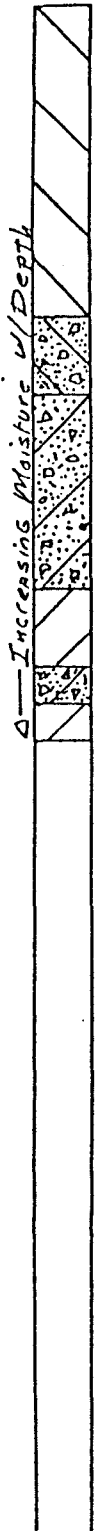
TH-8A

TH-9A

TH-10A

TH-11A

TH-12A



GILGEO TESTING
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 WILSON RANCH Job 3-R
 SUMMARY LOGS OF TESTS AND TEST HOLES

TH-13A

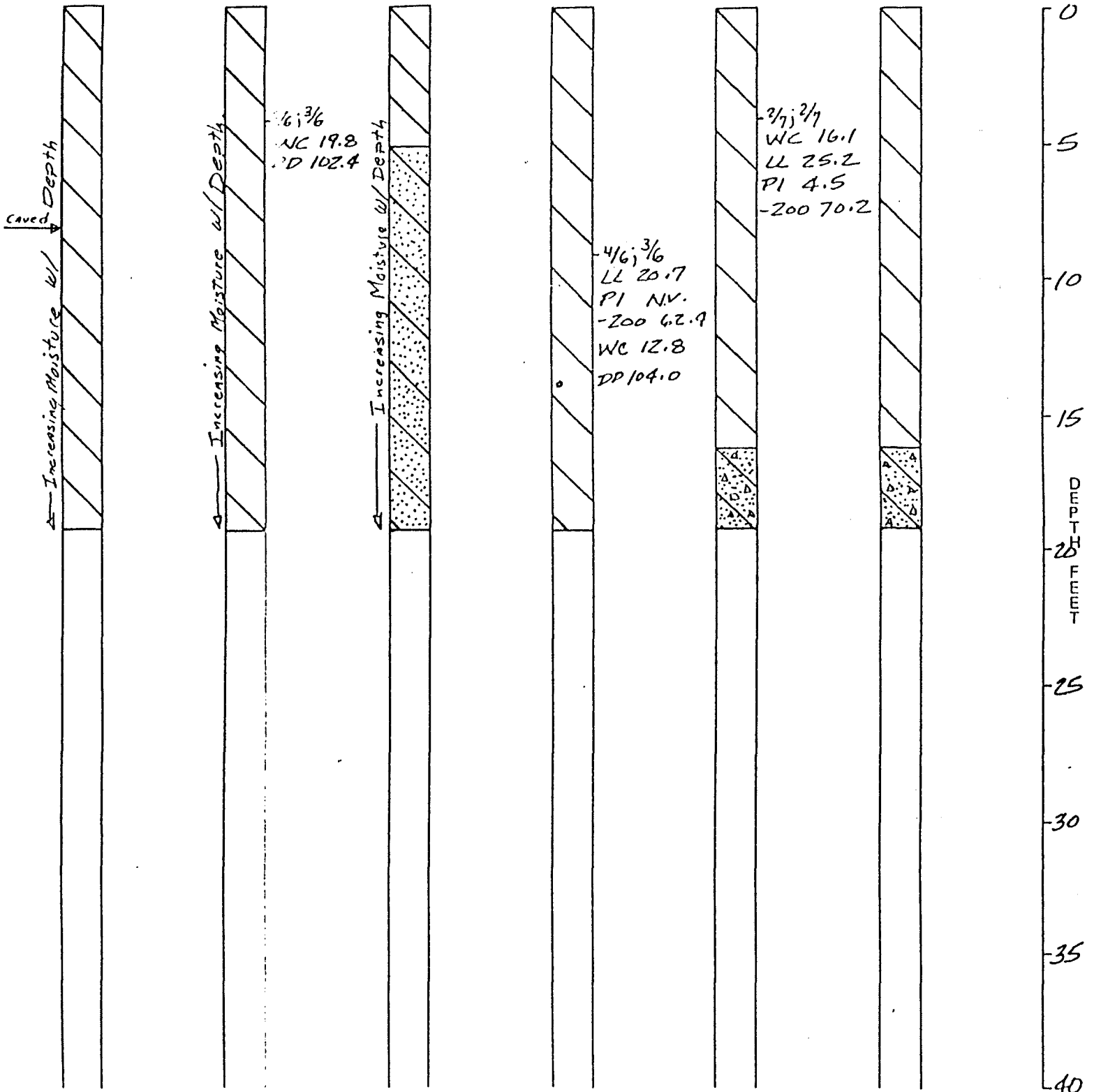
TH-14A

TH-15A

TH-16A

TH-17A

TH-18A



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 WILSON RANCH Job 3-12
 SUMMARY LOGS OF TESTS AND TEST HOLES

Fig. 2D

TH- 19A

TH-

TH-

TH-





















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

TH-



3/6, 3/6
 WC 10.6
 DD 100.6
 -200 59.4

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 WILSON RANCH Job 3-12
 SUMMARY LOGS OF TESTS AND TEST HOLI'S

-  CL, CL-CH, CH
CLAY, medium stiff to very stiff
-  CL, CL-CH, CH
CLAY, soft to very soft
-  SP, SW, SP-SW, SP-SC, SP-SM, SW-SC, SW-SM
SAND, medium to very dense, clean to slightly dirty
-  SP, SW, SP-SW, SP-SC, SP-SM, SW-SC, SW-SM
SAND, loose to medium dense, clean to slightly dirty
-  SC, SC-SM
SAND, clayey, loose to medium dense
-  SC, SC-SM
SAND, clayey loose to medium dense
-  ML, ML-CL
SILT, dense to very dense
-  ML, ML-CL
SILT, loose to medium dense
-  SM, SM-SC
SAND, silty, dense to very dense
-  SM, SM-SC
SAND, silty, loose to medium dense
-  GW-SW, GP-SP, GW, GP, SW-GW, SP-GP, GW-GC, GW-GM
GRAVEL and SAND, clean to slightly dirty, dense to very dense
-  GRAVEL and SAND, clean, loose to medium dense
-  GC-CL, GC
GRAVEL and SAND, very clayey, dense to very dense
-  GC-CL, GC
GRAVEL and SAND, very clayey, loose to medium dense
-  GM-ML
GRAVEL and SAND, very silty, dense to very dense
-  GM-ML
GRAVEL and SAND, very silty, loose to medium dense
-  CL-CH, CH, CL
CLAY (highly weathered claystone) or SHALE
-  SP, SM, SC, SW
SAND (highly weathered sandstone)
-  CLAYSTONE or SHALE firm to medium hard
-  SANDSTONE, firm to medium hard

-  SANDSTONE, CLAYSTONE, SHALE, or SILTSTONE, hard to very hard
-  CLAYSTONE, SHALE, or SILTSTONE, layered, firm to medium hard
-  SILTSTONE, firm to medium hard
-  CONCRETE or ASPHALT PAVING and BASECOURSE, etc.
-  TOPSOIL
-  FILL, man made, loose or unknown
-  FILL, man made, dense, controlled
-  GRANITE or similar hard competent rock
-  Gradual change in materials. Exact strata change not located
-  Undisturbed sample taken by Shelby, Denison, Pitcher, etc.
-  Indicates practical Rig Refusal. More than one such symbol indicated depth in adjacent hole attempted at same location
-  Free water level and number of days after drilling that measurement was taken.

9/12 Indicated that 9 blows of a 140 pound hammer falling 30 inches were required to drive a 2-inch diameter sample 12 inches.

WC = Water content percent

DD = Dry density, PCF

UC = Unconfined compression strength, PSF

LL = Liquid limit, percent

PI = Plasticity index, percent

SS = Shear Stress, direct shear, torvane, etc. PSF

-200 = Percent passing number 200 sieve

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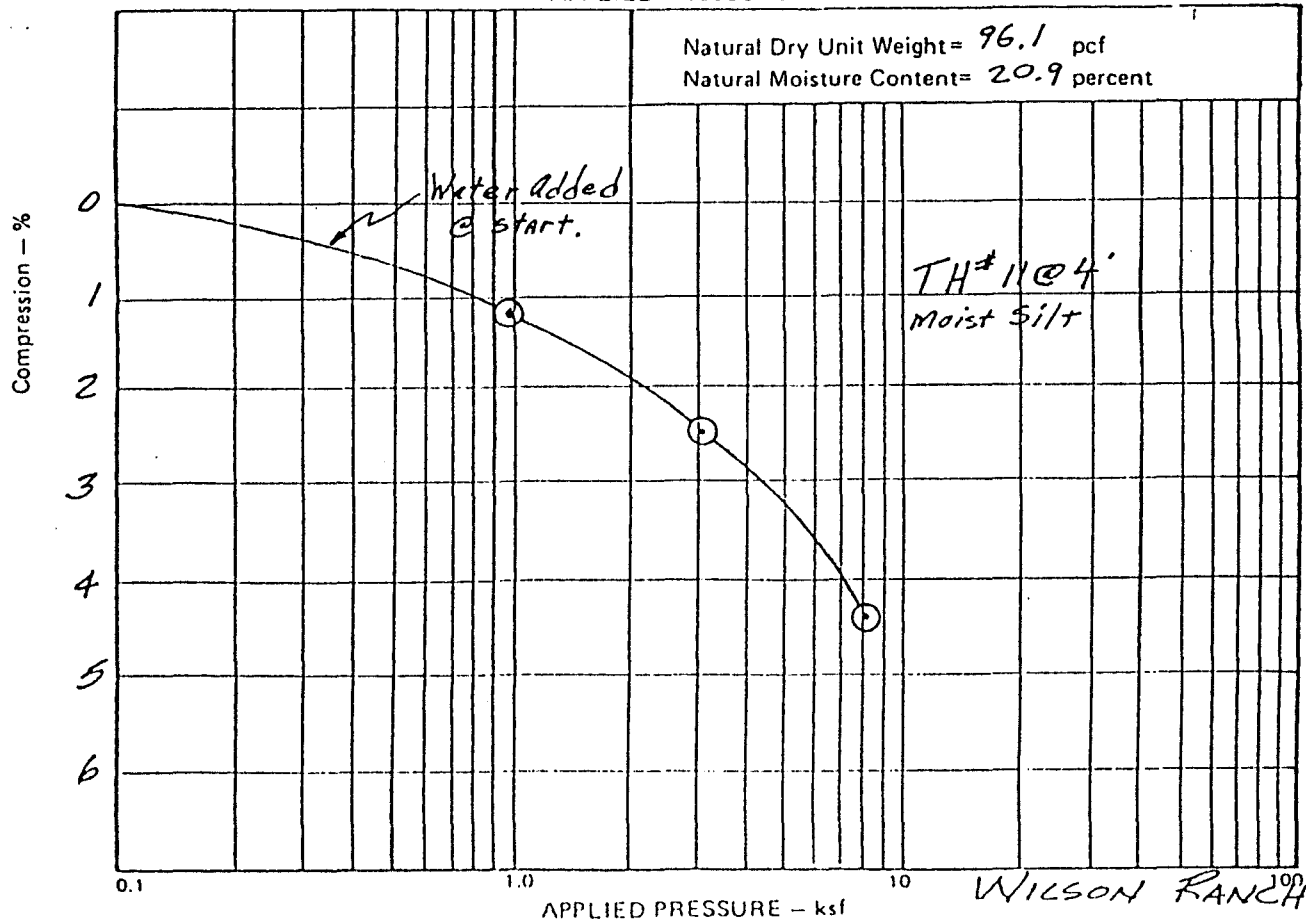
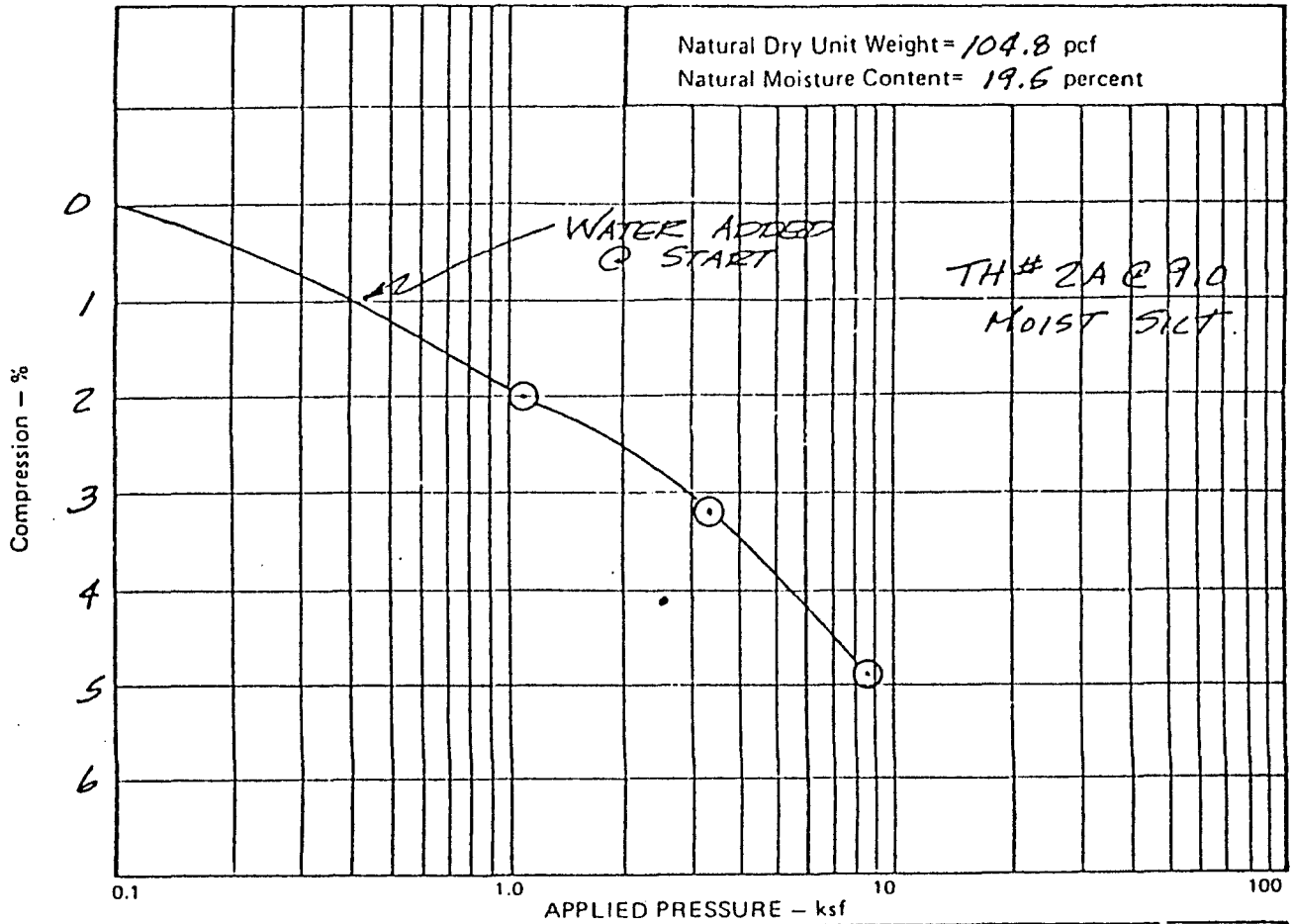
SUMMARY LOGS LEGEND

Fig. 3

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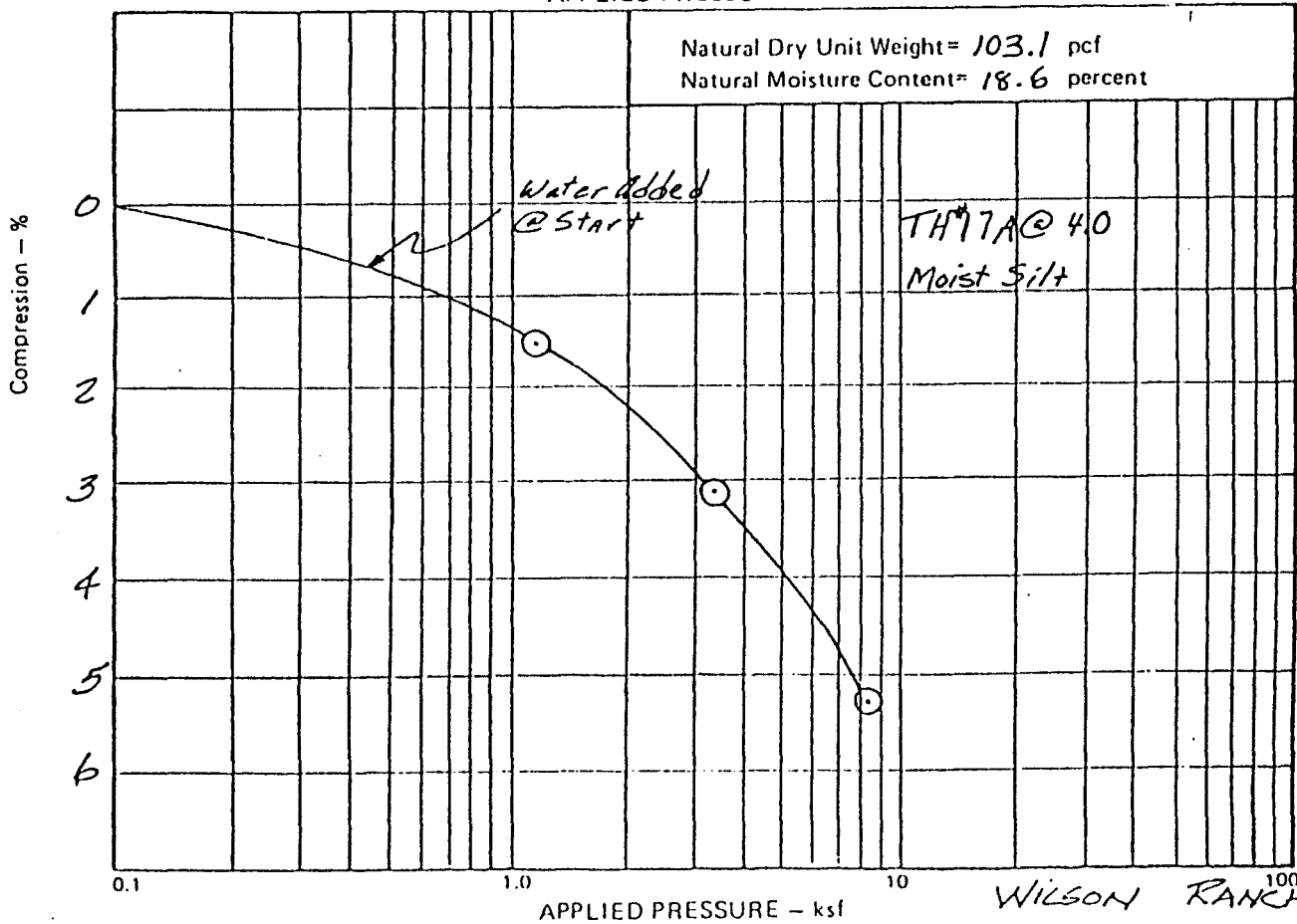
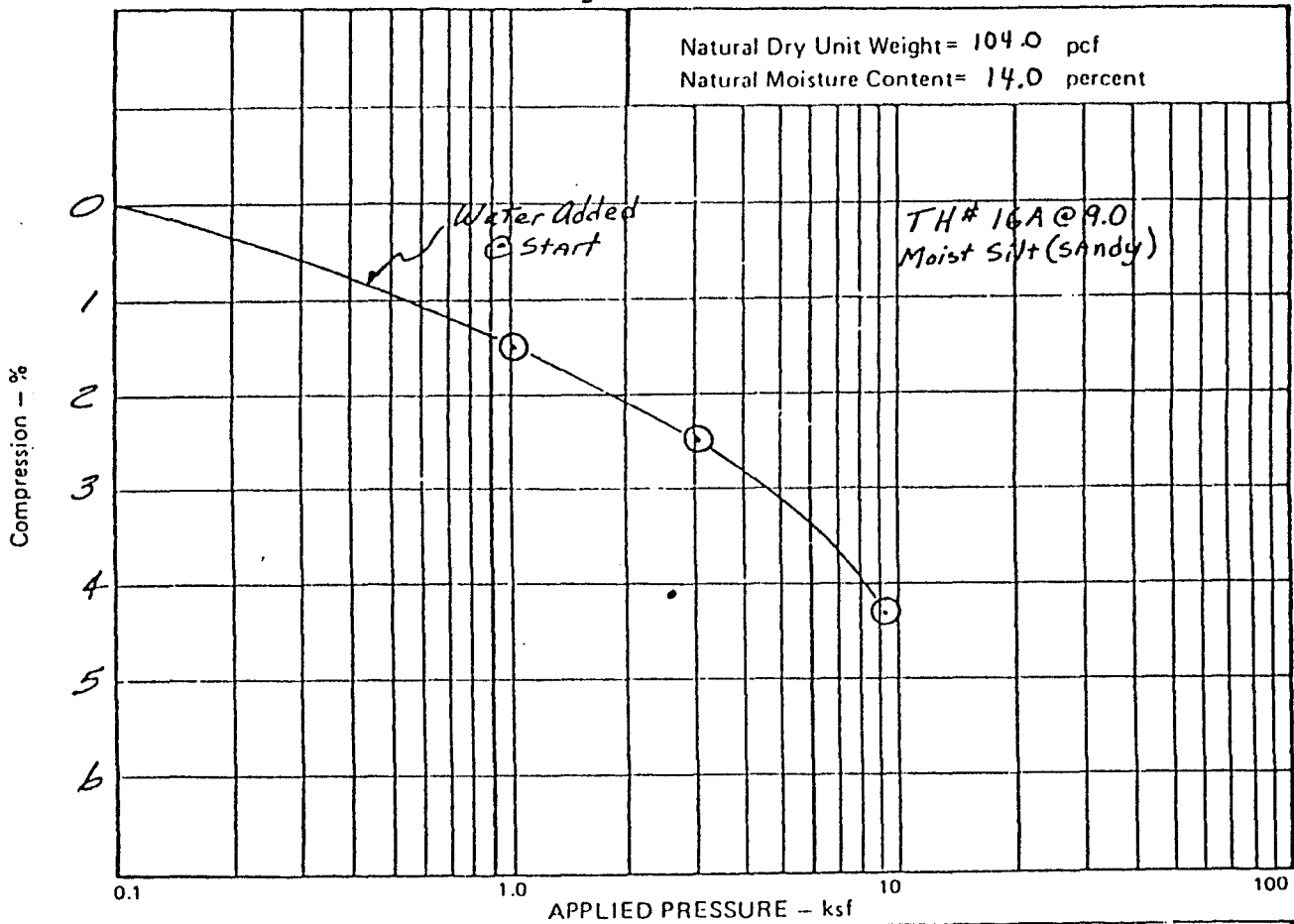
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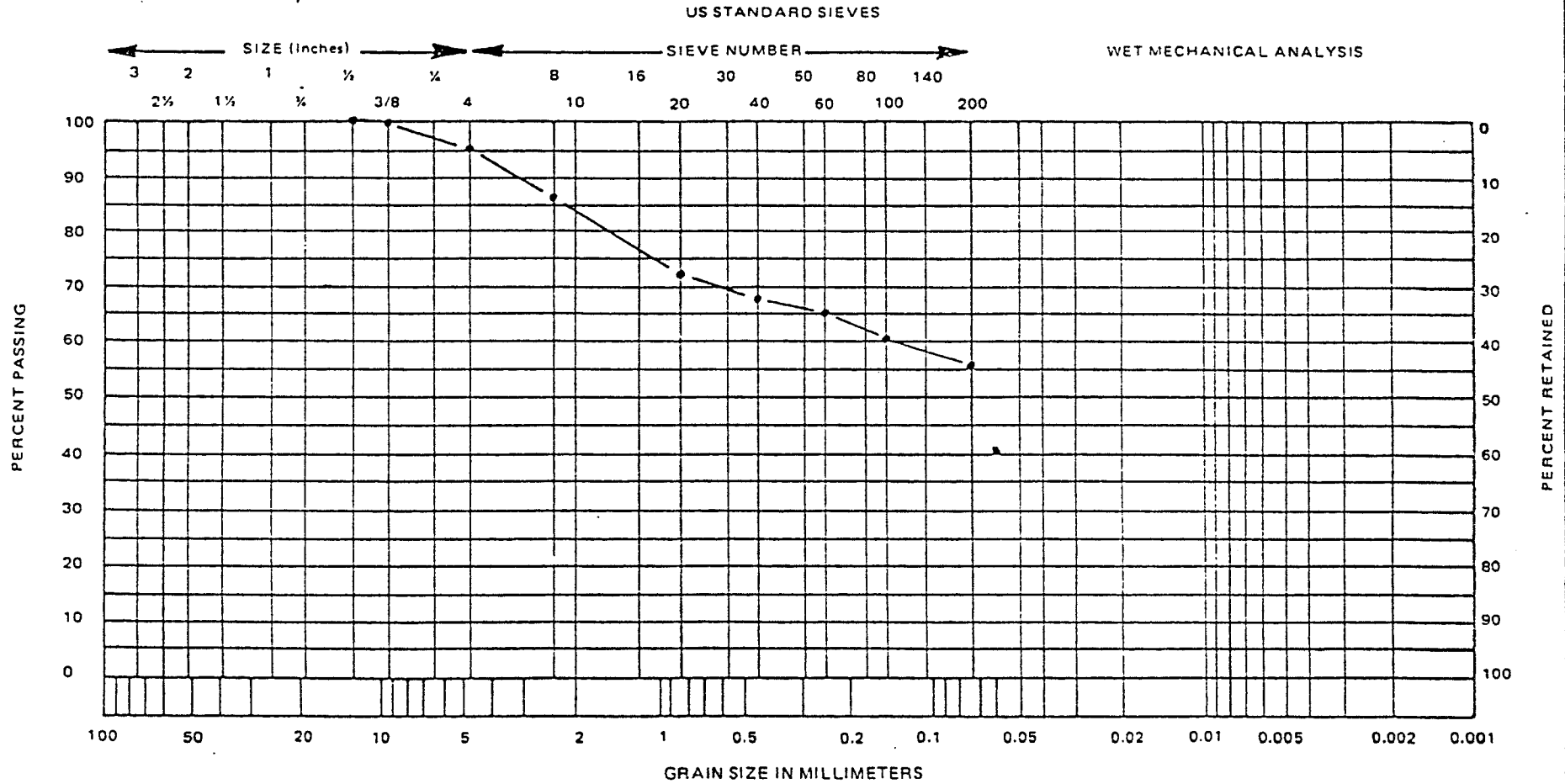


WILSON RANCH Job 3-1:

PROJECT

Destination Properties - Wilson Ranch

Job #3-12

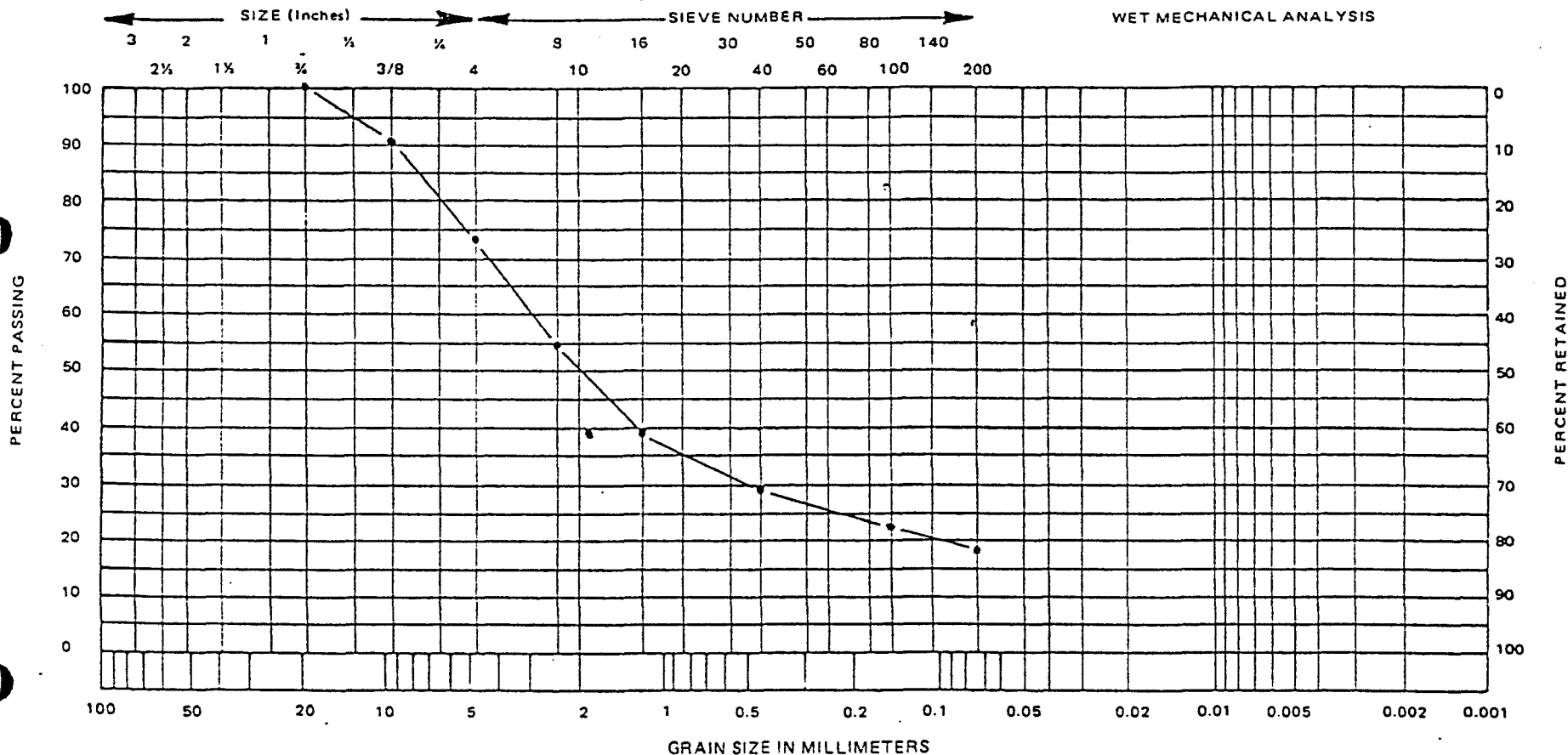


EXCAVATION NUMBER	SAMPLE NUMBER	NATURAL % MOISTURE	w _L	w _p	I _p	CLASSIFICATION	REMARKS
	2 @ 4'	3.8%	21.3	—	NP	SM-ML	50.9% Passing #200 screen.
							4.8% Gravel.
							44.3 % Sand
TECHNICIAN (Signature)			PLOTTED BY (Signature)			CHECKED BY (Signature)	
<i>Patrick Duvon</i>			<i>Patrick Duvon</i>				

PROJECT

Destination *Wilson Ranch* Job *3-12*

US STANDARD SIEVES

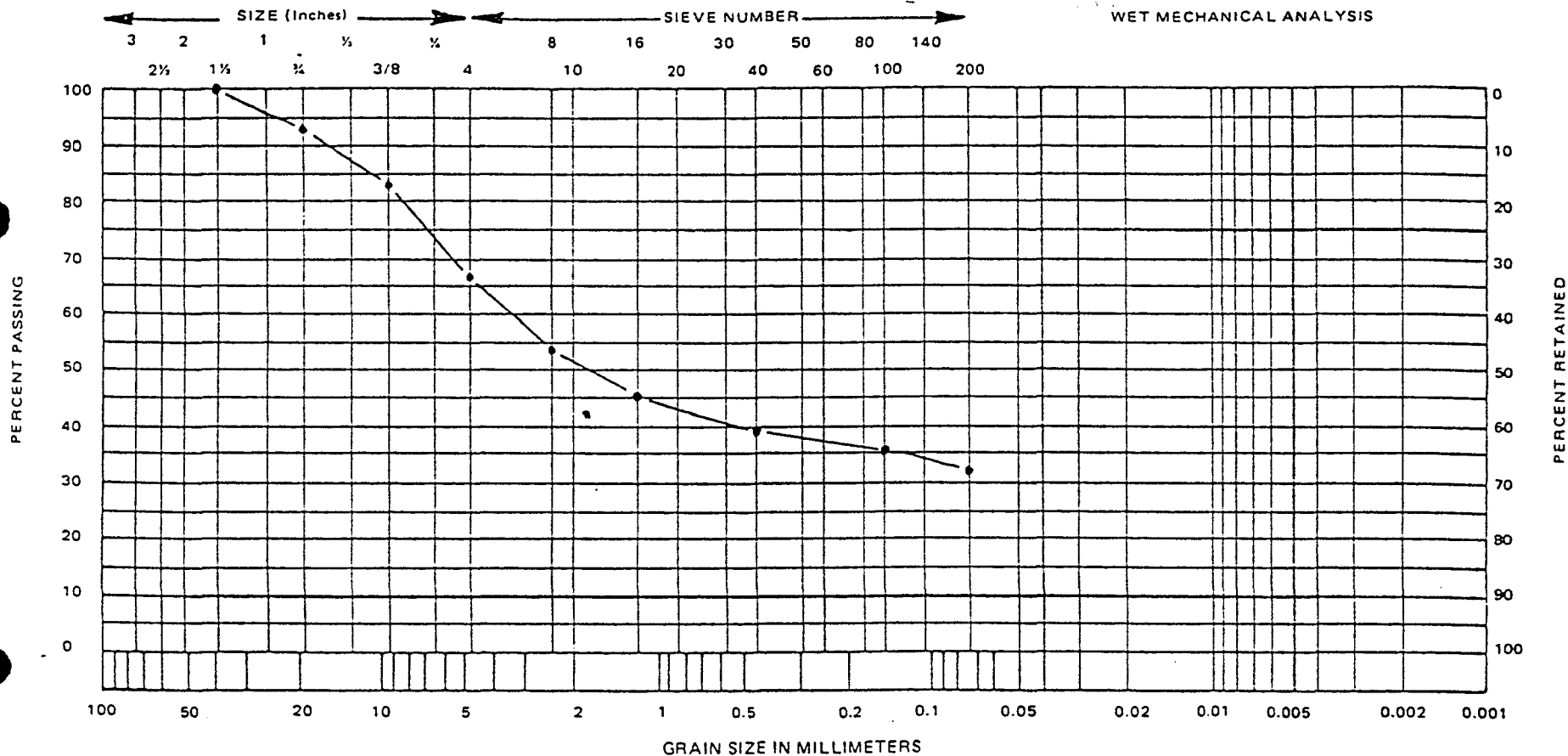


EXCAVATION NUMBER	SAMPLE NUMBER	NATURAL % MOISTURE	W _L	W _P	I _p	CLASSIFICATION	REMARKS
<i>4A @ 9'</i>		<i>8.3</i>	<i>-</i>	<i>-</i>	<i>NP</i>	<i>SM</i>	<i>26.4 % Gravel</i>
							<i>55.0 51.4 % Sand</i>
							<i>18.6 22.2 % Fine</i>
TECHNICIAN (Signature) <i>John Whiteside</i>			PLOTTED BY (Signature) <i>John Whiteside</i>			CHECKED BY (Signature)	

PROJECT
 Destination Wilson Ranch Job 3-12

US STANDARD SIEVES

WET MECHANICAL ANALYSIS



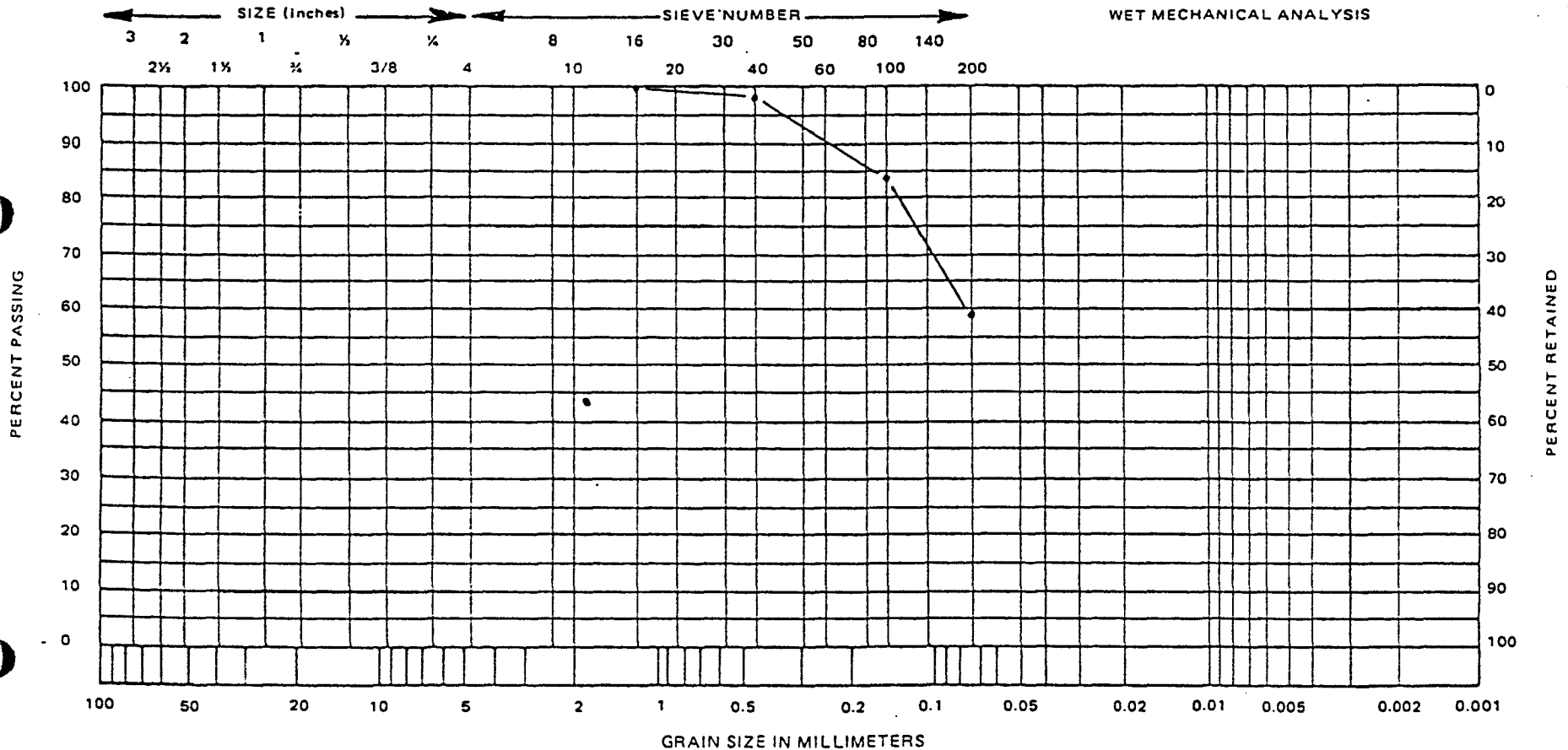
EXCAVATION NUMBER	SAMPLE NUMBER	NATURAL % MOISTURE	W _L	W _P	I _P	CLASSIFICATION	REMARKS
10A@9'		9.0				SC-GC	32.8 % Gravel
							34.4 % Sand
							32.8 % Fine
TECHNICIAN (Signature) John Whiteside			PLOTTED BY (Signature) John Whiteside			CHECKED BY (Signature) A. Porter	

PROJECT

Destination Wilson Ranch Job 3-12

US STANDARD SIEVES

WET MECHANICAL ANALYSIS



EXCAVATION NUMBER	SAMPLE NUMBER	NATURAL % MOISTURE	W _L	W _P	I _P	CLASSIFICATION	REMARKS
19A @ 4'		7.4	-	-	NP	ML (sandy silt)	0.688 % Gravel
							40.6 % Sand
							59.4 % Fine
TECHNICIAN (Signature)			PLOTTED BY (Signature)			CHECKED BY (Signature)	
J.W.			J.W.			[Signature]	

2-11-81

PROJECT

Wilson Ranch - Destination Properties

RESULTS

MAXIMUM DRY UNIT WEIGHT

EXCAVATION NUMBER

SAMPLE NUMBER

Bulk

114.3 PCF

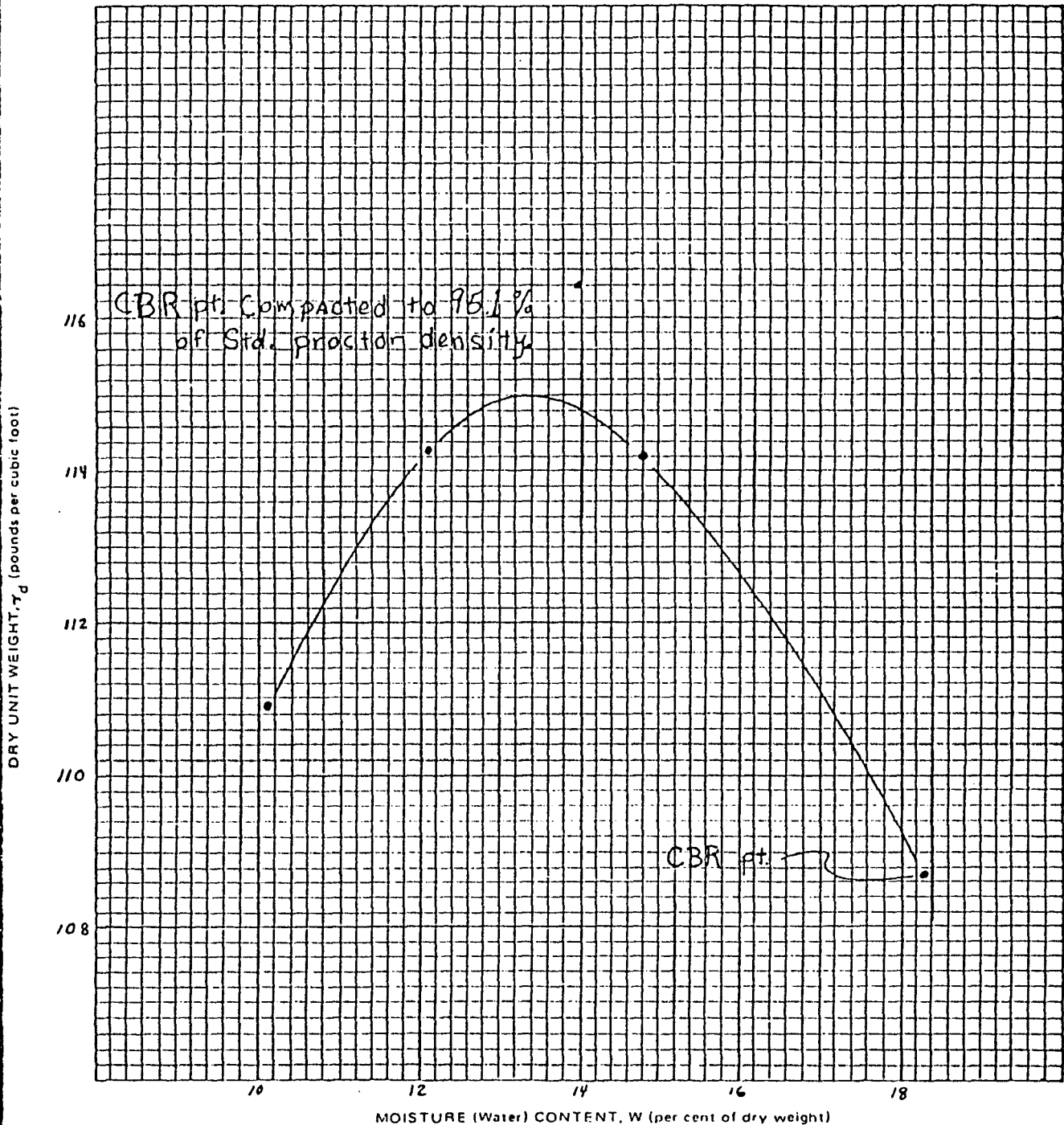
REMARKS (Use reverse side, if more space is needed)

Silt.

ASTM D-699 Method A

OPTIMUM MOISTURE (Water) CONTENT

12.1%



TECHNICIAN (Signature)

J. Whiteside

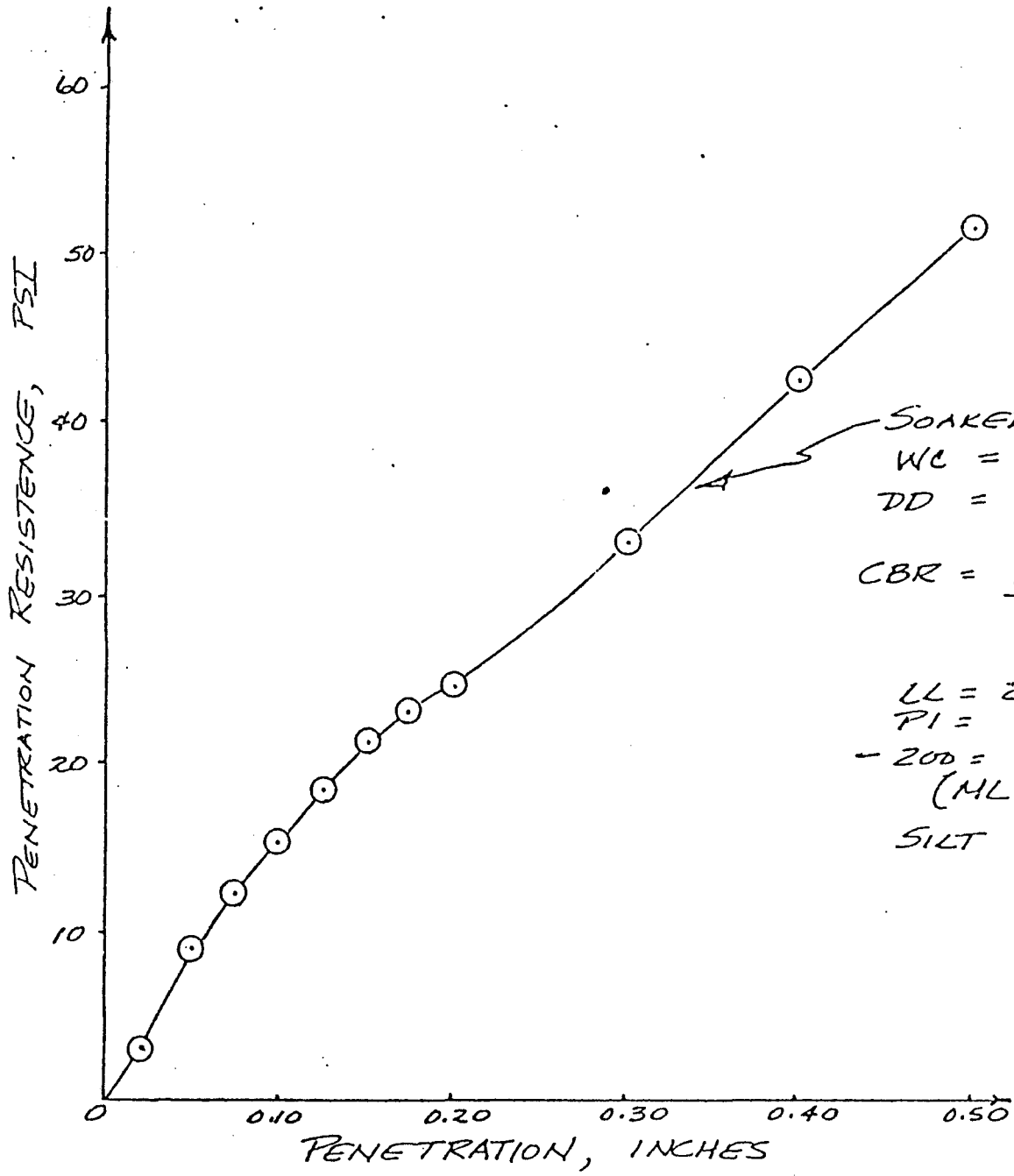
PLOTTED BY (Signature)

Patrick Duvalin

CHECKED BY (Signature)

S. G. Fick

FIG #10



SOAKED SAMPLE
 WC = 17.6
 DD = 109.9 PCF
 $CBR = \frac{15(100)}{1000} = 1.5$

LL = 23.7
 PI = 3.2
 - 200 = 78.1
 (ML)
 SILT

DYNAMIC CBR TEST RESULTS

GILGEO TESTING
Geotechnical Engineering and Materials Testing
LABORATORIES, INC.
 WILSON RANCH Job 3-12

Fig. 1:

G

TYPE LEGAL DESCRIPTION BELOW, USING ADDITIONAL SHEET AS NECESSARY. USE SINGLE SPACING WITH A ONE INCH MARGIN ON EACH SIDE.

EXHIBIT A

Considering the North line of the SE1/4 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 5 Block Two of WILSON RANCH FILING NO. TWO as filed in Plat Book at Page of the Mesa County Clerk and Recorders Office, which said point of beginning bears S00°06'00"W 1312.27 feet and N89°26'10"E 762.06 feet from the Northwest Corner of the Southeast 1/4 of Section 34, T1N, R1W, Ute Meridian; thence N00°00'00"E 250.02 feet to the Northeast corner of Lot 9 Block 1 of Wilson Ranch Filing Two; thence S89°26'12"W 100.00 feet along the North line of said Lot 9 to the East line of Lot 7 Block 1 of Wilson Ranch Filing Two; thence N00°00'00"E 128.43 feet to the North line of Lot 6 Block 1 Wilson Ranch Filing Two; thence S85°00'00"E 101.57 feet along said North line to the Southeast corner of Lot 6 Block 4 Wilson Ranch Filing One, thence N21°03'30"W 100.00 feet along the East line of said Lot 6 to the Northeast corner thereof; thence N68°55'17"E 37.36 feet; thence N21°03'30"W 50.0 feet to a point on the South line of Lot 2 Block 3 Wilson Ranch Filing One; thence along the South Line of said Lot 2 on the Arc of a curve to the right 46.58 feet whose chord bears N76°33'56"E 46.45 feet and which has a radius of 175.0 feet to the Southeast corner of said Lot 2; thence along the East line of said lot 2 N03°16'10"E 111.85 feet to the South line of Lot 1 Block 3 of Wilson Ranch Filing One; thence along South line of said Lot 1 S86°43'50"E 85.00 feet to the Southeast corner thereof; thence N08°11'00"E 169.31 feet along the East line of said Lot 1 to the Northeast corner thereof; thence along the North line of said Lot 1 N81°49'00"W 100.42 feet; thence N08°00'11"E 166.85 feet to the Northeast corner of Lot 1 Block 5 Wilson Ranch Filing One and the Southerly Right of Way line of the Grand Valley Canal; thence along said Southerly Right of Way line the following 5 courses and distances: (1) S53°48'45"E 57.22 feet, (2) S81°49'5"E 167.69 feet, (3) N83°32'06"E 132.45 feet, (4) N57°38'03"E 320.40 feet, (5) N45°33'29"E 117.25 feet, to the East line Northwest 1/4 Southeast 1/4 of said Section 34; thence S00°12'04"W 1230.80 feet along said East line to the Southeast corner of the Northwest 1/4 Southeast 1/4 Section 34; thence N89°56'30"W 23.45 feet along the South line of Northwest 1/4 Southeast 1/4 of said Section 34; thence N00°06'00"E 20.70 feet; thence S89°23'10"W 534.52 feet to the True Point of Beginning.

45-93

IMPROVEMENTS LIST/DETAIL

DATE: April 2, 1993

NAME OF DEVELOPMENT: Wilson Ranch Subdivision - Filing 3

LOCATION: NW 1/4, SE 1/4, S34, T1N, R1W, Ute Meridian

PRINTED NAME OF PERSON PREPARING: Terry Nichols

	UNITS	TOTAL QTY.	UNIT PRICE	TOTAL AMOUNT
I. SANITARY SEWER				
1. Clearing and grubbing	N/A			
2. Cut and remove asphalt	N/A			
3. PVC sanitary sewer main (incl. trenching, bedding & backfill)	L.F.	1744	11	19190
4. Sewer Services (incl. trenching, bedding, & backfill)	EA.	28	350	9800
5. Sanitary sewer manhole(s)	EA.	6	800	4800
6. Connection to existing manhole(s)	EA.	1	200	200
7. Aggregate Base Course	N/A			
8. Pavement replacement	N/A			
9. Driveway restoration	N/A			
10. Utility adjustments	EA.	6	140	840
II. DOMESTIC WATER				
1. Clearing and grubbing	N/A			
2. Cut and remove asphalt	N/A			
3. Water Main (incl. excavation, bedding, backfill, valves and appurtenances)	L.F.	1887	17	32090
4. Water services (incl. excavation, bedding, backfill, valves, and appurtenances)	EA.	36	300	10800
5. Connect to existing water line	EA.	2	1600	3200
6. Aggregate Base Course	N/A			
7. Pavement Replacement	N/A			
8. Utility adjustments	N/A			
III. STREETS				
1. Clearing and grubbing	N/A			
2. Earthwork, including excavation and embankment construction	C.Y.	2700	3	8100
3. Utility relocations	N/A			
4. Aggregate sub-base course (square yard)	N/A			
5. Aggregate base course (square yard)	C.Y.	1485	20	29700
6. Sub-grade stabilization	N/A			
7. Asphalt or concrete pavement (square yard)	S.Y.	5939	5	29700
8. Curb, gutter & sidewalk (linear feet)	L.F.	2056	10	20560
9. Driveway sections (square yard)	N/A			
10. Crosspans & fillets	S.F.	600	3.50	2100
11. Retaining walls/structures	N/A			
12. Storm drainage system	N/A			

13. Signs and other traffic control devices	EA.	6	100	600
14. Construction staking	L.S.	1	8000	8000
15. Dust control	N/A			
16. Street lights (each)	EA.	4	300	1200
IV. LANDSCAPING				
1. Design/Architecture	N/A			
2. Earthwork (includes top soil, fine grading, & berming)	N/A			
3. Hardscape features (includes walls, fencing, and paving)	N/A			
4. Plant material and planting	N/A			
5. Irrigation system	L.F.	1800	3	5400
6. Other features (incl. statues, water displays, park equipment, and outdoor furniture)	N/A			
7. Curbing	N/A			
8. Retaing walls and structures	N/A			
9. One year maintenance agreement	N/A			
V. MISCELLANEOUS				
1. Design/Engineering	L.S.	1	10000	10000
2. Surveying	Per Lot	36	300	10800
3. Developer's inspection costs	L.S.	1	4000	4000
4. Quality control testing	L.S.	1	4000	4000
5. Construction traffic control	N/A			
6. Rights-of-way/Easements	N/A			
7. City inspection fees	L.S.	1	300	300
8. Permit fees	L.S.			
9. Recording costs	L.S.	1	150	150
10. Bonds	N/A			
11. Newsletters	N/A			
12. General Construction Supervision	L.S.	1	4000	4000
13. Other _____	N/A			
14. Other _____	N/A			

TOTAL ESTIMATED COST OF IMPROVEMENTS: \$ 200,359.00

SIGNATURE OF DEVELOPER
(If corporation, to be signed by President and attested to by Secretary together with the corporate seals.)

April 2, 1993
DATE

I have reviewed the estimated costs and time schedule shown above and, based on the plan layouts submitted to date and the current costs of construction, I take no exception to the above.

CITY ENGINEER

DATE

COMMUNITY DEVELOPMENT

DATE



Department of Energy
Grand Junction Projects Office
Post Office Box 2567
Grand Junction, Colorado 81502
NOV 26 1986

Do Not Remove
From Office

Location No.: GJ-43714

Address: 770 Corral Drive
Grand Junction, CO

#45 03

Destination Properties, Inc.
c/o Wiloy Snodgrass
1048 Independent Avenue A 210
Grand Junction, CO 81505

Dear Mr. Snodgrass:

Under the Uranium Mill Tailings Radiation Control Act of 1978, Public Law 95-604, the Department of Energy (DOE) is authorized to conduct remedial action at properties contaminated with residual radioactive material from the inactive uranium mill site in Grand Junction, Colorado.

Evaluation of your property identified above has not revealed the presence of residual radioactive material in excess of standards established by the Environmental Protection Agency (EPA). Therefore, the DOE has determined that your property does not require remedial action under the Uranium Mill Tailings Remedial Action Project. For your records, we have enclosed a copy of the survey report on your property.

Should you have any questions regarding the Remedial Action Project, please write to me at the above address, or call me or Eldon Bray at 303/242-8621. Your cooperation in granting us access to your property to conduct radiation surveys is greatly appreciated.

Very truly yours,


Larry Ball
Project Officer

Enclosure
As stated

cc: Property File - UNC
State Representative

Location Number (GJ43714)

HEALTH AND SAFETY RESEARCH DIVISION

REPORT OF INCLUSION SURVEY AT LOCATION GJ43714
770 CORRAL DRIVE
GRAND JUNCTION, COLORADO 81505

Investigation Team

B. A. Berven - RASA Program Manager
C. A. Little - RASA/UMTRA Project Director
D. R. Smuin - Survey Team Leader

M. J. Wilson

November 1986

WORK PERFORMED AS PART OF THE
RADIOLOGICAL SURVEY ACTIVITIES PROGRAM

Prepared by the
OAK RIDGE NATIONAL LABORATORY
Grand Junction Office
Grand Junction, Colorado 81502
operated by
MARTIN MARIETTA ENERGY SYSTEMS, INC.
for the
U.S. DEPARTMENT OF ENERGY

Location Number GJ43714

REPORT OF INCLUSION SURVEY AT LOCATION GJ43714
770 CORRAL DRIVE
GRAND JUNCTION, COLORADO 81505

INTRODUCTION

An inclusion radiological survey of location GJ43714 was conducted on July 17, 1986 by Oak Ridge National Laboratory. This property consists of a vacant lot. This survey was conducted using methods as defined in the Vicinity Properties Management and Implementation Manual, UMTRA-DOE/AL-050601 (June 1984) and the RASA UMTRA Procedures Manual (June 1985). General location information is provided in Table 1, radiological survey results are given in Table 2 and supporting graphics are provided in Figure 1. A view of the property is provided in Figure 2. All measurements are gross readings; background has not been subtracted.

The conversion formula used is $y = mx + b$, where 'y' equals the exposure rate in $\mu\text{R/h}$, 'x' equals scintillometer measurement in kcpm, and 'm' and 'b' are predetermined constants. On this property, 'm' equals 1.69 and 'b' equals 3.45.

SIGNIFICANCE OF FINDINGS

A complete gamma screening survey was conducted on this property. The property is located at 770 Corral Drive, part of a subdivision not yet constructed. The property consists of open land, with a barn, garage and several sheds, all of which have dirt floors and are not considered as 'indoor' structures. There were no gamma exposure rates detected above the background range of 10-14 $\mu\text{R/h}$.

Based on these findings, it is recommended that location GJ43714 be excluded from further consideration by the UMTRA project.

Location Number (GJ43714)

RECOMMENDATION

RECOMMENDED FOR:

Exclusion

RECOMMENDATION BASIS:

Outdoor gamma is < background plus 1 standard deviation or 30% averaged over 100 m²

Location Number GJ43714

Table 1. Location Information

Property Information

LOCATION:	770 Corral Drive Grand Junction, Colorado 81505
OCCUPANT/TENANT:	Wayne Chadwick (for access)
TELEPHONE:	(303) 241-8264
PROPERTY CLASSIFICATION	Vacant lot
TOTAL AREA OF PROPERTY	380,000 m ²
STRUCTURES ON PROPERTY	5 - Sheds (not considered indoors - (dirt floors)-) 1 - Barn dirt floor 1 - Garage dirt floor

Owner Information

OWNER:	Destination Properties, Inc. Attn: Wiley Snodgrass
ADDRESS:	Independence Plaza 1048 Independent Avenue, A-210 Grand Junction, Colorado 81505
TELEPHONE:	(303) 243-6527 Home (303) 245-6077 Business

Location Number: GJ43714

Table 2. Radiological Screening Survey Results

Outdoor Screening Data

BACKGROUND EXPOSURE RATE:	12 μ R/h
BACKGROUND + 30%:	16 μ R/h
BACKGROUND EXPOSURE RATE RANGE:	10-14 μ R/h
HIGHEST OUTDOOR GAMMA (HOG):	14 μ R/h
LOCATION OF HOG:	General
POINT SOURCE *:	None
NET ESTIMATED AREA-WEIGHTED AVERAGE:	0 μ R/h

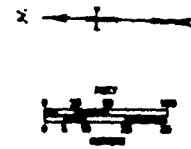
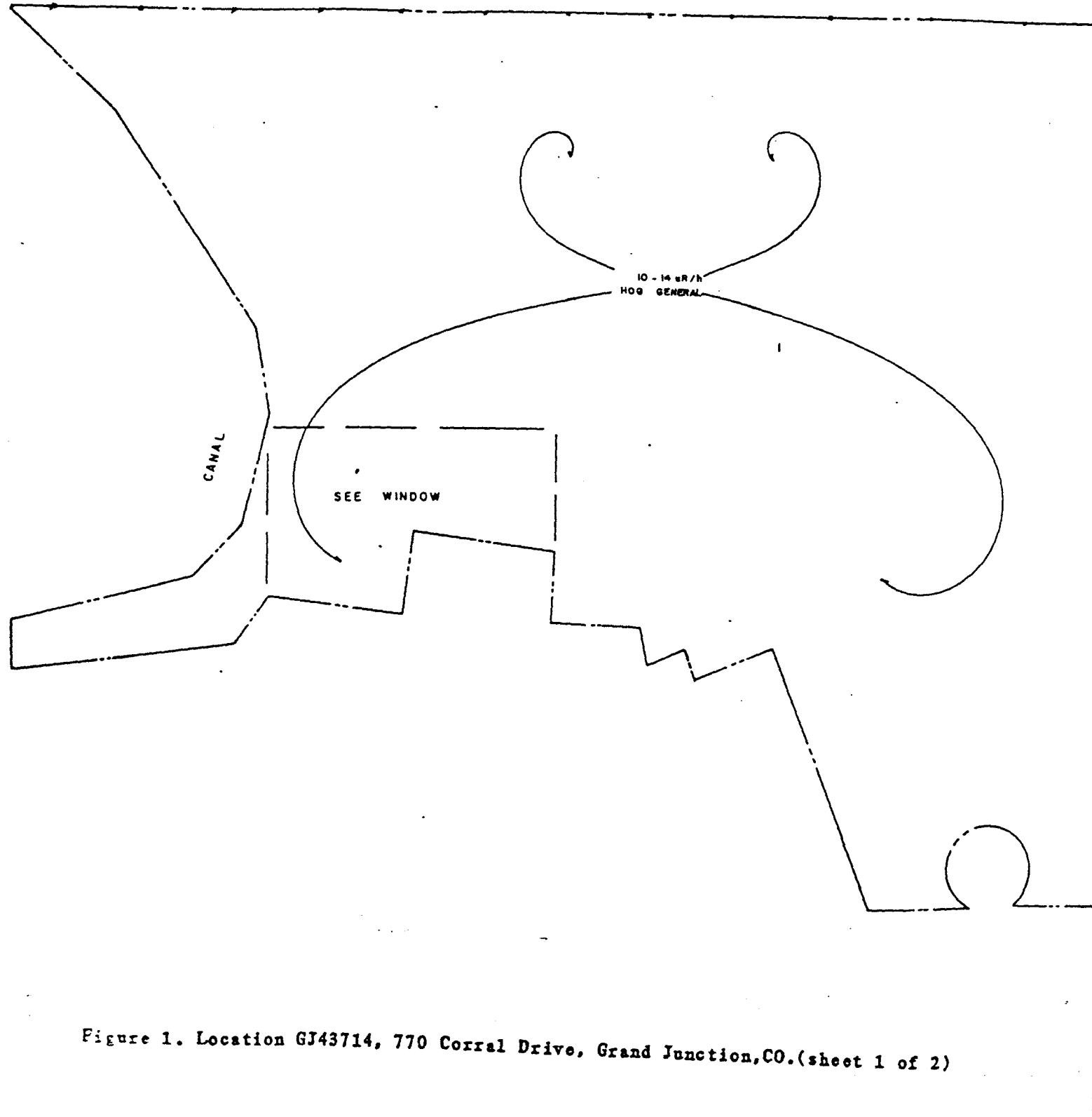
*Point source measurements are discussed in 'Significance of Findings' section.

$$**\text{Formula used: } G_{AW} = \frac{\sum_{i=1}^n G_i A_i}{100}$$

where:

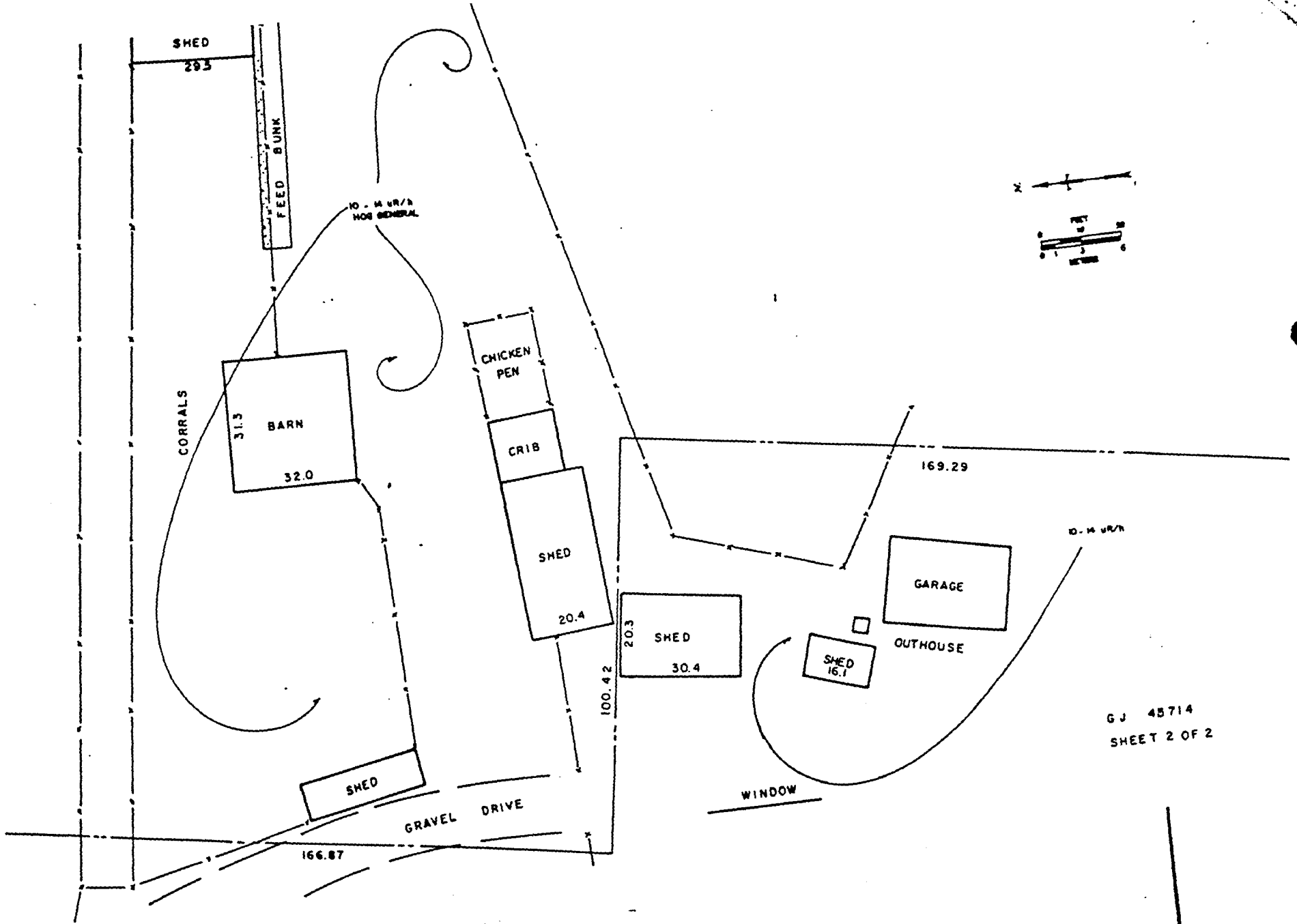
G_{AW} = the area-weighted exposure rate in [μ R/h]
 G_i = net average exposure rate in [μ R/h]

($G_i = G_{\text{Gross}} - G_{\text{Background}}$)
 A_i = area of region involved in [m^2] and,
100 = threshold area in [m^2]



G J 43714
SHEET 1 OF 2

Figure 1. Location GJ43714, 770 Corral Drive, Grand Junction, CO. (sheet 1 of 2)



GJ 45714
SHEET 2 OF 2

Figure 1. Location GJ43714, 770 Corral Drive, Grand Junction, CO. (sheet 2 of 2)



Figure 2. Location GJ43714, looking west at buildings on property.



O.E.D.

SURVEYING SYSTEMS, INC.

1018 Colorado Ave., Grand Junction CO 81501
(303) 241-2370 (303) 467-7568

1/4/93
1/10/93
From Office


#45 93

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



WILSON RANCH

NARRATIVE FOR WILSON RANCH SUBDIVISION

FINAL FILING THREE

The Wilson Ranch Subdivision was originally approved by Mesa County in 1982. It was re-submitted and affirmed in 1990. The Subdivision now consists of Filing I with 40 lots and Filing II, approved in February 1993, with 14 lots. The revised preliminary for Filing III was also approved in February 1993 and consists of 35 lots.

As a part of a negotiated agreement for city annexation the city has agreed to accept the preliminary development plans originally approved by Mesa County.

Final Filing III generally conforms with the preliminary plan for Wilson Ranch. Primary difference between the original and this submission is a reduction in density achieved through fewer and larger residential lots. The Filing provides for thirty-three lots located on Corral Drive and Ranch Road. These lots vary in size from less than 1/4 acre to approximately 3/4 acre.

Building requirements and set-backs are essentially the same as for previous filings and governed by covenants previously approved and filed. Covenants for Filing III are modified only to provide for larger houses and garages on sites exceeding one third acre. These lots are designed to accommodate some larger and more expensive homes than those found in the balance of Wilson Ranch.

Access to these lots and Wilson Ranch in general is from G 3/8 Road and from G 1/2 Road.

I believe that the reduction in density with this Filing offers many advantages such as reduced traffic, less road maintenance for the city and reduced run-off by a reduction in impervious surfaces. Total density for single family residences will be reduced by approximately fifteen percent and will now number eighty seven as opposed to the previously approved one hundred and five.

Areas identified as open space in the earlier approval have been retained in this Final Filing III. An exemption to the open spaces fee of \$225 per lot is requested. The fee was waived by the County in the original submission based upon Wilson Ranch providing parks and open areas which consist of approximately five percent of the original forty two acres.



W. D. Garrison, President GNT Develop. Corp.

March 28, 1993

SUBDIVISION SUMMARY FORM

City of Grand Junction

TYPE OF SUBMISSION

Preliminary Plan x
Final Plat/Plan

Subdivision Name: Wilson Ranch Filing 3

Location of Subdivision: TOWNSHIP 1N RANGE 1W SECTION 34 1/4 SE

Type of Subdivision	Number of Dwelling Units	Area (Acres)	% of Total Area
(X) SINGLE FAMILY	<u>36</u>	<u>11.4</u>	<u>73%</u>
() APARTMENTS	<u> </u>	<u> </u>	<u> </u>
() CONDOMINIUMS	<u> </u>	<u> </u>	<u> </u>
() MOBILE HOME	<u> </u>	<u> </u>	<u> </u>
() COMMERCIAL	<u>N.A.</u>	<u> </u>	<u> </u>
() INDUSTRIAL	<u>N.A.</u>	<u> </u>	<u> </u>

Street 2.4 15%

Walkways

Dedicated School Sites

Reserved School Sites

Dedicated Park Sites

Reserved Park Sites

Private Open Areas

Easements

Other (specify) Leach Creek 1.8 12%

Estimated Water Requirements 12,240 gallons/day.

Proposed Water Source Ute Water

Estimated Sewage Disposal Requirement 9,900 gallons/day.

Proposed Means of Sewage Disposal City of Grand Junction

REVIEW COMMENTS

Page 1 of 5

FILE NO. #45-93

TITLE HEADING: Final Plat - Wilson Ranch #3

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

PETITIONER: GNT Development, Dan Garrison

PETITIONER'S ADDRESS/TELEPHONE: P.O. Box 308
Grand Junction, CO 81502
245-1434

PETITIONER'S REPRESENTATIVE: Terry Nichols, Q.E.D.

STAFF REPRESENTATIVE: David Thornton

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

U.S. WEST
Leon Peach

4/7/93
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 Leon Peach 244-4964.

GRAND JUNCTION FIRE DEPARTMENT
George Bennett

4/12/93
4/12/93

Please submit a new Utilities map - the one submitted for review is not clear as to the water line size and fire hydrant locations.

UTE WATER
Gary R. Mathews

4/13/93
242-7491

Valves needed at intersections and fire hydrants. Water mains are located approximately 2-3' from the curb and gutter. Normal installation of water mains are north and east side of road.

Policies and fees in effect at the time of application will apply.

GRAND JUNCTION POLICE DEPARTMENT
Mark Angelo

4/14/93
244-3587

Is the northwest side of Ranch Drive going to be connected? If not, maybe there needs to be a turnaround, cul-de-sac, where lot #1 is located.

Confirming on lot #4 (Block 1); Lots 3, 7 (Block 4); the driveway access is the same, 20 feet?

FILE #45-93 / REVIEW COMMENTS

page 2 of 5

Is the pedestrian easement paved, graveled? Is it going to be lighted? If so, where and what type of lighting? How is the open space landscaped? Who is responsible for the open space?

How is the number of Ranch Road going to be done? Are we going to start on the south end and increase the numbers going north and increase then going west? Or, are we going to start on the northwest end and increase them as they go south? Either way, inconsistent with current numbering.

GRAND VALLEY ELECTRIC
Perry Rupp

4/13/93
242-0040

None at this time.

PUBLIC SERVICE COMPANY
Dale Clawson

4/12/93
244-2695

Electric: This is GVRPL service area.

Gas: Require a 14' front lot line utility easement for gas, electricity, phone, cable TV, water meter pits, city signs and trees.

CITY DEVELOPMENT ENGINEER
Gerald Williams

4/15/93
244-1591

Once applications are received (complete), 1 working day is allowed for processing and distribution, and 10 working days for City review and preparation of comments. Complete applications received by April 1st should be sent out by April 16th. However, full information was not received until April 5, 1993; therefore, we are allowed until April 20, 1993 to submit review comments. Unfortunately, due to current work loads, the full allowed time may be required for review, and comments are not available by April 16th, and are forthcoming. Petitioner response to review comments must be returned by April 27, 1993. Regrettably, late submittal will likely result in reduced time allowed for developer response.

CITY UTILITIES ENGINEER
Bill Cheney

4/15/93
244-1590

WATER - Ute Water
SEWER - City/County

1. Show on profiles where sewer intersects other utilities.
2. Show grade on stubout from MH-21.
3. What happens between MH-17 and MH-16.
4. Why is MH-17 0 stationing when it's an extension of an existing line.
5. Stationing on "Plan" at end of stubout does not agree with stationing on "profile".
6. Provide vertical benchmark on Plan/Profile drawings.

CITY PARKS & RECREATION DEPARTMENT
Don Hobbs

4/8/93
244-1542

We have based the open space fees upon 36 units at \$225 per unit = \$8,100.00.

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.

GRAND VALLEY IRRIGATION
Phil Bertrand

4/16/93
242-2762

Filing #3 abuts the canal and canal right-of-way. This area has a very non-typical water table that is unpredictable and all known efforts, ideas, structures and facilities should be thought of and installed to manage this condition. For example, drain tile lines, no basements in building, no trees on or near tile lines and/or on slope of canal embankment. Even disturbing the slope of the canal embankment can cause water table problems.

With the subdivision being so close to the Canal right-of-way, the subdivision owners need to honor and respect out NO TRESPASSING policy (see attached notice). Plus, there is no vertical or horizontal encroachment of the canal or canal right-of-way is permitted, i.e. trees that mature and extend into the right-of-way.

GRAND JUNCTION DRAINAGE
John L. Ballagh

4/15/93
242-4343

All of the directed surface runoff which will go through the 18" pipe into the "ditch" along the east side of the 25 1/2 Road line will be entering what is actually only an irrigation ditch. The size of downstream structures may be insufficient to accept 100% of the flows allowed to pass through the 18" pipe.

Lots 1, 2, and 3 BLOCK ONE, FILING NO. THREE back right up to the Grand Valley Irrigation Company canal. The area is known to have water table problems where seep water has been observed on at least five occasions in the last seven years coming to the surface of the ground then running across the surface of the ground. The Drainage District has an existing subsurface line which has not fully corrected the problem 100% of the time in the past. Construction of housing units on the lots identified will present unique challenges. Construction (especially foundation and structural) techniques must take into consideration the history of surface seep known to occur in the area of the three lots. Disclosure by all sellers to all future buyers of the known seep conditions should be the absolute minimum required.

The existing subsurface tile line must not be built over and access to the manholes must remain open for large trucks with mounted sewer cleaning equipment. The easement for the existing tile line should be called out on the plat.

The dedication of the pedestrian easement is vague. Who will own it? Who will maintain it?

The utility easement along the top of bank of Leach Creek should be of adequate width to allow equipment in to work on Leach Creek.

MESA COUNTY PLANNING
Linda Dannenberger

4/16/93
244-1771

1. Is the ingress/egress easement width at the end of Ranch Court sufficient for a City driveway permit to the property to the east? We have spoken to that property owner, and he has indicated interest in an adjustment of property lines and has a prior agreement to allow access from Wilson Ranch.
2. Flagpole frontages seem narrow.
3. The open space should be fenced on the east boundary of the subdivision.
4. Another pedestrian easement should be provided through Lot 9.
5. Lot 10 is very narrow - can setbacks be met?
6. Lots 1, 2, 3 & 4, Block 1 may have groundwater concerns due to proximity to the canal.
7. Lot boundaries along walkways and open space should not be privacy fenced so there will be some visibility to this area for security purposes.

1. 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 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 and made the above statement 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. We are recommending that the open space fees not be waived for filings 2 and 3.

2. Petitioner shall address erosional problems in Leech Creek. This is a requirement by Planning Commission in their approval of the revised preliminary plan.

3. Please include size of lots as currently shown on site plan, on the plat.

4. Please put the three tables as currently shown on the site plan, on the plat.

5. Are there covenants for this filing? Will they be the same as for filing 2? A copy of the covenants will need to be submitted and will be recorded with the final plat. Who will maintain the common open space? The pedestrian walkway?

6. The plat shows the pedestrian walkway from Ranch Road to Leech Creek as an easement. Is this area also a part of the common open space which will be owned by the lot owners?

REVIEW COMMENTS #45-93 Wilson Ranch filing 3
Dave Thornton - Planner
Revised 5/19/93

1. 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 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 and made the above statement 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. We are recommending that the open space fees not be waived for filing 3.

2. Since the site plan will also be recorded with the Plat, the size of lots and the three tables as currently shown on site plan does not need to be shown on the plat, but is optional. Please disregard our previous comments related to this.

3. A copy of the covenants will need to be submitted for our review and will be recorded with the final plat. The covenants need to state that the HOA will maintain the common open space including the pedestrian walkway.

4. Setbacks need to be established for all flag lots. What side of each flag lot will be assigned as the front, side, and rear yard for setback purposes?

5. The "Area Quantities" table on the site plan revised 5/3/93 is now incorrect as to area percent of the total for each category. The site plan dated 3/31/93 had the correct percentages.

6. On the plat, the pedestrian easement should also be labeled as a private or common space tract.

7. There needs to be better notation on the plan identifying potential seepage problems from the canal for the lots along the Grand Valley Canal and the requirement that engineered foundations are required for these lots. The average home buyer probably won't pick up on the note as presently shown on the latest site plan - 5/3/93.

8. Petitioner must address all review agency comments in writing to our office by May 26th, 1993.



April 20, 1993

Mr. Dan Garrison
P.O. Box 308
Grand Junction, CO 81502

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

Dear Mr. Garrison:

City Staff has reviewed the materials submitted for the proposed Wilson Ranch filing #3 at G 1/2 Road and 25 1/2 road (File #45-93). Deficiencies include the absence of an erosional control plan for Leech Creek, incomplete utility drawings, incomplete street plans, and the inadequacy of all of the drawings not showing floodplain limits nor storm drainage facilities. Please refer to the attached comments which describes the deficiencies in more detail.

Section 6-7-4 of the Zoning and Development Code states that "a submittal with insufficient information, identified in the review process, which has not been addressed by the applicant, may be withdrawn from the agenda by the Administrator". Scheduling for the review and required processing of development requests is on a very tight timeline so that applicants can get to a public hearing as soon as possible. There would not be adequate time for us to review revised plans and additional plans now and still meet all the required advertising and notification requirements for the May hearing. Therefore, we cannot schedule your proposal for the May hearing.

For Wilson Ranch #3 to be scheduled for the June 1, 1993 Planning Commission hearing, all deficiencies as outlined in the attached review comments for Wilson Ranch #3 must be rectified and resubmitted by May 3, 1993 at 5:00 p.m. to the Community Development Department.

I encourage you to meet with myself and Gerald Williams prior to May 3rd to discuss the resubmittal in more detail. If the deficiencies cannot be adequately addressed by May 3rd, then the earliest this item could be heard before Planning Commission would be July 1, 1993 with a resubmittal deadline of June 1st.

Respectfully,

A handwritten signature in black ink, appearing to read "Dave Thornton", is written over a large, stylized circular flourish.

Dave Thornton
Planner

cc: Terry Nichols, P.E.
Dan Brown, QED Surveying
Gerald Williams
File # 45-93

REVIEW COMMENTS

FOR

WILSON RANCH #3

We recommend that the application be pulled from the Planning Commission Agenda due to incompleteness.

Items which are lacking or are considered incomplete will be described below in general terms.

1. At the February 10, 1993 Planning Commission meeting, the issue of channel erosion and associated problems was discussed. As part of the motion for approval, this problem was identified in the requirement that the petitioner "address the erosional problems of Leach Creek in the final plan". Drawings were not received which show the creek, nor was any information provided regarding FEMA hydraulic information such as design flow rates, flow velocities, and water surface elevations, nor were problem areas identified, nor mitigating facilities proposed.
2. The utility drawings are incomplete. Water lines are only shown schematically with fire hydrants unconnected and randomly placed (or misplaced). Water line pipe size, type, cover depth, and other specifications are missing. Water and sewer services are not shown or located. Information regarding adjacent existing fire hydrants is also not provided, and street lights are not shown. The sewer line profiles do not show other facilities for perspective, such as waterline and storm drain crossings and other facilities in plan view -- all of which has consistently been required in the past and is necessary for proper design and review. Other typically required information is missing as well -- were it not for the sewerline profiles, the utility drawings fit into the "preliminary" level of detail. (We might note here that the preliminary plan for Filing #3 did not show water, sewer, streets, or drainage, as was mentioned in the review comments at that time. Consequently, with only lots and ROW provided, we cautioned the petitioner that the engineer should attend the pre-application conference for Filing #3 final, to which the petitioner responded that the engineer would be in attendance. Unfortunately, a pre-application conference was not even held -- the petitioner elected instead to forego it.)
3. Street plans are incomplete. Valley pans are not shown, nor grades provided. A sidewalk is missing on one street, as is handicap ramps at an intersection and at the pedestrian access tract. Right and left flowline profiles were not provided, and other horizontal information that has historically been required.

- note 2
4. None of the drawings show floodplain limits nor storm drainage facilities. The Filing #2 final/Filing #3 preliminary drainage report addressed estimated runoff in Filing #3, but presented minimal hydraulic calculations (which was fine for the preliminary level). Notwithstanding, the review comments at that time (1/10/93) indicated that "full hydraulic calculations of street, inlet, pipe, and channel flow will be required at the final stage". Moreover, the engineer was provided with red-lines of the Drainage Report Addendum (dated 2/8/93) which identified problems with the submitted calculations which would require correction at the final stage. Yet nothing was received except for the original drainage map -- no final drainage report, construction grading plan, or plan showing or calling for the construction of inlets, pipe, and outlet facility.

Reviewed by: Gerald Williams

0
7 4 5 9 3

NICHOLS ASSOCIATES, INC.

751 HORIZON Court #137
P.O. BOX 60010
GRAND JUNCTION, CO. 81506
PHONE 303-245-7101

3-May-93

CITY OF GRAND JUNCTION
GRAND JUNCTION, CO.

Ladies and Gentlemen:

Please find enclosed the drainage calculations for Wilson Ranch Subdivision. Changes and additions have been made to include final design for filing *Number Three*.

I hereby certify that this report was prepared by me.



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

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Wilson Ranch Drainage Report

Spread Sheets Number One - After Construction (Area - Intensity - Discharge)

BASIN	LENGTH	SLOPE	RUNOFF	BASIN	GUTTER	GUTTER	GUTTER	TOTAL	INTENSITY		AREA	DISCHARGE	
	(L)	(S)	COEF.	TIME	LENGTH	VELOCITY	TIME	TIME	Inches		Acres	CFS (Q=CiA)	
	FEET	PERCENT	C	MIN.	FT.	FT./SEC.	MIN.	Tc MIN.	2-Yr	100-Yr	A	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	0.5	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: 33.70 20.76 52.64

At SW corner: Total flow to South inlet = Drainage area B+C+F+G+H+I+J+K+O= 10.63 6.34 16.15

At SW corner: Total flow to North inlet = Drainage area L+M= 5.86 4.19 10.66

Total discharge at SW corner= 10.53 26.82

Capacity of 24 inch diameter storm drain= 28.24 28.24

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

Capacity of 18 inch diameter PVC storm drain= 19.33 19.33

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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 Inches		AREA Acres A	DISCHARGE CFS (Q=CiA)	
									2-Yr	100-Yr		2-Yr	100-Yr
									H1	300	1.5	0.20	24.5
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>	

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Wilson Ranch Drainage Report

Spread Sheets Number Three

Street, Curb, And Gutter

Formula used for calculations:

$$Q=2[0.56 (Z/n)(S^{.5})(d^{2.67})]$$

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	0.016	0.36	30.5		
Wilson Drive	66.67	0.0100	0.016	0.36	30.5		
Coral Drive	66.67	0.0100	0.016	0.36	30.5		
South Coral Drive	66.67	0.0091	0.016	0.36	29.1	3.40	8.63
Corral Court	66.67	0.0084	0.016	0.36	28.0		
Ranch Road	66.67	0.0100	0.016	0.36	30.5	5.68	14.33

Wilson Ranch Subdivision

Spread Sheet Number Four

Flow Through Storm Drainage Pipes

Discharge quantity is calculated by the following formula:

$$Q = [0.463 \cdot d^{2.67} \cdot S^{.5}] / n$$

Where:

- Q = Discharge in CFS (Cubic Feet per Second)
- d = Pipe diameter in feet
- S = Frictional slope in feet per feet
- n = Mannings n value

Capacity Calculation For Reinforced Concrete Pipe Storm Drainage

Storm Drain Location	Pipe Diameter Inches	Frictional Slope Feet/Feet	Roughness Coefficient n	Capacity Q CFS
SW Corner (RCP)	24	0.0155	0.013	28
SW Corner crossing street	18	0.0150	0.015	11
SE Corner (PVC)	18	0.0200	0.01	19

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REVIEW COMMENTS

Page 1 of 9

FILE NO. #45-93

TITLE HEADING: Final Plat/Plan - Wilson Ranch,
Filing #3

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

PETITIONER: G.N.T. Development/Dan Garrison

PETITIONER'S ADDRESS/TELEPHONE: P.O. Box 308
Grand Junction, CO 81502
245-1434

PETITIONER'S REPRESENTATIVE: Terry Nichols

STAFF REPRESENTATIVE: David Thornton

**NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS
REQUIRED ON OR BEFORE 5:00 P.M., MAY 26, 1993.**

U.S. WEST
Leon Peach

5/6/93
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 Leon Peach, 244-4964.

CITY PARKS & RECREATION
Don Hobbs

5/10/93
244-1542

Based upon 36 lots x \$225 each = \$8,100 due in open space fees.

See previous review sheet concerning this department's concern on a waiver of fees.

GRAND VALLEY ELECTRIC
Perry Rupp

5/7/93
242-0040

None at this time.

CITY UTILITIES ENGINEER
Bill Cheney

5/10/93
244-1590

Several items on the sewer plans/profiles have to be added or corrected prior to approval. I have discussed the items with the engineer who is, at this time, making the changes so the sewer and water lines can be constructed prior to the filing of the final plat.

A pre-construction conference for the sewer and water line installations is going to take place on May 11, 1993.

GRAND VALLEY IRRIGATION
Phil Bertrand

5/13/93
242-2762

The concerns about the non-typical water table for the subdivision where it abuts the canal and canal right-of-way can not be overlooked or understated. The owners of the lots must now and accept the conditions as owners and be fully responsible for these natural conditions.

It is very important that these lot owners manage their landscaping and regular lot maintenance in a manner to not increase or magnify the present water table conditions.

PUBLIC SERVICE COMPANY
Dale Clawson

5/7/93
244-2695

Electric: Area is GVRPL territory.

Gas: City standards and Public Service Company require a 14' front lot line utility easement.

UTE WATER
Gary Mathews

5/14/93
242-7491

Concrete sleeves needed at joints on sewer line, manhole #23, which runs above the 8" water main. Concrete encasement on sewer line at manhole #17, which runs under the 8" water line. Water mains are ran in road 2-3 feet from curb and gutter. Valves are needed on water main at manhole location #23. Also, valves are needed on all fire hydrants. Policies and fees in effect at the time of application will apply.

CITY DEVELOPMENT ENGINEER
Gerald Williams

5/17/93
244-1591

See attached comments.

COMMUNITY DEVELOPMENT DEPARTMENT
David Thornton

5/18/93
244-1447

See attached comments.

GRAND JUNCTION DRAINAGE
John Ballagh

5/19/93
242-4343

The concerns on the review sheet of 4/16/93 are still valid. The developer has been contacted by the District and the location of the existing tile line across the three lots east of Wilson Drive north of Ranch Road has been identified for him. There are several options to make the lots more useable. No decision has been made by the developer as of this date. It is still in everyone's best interest to realize that there are known water table problems on lots 1 & 2, block 1, filing #3.

A written agreement between the developer and the District is the only way that the District can "approve" the third filing. Whatever actions are to be taken need to be agreed to prior to platting! Once the District and the developer have a signed agreement the City will be notified in writing by the District.

CITY POLICE DEPARTMENT
Mark Angelo

5/19/93
244-3587

1. Is house number for Ranch Road going to continue from old site, from west to east, or is it going to start new from south to north?
2. CONFIRMING - now, pedestrian easement is going to be sod and not gravel?
3. Recommend a street light in Ranch Court cul-de-sac.
4. In initial responses, pedestrian easement was to be lighted - there is not indication of a light on the pathway. Recommend a light near exit into Leach Creek open space.

CITY PROPERTY AGENT
Tim Woodmansee

5/20/93
244-1565

In the Dedication, the southerly line of Lot 1 of Block 4 is described as having a southeast bearing and should be corrected to a northwest bearing. Also in the dedication, the minutes in the bearing for the second course along the Grand Valley Canal should be carried out. The final course contains a discrepancy of 3 minutes.

On the plat, the east line of the NW1/4SE1/4 is shown as the east line of the NW1/4SW1/4. Provide a leader to denote the location of the SE cor NW1/4SE1/4. The "ownership" of the Open Space parcel needs to be defined (i.e. Public, Private, etc.).

REVIEW COMMENTS #45-93 Wilson Ranch filing 3
Dave Thornton - Planner
Revised 5/19/93

1. 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 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 and made the above statement 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. We are recommending that the open space fees not be waived for filing 3.

2. Since the site plan will also be recorded with the Plat, the size of lots and the three tables as currently shown on site plan does not need to be shown on the plat, but is optional. Please disregard our previous comments related to this.

3. A copy of the covenants will need to be submitted for our review and will be recorded with the final plat. The covenants need to state that the HOA will maintain the common open space including the pedestrian walkway.

4. Setbacks need to be established for all flag lots. What side of each flag lot will be assigned as the front, side, and rear yard for setback purposes?

5. The "Area Quantities" table on the site plan revised 5/3/93 is now incorrect as to area percent of the total for each category. The site plan dated 3/31/93 had the correct percentages.

6. On the plat, the pedestrian easement should also be labeled as a private or common space tract.

7. There needs to be better notation on the plan identifying potential seepage problems from the canal for the lots along the Grand Valley Canal and the requirement that engineered foundations are required for these lots. The average home buyer probably won't pick up on the note as presently shown on the latest site plan - 5/3/93.

8. Petitioner must address all review agency comments in writing to our office by May 26th, 1993.

REVIEW COMMENTS
ON
WILSON RANCH FILING NO. 3 (5-3- TO 5-9 PLANS)
5/13/93

SITE PLAN

1. It may be more clear to use the term "open space" rather than "open area".
2. Revise the area percentages to match areas provided.
3. Revise anything else that may be required per comments on other sheets.

FINAL PLAT - Sheet 1

1. All drawings show a pedestrian tract, but the area is labeled as an easement. Which is it? Drawings and wording must be consistent. Also, the pedestrian area must be dedicated to someone for use and maintenance.
2. Typically a utility easement may indicate piped drainage, but not surface drainage swales or channels. The definition in the dedication is not specific - if it did include all drainage, and also irrigation as well, then these do not specifically need to be identified on the easement descriptions on sheet 2.
3. The ingress and egress easement should not be dedicated to property owners of Wilson Ranch #3. See notes on the attached drawing.

FINAL PLAT - SHEET 2

1. See note 1 for the Final Plat - Sheet 1.
2. This is the subdivision drainage outfall, and should have an overflow "safety valve" as shown on the Drainage Construction Plan. Use of the word "drainage" in the easement description helps people realize that the swale must remain, where "utility" does not.
3. Labels and dedicated uses of easements must be consistent, and perhaps revised. See note 2 for the Final Plat - Sheet 1.
4. The easement is both an ingress and egress easement and utility easement, and should be labeled as such.
5. Label the street name.

Utilities Composite

1. Add a note regarding conformance with City/Ute specifications.

2. Remove street lights from and add handicap ramps to the legend.
3. At all three connections of proposed facilities to existing, the manner of irrigation connection is not shown. It is our understanding that in Filings 1 and 2 that irrigation is in the street with the sewer. Therefore, at some point it must be split to supply lines which are proposed in Filing 3 which are outside of the ROW. Please show the proposed connection.
4. An additional fire hydrant is required to be able to meet the fire code.
5. What is meant by the symbol by lot 5, block 3?
6. Potential conflict as designed between the waterline and catch basin. Do not run the waterline under the catch basin.
7. Provide all street names.

Sewer Plans - Sheet 1

1. See note 6, Utilities Composite.
2. Show a fire hydrant opposite lot 8, block 3 per the Utilities Composite.
3. Add a fire hydrant. See note 4, Utilities Composite.
4. Note is not consistent with drawings.
5. Note 2 is reductant with Note 3. Please remove Note 2.
6. Note 4 refers to lateral installation to 10' back of the property line - this should read 14 feet.
7. Add to Note 6, AWWA C-900 8" PVC.
8. Valves should be shown per the Composite Drawing.
9. In the profile for line A-1, Manhole 17, as-built elevations should be used and identified.

Sewer Plans - Sheet 2

1. If the proposed sewerline across Lot 4, Block One is to be a public line, then it must be shown in profile.

2. A fire hydrant shown on the Utilities Composite at the intersection of Ranch Road and Ranch Court must be shown.
3. A fire hydrant shown on the Utilities Composite at the end of Ranch Court must be shown.
4. Irrigation lines are shown differently than the note. Please correct.
5. Remove Note 2.
6. Revise Note 4 to read "14 feet" instead of "10 feet".
7. Add AWWA C-900 8" PVC to Note 6.
8. Show the easement for the sewerline across lot 5, Block One.
9. Provide street names.

Road Plan

Note: In the future, provide a street plan view with the 3 profiles below it. Use as many sheets as required, and use match lines.

1. A speed limit sign is required at both approaches to the sharp curve. Use a W13-1 advisory speed limit sign of 15 mph, and a W1-2R and W1-2L as well. (See the Manual on Uniform Traffic Control Devices.)
2. We are observing problems with concrete fillets or aprons at the high side of intersections. They are often built flat and result in ponding. Elevations should be provided at locations red-lined on the plan which provides at least 1% grade up from the fillet/valley pan flowline elevation.
3. Station and elevation information is missing from the Ranch Road profile as follows:
 - i) PI station and elevation at Station 2+17 +/-;
 - ii) The elevation at Station 2+97.90 (P.C.);
 - iii) The station of the PI which has an elevation of 4641.25; and
 - iv) The correct station (not 2+97.90) and elevation of the PT near 4+40.
4. The algebraic grade changes from station 9+25 to 12+00 require longer vertical curves per the 1990 Policy on Geometrical Design, and must conform with those requirements.

Also, the 100 year street runoff to the low point at Station 9+75.65 will not be allowed to spill south and west on Ranch Road to filing 2.

5. Use "+" or "-" on street grades, but not arrows.
6. For Coral Drive and Ranch Road, show the as-built elevation and slope at tie-in to existing, and grade breaks or vertical curves as appropriate.

Road Profile 2B of 2

1. See Note 5 for sheet 2A of 2
2. See Note 2 or sheet 2A of 2
3. See Note 6 for sheet 2A of 2
4. For the south flowline of Corral Drive, provide the P.C. (curb return) station and elevation.
5. For Ranch Court, left and right flowline, provide the station and elevation at the PT (curb return).
6. For Ranch Road, beginning and end of vertical curve stations and elevations are missing, PI stations and elevations are missing, stations of PCs, PTs and intersection information are missing, and slopes.

Note: The road profiles lack enough information that we consider them incomplete; however, we have accepted them this time. In the future, rather than provide comments for your response, we will merely indicate that they are incomplete and await a proper submittal.

Drainage Construction Plan

1. Provide the invert elevation of the pipes in the east catch basin.
2. Show water, sewer, gas, irrigation, electric, etc., crossings.
3. Provide depressed grate elevations.
4. Provide a minimum of 2.5 feet of cover (finish grade to top of PVC pipe), or provide calculations and bedding, backfill, and pipe deflection information to substantiate adequacy for HS-20 loading.
5. Specify pipe SDR (35 or stronger).

Drainage Report

1. Stormwater carries sediment, and effectively has a higher "n" value than does clean water. Use an "n" value of 0.013 instead of 0.010, with a resultant outlet pipe capacity of 15 cfs, which is still okay.
2. Inlet calculations are required!

Reviewed By:

Gerald Williams



RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

MAY 07 1993

May 7, 1993

Community Development
City of Grand Junction

ATTN: Dave Thorton

PETITIONER RESPONSE TO REVIEW COMMENTS
Wilson Ranch Filing #3

Fire Department

Revised utilities map clarifies water line size, location and hydrant locations.

Police Department

Ranch Road will connect to Wilson Drive. All driveway access to lots is at least 20 feet. Pedestrian path will be graveled, lighted by a street light and maintained by HOA. Open space along Leach Creek is a natural area with natural landscape.

City Development Engineer and City Utilities Engineer

Comments and suggestions have been incorporated into revised design and drawings.

Parks and Recreation Department

We believe that open space fees for Filing #3, as for previous filings, should be waived. The 1.8 acre park area and the 1.9 acre natural area far exceed 5% of the Wilson Ranch Subdivision. The subdivision was approved by Mesa County waiving open space fees and the City has agreed to accept the subdivision as approved by the County.

Grand Valley Irrigation

We are very sensitive to the problems associated with those lots abutting the canal. The site plan is endorsed to note the need for special consideration when constructing homes on

(1)

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

these lots. Site plan map is to be recorded along with final plat. Lot size has also been increased to assist builders in siting homes further from the canal. The developer has used privacy fence to separate other areas of Wilson Ranch from the canal right-of-way and anticipates a continuation of this past practice.

Grand Junction Drainage District

Directed surface run-off from filing #3 drains from the southeast corner of the development into Leach Creek. Access to the existing manhole for the drain line will be preserved.

Mesa County Planning

Issues addressed in previous comments.

City Planner-Dave Thorton

Mr. Thornton and I disagree concerning the intentions of Mesa County. He, as he states, "assumes" that the waiver of fees for filing #1 applied only to that filing. There is no factual evidence to support the assumption. Discussion before County Commissioners makes no distinction between filing #1 and the anticipated subsequent filings. The instructions issued to the owner for filing a final plat discuss other items not relative to filing #1, such as the anticipated relocation of G $\frac{1}{2}$ road. There is no recorded document denying the developer's request for waiver of fees.

The amount of space dedicated to park and open area are indicative as to the developer's intent and desire. A park area of 1.8 acres for filing #1, in which 14 acres is devoted to single family residences constitutes 12.8% of the space. The same area could easily have provided the developer six to seven additional lots the value of which would far exceed the open

space fee waived of \$9,000. Additionally, The development of the park is an added expense to the developer. GNT Development spent in excess of \$20,000 to improve the area including tree trimming, grading, fencing, weed killing, soil improvement, an irrigation system, hydro-seeding watering and cutting the grass.

Foregoing the possible additional lots and acceptance of responsibility for park improvements indicate an intention of the developer which goes far beyond avoidance of a \$9,000 fee.

Items 11, 12 and 19 of the "Agreement" negotiated between the city and developer are relevant to the waiver of open space fees. I believe that if the issue were to be litigated the preponderance of evidence available and described above will support the developer's position.

Leach Creek erosion is addressed in a separate document. Covenants will be the same as filing #2 and will be recorded with the final plat.

The natural area of Leach Creek, common open space, is not anticipated as a "maintenance" issue. It is a wildlife area suitable for hiking, walking, nature study and bird watching. Pedestrian walkway will be part of the dedicated common area with maintenance provided by HOA.

Submitted by,



W. D. Garrison

President GNT Development Corp

WILSON RANCH

LEACH CREEK EROSION

A careful examination of the eastern bank of Leach Creek indicates that erosion has historically been caused by flood irrigation of pastures with little or no concern for either maintenance of irrigation ditches or tail water disposal.

For the past twelve years (approximate) the property was rented to a variety of tenants. Some obviously had little knowledge of how the irrigation system worked and had little concern for tending tail water ditches. This best example with the worst results is in the north-east most corner of Wilson Ranch. In this area a concrete ditch was un-tended for a number of years and constantly overflowed into a neighbor's property, Frank Lamm. Over time this flow carved a ditch some fifteen to twenty feet deep and several hundred feet long. I have agreed to assist Mr. Lamm in filling this ditch with broken concrete from construction and an over fill of dirt. This has been agreed to by Mr. Lamm.

In several other locations evidence exists that tail water was allowed to flow out of ditches and into Leach Creek. In each instance some erosion has occurred.

I believe all of the erosion to be a "historical" fact which was caused by conditions which no longer exist. There is no flood irrigation due total change in land usage from pasture to single family homes. There is no reason to believe that this change will cause any additional erosion. It is my intention to grade lots bordering on Leach Creek in a manner that will assure that the front of lots will drain to Ranch Road. Normal yard irrigation for rear yards should have no potential for damaging Leach Creek.



W. D. Garrison

President GNT Development Corp

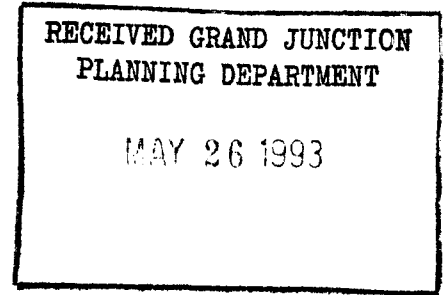
April 27, 1993

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

MAY 07 1993

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



May 26, 1993

PETITIONER RESPONSE TO
ADDITIONAL REVIEW COMMENTS
FILING III
WILSON RANCH

The following addresses new or changed review comments and supplements my submission of May 6, 1993.

Review items relating to drawings, plans and computations are addressed in graphic form rather than narrative.

Grand Junction Drainage

A proposal for an easement and a possible drain line relocation was provided to the District on May 25. The Board has basic agreement with the proposal. I have enjoyed excellent cooperation from the Drainage District in the past and am certain that we find a joint solution to this issue.

City Police Department

City Planning assures me that they will determine the correct house numbers for the residences.

The "pedestrian easement" is now defined as part of the open space and will be gravel.

Lighting for the pathway and for Ranch Court is now shown on the utility composite.

City Engineering

Utilities Composite Item 6--We will make certain that the water line is not beneath the catch basin.

(1)

WILSON RANCH • 25 1/2 & G 1/2 Roads

Road Plan Item 1--Speed limit and warning signs as necessary will be provided. Item 4--vertical curve problem has been solved by moving the low point for the street and changing a lot line to accommodate the drainage easement.

Community Development

Item 3--covenants will provide for HOA maintenance of the pedestrian pathway and private open space.

Item 4--Lot 3, Block 4 will front on Corral Drive, the back lot line adjoins Lot 9, Block 1, Filing II.

Lot 7, Block 4 will front on Ranch Road and the back lot line will be the eastern side lot line for Lot 3, Block 4, Filing III. Lot 4, Block 1 will front on Ranch Road and the back lot line will be the canal easement.



W.D. Garrison

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

MAY 18 1993

WILSON RANCH

LEACH CREEK EROSION

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W. D. Garrison

President GNT Development Corp

April 27, 1993



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: 45-93

DATE: May 26, 1993

STAFF: David Thornton

REQUEST: Final Plan/Plat approval for 33 single family units on 15.57 acres to be known as Filing 3 of Wilson Ranch. The petitioner is requesting that open space fees be waived for filing 3. 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:

Planning Commission approved the preliminary plan on Feb. 10th, 1993. The preliminary plan that filing 3 includes was approved for 31 total units consisting of all single family units. The proposed development has increased the density to 36 (all single family) for a total buildout of 90 as opposed to the original 105 single family dwelling units as approved in the original preliminary plan by the county and reflected in the current zoning. The proposed development is compatible with the surrounding area.

Planning Commission's approval of the preliminary plan included the following conditions:

1. The granting of a ROW for a street meeting City standards out to the property line to the East.
2. The granting of an easement and stubbing of utilities for gas and water to the East property line.
3. Require the petitioner to address the erosional problems of Leach Creek in the Final Plan.

City Council waived the requirement of the developer to loop the 8 inch water line to 25 Road and G Road or 26 Road and G Road as part of the annexation agreement. This waiver applies to all of the single family development in Wilson Ranch which includes filing 3.

The petitioner is requesting that open space fees be waived for filing 3. City Council denied the request to waive open space fees for filing 2 on May 19, 1993. Staff does not support the waiver of open space fees.

All technical issues addressed in the review agency comments are being worked out between the petitioner and the review agencies and will be resolved prior to construction of the improvements and recording the plat.

The concerns of Grand Junction Drainage District regarding the water table problems for the lots along the canal are being addressed by the petitioner with the drainage district. A proposal for a drain line within an easement provided by the petitioner is being looked at as a possible option to make those lots more useable.

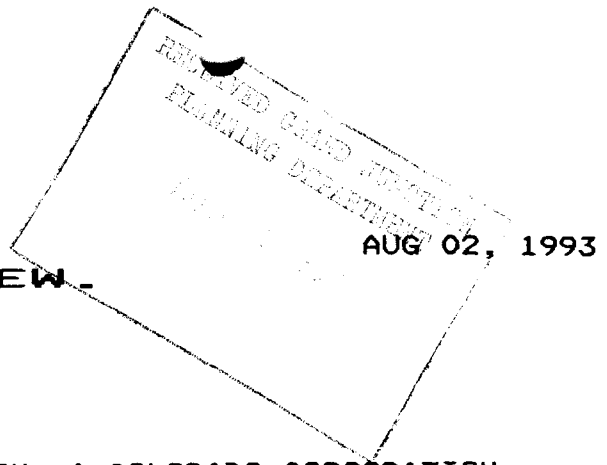
STAFF RECOMMENDATIONS:

Staff recommends approval with the following conditions:

1. All technical requirements by the review agencies be completed or adequately addressed prior to recording the final plat.
2. That open space fees **not** be waived for filing 3.

MOTION TO Approve Final plan and plat subject to Review Agency
 SUMMARY SHEET COMMENTS
 MOTION TO recommend A request to waive open space fees.
 recommend Approval of open space
 fees waiver
 O to 6 → motion fails

MESA COUNTY SURVEYING
FRED A. WEBER
P.O. BOX 20000.5026
GRAND JUNCTION, CO 81502
PH 244-1822



SUBDIVISION REVIEW.

SUBDIVISION NO SB-27-93

WILSON RANCH FILING NO THREE

OWNER: GNT DEVELOPMENT CORPORATION, A COLORADO CORPORATION

SURVEYOR: DANIEL K. BROWN
1018 COLORADO AVE
GRD JCT, CO 81501
Ph 241-2370

Q.E.D. FILE NO 99014.1

REVIEW OF THE WILSON RANCH FILING NO THREE

ELVATION BENCH MARK U.S.G.S
AN ELEVATION BENCH MARK U.S.G.S , NEEDS TO BE PLACED IN
SUBDIVISION INTERIOR AS PER CITY OF GRAND JUNCTIONS REQUIREMENTS.

ACREAGE

THE ACREAGE OF THE TOTAL LOTS, TOTAL OF STREETS, TOTAL OF OPEN
SPACE, NEED TO BE PLACE ON DRAWING.

DEDICATION

THE BOOK AND PAGE OF THE WILSON RANCH FILING NO TWO NEEDS TO BE
PLACED IN YOUR DEDICATION WHERE YOU HAVE LEFT THE SPACE OPEN.

EASEMENTS

LABEL EASEMENTS AGAIN ALONG LOTS 12 & 13 BLOCK 1,.
ALONG THE SOUTH LINE OF LOTS 1 ,2,4,5 & 6
BLOCK FOUR.

**TITLE BLOCK & AND SUBDIVISION
NAME AT TOP OF SHEET DRAWING**

TAKE OFF FINAL PLAT ABOVE TITLE BLOCK ON YOU DEDICATION SHEET.
TAKE OFF FINAL PLAT AT TOP OF SHEET DRAWING.

Final plat would be assumed to be part of the name of the
subdivision

ALIQUOT MEASUREMENTS

There is some question of your measurement between the center
section and the East quarter corner of section 34, T1N, R1W,
YOU HAVE A MEASUREMENT OF 2638.75 FEET AND THE B.L.M. SHOWS A
MEASUREMENT OF 2545.02 FEET, THIS WAS BROUGHT TO OUR ATTENTION BY
ONE OF THE LOCAL SURVEYOR,S.

PLEASE CHECK THIS MEASUREMENT. The B.L.M. also shows a
split on your East 1/16 corner you have computed.

CITY OF GRAND JUNCTION DEVELOPMENT FILE 45-93, WILSON RANCH FILING 3, LOCATED AT 25-1/2 ROAD AND G-1/2 ROAD IN THE CITY OF GRAND JUNCTION HAS BEEN REVIEWED AND APPROVED BY THE UTILITY COORDINATING COMMITTEE.

Gary R. Mathews
CHAIRMAN

8-11-93
DATE

WILSON RANCH

October 25, 1993

City of Grand Junction
City Planning
Grand Junction, CO 81501

Per our earlier discussions I wish to separate Filing III of Wilson Ranch into two phases. Phase one is now complete and is represented by the attached plat maps. I wish to proceed to record the lots in phase one as improvements are now complete.

Sincerely,



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

WILSON RANCH

October 26, 1993

U S West:

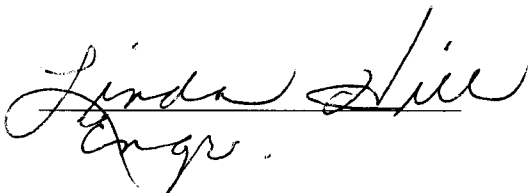
Filing III of Wilson Ranch, represented on the attached plat reduction, has been divided into two phases for completion. The Planning Department for Grand Junction City has asked that all basic utilities initial off on this item assuring that they are aware that all lots are not to be completed and recorded at the same time. As we have previously contracted with you for service to Phase I, Filing III, I am assuming that this is not a problem and would appreciate you so indicating by signing in the place provided below. If there are any questions please do not hesitate to call.

Thank you for your assistance,



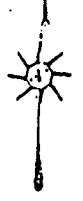
W. D. Garrison
President GNT Development Corp

My organization is aware that Filing III of Wilson Ranch is separated into two phases as indicated above and this does not preclude or significantly impact provision of service to either phase.



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



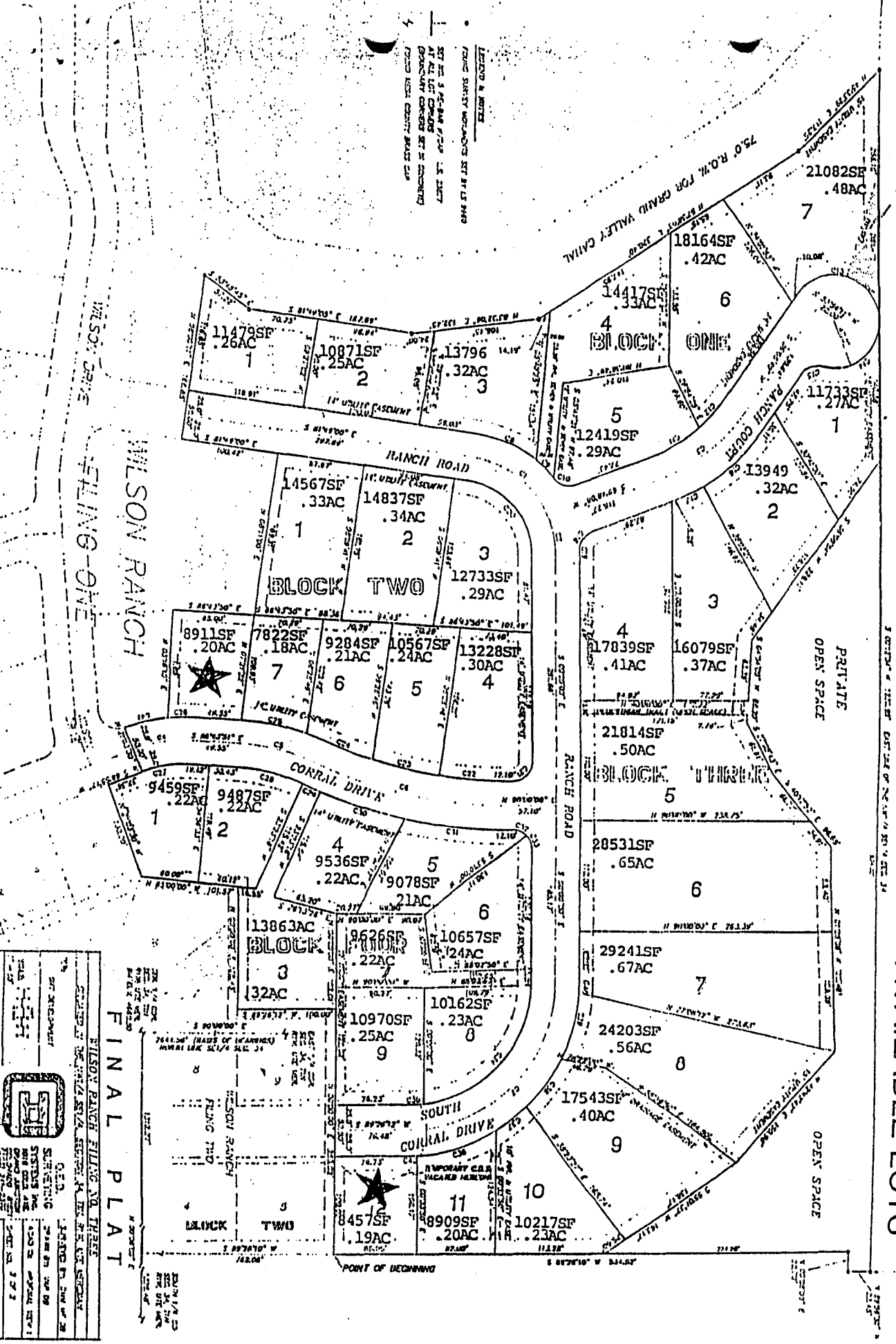
FINAL PLAT



SOLD

WILSON RANCH FILING NO THREE

AVAILABLE LOTS



WILSON RANCH FILING NO THREE

FINAL PLAT

PREPARED BY: [Signature]

DATE: [Date]

SCALE: [Scale]

RECORD NO. 3 OF 3



WILSON RANCH

October 26, 1993

Public Service Company of Colorado:

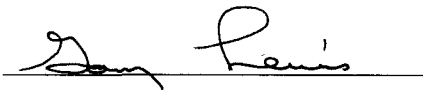
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President GNT Development Corp

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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

WILSON RANCH

October 26, 1993

Ute Water Company:

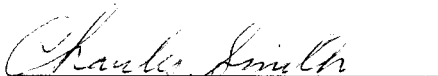
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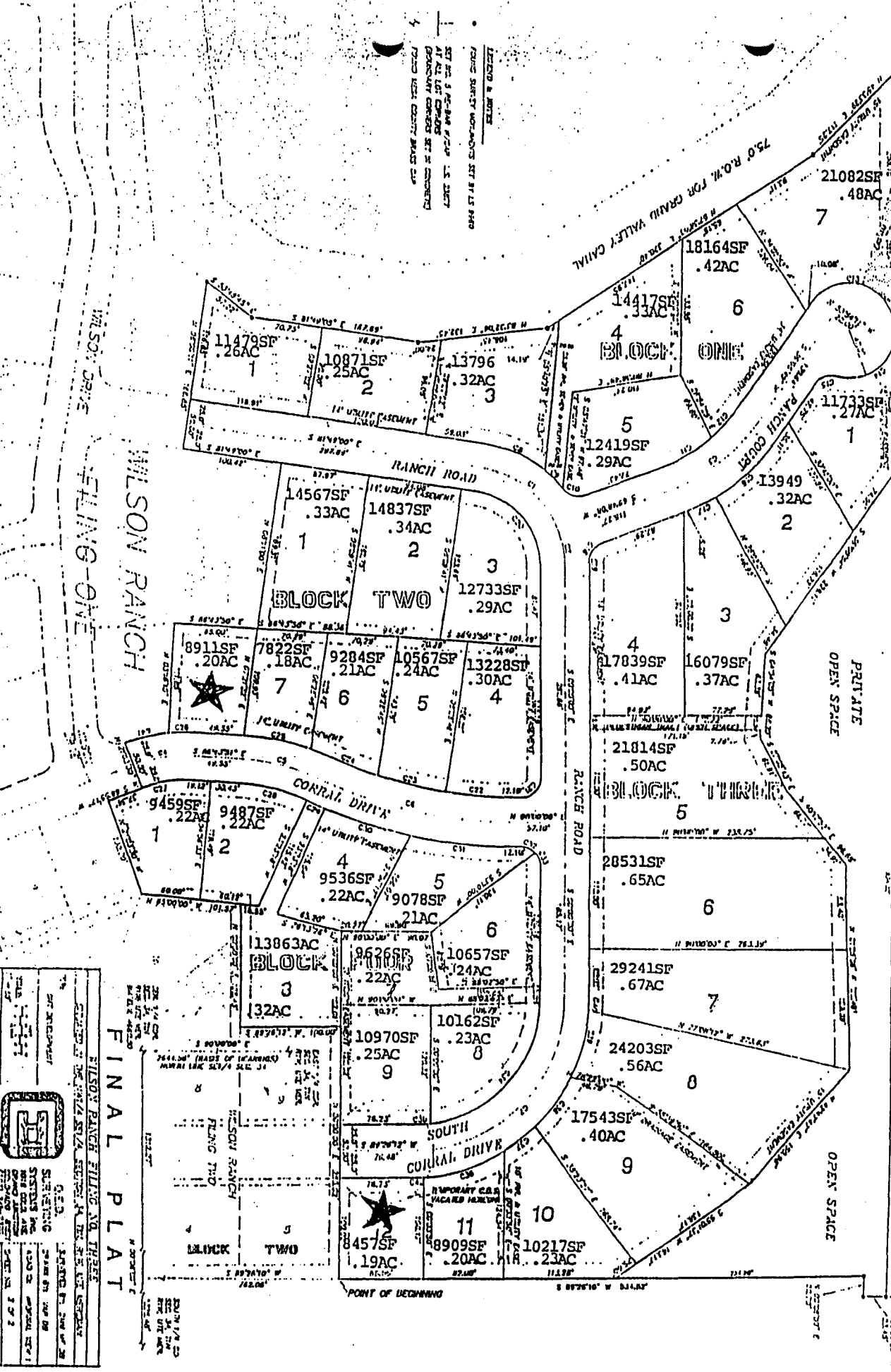
FINAL PLAT



SOLD

WILSON RANCH FILING NO THREE

AVAILABLE LOTS



FINAL PLAT

WILSON RANCH FILING NO THREE

PREPARED BY: [Signature]

DATE: [Date]

RECORDING OFFICE: [Office Name]

BOOK: [Book Number]

PAGE: [Page Number]

PLAT NO: [Plat Number]

SECTION: [Section Number]

TOWNSHIP: [Township Name]

RANGE: [Range Name]

COUNTY: [County Name]

STATE: [State Name]

WILSON RANCH

October 26, 1993

Grand Valley Rural Power:

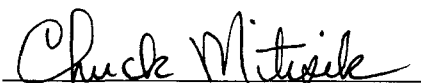
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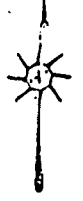
W. D. Garrison
President GNT Development Corp

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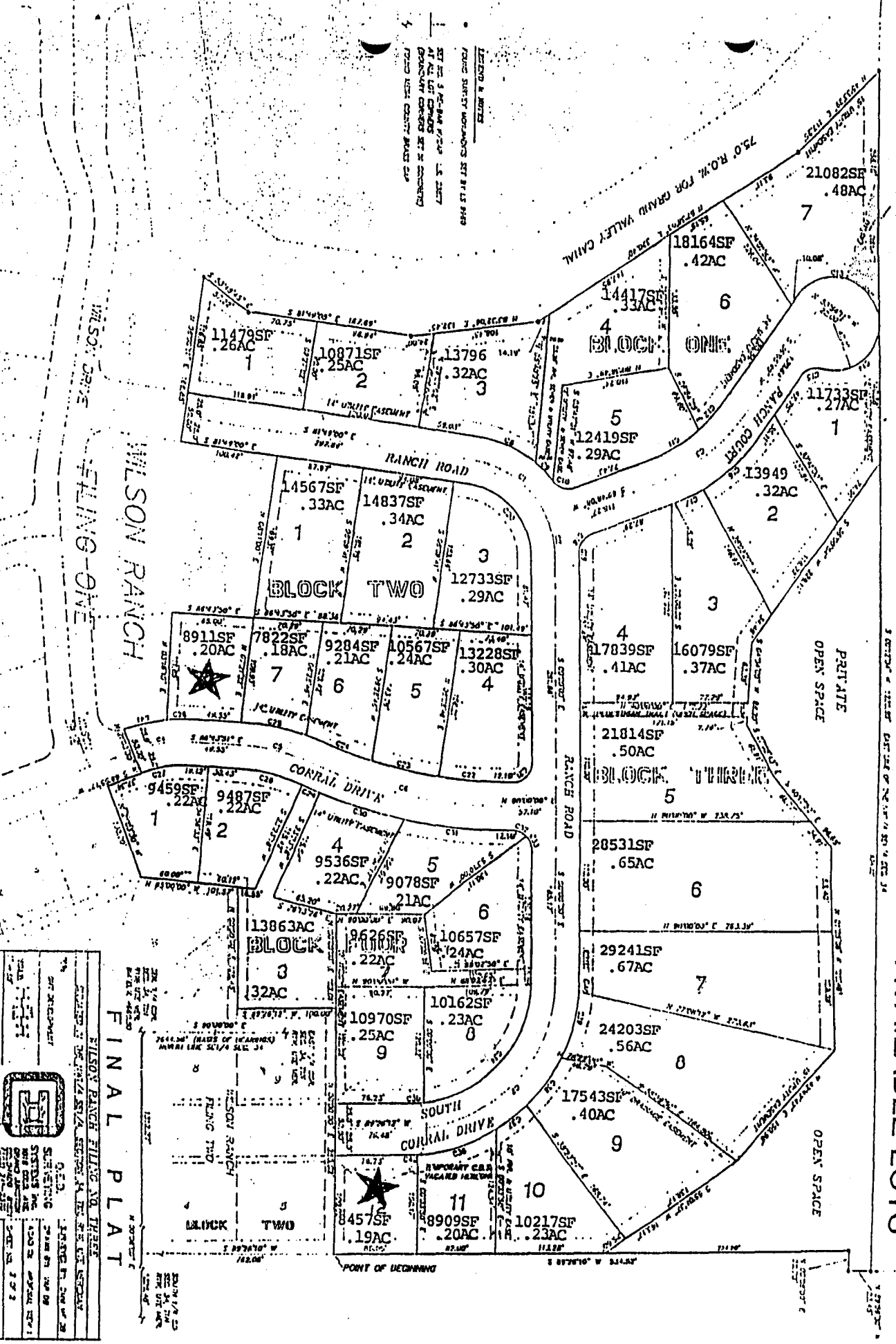
FINAL PLAT



SOLD

WILSON RANCH FILING NO THREE

AVAILABLE LOTS



FINAL PLAT

WILSON RANCH FILING NO THREE

PREPARED BY: [Name]

DATE: [Date]


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COMMISSIONER OF LANDS AND SURVEYS

STATE OF TEXAS

PLAT NO. 3 OF 3

MEMORANDUM

TO: Mark Achen
FROM: Kathy Portner 
DATE: November 10, 1994
RE: Wilson Ranch, Filing #4

Attached is an Improvements Agreement for the remaining improvements in Wilson Ranch, Filing #4. Please sign and return to Community Development.

745-93

*file on Wilson Ranch
filing #4*



November 10, 1994

Dan Garrison
795 Garrison Ct.
Grand Junction, CO 81506

City of Grand Junction, Colorado
250 North Fifth Street
81501-2668
FAX: (303) 244-1599

Re: Wilson Ranch Filing #4 - Sewer Services

Dear Mr. Garrison:

On November 9, 1994 the Utility Coordinating Committee of Mesa County met to discuss, among other things, the failure of the contractor to extend the sewer services to 14 feet past the property line for those lots which are part of Wilson Ranch Filing #4. The construction plans were approved with a plan note that reads as follows:

"Sewer service laterals shall be installed 14' inside property line (Road Right-of-way line) and capped with water-tight plugs. They shall be marked with a 4'x2"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."

No variances were requested or granted to deviate from the approved plans. The purpose for installing the service to the inside of the utility easement is to avoid conflict with other utilities when connecting the building sewer to the sanitary sewer service stubbed out during the initial installation of the sewer mains.

Members of the U.C.C. were asked to vote on whether to leave the services "as is" or require the developer to extend the service lines prior to any building taking place. It was the unanimous decision of the committee to extend the services at this time so they would be done by the same contractor under a controlled environment.

As a result of this action no sewer lines in Filing #4 will be accepted nor the Improvements Agreement released until arrangements have been made and approved by this office to extend the service lines as required.

Please contact me at 244-1590 if you have any questions on the above.

Respectfully,
FOR THE CITY OF GRAND JUNCTION

Bill Cheney
Bill Cheney, Utility Engineer

cc: Terry Nichols, Nichols & Associates, Inc.
Dale Clawson, Chairman Utility Coordinating Committee
Kathy Portner, Community Development

shows
under
g. 10.11.

Wilson Ranch - Filing 1 - Phase II **B**

Improvements Agreement & Guarantee
recorded in Book 1837, Pgs. 710-713

Phase II - Release recorded in Book 1880, pg. 958

Phase I - " " " Book 1854, pg. 919

Original Mesa CO DIA recorded in Bk 1512, Pg. 26

4-93-
Filing #2

Release for improvements for filing #2 -
done 5/24/93

Filing #3
45-93

Release for improvements Agreement done
12/21/94

(Form for approval of filing & recording of SUBDIVISION PLATS)

SB-133-94

MESA COUNTY LAND RECORDS
544 ROOD AVE.
GRAND JUNCTION, CO 81501
(303) 244-1823

To: Monika Todd, Mesa County Clerk & Recorder

This is to certify that the SUBDIVISION PLAT described below

WILSON RANCH FILING NO. FOUR

has been reviewed under my direction and to the best of my knowledge it conforms with the neccessary requirements pursuant to the Colorado Revised Statute 1973, 38-51-106 for the recording of Land Survey Plats in the records of the County Clerk's Office. This approval does not certify as to the possibility of omissions of easements and other Rights-of-Way or Legal Ownerships.

Dated this 18th day of November, 1994.

Signed: _____

Ken Swearengin
KEN SWEARENGIN

RECORDED IN MESA COUNTY RECORDS
DATE: _____
TIME: 2:50
BOOK: 14 PAGE: 297
RECEPTION NO.: _____

NOTE:

The recording of this plat is subject to all approved signatures & dates.

Drawer AA 148
Dec 10⁰⁰

*file copy in Wilson Ranch filings
1, 2, 3 & 4 files*



February 10, 1995

Dan Garrison
GNT Development
P.O. Box 308
Grand Junction, CO 81502

City of Grand Junction, Colorado
250 North Fifth Street
81501-2668
FAX: (303) 244-1599

Subject: Wilson Ranch Filing 4 Subdivision

Dear Mr. Garrison:

A final inspection of the streets and drainage facilities in Wilson Ranch Filing 4 Subdivision was conducted on November 7, 1994. As a result of this inspection, a list of remaining items was given to Merritt Sixbey for completion. These items were reinspected on December 23, 1994 and found to be satisfactorily completed.

"As Built" record drawings and required test results for the streets and drainage facilities were received on December 20, 1994. These have been reviewed and found to be acceptable.

In light of the above, the streets and drainage improvements are accepted for future maintenance by the City of Grand Junction.

This acceptance is subject to a warranty of all materials and workmanship for a period of one year beginning December 23, 1994.

Thank you for your cooperation in the completion and acceptance of this project.

At the final inspection, we discussed warranty work for earlier filings of Wilson Ranch with Mr. Sixbey. He agreed to replace cracked fillets at the intersections of Ranch Road and Wilson Drive, and G 3/8 Road and Wilson Drive. He also agreed to mill and replace asphalt along the valley pans at the same intersections. He indicated this work would be undertaken in the Spring of 1995.

In researching the files of previous filings of Wilson Ranch, I find no formal letter of acceptance of the streets and drainage was sent to you. This letter will also serve as the acceptance of the streets and drainage improvements of Wilson Ranch filings 1 through 3 by the City of Grand Junction.

Please notify me when the warranty work outlined above is complete.

Sincerely,

*Release from Improvements Agreement/Guarantee
Completed 1992*

Jody Kliska
Jody Kliska, P.E.
City Development Engineer

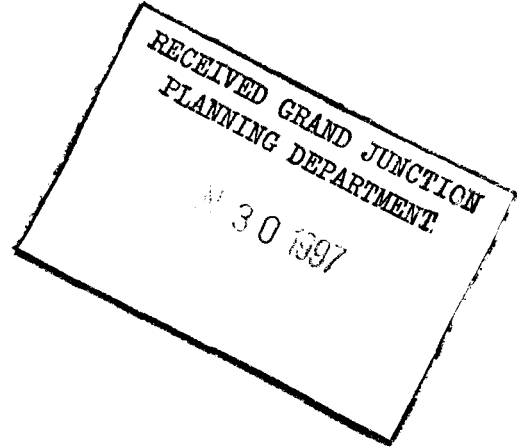
cc: Don Newton
Doug Cline
Walt Hoyt
Kathy Portner
Merritt Sixbey



WILSON RANCH

January 29, 1997

City of Grand Junction
ATTN: Community Development
Bill Nebeker, Senior Planner
250 North Fifth Street
Grand Junction, CO. 81501



Dear Bill:

Re: Access from Wilson Ranch to the Lamm property:

The following is in response to your letter of January 24, 1997.

Background for this particular issue begins with a Specific Performance Contract recorded March 7, 1980. An addendum to this contract between Franklin C. Lamm and Destination Properties, Inc. provides the following two pertinent provisions:

"B. Purchaser agrees to stub domestic water and sewer service from the southwest to the property boundary of Seller at approximately the location of the cul-de-sac shown on exhibit A. Seller shall have the right to hook on to said water and sewer services paying only customary tap fees charged by utility agencies. No special compensatory fees shall be charged either by Purchaser, future home owners association(s) or future special improvement district(s) for said water and sewer services.

C. Seller and his assigns shall have the right of use of the road, if constructed by purchaser, which will terminate at the east property boundary of Wilson approximately at the cul-de-sac located at on attached Exhibit A."

During 1993 a revised plan for a portion of Wilson Ranch was submitted for approval by Grand Junction Planning Commission. At a public hearing on February 10, 1993 this plan was approved. As one of the conditions for approval, recorded in the minutes of that meeting, is the following requirement: "...we approve this subject to the Review Agency Summary Sheet comments and the granting of right-of-way for a street meeting City standards out to the property line to the east...."

WILSON RANCH • 25¹/₂ & G¹/₂ Roads

G N T DEVELOPMENT CORP. • Developers of Wilson Ranch and other fine properties
P.O. Box 308 • Grand Junction, CO 81502 • Office: (970) 243-5902

The revised plan for Wilson Ranch was drawn in accordance with the above requirement and with intent of honoring the provisions of the Specific Performance Contract addendum. This plan was recorded as Filing Three (1993) and Filing Four (1994) for Wilson Ranch. The "access easement" was part of the dedication on both plats. The specific language used is:

"The area shown as an ingress and egress easement is dedicated to the owners of the property located East and contiguous with Lot 7, Block One, for perpetual ingress and egress for themselves and the general public, including the postal service, trash, fire, police emergency vehicles, and the City of Grand Junction."

This language appears on the filing three plat. When we proposed to record filing four we used the same language however during a review by the City we were advised that it was not "standard dedication language" and should be changed to conform with the City's "Guide to Plat Dedications." We complied with this request. By doing so we unintentionally left opportunity for conflict as to the intent and use of this easement.

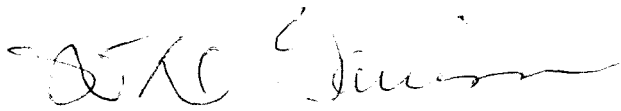
I was unaware of the potential conflict until fall of 1996. At that time a home constructed on lot 7, block 2, filing four was sold. A copy of the Improvement Location Certificate prepared for this sale is attached. It clearly indicates the easement for utilities and ingress/egress. The purchasers placed a "No Trespassing" sign in this easement and apparently relies on the recorded dedication language which says easements are for use by Wilson Ranch residents and their guests.

Mr. Lamm has taken exception to this as it is clearly in conflict with his, and my, understanding as to the purpose of the easement.

In attempting to resolve this issue Mr. Lamm, his attorney and I have all met with various City officials. As a result of these discussions it was suggested that I request a correction of the plat for filing four through the public hearing process and that this correction provide for the intended access specifically intended originally.

This letter constitutes such a request.

I ask for a waiver of the normal one hundred dollar fee for this request.



W. D. Garrison
President GNT Development Corp

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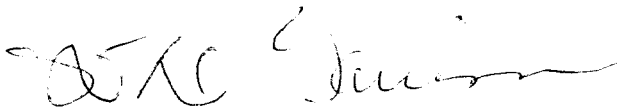
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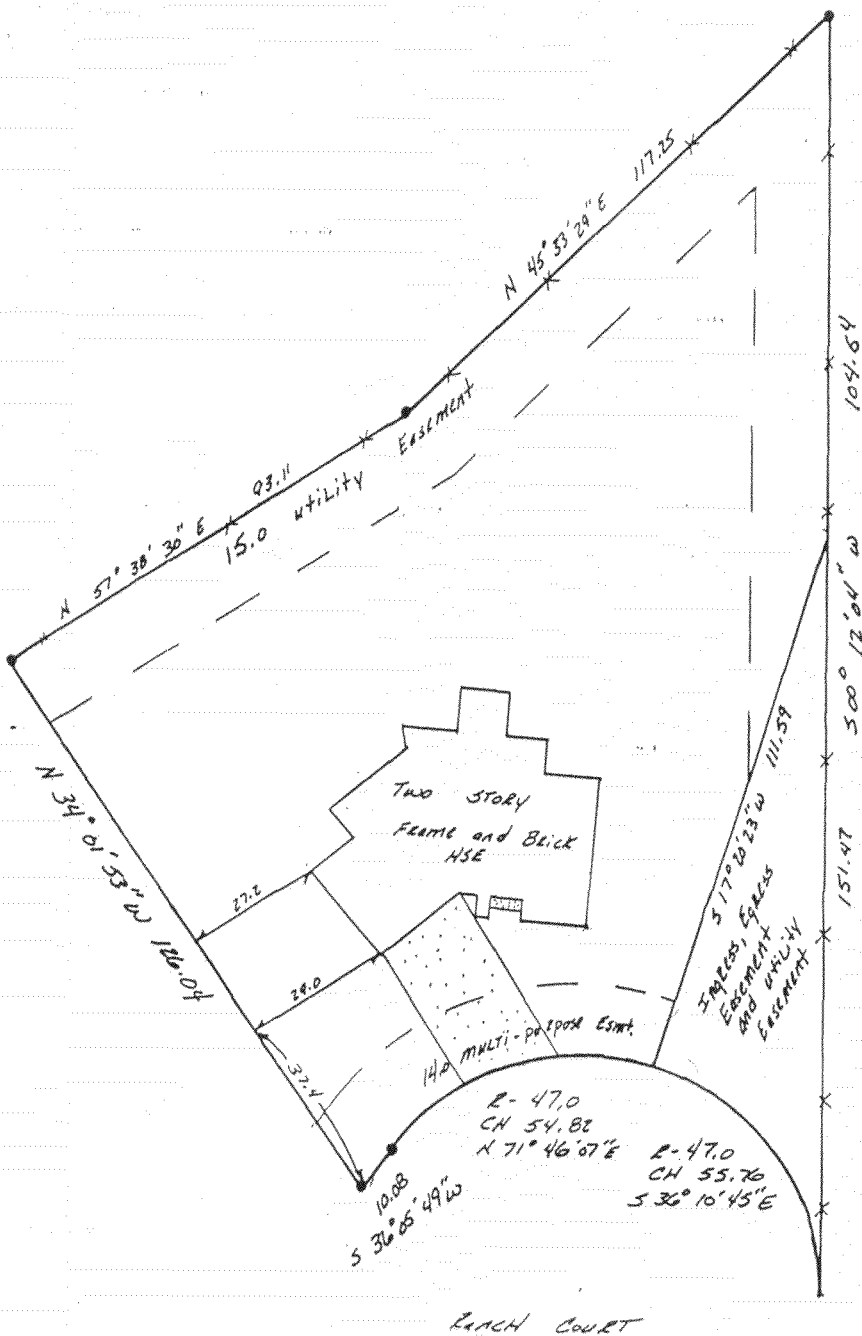
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W. D. Garrison
President GNT Development Corp



SCALE 1" = 30'

• Fnd No. 5 Leber and
Cap 65 23877

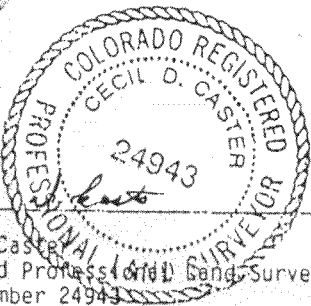
This property does not fall within any apparent flood plain.

IMPROVEMENT LOCATION CERTIFICATE

LEGAL DESCRIPTION: Lot 7 in block 2 of Wilson Ranch Filing No. Four, Mesa County, Colorado.
Legal Description and Easements of Record provided by Western Colorado Title, Order File No. 96-3-15J.

I hereby certify that this IMPROVEMENT LOCATION CERTIFICATE was prepared for Unifirst Mortgage Corp. that it is not a land survey plat or Improvement survey plat, and that is not to be relied upon for the establishment of fences, buildings, or other future improvements.

I further certify that the improvements on the above described parcel on this date 5/28/96 except utility connections, are entirely within the boundaries of the parcel, except as shown, that there are no encroachments upon the described premises by improvements on any adjoining premises, except as indicated, and that there is no apparent evidence or sign of any easements crossing or burdening any part of said parcel, except as noted.



Cecil D. Caster
Registered Professional Land Surveyor
P.L.S. Number 24943



Monument Surveying Co.		
755 Rood Avenue Grand Junction, CO 81501 (303) 245-4189 FAX (303) 245-4674		
11.C 96-342	5/29/96	
Skerl property 2574 Ranch Road		



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

January 27, 1997

Frank Lamm
2587 G 1/2 Road
Grand Junction, CO 81505

Certified Mail - Return Receipt Requested

Dear Frank:

The Community Development Department is preparing for a public hearing on March 4, 1997, concerning the access easement adjacent to Lot 7 of Wilson Ranch Filing number 4.

1. Community Development staff assumes, based on the physical barrier of Leach Creek and your testimony from prior hearings, that two, and possibly three single family homes could be developed on your property west of the creek. Do you dispute this assumption? If so, please justify your perspective. Our records indicate that the present zoning of the property in the county is R1-B, or two dwellings per acre
2. Do you have a drawing, design or other development plan reduced to writing that shows what the development will look like? Do you anticipate requesting approval for single family homes in the near future? We assume that there will be no road crossing of Leach Creek, thus the homesite(s) would access from Ranch Court. As you know, there is a question whether your property has, at present, legal access. What are your thoughts?
3. Have you done any preliminary engineering work to determine if the property lies within a floodplain or if any of the topographical or geological features of the property will preclude development? If so, what corrective action if any is required?

Please respond in writing to me by February 10, 1997. If you have any questions about what is needed or if you desire to meet to discuss this further please call me at 244-1447.

Sincerely,

BILL NEBEKER

Bill Nebeker
Senior Planner

MTD

cc: Dan Wilson, City Attorney



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Planning • Zoning • Code Enforcement
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Sincerely,

B
BILL NEBEKER

Bill Nebeker
Senior Planner

MTD

cc: Dan Wilson, City Attorney

City of Grand Junction

Community Development Department
Planning • Zoning • Code Enforcement
250 North 5th Street
Grand Junction, CO 81501-2668

Phone: (970) 244-1430
FAX: (970) 244-1599



February 21, 1997

Frank Lamm
2587 G 1/2 Road
Grand Junction, CO 81505

Via Certified Mail Return Receipt Requested

Dear Frank:

Consideration of amendment of the Wilson Ranch Filing No. 4 plat dedication has been postponed from the March 4, 1997 Planning Commission hearing. The postponement of this item is indefinite and the matter will not be rescheduled until we receive a written response from you to the questions listed below. The requisite information was not provided in writing following my last letter to you and as such I now renew the request. Please provide a detailed response, in writing, at your earliest convenience to the following questions.

1. Community Development staff assumes, based on the physical barrier of Leach Creek and your testimony from prior hearings, that two or possibly three single family homes could be developed on your property west of the creek. Is this a correction assumption? If not, how many homes do you feel could be developed on this property? How many acres are developable on the west side of Leach Creek? Our records indicate that the present zoning of the property which is in the unincorporated county is R1-B, or two dwellings per acre.
2. Do you have a drawing, design or other development plan reduced to writing that shows what the development will look like? Do you anticipate requesting approval for single family homes in the near future? Can you give an approximate timeline of when these homes will be proposed? We assume that there will be no road crossing of Leach Creek, thus the homesite(s) would access from Ranch Court. Is this assumption correct? You stated on the telephone that you wanted to keep the option of crossing Leach Creek open. If so, how many additional homes would access Ranch Court via this crossing?
3. Is it your contention that the property has no legal access? Have you been denied access?

Mr. Frank Lamm
February 21, 1997
page 2

4. Have you done any preliminary engineering work to determine if the property lies within a floodplain or if any of the topographical or geological features of the property will preclude development? If so, what corrective action if any is required to make the property developable.

The Community Development Department stands ready to assist you in trying to resolve the questions and issues surrounding the filing 4 dedication language, however, we cannot help without your cooperation and prompt attention to this matter.

As mentioned above no further action will be taken on our part until we hear from you. If you have any questions regarding this letter or if you desire to meet to discuss this further please call me at 244-1447.

Sincerely,



Bill Nebeker
Senior Planner

c: Dan Garrison
Dan Wilson

7/11/97

Met w/ Frank Lamm, Dan Wilson, Rich Livingston
& Dan Garrison on 7/2/97 to
discuss solutions for access to Lamm
property.

Proposed reconfiguring cul-de-sac to a
hammer-head turn-around on Lamm's
property w/ excess ~~to~~ "bulb" to be vacated.
Reconstruction costs to be born by Garrison &
Title Company?

Engineering & Arc said hammer-head would
work - Require 20' x 60' of pavement plus curb
& gutter. Sidewalk to extend to property line
(start of hammer-head).

7/10/97 - Phoned Rich Livingston with info.
Dan Wilson instructed us to not do
anything else until we hear further
from Livingston.

CONTACT

DON PARIS

WESTERN CO. TITLE

KP

FOR ANY PROGRESS

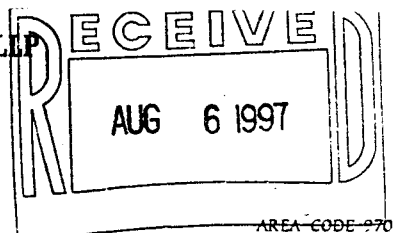
ON THIS ISSUE, ESPECIALLY

RE: FRANK LAMM'S

PLANS FOR THE PROPERTY

*Bell - for Wilson
Ranch file
KP*

GOLDEN, MUMBY, SUMMERS, LIVINGSTON & KANE, LLP
ATTORNEYS AT LAW
NORWEST BANK BUILDING, SUITE 400
2808 NORTH AVENUE
P.O. BOX 398
GRAND JUNCTION, COLORADO 81502



AREA CODE 970
TELEPHONE 242-7322
FAX 242-0698

JAMES GOLDEN
KEITH G. MUMBY
K.K. SUMMERS
J. RICHARD LIVINGSTON
WILLIAM M. KANE

August 4, 1997

Marjorie A. Miller, Esq.
843 Rood Avenue
Grand Junction, CO 81501

Re: Leslie Skerl

Dear Marge:

Thank you for your letter of July 31, 1997. I regret that an avenue for resolution was not acceptable, but appreciate the consideration of same.

If your client is served in the pending suit, I have been authorized to provide a defense of your client at the expense of Chicago Title. At this point it is not clear that the suit will be pursued as the City Attorney has indicated he will proceed with a plat reformation.

With regard to any claims your client may wish to raise under her title insurance policy, you should communicate with Mr. Jack Cole, claims adjuster. I believe you have his address but, if not, please call.

Thank you for your time.

Sincerely,

GOLDEN, MUMBY, SUMMERS, LIVINGSTON & KANE, LLP

J. Richard Livingston

JRL:jlc

cc: Jack Cole, Chicago Title
Don Paris, Western Colorado Title

KALIVCHITTMILLER.LTR

COPY
*a Joins Michael D, Kathy P
(time to 'reform'?) / the*

Marjorie A. Miller, Esq.

August 4, 1997

Page 2

bcc: Dan Wilson, City Attorney
Thomas C. Volkmann, Esq.

IMPROVEMENTS AGREEMENT

(~~Site Plan~~) File # 45-93

Check deposited with Finance
Randy Booth has copy of
Improvements Agreement.
11/18/94

1. **Parties:** The parties to this Improvements Agreement ("the Agreement") are GNT DEVELOPMENT CORP, ("the Developer") and THE CITY OF GRAND JUNCTION, Colorado ("the City").
2. **Effective Date:** The Effective Date of the Agreement will be the date that this agreement is recorded.

FOR valuable consideration, the receipt and adequacy of which is acknowledged, the Parties agree as follows:

RECITALS

The Developer seeks permission to develop property within the City, which property is more particularly described on Exhibit A attached and incorporated by this reference hereinafter known as "the Property." The City seeks to protect the health, safety and general welfare of the community by requiring the completion of various improvements and limiting the harmful effects of substandard development. The purpose of this Agreement is to protect the City from the cost of completing improvements itself and is not executed for the benefit to materialmen, laborers, or others providing work, services or materials to the Developer. The mutual promises, covenants and obligations contained in this Agreement are authorized by state law, the Colorado Constitution and the City's land development Code.

DEVELOPER'S OBLIGATION

3. **Improvements:** The Developer will design, construct and install, at its own expense, those improvements listed on Exhibit B attached hereto and incorporated herein by this reference. The Developer agrees to pay the City for inspection services performed by the City, in addition to amounts shown on Exhibit B. The City estimates that \$ -0- will be required for City inspection of the required improvements. The Developer's obligation to complete the improvements is and will be independent of any obligations of the City contained herein.
4. **Security:** To secure the performance of its obligations under this Agreement (except its obligations for warranty under paragraph 6), the Developer will enter into an agreement acceptable to the City to post a good and sufficient letter of credit, or deposit with the City cash equivalent to the estimated cost of construction of the improvements or provide a bank disbursement agreement acceptable to the City.

5. **Standards:** The Developer will construct the Improvements according to the standards and specifications required by the City Engineer or as otherwise adopted by the City.

6. **Warranty:** The Developer warrants that the Improvements, each and every one of them, will be free from defects for a period of twelve (12) months from the date that the City Engineer accepts or approves, in writing, the improvements completed by the Developer.

7. **Commencement and Completion Periods:** The improvements, each and every one of them, will be completed within SIX MONTHS from the Effective Date of this Agreement (the "Completion Period").

8. **Compliance with Law:** The Developer shall comply with all relevant federal, state and local laws, ordinances and regulations in effect at the time of site plan/development approval when fulfilling its obligations under this Agreement.

9. **Notice of Defect:** The Developer's Engineer shall provide timely notice to the Developer, contractor, issuer of security and the City Engineer whenever inspection reveals, or the Developer's Engineer otherwise has knowledge, that an improvement does not conform to City standards and any specifications, or is otherwise defective. The Developer will have thirty (30) days from the issuance of such notice to correct the defect.

10. **Acceptance of Improvements:** The City's final acceptance and/or approval of improvements will not be given or obtained until Developer presents a document or documents, for the benefit of the City, showing that the Developer owns the improvements in fee simple and that there are no liens, encumbrances, or other restrictions on the improvements. Approval and/or Acceptance of any improvements does not constitute a waiver by the City of any rights it may have on account of any defect in, or failure of, the improvement that is detected or which occurs after the approval and/or acceptance.

11. **Use of Proceeds:** The City will use funds deposited with it or drawn under the bank disbursement agreement entered into between the parties, only for the purpose of completing the Improvements or correcting defects in, or failure of, the Improvements.

12. **Events of Default:** The following conditions, occurrences or actions will constitute a default by the Developer during the Completion Period:

- a. Developer's failure to complete each portion of the Improvements in conformance with the agreed upon time schedule; the City may not declare a default until a 14 calendar day notice has been given to the Developer;
- b. Developer's failure to demonstrate reasonable intent to correct defective construction of any improvement within the applicable correction period; the City may not

declare a default until a 14 calendar day notice has been given to the Developer;

- c. Developer's insolvency, the appointment of a receiver for the Developer or the filing of a voluntary or involuntary petition in bankruptcy respecting the Developer; in such event the City may immediately declare a default without prior notification to the Developer;
- d. Notification to City, by any lender with a lien on the property, of a default on an obligation; the City may immediately declare a default without prior notification to the Developer;
- e. Initiation of any foreclosure action of any lien or initiation of mechanics lien(s) procedure(s) against the Property or a portion of the Property or assignment or conveyance of the Property in lieu of foreclosure; the City may immediately declare a default without prior notification to the Developer.

13. Measure of Damages: The measure of damages for breach of this Agreement by Developer will be the reasonable cost of satisfactorily completing the Improvements upon which construction has not begun, the estimated costs of the Improvements as shown on Exhibit B will be prima facie evidence of the minimum cost of completion; however, neither that amount nor the amount of a letter of credit, the disbursement agreement or cash escrow establish the maximum amount of the Developer's liability.

14. City's Rights Upon Default: When any event of default occurs, the City may draw on the letter of credit or cash deposit to the extent of the face amount of the credit or full amount of the deposit, less ninety percent (90%) of the estimated cost (as shown on Exhibit B) of all improvements previously accepted by the City, or may exercise its rights to disbursement of loan proceeds or other funds under the disbursement agreement. The City will have the right to complete improvements itself or it may contract with a third party for completion, and the Developer grants to the City, its successors, assigns, agents, contractors and employees, a nonexclusive right and easement to enter the Property for the purposes of constructing, reconstructing, maintaining and repairing such improvements. Alternatively, the City may assign the proceeds of the letter of credit, the disbursement agreement, cash, or other funds or assets to a subsequent developer (or a lender) who has acquired the Development by purchase, foreclosure or otherwise, who will then have the same rights of completion as the City if and only if the subsequent developer (or lender) agrees in writing to complete the unfinished improvements and provides reasonable security for the obligation. In addition, the City may also enjoin the sale, transfer, or conveyance of the Development, until the Improvements are completed or accepted. These remedies are cumulative in nature and are in addition to any other remedies the City has at law or in equity.

15. **Indemnification:** The Developer expressly agrees to indemnify and hold the City, its officer, employees and assigns harmless from and against all claims, costs and liability of every kind and nature, for injury or damage received or sustained by any person or entity in connection with, or on account of the performance of work at the Development or on the Property pursuant to this Agreement. The Developer further agrees to aid and defend the City in the event that the City is named as a defendant in an action concerning the performance of work pursuant to this Agreement. The Developer further agrees to aid and defend the City in the event that the City is named as a defendant in an action concerning the performance of work pursuant to this Agreement except where such suit is brought by the Developer. The Developer is not an agent or employee of the City for any purpose whatsoever.

16. **No Waiver:** No waiver of any provision of this Agreement by the City will be deemed to or constitute a waiver of any other provision, nor will it be deemed to or constitute a continuing waiver unless expressly provided for by a written amendment to this Agreement, signed by both City and Developer; nor will the waiver of any default under this Agreement be deemed a waiver of any subsequent default or defaults of the same type. The City's failure to exercise any right under this Agreement will not constitute the approval of any wrongful act by the Developer or the acceptance of any improvement.

17. **Amendment or Modification:** The parties to this Agreement may amend or modify this Agreement only by written instrument executed on behalf of the City by the City Manager or his designee and by the Developer or its authorized officer. Such amendment or modification shall be properly notarized before it may be effective.

18. **Attorney's Fees:** Should either party be required to resort to litigation to enforce the terms of this Agreement, the prevailing party, plaintiff or defendant, will be entitled to costs, including reasonable attorney's fees and expert witness fees, from the opposing party. If the court awards relief to both parties, the attorney's fees may be equitably divided between the parties by the decision maker.

19. **Vested Rights:** The City does not warrant by this Agreement that the Developer is entitled to any other approval(s) required by the City, if any, before the Developer is entitled to commence development or to transfer ownership of property in the Development.

20. **Third Party Rights:** No person or entity who or which is not a party to this Agreement will have any right of action under this Agreement.

21. **Time:** For the purpose of computing the Abandonment and Completion Periods, and time periods for City action, such times in which war, civil disasters or acts of God occur or exist will not

be included if such times prevent the Developer or City from performing its obligations under the Agreement.

22. Severability: If any part, term or provision of this Agreement is held by the courts to be illegal or otherwise unenforceable, such illegality or unenforceability will not affect the validity of any other part, term or provision, and the rights of the parties will be construed as if the part, term or provision was never part of the Agreement.

23. Benefits: The benefits of this Agreement to the Developer are personal and may not be assigned without the express written approval of the City. Such approval may not be unreasonably withheld, but any unapproved assignment is void. Notwithstanding the foregoing, the burdens of this Agreement are personal obligations of the Developer and also will be binding on the heirs, successors and assigns of the Developer and shall be a covenant(s) running with the Property. There is no prohibition on the right of the City to assign its rights under this Agreement. The City will expressly release the original Developer's guarantee or obligations if it accepts new security from any developer or lender who obtains the Property. However, no other act of the City will constitute a release of the original Developer from this liability under this Agreement.

24. Notice: Any notice required or permitted by this Agreement will be deemed effective when personally delivered in writing or three (3) days after notice is deposited with the U.S. Postal Service, postage prepaid, certified, and return receipt requested and addressed as follows:

If to Developer:

GNT DEVELOPMENT CORP
PO BOX 308
GRAND JCT CO 81502

If to City:

City of Grand Junction
Community Development Director
250 N. 5th Street
Grand Junction, CO 81501

25. Recordation: Developer will pay for any and all costs to record a copy of this Agreement in the Clerk and Recorder's Office of Mesa County, Colorado.

26. Immunity: Nothing contained in this Agreement constitutes a waiver of the City's sovereign immunity under any applicable state law.

27. Personal Jurisdiction and Venue: Personal jurisdiction and venue for any action commenced by either party to this Agreement, whether arising out of, or relating to the Agreement, letter of credit, disbursement agreement or cash deposit will be deemed to be proper only if such action is commenced in Mesa County Colorado.

The Developer expressly waives his right to bring such action in, or to remove such action to, any other court whether state or federal.

28. The improvements guarantee required by the City Code to ensure that the improvements described in this Improvements Agreement are constructed (to City standards) may be in the form of a (I) disbursement agreement between a bank doing business in Mesa County and the City, or (II) a good and sufficient letter of credit acceptable to the City, or (III) depositing with the City cash equivalent to the estimated cost of construction of the improvements. Exhibit C attached hereto and incorporated herein by this reference as if fully set forth is the accepted form of guarantee.

The Finance Department of the City may act as disbursing agent for disbursements to Developer's contractor(s) as required improvements are completed and accepted if agreed to in writing pursuant to a disbursement agreement.

29. The City shall have no responsibility or liability with respect to any street, or any other improvement(s), notwithstanding the use of the same by the public, unless the street or other improvement(s) shall have been accepted by the City.

Prior to requesting final acceptance of streets, storm drainage facilities or other required public improvement(s), the Developer shall furnish to the City Engineer as-built drawings in reproducible form and copies of results of all construction control tests required by City specifications.

30. If the City allows a street to be constructed in stages, the Developer of the first one-half street opened for traffic shall construct the adjacent curb, gutter and sidewalk in the prescribed location and shall construct the required width of pavement from the edge of gutter on the side of the street being developed to enable an initial two-way traffic flow without on-street parking.

The Developer is also responsible for end-transitions, intersection paving, drainage facilities, adjustments to existing utilities and joints necessary to open the street or sidewalk to use.

City of Grand Junction

By: David A. Vanley
Mark K. Achen
Asst. City Manager

Attest:

Stephanie Nye
Stephanie Nye, City Clerk

Developer

By: W. O. Grewson
President

Attest:

Secretary

Exhibit A

Wilson Ranch, Filing #4

IMPROVEMENTS LIST/DETAIL

DATE: 11/18/94
 NAME OF DEVELOPMENT: Wilson Ranch, Filing #4
 LOCATION: S. of I-70, west of 26 Rd
 PRINTED NAME OF PERSON PREPARING: Dan Garrison

	UNITS	TOTAL QTY.	UNIT PRICE	TOTAL AMOUNT
I. SANITARY SEWER				
1. Clearing and grubbing	_____	_____	_____	_____
2. Cut and remove asphalt	_____	_____	_____	_____
3. PVC sanitary sewer main (incl. trenching, bedding & backfill)	_____	_____	_____	_____
4. Sewer Services (incl. trenching, bedding, & backfill)	_____	_____	_____	_____
5. Sanitary sewer manhole(s)	_____	_____	_____	_____
6. Connection to existing manhole(s)	_____	_____	_____	_____
7. Aggregate Base Course	_____	_____	_____	_____
8. Pavement replacement	_____	_____	_____	_____
9. Driveway restoration	_____	_____	_____	_____
10. Utility adjustments	_____	_____	_____	_____
II. DOMESTIC WATER				
1. Clearing and grubbing	_____	_____	_____	_____
2. Cut and remove asphalt	_____	_____	_____	_____
3. Water Main (incl. excavation, bedding, backfill, valves and appurtenances)	_____	_____	_____	_____
4. Water services (incl. excavation, bedding, backfill, valves, and appurtenances)	_____	_____	_____	_____
5. Connect to existing water line	_____	_____	_____	_____
6. Aggregate Base Course	_____	_____	_____	_____
7. Pavement Replacement	_____	_____	_____	_____
8. Utility adjustments	_____	_____	_____	_____
III. STREETS				
1. Clearing and grubbing	_____	_____	_____	_____
2. Earthwork, including excavation and embankment construction	_____	_____	_____	_____
3. Utility relocations	_____	_____	_____	_____
4. Aggregate sub-base course (square yard)	_____	_____	_____	_____
5. Aggregate base course (square yard)	_____	_____	_____	_____
6. Sub-grade stabilization	_____	_____	_____	_____
7. Asphalt or concrete pavement (square yard) ?	_____	_____	2,800	_____
8. Curb, gutter & sidewalk (linear feet)	_____	_____	_____	_____
9. Driveway sections (square yard)	_____	_____	_____	_____
10. Crosspans & fillets	_____	_____	_____	_____
11. Retaining walls/structures	_____	_____	_____	_____
12. Storm drainage system	_____	_____	_____	_____

13. Signs and other traffic control devices	_____	_____	_____	_____
14. Construction staking	_____	_____	_____	_____
15. Dust control	_____	_____	_____	_____
16. Street lights (each)	_____	_____	_____	_____
IV. LANDSCAPING				
1. Design/Architecture	_____	_____	_____	_____
2. Earthwork (includes top soil, fine grading, & berming)	_____	_____	_____	_____
3. Hardscape features (includes walls, fencing, and paving)	_____	_____	_____	_____
4. Plant material and planting	_____	_____	_____	_____
5. Irrigation system	_____	_____	_____	_____
6. Other features (incl. statues, water displays, park equipment, and outdoor furniture)	_____	_____	_____	_____
7. Curbing	_____	_____	_____	_____
8. Retaining walls and structures	_____	_____	_____	_____
9. One year maintenance agreement	_____	_____	_____	_____
V. MISCELLANEOUS				
1. Design/Engineering	_____	_____	_____	_____
2. Surveying	_____	_____	_____	_____
3. Developer's inspection costs	_____	_____	_____	_____
4. Quality control testing	_____	_____	_____	_____
5. Construction traffic control	_____	_____	_____	_____
6. Rights-of-way/Easements	_____	_____	_____	_____
7. City inspection fees	_____	_____	_____	_____
8. Permit fees	_____	_____	_____	_____
9. Recording costs	_____	_____	_____	_____
10. Bonds	_____	_____	_____	_____
11. Newsletters	_____	_____	_____	_____
12. General Construction Supervision	_____	_____	_____	_____
* 13. Other <i>As-builts must be submitted, as per</i>	_____	_____	_____	_____
14. Other <i>SSID, prior to release of agreement.</i>	_____	_____	_____	_____

TOTAL ESTIMATED COST OF IMPROVEMENTS: \$ 2,000

[Handwritten Signature]

SIGNATURE OF DEVELOPER
(If corporation, to be signed by President and attested to by Secretary together with the corporate seals.)

DATE

I have reviewed the estimated costs and time schedule shown above and, based on the plan layouts submitted to date and the current costs of construction, I take no exception to the above.

[Handwritten Signature]
CITY ENGINEER

11-10-94
DATE

[Handwritten Signature]
COMMUNITY DEVELOPMENT

11-18-94
DATE

RELEASE OF IMPROVEMENTS AGREEMENT & GUARANTEE

Grand Junction Community Development Department

FILE # 45-93

This memorandum relates to ^{approved construction drawings on file with City Engineering} a ~~certain recorded~~ Improvements Agreement and Guarantee dated _____ 19____, and recording at Book _____, Page _____ of the land records of Mesa County, Colorado, by and between Don Garrison (Developer) and the City of Grand Junction (City) pertaining to Wilson Ranch-Filing number 4 (Project).

Whereas, Developer has installed and constructed certain public and private improvements at and for the Project, which completion was guaranteed by the ~~execution of an Improvements Agreement and Guarantee~~, and ^{an unrecorded plat}

Whereas, the City of Grand Junction and all other agencies possessing regulatory authority over the Project and/or the improvements have inspected the improvements and have accepted the same,

NOW THEREFORE, officials of the City of Grand Junction and other officials duly representing their agencies, possessing and representing by their signatures, affixed thereto, that they possess sufficient authority to accept improvements and release the portion of the guarantee pertaining to the improvements under their jurisdiction, do accept, sign and release said improvements agreement and guarantee.

CITY OF GRAND JUNCTION:

By: [Signature] 11-10-94
City Engineer Date
[Signature] 11/9/94
City Utilities Manager Date
[Signature] 11-9-94
Fire Marshall Date

OK UTE WATER:

By: [Signature] 11-9-94
Date

GRAND JUNCTION DRAINAGE: No facilities within this filing # 4

By: [Signature] 11/10/94
Date

In accordance with the above signatures, I hereby certify that the Improvements Agreement & Guarantee and the recording evidencing the agreement and guarantee, at Book _____, Page _____ of the Mesa County land records, have been completed and accepted and in accordance with the provisions of the Grand Junction Zoning and Development Code are hereby released.

[Signature] 11-18-94
Director of Community Development Date

The foregoing instrument was executed before me this 18th day of November, 1994 by Larry Timm, Director of Community Development for the City of Grand Junction, Colorado.

Witness my hand & official seal.

[Signature]
Notary Public

My commission expires 10-26-96.

RELEASE OF IMPROVEMENTS AGREEMENT & GUARANTEE
Grand Junction Community Development Department
File # 45-93

This memorandum relates to a certain unrecorded improvements agreement and guarantee dated November 10 19 94, and memorandum of recording at Book 2112, Page 166 of the land records of Mesa County, Colorado, by and between GNT Development Corp (Developer) and the City of Grand Junction (City) pertaining to Wilson Ranch #4. (Project).

Whereas, Developer has installed and constructed certain public and private improvements at and for the Project, which completion was guaranteed by the execution of an improvements agreement and guarantee, and

Whereas, the City of Grand Junction and all other agencies possessing regulatory authority over the Project and/or the improvements have inspected the improvements and have accepted the same,

NOW THEREFORE, officials of the City of Grand Junction and other officials duly representing their agencies, possessing and representing by their signatures, affixed hereto, that they possess sufficient authority to accept improvements and release the portion of the guarantee pertaining to the improvements under their jurisdiction, do accept, sign and release said improvements agreement and guarantee.

CITY OF GRAND JUNCTION:

By: *Judy Klotz* 12-20-94
City Engineer date
NA

City Utilities Manager date
NA

Fire Marshal date

1704409 11:19 AM 12/21/94
MONIKA TODD CLK&REC MESA COUNTY CO

UTE WATER:

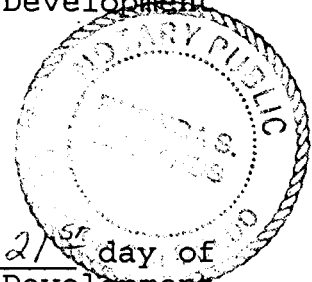
By: NA
date

GRAND JUNCTION DRAINAGE:

By: NA
date

In accordance with the above signatures, I hereby certify that the Improvements Agreement & Guarantee and the recording evidencing the agreement and guarantee, at Book 2112, Page 166 of the Mesa County land records, have been completed and accepted and in accordance with the provisions of the Grand Junction Zoning and Development Code are hereby released.

Larry Timm by Jan Koels 12-21-94
Director of Community Development date
(Acting)



The foregoing instrument was executed before me this 21st day of December, 1994 by Larry Timm, Director of Community Development for the City of Grand Junction, Colorado.

Witness my hand and official seal.

Shonda S. Edwards
Notary Public

My commission expires 9-20-97.

RELEASE OF IMPROVEMENTS AGREEMENT & GUARANTEE
Grand Junction Community Development Department

File # 45-93

Unrecorded DIA - Plat was held as guarantee

This memorandum relates to a certain unrecorded improvements agreement and guarantee dated _____ 19____, and memorandum of recording at Book _____, Page _____ of the land records of Mesa County, Colorado, by and between _____ (Developer) and the City of Grand Junction (City) pertaining to Wilson Ranch, Filing #3 (Project). **WHICH INCLUDES Lots 1-5, Blk 1 ; Lots 1-9, Blk 2 ; Lots 1-7, Blk 3 AS RECORDED ON**

Whereas, Developer has installed and constructed certain public and private improvements at and for the Project, which completion was guaranteed by the execution of an improvements agreement and guarantee, and

Whereas, the City of Grand Junction and all other agencies possessing regulatory authority over the Project and/or the improvements have inspected the improvements and have accepted the same,

NOW THEREFORE, officials of the City of Grand Junction and other officials duly representing their agencies, possessing and representing by their signatures, affixed hereto, that they possess sufficient authority to accept improvements and release the portion of the guarantee pertaining to the improvements under their jurisdiction, do accept, sign and release said improvements agreement and guarantee.

CITY OF GRAND JUNCTION:

By:

J. Don Stewart 11-1-93
City Engineer date

Gregory O. Trainor 10/25/93
City Utilities Manager date

George Bennett 10/22/93
Fire Marshal date

UTE WATER:

By:

Charles Smith 10-26-93
date

GRAND JUNCTION DRAINAGE:

By:

John L. Ballagh 11/2/93
date

In accordance with the above signatures, I hereby certify that the Improvements Agreement & Guarantee and the recording evidencing the agreement and guarantee, at Book _____, Page _____ of the Mesa County land records, have been completed and accepted and in accordance with the provisions of the Grand Junction Zoning and Development Code are hereby released.

Acting *Kathleen M. Porter* 6/21/96
Director of Community Development date

Determined improvements in and accepted. DIA wasn't recorded because plat was guarantee. Plat would not have been recorded until improvements were completed

The foregoing instrument was executed before me this _____ day of _____, 199__ by Larry Timm, Director of Community Development for the City of Grand Junction, Colorado.

Witness my hand and official seal.

Notary Public

My commission expires _____.

APPROVED FOR CONSTRUCTION

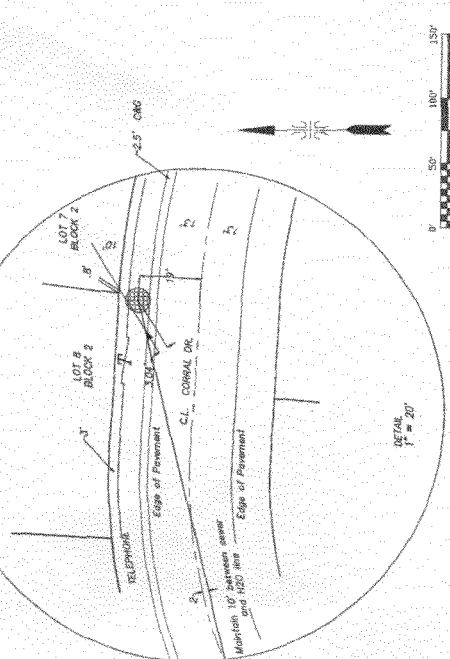
CITY OF GRAND JUNCTION

DATE

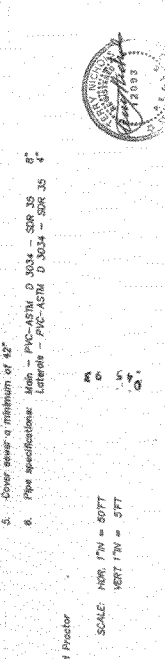
INITIAL ACCEPTANCE

CITY OF GRAND JUNCTION

DATE



- SEWER NOTES**
- All construction & materials shall comply with the City of Grand Junction specifications & standard details.
 - Sewer lines shall be installed 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 in a 6" collar and extending 12" beyond the diameter of the water pipe on both sides.
 - Where sewers and water mains cross within 10' the minimum of 18 inches clear distance vertically below the water main, otherwise special protective construction is required. Sewer lines shall be installed with a minimum of 6" thick concrete casing which shall extend at least 6 inches on either side of pipe. If the sewer line crosses a water main, an irrigation line, or a gas line, the sewer line shall be installed with respect to the water main, being collared and fitted with a 6" thick concrete encasement along the entire length of sewerline.
 - Cover manholes shall be installed 10' inside property line (fireway) from the building. The manhole shall be installed 10' inside property line and be made with a 4'x2'x4' buried vertically above the end of the pipe and be installed 6" above the ground surface. The top 6" of the cover shall be a minimum of 42".
 - Cover sewer a minimum of 42".
 - Pipe specifications: Main - PVC-ASTM D 3034 - SDR 35 8" Laterals - PVC-ASTM D 3034 - SDR 35 4"

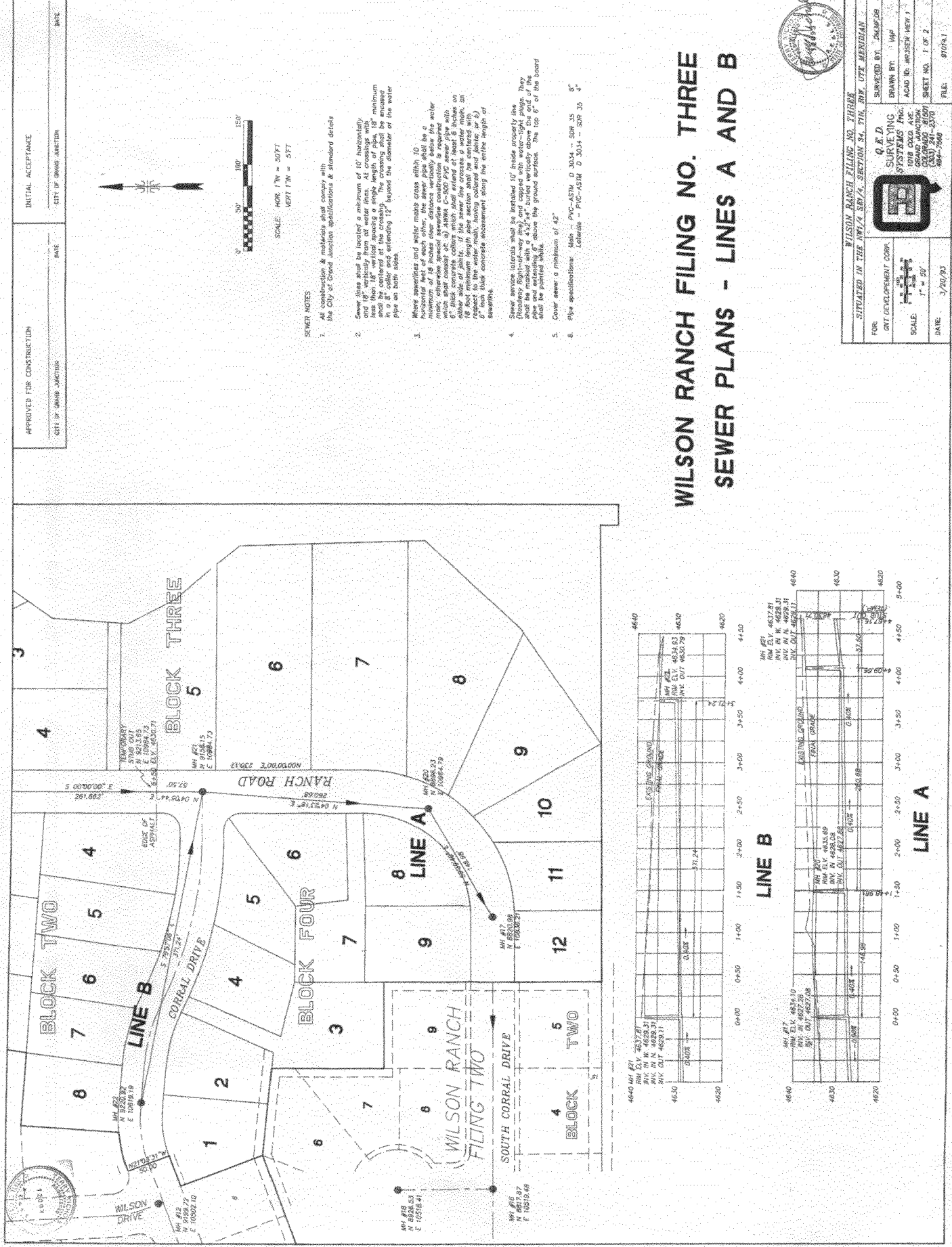


SEWER PLANS - LINES A-1 B AND C

WILSON RANCH FILING NO. THREE

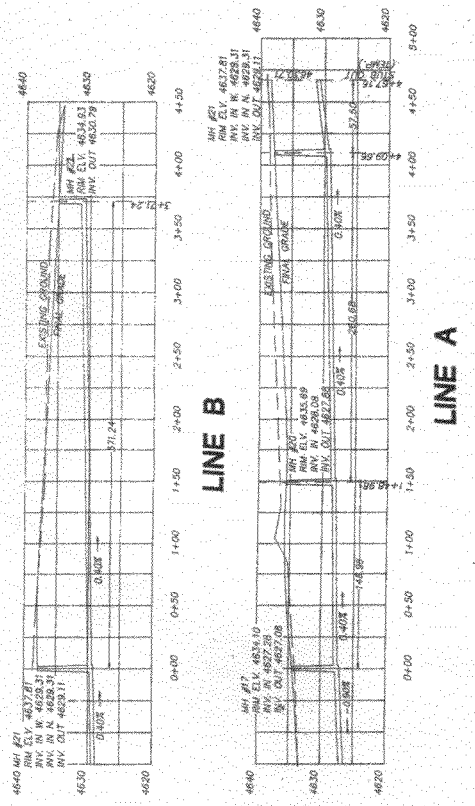
FOR: **WILSON RANCH FILING NO. THREE**

STANDARD ON THE CITY OF GRAND JUNCTION, 7TH, 8TH, 9TH, 10TH, 11TH, 12TH, 13TH, 14TH, 15TH, 16TH, 17TH, 18TH, 19TH, 20TH, 21ST, 22ND, 23RD, 24TH, 25TH, 26TH, 27TH, 28TH, 29TH, 30TH, 31ST, 32ND, 33RD, 34TH, 35TH, 36TH, 37TH, 38TH, 39TH, 40TH, 41ST, 42ND, 43RD, 44TH, 45TH, 46TH, 47TH, 48TH, 49TH, 50TH, 51ST, 52ND, 53RD, 54TH, 55TH, 56TH, 57TH, 58TH, 59TH, 60TH, 61ST, 62ND, 63RD, 64TH, 65TH, 66TH, 67TH, 68TH, 69TH, 70TH, 71ST, 72ND, 73RD, 74TH, 75TH, 76TH, 77TH, 78TH, 79TH, 80TH, 81ST, 82ND, 83RD, 84TH, 85TH, 86TH, 87TH, 88TH, 89TH, 90TH, 91ST, 92ND, 93RD, 94TH, 95TH, 96TH, 97TH, 98TH, 99TH, 100TH, 101ST, 102ND, 103RD, 104TH, 105TH, 106TH, 107TH, 108TH, 109TH, 110TH, 111ST, 112ND, 113RD, 114TH, 115TH, 116TH, 117TH, 118TH, 119TH, 120TH, 121ST, 122ND, 123RD, 124TH, 125TH, 126TH, 127TH, 128TH, 129TH, 130TH, 131ST, 132ND, 133RD, 134TH, 135TH, 136TH, 137TH, 138TH, 139TH, 140TH, 141ST, 142ND, 143RD, 144TH, 145TH, 146TH, 147TH, 148TH, 149TH, 150TH, 151ST, 152ND, 153RD, 154TH, 155TH, 156TH, 157TH, 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1764TH, 1765TH, 1766TH, 1767TH, 1768TH, 1769TH, 1770TH, 1771ST, 1772ND, 1773RD, 1774TH, 1775TH, 1776TH, 1777TH, 1778TH, 1779TH, 1780TH, 1781ST, 1782ND, 1783RD, 1784TH, 1785TH, 1786TH, 1787TH, 1788TH, 1789TH, 1790TH, 1791ST, 1792ND, 1793RD, 1794TH, 1795TH, 1796TH, 1797TH, 1798TH, 1799TH, 1800TH, 1801ST, 1802ND, 1803RD, 1804TH, 1805TH, 1806TH, 1807TH, 1808TH, 1809TH, 1810TH, 1811ST, 1812ND, 1813RD, 1814TH, 1815TH, 1816TH, 1817TH, 1818TH, 1819TH, 182



- SEWER NOTES**
- All construction & materials shall comply with the City of Orange jurisdiction specifications & standard details.
 - Sewer lines shall be located a minimum of 10' horizontally and 18" vertically from all water lines. At crossings with water lines, the sewer shall be encased in a 6" concrete collar and extending 12' beyond the diameter of the water pipe on both sides.
 - Where manholes and water mains cross within a horizontal feet of each other, the sewer pipe shall be a minimum of 18 inches clear distance vertically below the water main. The sewer pipe shall be encased in a 6" thick concrete collar which shall extend at least 5 inches on each side of the water main. The sewer pipe shall be 18 inch minimum length each section and shall be encased with respect to the water main, having collared and joints: or b) shall be encased in concrete along the entire length of crossings.
 - 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 4.5" x 4" buried vertically above the end of the lateral and painted white above the ground surface. The top of the lateral shall be a minimum of 42".
 - Cover sewer a minimum of 42".
 - Pipe specifications: Main - PVC-ASTM D 3034 - SDR 35
 Laterals - PVC-ASTM D 3034 - SDR 30

WILSON RANCH FILING NO. THREE SEWER PLANS - LINES A AND B



WILSON RANCH FILING NO. THREE
 SITUATED IN THE NW 1/4, SW 1/4, SECTION 24, T7N, R7W, LITE MERIDIAN

FOR: SURVEYED BY: JAKMAR
 DIST. DEVELOPMENT CORP. DRAWN BY: JWP
 Q.E.D. SURVEYING SYSTEMS, INC. ACAD. ID. WJ25W (REV. 7)
 1018 COLO. AVE. COLORADO SPRINGS, CO. 80909
 (303) 241-2370
 SHEET NO. 1 OF 2
 484-966

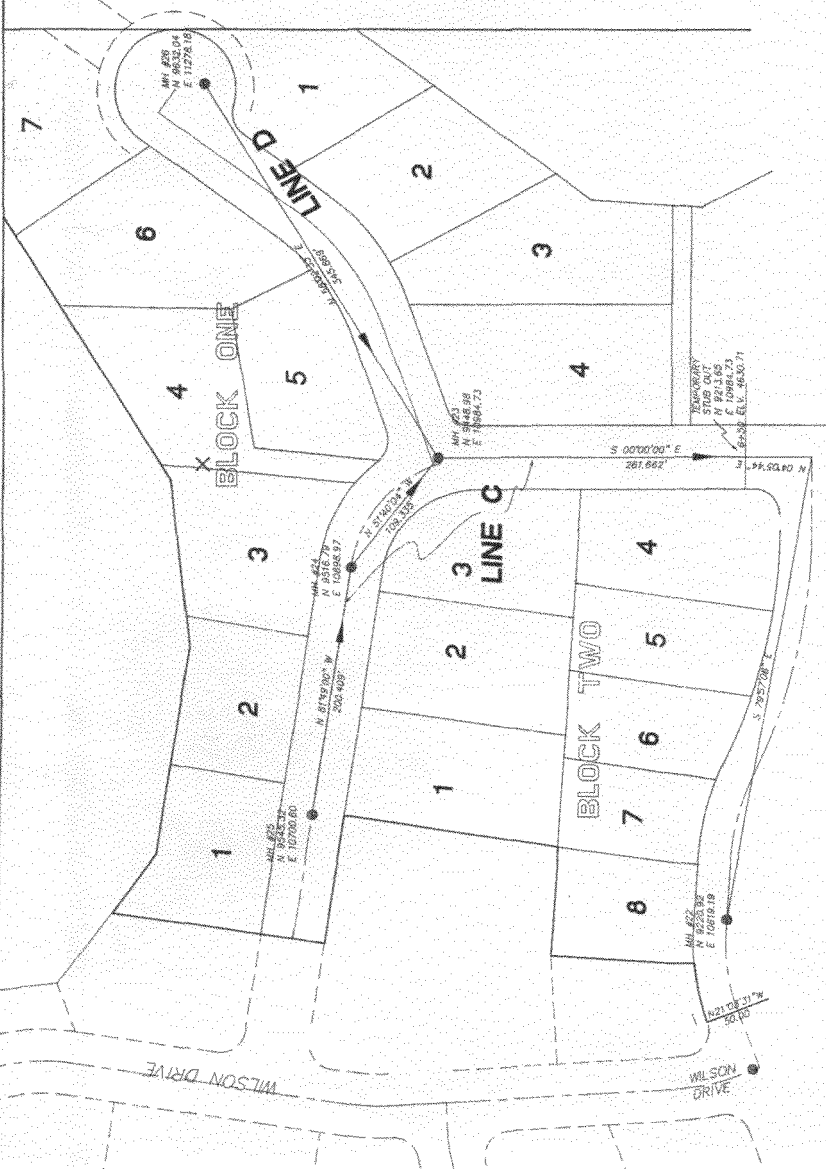
SCALE: 1" = 50'
 DATE: 3/20/93
 FILE: 9704.1

APPROVED FOR CONSTRUCTION: _____
 CITY OF ORANGE JUNCTION

INITIAL ACCEPTANCE: _____
 CITY OF ORANGE JUNCTION

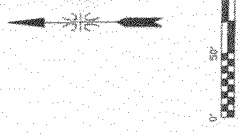
APPROVED FOR CONSTRUCTION
 CITY OF DENVER
 DATE: _____

INITIAL ACCEPTANCE
 CITY OF DENVER
 DATE: _____



SEWER NOTES

- All construction & materials shall comply with the City of Denver specifications & standard details.
- Sewer lines shall be located a minimum of 10' horizontally and 18' vertically from all water lines. All crossings with water lines shall be made in a trench with a minimum depth of 12" below the sewer line. The crossing shall be enclosed in a 3" galv. steel and extending 12" beyond the diameter of the water pipe on both sides.
- Where sewers and water mains cross within 10' horizontal feet of each other, the sewer pipe shall be a minimum of 18' water clear distance vertically below the water main. The sewer pipe shall be encased in 6" thick concrete collars when water mains are at least 2' below the sewer pipe. The minimum length of the concrete collar shall be 10' on each side of the sewer pipe. The concrete collar shall be cast in place and shall be finished with a smooth surface. The concrete collar shall be cast in place and shall be finished with a smooth surface.
- Sewer service laterals shall be installed 10' inside property line (Rowley right-of-way line) and capped with water-tight plugs. They shall be installed at least 18' vertically above the end of the line and extending 12" above the ground surface. The top of the line shall be painted white.
- Cover shall be a minimum of 42".
- Pipe specifications: 18" - PVC-4031 D 201.5 - 200.35 8' 18" - PVC-4031 D 201.5 - 200.35 8'



WILSON RANCH FILING NO. THREE SEWER PLANS - LINES C AND D

LINE D

STATION	RM ELEV.	RM INV.	RM OUT.
0+00	4630.00	4630.00	4630.00
0+50	4630.00	4630.00	4630.00
1+00	4630.00	4630.00	4630.00
1+50	4630.00	4630.00	4630.00
2+00	4630.00	4630.00	4630.00
2+50	4630.00	4630.00	4630.00
3+00	4630.00	4630.00	4630.00
3+50	4630.00	4630.00	4630.00
4+00	4630.00	4630.00	4630.00
4+50	4630.00	4630.00	4630.00
5+00	4630.00	4630.00	4630.00
5+50	4630.00	4630.00	4630.00
6+00	4630.00	4630.00	4630.00
6+50	4630.00	4630.00	4630.00
7+00	4630.00	4630.00	4630.00
7+50	4630.00	4630.00	4630.00
8+00	4630.00	4630.00	4630.00
8+50	4630.00	4630.00	4630.00
9+00	4630.00	4630.00	4630.00
9+50	4630.00	4630.00	4630.00
10+00	4630.00	4630.00	4630.00

LINE C

STATION	RM ELEV.	RM INV.	RM OUT.
0+00	4630.00	4630.00	4630.00
0+50	4630.00	4630.00	4630.00
1+00	4630.00	4630.00	4630.00
1+50	4630.00	4630.00	4630.00
2+00	4630.00	4630.00	4630.00
2+50	4630.00	4630.00	4630.00
3+00	4630.00	4630.00	4630.00
3+50	4630.00	4630.00	4630.00
4+00	4630.00	4630.00	4630.00
4+50	4630.00	4630.00	4630.00
5+00	4630.00	4630.00	4630.00
5+50	4630.00	4630.00	4630.00
6+00	4630.00	4630.00	4630.00
6+50	4630.00	4630.00	4630.00
7+00	4630.00	4630.00	4630.00
7+50	4630.00	4630.00	4630.00
8+00	4630.00	4630.00	4630.00
8+50	4630.00	4630.00	4630.00
9+00	4630.00	4630.00	4630.00
9+50	4630.00	4630.00	4630.00
10+00	4630.00	4630.00	4630.00

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

FOR: Q. E. D. SURVEYING SYSTEMS, INC.
 1014 COLO. AVE.
 COLORADO 81501
 (303) 341-3370
 864-7-386

DESIGNED BY: Q. E. D.
 DRAWN BY: VAP
 ACAD. ID: WMSSEW NEW 2
 SHEET NO. 2 OF 2
 FILE: 91014.1

DATE: 3/20/83