

FEE \$10.00

PERMIT # 11439

FENCE PERMIT

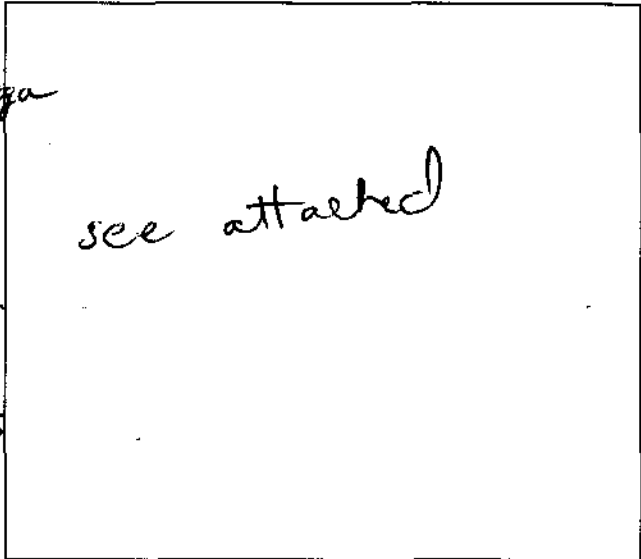
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT



THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 2323 River Road
 TAX SCHEDULE NO. 2697-364-00-026
 PROPERTY OWNER M.A. Conrady / Martin Azcaraga
 OWNER'S PHONE 243-3221
 OWNER'S ADDRESS 5808 OE Rd. / Colbran, CO
 CONTRACTOR Wally Downer
 CONTRACTOR'S PHONE 243-3221
 CONTRACTOR'S ADDRESS 2323 River Rd., G.J., CO 81505
 FENCE MATERIAL Chain Link / Field Tensil
 FENCE HEIGHT 6'



Plot plan must show property lines and property dimensions, all easements, all rights-of-way, all structures, all setbacks from property lines, & fence height(s).

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE I-1
 SPECIAL CONDITIONS _____

SETBACKS: Front _____ from property line (PL) or
55' from center of ROW, whichever is greater.
 Side 0' from PL Rear 0' from PL

Fences exceeding six feet in height require a separate permit from the City/County Building Department. A fence constructed on a corner lot that extends past the rear of the house along the side yard or abuts an alley requires approval from the City Engineer (Section 5-5-5B of the Grand Junction Zoning and Development Code).

The owner/applicant must correctly identify all property lines, easements, and rights-of-way and ensure the fence is located within the property's boundaries. Covenants, conditions, restrictions, easements and/or rights-of-way may restrict or prohibit the placement of fence(s). The owner/applicant is responsible for compliance with covenants, conditions, and restrictions which may apply. Fences built in easements may be subject to removal at the property owner's sole and absolute expense. Any modification of design and/or material as approved in this fence permit must be approved, in writing, by the Community Development Department Director.

I hereby acknowledge that I have read this application and the information and plot plan are correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply.

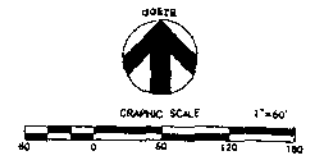
I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to removal of the fence(s) at the owner's cost.

Applicant's Signature Wally Downer Date 2-18-00
 Community Development's Approval Patricia Peritt Date 2-18-2000
 City Engineer's Approval (if required) _____ Date _____

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)
(White: Planning) (Yellow: Customer) (Pink: Code Enforcement)

- Notes:
1. Backfill with overburden to pond after mining. Grade to send drainage to pond.
 2. Maximum for all slopes around pond is 3H:1V.
 3. All disturbed areas to be reseeded per NRCS recommendations.
 4. Install 8' fence around mining area with locking access gate.
 5. All trees and plants selective for low water usage & soil tolerance. Supplemental irrigation required for trees and plants. An underground pressurized irrigation system will be provided for the landscape area.
 6. NRCS Seeding Recommendations for Salt Range Site: Ten Wheel Grass (Jesse) 25 lb/acre

The contractor shall have a signed copy of the plans and a copy of the City of Grand Junction Specifications and Standards on the job site.



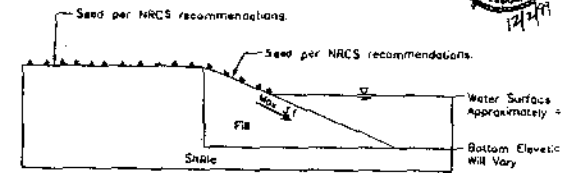
DRAINAGE PLAN & LANDSCAPE PLAN
 River Road
 Parcel # 2897-364-00-026
 Zone 1-1, 10.58 Acres

LEGEND

- Property Border
 - Contour of Road
 - Flowline of Ditch
 - Easement
 - Floodplain Boundary
 - Setback & Buffer Boundaries
 - Edge of Asphalt
 - Fence Line
 - Existing Topographic Contour (1ft in)
 - Post-Mining Topographic Contour (1
-
- Photo Location and Camera Direction
 - Concrete
 - Manhole
 - Power Pole
 - Spot Elevation
 - #3 Brass Cap
 - #5 Rebar with Aluminum Cap - PLS
 - TREE - Staghorn Sumac (Rhus typhina)
Height 15-20ft at Maturity, Spread 1L, 1 1/2 Cooper Minimum Purchase Size Mulch with Shredded Bark Quantity - 12
 - TREE - Cocksour Hawthorne (Crataegus)
Height 15-20ft at Maturity, Spread 1L, 1 1/2 Cooper Minimum Purchase Size Mulch with Shredded Bark Quantity - 13



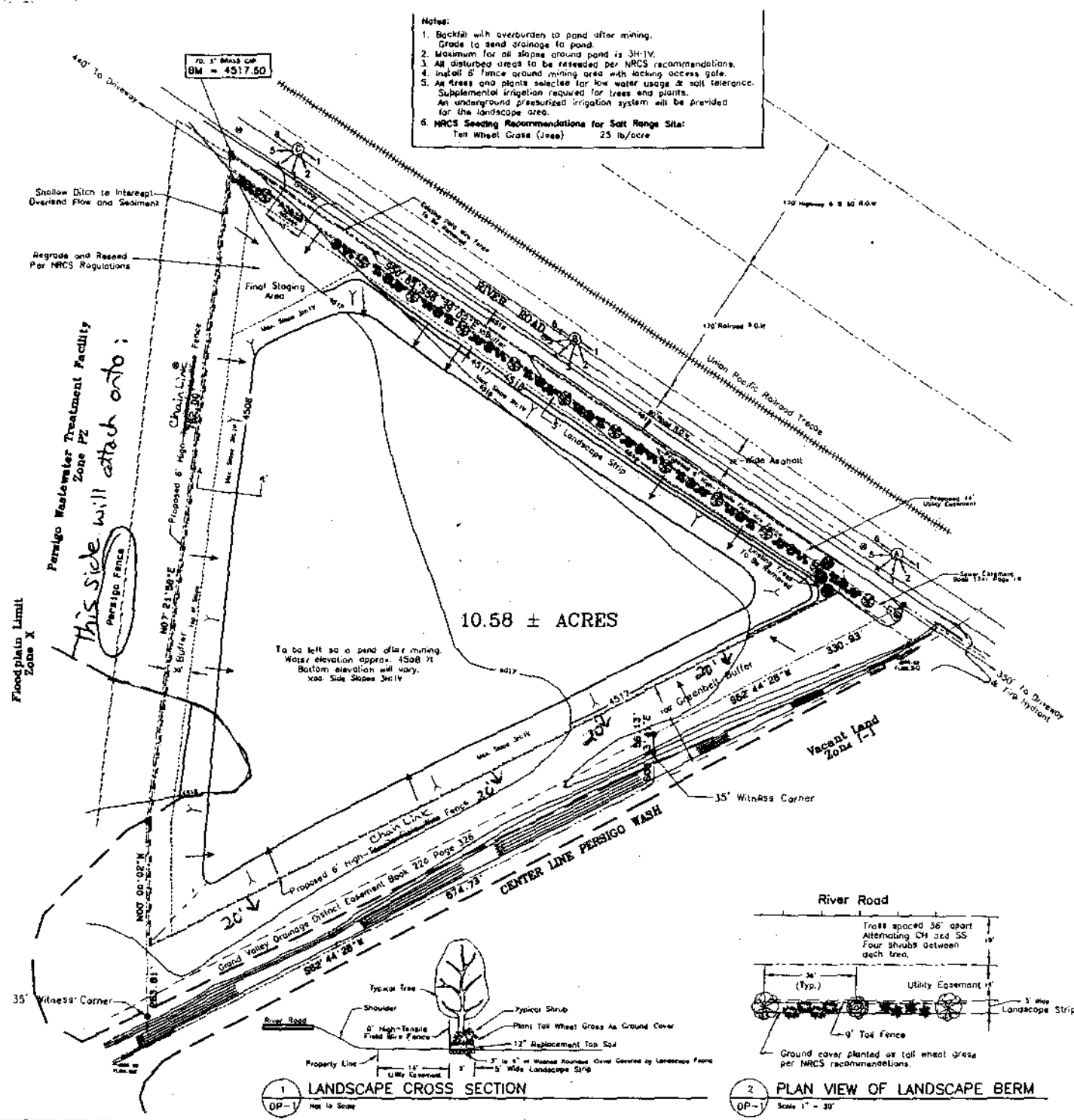
- SHRUB - Threaded Sumac (Rhus typhina)
Height 8ft at Maturity Spread 20"
50% Minimum Purchase Size Mulch with Shredded Bark Quantity - 30
- SHRUB - Four-wing Saltbush (Atriplex canescens)
Height 4ft at Maturity Spread 5ft
50% Minimum Purchase Size Mulch with Shredded Bark Quantity - 30
- SHRUB - Mormon Tea (Ephedra viridis)
Height 4ft at Maturity Spread 4ft
50% Minimum Purchase Size Mulch with Shredded Bark Quantity - 30



3 POND EDGE SECTION A-A
 DP-1 Not to Scale

APPROVED FOR CONSTRUCTION
 12-23-11
 Accepted for construction for one year from this date. Acceptance of these plans does not relieve the developer, contractor, or the engineer from conforming with City of Grand Junction Standards and Specifications.
 City of Grand Junction Engineering Department Representative

"All details, construction, inspections, and testing shall conform to City of Grand Junction Standards and Specifications. The contractor shall have a copy of the accepted plans and the current City of Grand Junction Standards and Specifications on site and available at all times."



1 LANDSCAPE CROSS SECTION
 DP-1 Not to Scale

2 PLAN VIEW OF LANDSCAPE BERM
 DP-1 Scale 1" = 30'