

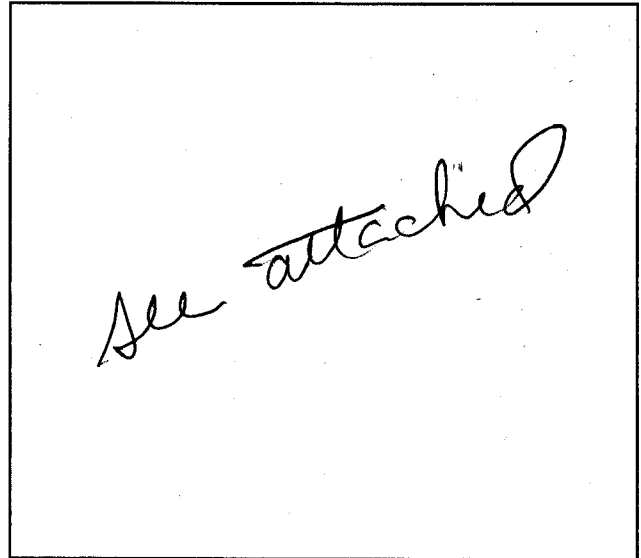


FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 3088 D 1/2 RD
TAX SCHEDULE NO 2943-161-00-187
PROPERTY OWNER G+R West BUILDERS
Bill + Rob Control
OWNER'S PHONE (970) 255-8164
OWNER'S ADDRESS _____
CONTRACTOR Chris's Landscaping
CONTRACTOR'S PHONE (970) 640-0244
CONTRACTOR'S ADDRESS 528 N 26th St.
FENCE MATERIAL Cedar Fence
FENCE HEIGHT 6ft / 30" in front
20"



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). NOTE: PROPERTY LINE IS LIKELY ONE FOOT OR MORE BEHIND THE SIDEWALK.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RMF-5 SETBACKS: Front 20' from property line (PL) or _____ from center of ROW, whichever is greater.
SPECIAL CONDITIONS front 20' will be 30" then 6" from there back. 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 4.1.J 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 [Signature]
Community Development's Approval [Signature]
City Engineer's Approval (if required) _____

Date _____
Date 2/12/03
Date _____

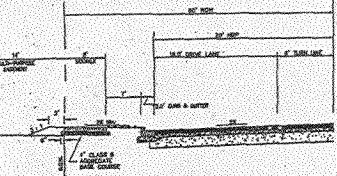
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.E.1.d Grand Junction Zoning & Development Code)
(White: Planning) (Yellow: Customer) (Pink: Code Enforcement)

NOTE: FOR DRAINAGE FLOW PATTERNS SEE DRAINAGE MAP ATTACHED TO ACCOMPANYING "PRELIMINARY DRAINAGE STUDY".

AREA SUMMARY		
LOTS (45)	8.22 ACRES	74.32%
RIGHTS-OF-WAY	2.51 ACRES	22.70%
TRACT "A"	0.33 ACRES	2.98%
TOTAL:	11.06 ACRES	100%

UTILITIES WILL BE PROVIDED TO THE SITE BY THE FOLLOWING VENDORS:

GAS AND ELECTRIC: XCEL ENERGY
 WATER: CLIFTON WATER DISTRICT
 CABLE TELEVISION: A1&T
 SANITARY SEWER: CENTRAL GRAND VALLEY SEWER DISTRICT
 TELEPHONE: GREST
 IRRIGATION: GRAND VALLEY IRRIGATION DISTRICT
 DRAINAGE: GRAND JUNCTION DRAINAGE DISTRICT

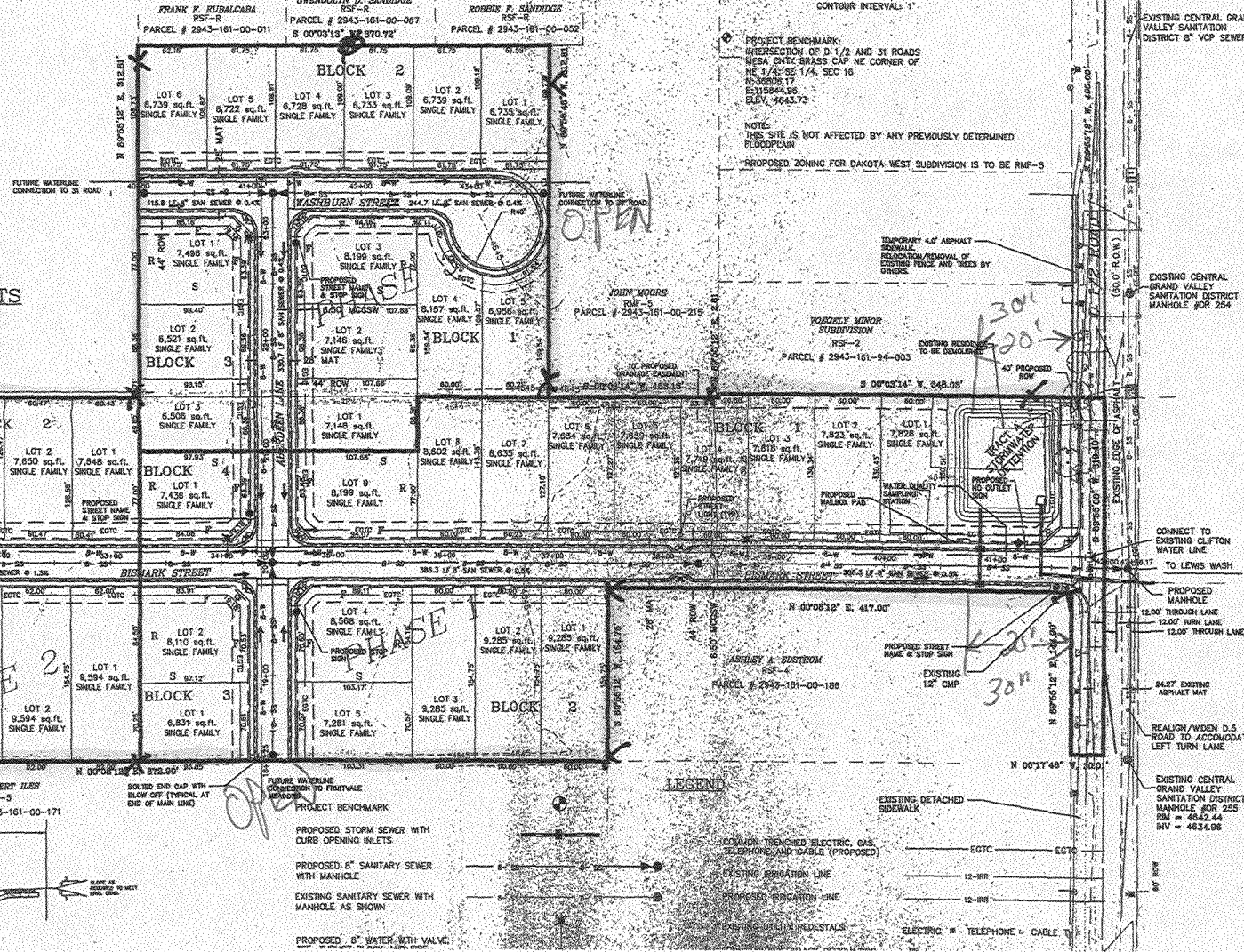
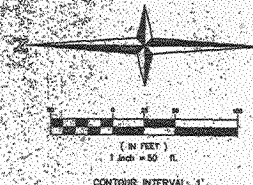


D 1/2 ROAD HALF STREET IMPROVEMENTS

BEN BOND
EXCAVATING, INC.
 PARCEL ID# 2943-161-00-208
 S 00°03'14" N, 448.78'

PRELIMINARY PLAN FOR DAKOTA WEST SUBDIVISION

G & R WEST, LLC
 2650 EL CORONA DR.
 GRAND JUNCTION, CO 81501



PROJECT BENCHMARK:
 INTERSECTION OF D-1/2 AND 31 ROADS
 MESA CITY BRASS CAP NE CORNER OF
 NE 1/4 & SE 1/4, SEC 16
 N-36505.17
 E-312644.56
 GUV: 9443.73

NOTE:
 THIS SITE IS NOT AFFECTED BY ANY PREVIOUSLY DETERMINED EROSION PLAN
 PROPOSED ZONING FOR DAKOTA WEST SUBDIVISION IS TO BE RMF-5

TEMPORARY 4.5' ASPHALT SIDEWALK
 REDUCTION/REMOVAL OF EXISTING FENCE AND TREES BY OWNER
 TO BE DEMOLISHED
 40' PROPOSED ROW

TOZZOLEY MINOR SUBDIVISION
 RSF-2
 PARCEL # 2945-161-94-003

HASTBY & EDSTROM
 RSF-4
 PARCEL # 2945-161-00-188

JOHN ALBERT ILES
 RMF-5
 PARCEL # 2943-161-00-171

- LEGEND**
- COMMON TRENCHED ELECTRIC, GAS, TELEPHONE AND CABLE (PROPOSED) — EOTC — EOTC
 - EXISTING IRRIGATION LINE — 12-IRR — 12-IRR
 - PROPOSED IRRIGATION LINE — 12-IRR — 12-IRR
 - EXISTING UTILITY PREDESTALS — ELECTRIC = TELEPHONE = CABLE
 - EXISTING DETACHED SIDEWALK
 - EXISTING SANITARY SEWER WITH MANHOLE AS SHOWN
 - PROPOSED 8" WATER WITH VALVE
 - PROPOSED 8" SANITARY SEWER WITH MANHOLE
 - PROPOSED STORM SEWER WITH CURB OPENING INLETS
 - PROJECT BENCHMARK
 - FUTURE MANHOLE CONNECTION TO FUTURE VALVE (PROPOSED)
 - SOLID END CAP WITH SLOW CUT (TYPICAL AT END OF MAIN LINE)
 - RELAS-2 BASE CONNECTION TO BE INSTALLED
 - BASE TO BE CONCRETE TO MEET ALL SPECIFICATIONS
 - MINIMUM CURB, OUTLET & FINISH
 - ASPHALT
 - BASE
 - RELAS-2 BASE CONNECTION TO BE INSTALLED
 - BASE TO BE CONCRETE TO MEET ALL SPECIFICATIONS

EXISTING CENTRAL GRAND VALLEY SANITATION DISTRICT MANHOLE #09 253

EXISTING CENTRAL GRAND VALLEY SANITATION DISTRICT #09 VCP SEWER

EXISTING CENTRAL GRAND VALLEY SANITATION DISTRICT MANHOLE #09 254

CONNECT TO EXISTING CLIFTON WATER LINE TO LEWIS WASH

PROPOSED MANHOLE 12.00" THROUGH LANE 12.00" TURN LANE 12.00" THROUGH LANE

EXISTING CENTRAL GRAND VALLEY SANITATION DISTRICT MANHOLE #09 255 RM = 48-42.44 RV = 48-34.98

THOMPSON-LANGFORD CORP.
 ENGINEERS AND LAND SURVEYORS
 508 1/2 W. STATE RD
 GRAND JUNCTION, COLORADO
 PH. (970) 243-0887
 FAX (970) 241-2845
 www.thompsonlangford.com

CITY OF GRAND JUNCTION
 PRELIMINARY PLAN FOR
 DAKOTA WEST SUBDIVISION

DATE: October 22, 2002
 SCALE: 1" = 50'