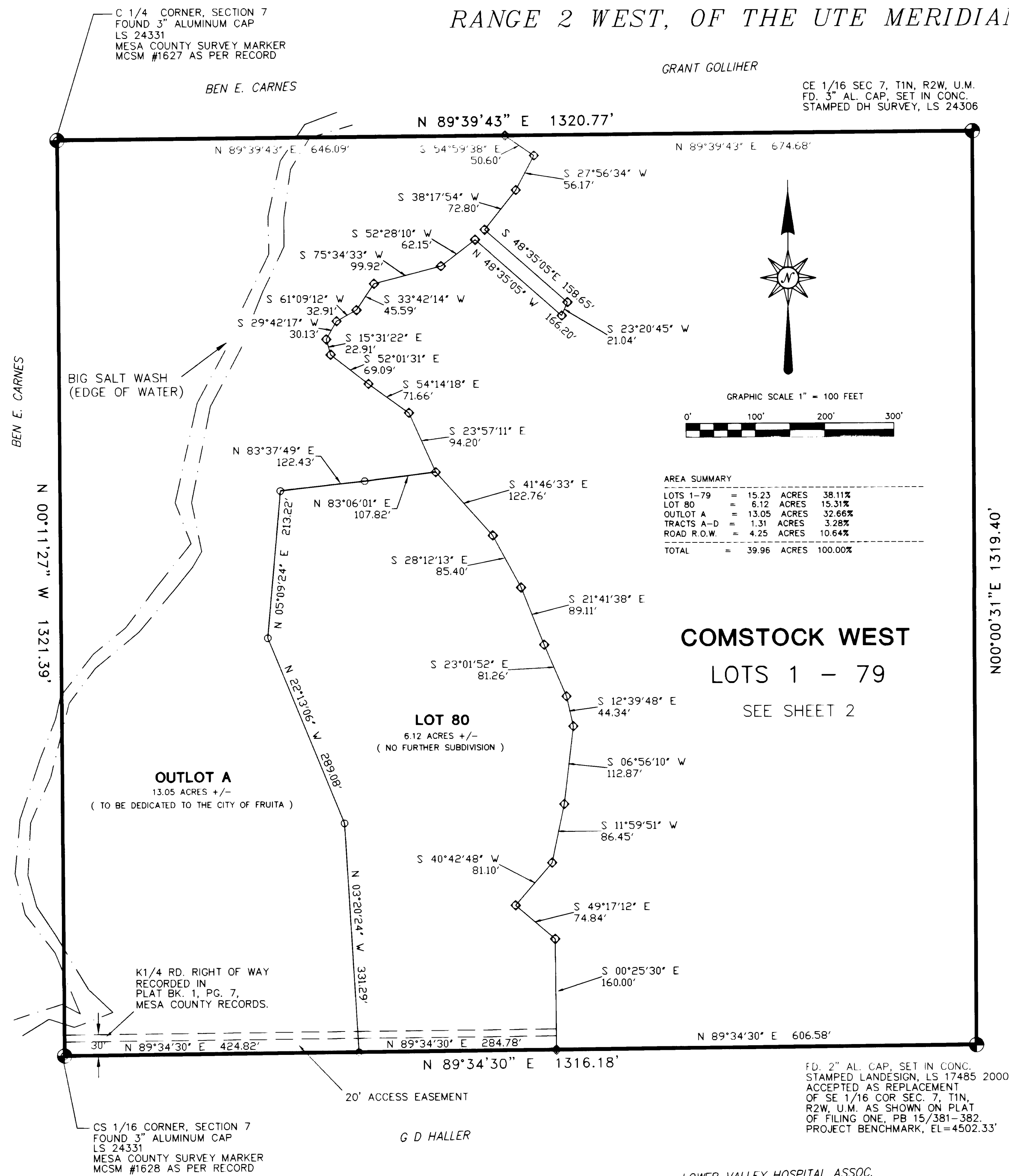


# FINAL PLAT COMSTOCK WEST

LOCATED IN THE NW 1/4 OF THE SE 1/4 OF SECTION 7, TOWNSHIP 1 NORTH,  
RANGE 2 WEST, OF THE UTE MERIDIAN, CITY OF FRUITA, MESA COUNTY, COLORADO



### CITY COUNCIL CERTIFICATE

This plat approved by the City Council of the City of Fruita, Colorado, for filing with the Clerk and Recorder of Mesa County, Colorado, and for conveyance or dedication to the City of the public dedications shown hereon subject to the provisions that approval in no way obligates the City of Fruita for financing or constructing of improvements on said lands, streets or easements dedicated to the public except as specifically agreed to by the City of Fruita for maintenance of public improvements until construction of said improvements has been completed in accordance with the City of Fruita's specifications and the City of Fruita has agreed to accept said improvements. This approval does not guarantee that the size, soil conditions, subsurface geology, ground water conditions or flooding conditions of any lot shown hereon are such that a building permit, development permit, or any other required permit will be issued. This approval is with the understanding that all expenses involving required improvements for all utility services, paving, grading, landscaping, curbs, gutters, sidewalks, road lighting, road signs, flood protection devices, drainage structures, and all other improvements that may be required shall be the responsibility of the owners designated hereon and not the City of Fruita, unless otherwise specifically agreed to in writing by the City Council.

City of Fruita, Colorado

By: *David G. Nicewicz*  
Mayor

Witness my hand and seal of the City of Fruita, Colorado, this 17th day of February, 2003.

Attest:  
By: *Alfred E. Subran*  
City Clerk

### PLANNING COMMISSION CERTIFICATE

This plat has been approved by the City of Fruita Planning Commission this 17th day of February, 2003.

By: *John W. ...*  
Chairman

### CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed in my office at 3:16 o'clock P.M. on this 31st day of December, 2003, and was duly recorded in Plat Book No. 3561 page no. 472-474. Reception No. 2170166 Drawer No. 00-108. Fees \$30.00 plus \$1.00 SC.

By: *Janice Wood*  
Clerk and Recorder

### SURVEYOR'S CERTIFICATION

I, David G. Nicewicz, hereby certify that I am a Registered Land Surveyor, licensed under the laws of the State of Colorado, that this plat is a true, correct and complete plat of COMSTOCK WEST, as laid out plotted, dedicated and shown hereon, that the survey thereof was made under my direction and supervision and correctly shows the location and dimensions of the lots staked upon the ground in compliance with Title 38, Article 551, C.R.S., and all other regulations governing the subdivision of land and I further certify that this plat contains all the information required by Section 38-33.3-209, C.R.S., as amended.

Certified this 22nd day of DECEMBER, 2003.

By: *David G. Nicewicz*  
David G. Nicewicz, P.L.S. 24963



### CERTIFICATE OF OWNERSHIP AND DEDICATION

COMSTOCK WEST, LLC are the sole owners in fee simple of all that real property described as follows: (Warranty Deed recorded in Book 3392, page 258, records of the Mesa County Clerk and Recorder) The Northwest 1/4 of the Southeast 1/4 of Section 7, Township 1 North, Range 2 West, of the Ute Meridian, being Lot 4 (4) of Orchard Subdivision to Fruita, according to the official plat thereof recorded in Plat Book No. 1 of Page 7, County of Mesa, State of Colorado, together with an easement for ingress/egress and utility lines as described in Warranty Deed recorded September 17, 1981 in Book 1333 at Page 890.

Said owner by these presents laid out, plotted and subdivided the same into lots as shown on this plat, and designate the same as COMSTOCK WEST in the City of Fruita, County of Mesa, State of Colorado, and do hereby grant, convey, dedicate and set apart to said City of Fruita for public use, Tract A, Outlot A, the streets shown hereon, including Malachite, Pioneer, Amethyst, Azurite, Celestite Drives, Agate Court and Crystal Way and storm and sanitary sewer and drainage easements. Multi-purpose and irrigation easements shown hereon are for utility and irrigation purposes only. We hereby accept the responsibility for the completion of all required public improvements for COMSTOCK WEST and further grant the right to install and maintain all necessary structures to the entity responsible for providing the services for which the easements are established. We further state that this subdivision shall be subject to the protective covenants filed and recorded for this subdivision in the office of the Clerk and Recorder of Mesa County, Colorado in Book ... at page ... and Book ... page ...

Executed this 29th day of December, 2003.

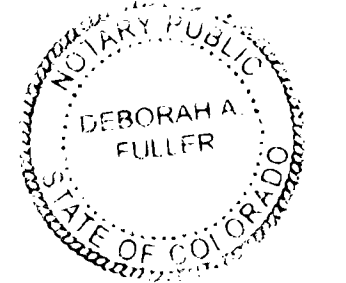
By: *Michael A. Toney*  
Owner

### NOTARY PUBLIC CERTIFICATION

The foregoing Certificate of Dedication and ownership was acknowledged before me this 29th day of December, A.D. 2003, by Michael A. Toney of Comstock West LLC, owner.

Witness my hand and official seal  
By: *Deborah A. Fuller*  
Notary Public

My Commission Expires: 8-26-2005



### SUBORDINATION BY LIENHOLDERS

FIRST NATIONAL BANK OF THE ROCKIES, being the holder of a promissory note secured by a deed of trust dated JUNE 17, 2003 and recorded on 6/19/03, at reception no. 2128647, in the office of the Clerk and Recorder of Mesa County, Colorado hereby consents to the subdivision of the lands set forth in this COMSTOCK WEST, and subordinates the lien represented by the aforesaid deed of trust to the dedications and restrictions as shown on this Plat and relative covenants, conditions and restrictions.

Street name and number 2452 Hwy 6+50  
City, State, and Zip Grand Junction, CO 81505

Lien Holder signature *C. Dennis King*  
State of Colorado  
County of Mesa  
Signed this 29th day of December, 2003  
The foregoing was acknowledged before me this 29th day of Dec., 2003, by C. Dennis King, As Branch Assistant of First National Bank of the Rockies (Lien Holder).

Witness my hand and official seal.  
By: *Deborah A. Fuller*  
My commission expires: 8/26/2005 Notary Public



RICHARD B. WHITE

**SURVEYOR'S NOTES (ALSO SEE SHEET NO. 2)**

THE BASIS OF BEARINGS FOR THIS PLAT IS THE EAST LINE OF SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 2 WEST, UTE MERIDIAN, EACH END OF WHICH IS MONUMENTED BY A MESA COUNTY SURVEY MARKER, AS SHOWN HEREON, SAID BEARING BEING NORTH 00°00'00" EAST AS SHOWN ON MAP OF COMSTOCK ESTATES FILING NO. ONE, AS PER PLAT RECORDED IN PLAT BOOK NO. 15, PAGES 381 AND 382 IN THE OFFICE OF THE CLERK AND RECORDER OF MESA COUNTY, COLORADO.

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

PROJECT BENCHMARK BASED UPON ELEVATIONS ESTABLISHED IN COMSTOCK ESTATES FILING NO. ONE, WHICH WERE ESTABLISHED BY TRIGGERED LEVEL LOOP FROM MCSM #1277-PD96 ELEV = 4482.04 (+) 1366.125 (+) NAVD 1989 MGS.

LOWER VALLEY HOSPITAL ASSOC.

- Number 5 rebar, 18" long, and 1-1/2" aluminum cap stamped LS 24963 to be set at all lot corners prior to the sale of any lot.
- Indicates set a number 5 rebar, 18" long, with a 1-1/2" aluminum cap stamped LS 24963
- ◇ Indicates set a number 5 rebar, 18" long, with a 1-1/2" aluminum cap stamped LS 24963 in concrete
- ⊙ Indicates found a number 5 rebar, 18" long, with a 1-1/2" aluminum cap stamped LS 24963 in concrete
- Indicates found 1-1/2" Aluminum Cap stamped LS 24963
- ▲ Indicates set Nail and Aluminum Washer stamped, LS 24963 at centerline points of control.
- Indicates found Monument set by others as noted.
- Indicates found a number 5 rebar, 18" long, with a 1-1/2" aluminum cap stamped Rocky Mtn L.S. 31155 in concrete
- (R) Indicates record variance

FINAL PLAT  
**COMSTOCK WEST**

LOCATED IN THE NW 1/4 OF THE SE 1/4 OF SECTION 7, T. 1 N.,  
R. 2 W., UTE MERIDIAN, CITY OF FRUITA, MESA COUNTY COLORADO

<b>PLAN SCALE</b> 1" = 100'  <b>REVISIONS:</b> DATE: 01/20/03 DATE: 02/14/03 DATE: 04/01/03 DATE: 04/11/03 DATE: 10/28/03	<b>SIGNATURE BLOCK</b> FIELD CREW: DGN, RKG, CDL DATE: 02/03 DRAFTER: RKG, DGN DATE: 07/03 CHECKED BY: KIN DATE: 07/03	<div style="border: 1px solid black; padding: 5px; display: inline-block;"> <b>WEST ELK LAND SURVEYING, INC.</b> </div> 3446 L. LANE HOTCHKISS, COLORADO 81419 EMAIL: westelkland@aol.com
	<b>TITLE:</b> COMSTOCK WEST DATE: 12/22/03 DWG. NO. WE02074CWP1 SHEET 1 OF 2	



**FINAL PLAT**  
**COMSTOCK WEST**  
LOCATED IN THE NW 1/4 OF THE SE 1/4 OF SECTION 7, TOWNSHIP 1 NORTH,  
RANGE 2 WEST, OF THE UTE MERIDIAN, CITY OF FRUITA, MESA COUNTY, COLORADO

C 1/4 CORNER, SECTION 7  
FOUND 3" ALUMINUM CAP  
MESA COUNTY SURVEY MARKER  
LS 24331  
MCSM #1627 AS PER RECORD

S 89°39'43" W 1320.77' BASIS OF BEARING

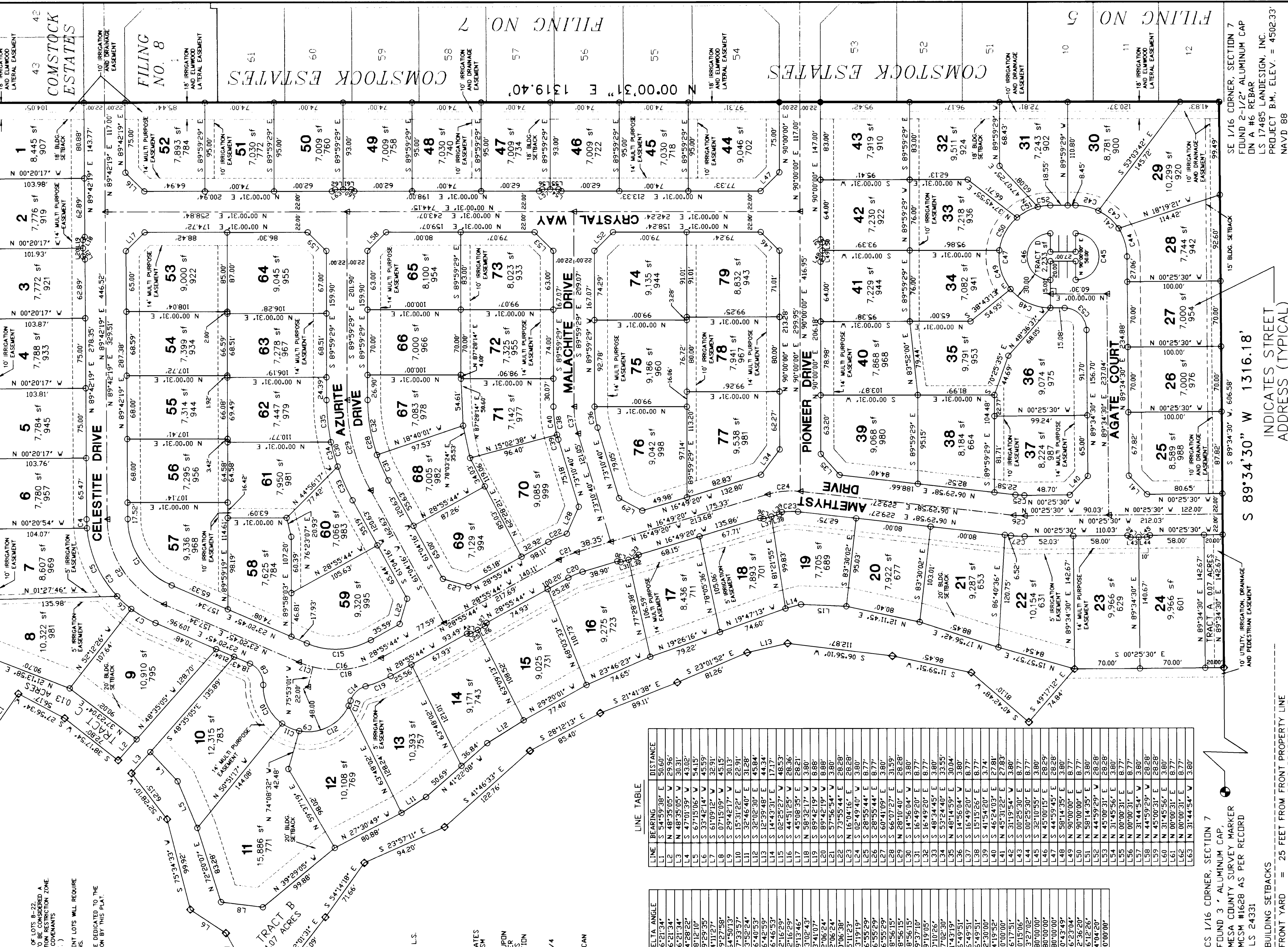
CE 1/16 CORNER, SECTION 7  
FOUND 3" ALUMINUM CAP  
SET IN CONCRETE  
LS 24306  
D.H. SURVEYS

**PLAT NOTES:**  
1. THE WESTERLY 15 FEET OF LOTS 8-22 TRACTS B AND C ARE TO BE CONSIDERED A TRACT OF 0.13 ACRES (SEE DECLARATION AND ATTACHMENT "A").  
2. LOTS 8-22 AND BASEMENT LOTS WILL REQUIRE ENGINEERED FOUNDATIONS.  
3. TRACTS B, C AND D ARE DEDICATED TO THE HOMEOWNERS ASSOCIATION BY THIS PLAT.

**AREA SUMMARY**  
LOTS 1-79 = 15.23 ACRES 36.11%  
LOT 80 = 6.12 ACRES 15.31%  
OUTLOT A = 13.05 ACRES 32.66%  
TRACTS A-D = 1.31 ACRES 3.28%  
ROAD, R.O.W. = 4.25 ACRES 10.64%  
TOTAL = 39.96 ACRES 100.00%

- Number 5 rebar, 18" long, and 1-1/2" aluminum cap stamped LS 24963 to be set at all lot corners prior to the sale of any lot.
- Indicates set a number 5 rebar, 18" long, with a 1-1/2" aluminum cap stamped LS 24963
- ◇ Indicates set a number 5 rebar, 18" long, with a 1-1/2" aluminum cap stamped LS 24963 in concrete
- ◎ Indicates found a number 5 rebar, 18" long, with a 1-1/2" aluminum cap stamped LS 24963 in concrete
- Indicates found 1-1/2" Aluminum Cap stamped LS 24963
- ▲ Indicates set Nail and Aluminum Washer, Stamped, LS 24963 at centerline points of control.
- Indicates found a number 3 rebar, 18" long, with a 1-1/2" aluminum cap stamped Rocky Mtn. LS 31155 in concrete
- (R) Indicates record variance

**SURVEYOR'S NOTES:**  
THE BASIS OF BEARINGS FOR THIS PLAT IS THE NORTH LINE OF NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 2 WEST, OF THE UTE MERIDIAN, EACH END OF WHICH IS MONUMENTED AS SHOWN HEREON, SAID BEARING BEING SOUTH 89°39'43" WEST.  
EASEMENT AND TITLE DOCUMENTS (SCHEDULES A&B) PROVIDED BY FIRST AMERICAN TITLE COMPANY, UNDER NO. 00144446, DATED FEBRUARY 5, 2002 AT 8:00 A.M.



**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	CHORD LEN	CHORD BEARING	BETA ANGLE
C1	76.00	90.34	109.45	N 56°31'32" E	66°21'34"
C2	100.00	115.82	139.45	N 56°31'32" E	66°21'34"
C3	125.00	141.30	175.85	N 56°31'32" E	66°21'34"
C4	150.00	166.78	212.25	N 56°31'32" E	66°21'34"
C5	175.00	192.26	248.65	N 56°31'32" E	66°21'34"
C6	200.00	217.74	285.05	N 56°31'32" E	66°21'34"
C7	225.00	243.22	321.45	N 56°31'32" E	66°21'34"
C8	250.00	268.70	357.85	N 56°31'32" E	66°21'34"
C9	275.00	294.18	394.25	N 56°31'32" E	66°21'34"
C10	300.00	319.66	430.65	N 56°31'32" E	66°21'34"
C11	325.00	345.14	467.05	N 56°31'32" E	66°21'34"
C12	350.00	370.62	503.45	N 56°31'32" E	66°21'34"
C13	375.00	396.10	539.85	N 56°31'32" E	66°21'34"
C14	400.00	421.58	576.25	N 56°31'32" E	66°21'34"
C15	425.00	447.06	612.65	N 56°31'32" E	66°21'34"
C16	450.00	472.54	649.05	N 56°31'32" E	66°21'34"
C17	475.00	498.02	685.45	N 56°31'32" E	66°21'34"
C18	500.00	523.50	721.85	N 56°31'32" E	66°21'34"
C19	525.00	548.98	758.25	N 56°31'32" E	66°21'34"
C20	550.00	574.46	794.65	N 56°31'32" E	66°21'34"
C21	575.00	600.00	831.05	N 56°31'32" E	66°21'34"
C22	600.00	625.54	867.45	N 56°31'32" E	66°21'34"
C23	625.00	651.08	903.85	N 56°31'32" E	66°21'34"
C24	650.00	676.62	940.25	N 56°31'32" E	66°21'34"
C25	675.00	702.16	976.65	N 56°31'32" E	66°21'34"
C26	700.00	727.70	1013.05	N 56°31'32" E	66°21'34"
C27	725.00	753.24	1049.45	N 56°31'32" E	66°21'34"
C28	750.00	778.78	1085.85	N 56°31'32" E	66°21'34"
C29	775.00	804.32	1122.25	N 56°31'32" E	66°21'34"
C30	800.00	829.86	1158.65	N 56°31'32" E	66°21'34"
C31	825.00	855.40	1195.05	N 56°31'32" E	66°21'34"
C32	850.00	880.94	1231.45	N 56°31'32" E	66°21'34"
C33	875.00	906.48	1267.85	N 56°31'32" E	66°21'34"
C34	900.00	932.02	1304.25	N 56°31'32" E	66°21'34"
C35	925.00	957.56	1340.65	N 56°31'32" E	66°21'34"
C36	950.00	983.10	1377.05	N 56°31'32" E	66°21'34"
C37	975.00	1008.64	1413.45	N 56°31'32" E	66°21'34"
C38	1000.00	1034.18	1449.85	N 56°31'32" E	66°21'34"
C39	1025.00	1059.72	1486.25	N 56°31'32" E	66°21'34"
C40	1050.00	1085.26	1522.65	N 56°31'32" E	66°21'34"
C41	1075.00	1110.80	1559.05	N 56°31'32" E	66°21'34"
C42	1100.00	1136.34	1595.45	N 56°31'32" E	66°21'34"
C43	1125.00	1161.88	1631.85	N 56°31'32" E	66°21'34"
C44	1150.00	1187.42	1668.25	N 56°31'32" E	66°21'34"
C45	1175.00	1212.96	1704.65	N 56°31'32" E	66°21'34"
C46	1200.00	1238.50	1741.05	N 56°31'32" E	66°21'34"
C47	1225.00	1264.04	1777.45	N 56°31'32" E	66°21'34"
C48	1250.00	1289.58	1813.85	N 56°31'32" E	66°21'34"
C49	1275.00	1315.12	1850.25	N 56°31'32" E	66°21'34"
C50	1300.00	1340.66	1886.65	N 56°31'32" E	66°21'34"
C51	1325.00	1366.20	1923.05	N 56°31'32" E	66°21'34"
C52	1350.00	1391.74	1959.45	N 56°31'32" E	66°21'34"
C53	1375.00	1417.28	1995.85	N 56°31'32" E	66°21'34"

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 54°59'38" E	50.60'
L2	N 48°35'05" W	29.96'
L3	N 48°35'05" W	30.31'
L4	S 67°18'02" E	54.15'
L5	S 39°42'14" E	43.59'
L6	S 61°09'12" E	32.91'
L7	S 39°42'14" E	43.51'
L8	S 71°59'09" E	45.15'
L9	S 15°31'22" E	22.91'
L10	S 39°42'14" E	43.51'
L11	S 39°42'14" E	43.51'
L12	S 39°42'14" E	43.51'
L13	S 39°42'14" E	43.51'
L14	S 39°42'14" E	43.51'
L15	S 39°42'14" E	43.51'
L16	S 44°51'25" E	28.36'
L17	S 49°08'55" E	28.36'
L18	S 49°08'55" E	28.36'
L19	S 89°42'19" W	3.80'
L20	S 89°42'19" W	3.80'
L21	S 57°56'44" E	3.80'
L22	S 73°56'44" E	3.80'
L23	S 18°49'00" E	28.58'
L24	S 18°49'00" E	28.58'
L25	S 28°55'44" E	8.77'
L26	S 28°55'44" E	8.77'
L27	S 69°40'59" E	3.80'
L28	S 69°40'59" E	3.80'
L29	S 29°18'04" E	20.38'
L30	S 14°58'04" E	3.80'
L31	S 14°58'04" E	3.80'
L32	S 16°49'20" E	8.77'
L33	S 16°49'20" E	8.77'
L34	S 59°44'59" E	3.80'
L35	S 59°44'59" E	3.80'
L36	S 14°58'04" E	3.80'
L37	S 14°58'04" E	3.80'
L38	S 14°58'04" E	3.80'
L39	S 14°58'04" E	3.80'
L40	S 45°24'03" E	3.74'
L41	S 45°24'03" E	2.78'
L42	S 45°24'03" E	2.78'
L43	S 31°45'54" E	3.80'
L44	S 31°45'54" E	3.80'
L45	S 31°45'54" E	3.80'
L46	S 31°45'54" E	3.80'
L47	S 44°59'45" E	28.58'
L48	S 44°59'45" E	28.58'
L49	S 90°00'00" E	8.77'
L50	S 90°00'00" E	8.77'
L51	S 90°00'00" E	8.77'
L52	S 90°00'00" E	8.77'
L53	S 90°00'00" E	8.77'
L54	S 31°45'54" E	3.80'
L55	S 31°45'54" E	3.80'
L56	S 09°00'31" E	8.77'
L57	N 31°45'54" W	3.80'
L58	N 31°45'54" W	3.80'
L59	N 45°00'31" E	8.77'
L60	N 45°00'31" E	8.77'
L61	N 09°00'31" E	8.77'
L62	N 09°00'31" E	8.77'
L63	N 31°45'54" W	3.80'

**MAXIMUM FF ELEVATION=MINIMUM FF ELEVATION +1'**

LOT	MINIMUM TOP OF FINISH GRADE	LOT	MINIMUM TOP OF FINISH GRADE
1	4509.37	41	4503.26
2	4509.38	42	4503.27
3	4509.39	43	4503.28
4	4509.40	44	4503.29
5	4509.41	45	4503.30
6	4509.42	46	4503.31
7	4509.43	47	4503.32
8	4509.44	48	4503.33
9	4509.45	49	4503.34
10	4509.46	50	4503.35
11	4509.47	51	4503.36
12	4509.48	52	4503.37
13	4509.49	53	4503.38
14	4509.50	54	4503.39
15	4509.51	55	4503.40
16	4509.52	56	4503.41
17	4509.53	57	4503.42
18	4509.54	58	4503.43
19	4509.55	59	4503.44
20	4509.56	60	4503.45
21	4509.57	61	4503.46
22	4509.58	62	4503.47
23	4509.59	63	4503.48
24	4509.60	64	4503.49
25	4509.61	65	4503.50
26	4509.62	66	4503.51
27	4509.63	67	4503.52
28	4509.64	68	4503.53
29	4509.65	69	4503.54
30	4509.66	70	4503.55
31	4509.67	71	4503.56
32	4509.68	72	4503.57
33	4509.69	73	4503.58
34	4509.70	74	4503.59
35	4509.71	75	4503.60
36	4509.72	76	4503.61
37	4509.73	77	4503.62
38	4509.74	78	4503.63
39	4509.75	79	4503.64
40	4509.76	80	4503.65
41	4509.77	81	4503.66

CS 1/16 CORNER, SECTION 7  
FOUND 3" ALUMINUM CAP  
MESA COUNTY SURVEY MARKER  
LS 24331  
MCSM #1628 AS PER RECORD

**BUILDING SETBACKS**  
FRONT YARD = 25 FEET FROM FRONT PROPERTY LINE  
REAR YARD = 8 FEET FROM EAST REAR PROPERTY LINE  
SIDE YARD = 8 FEET FROM EACH SIDE PROPERTY LINE  
(TYPICAL SETBACK DISTANCES FOR LOTS UNLESS OTHERWISE NOTED BELOW )  
REAR YARD = 20 FEET FROM REAR PROPERTY LINE, LOTS 8-22  
REAR YARD = 18 FEET FROM REAR PROPERTY LINE, LOTS 30-31, 44-52  
REAR YARD = 15 FEET FROM REAR PROPERTY LINE, LOTS 25-28  
REAR YARD = 10 FEET FROM REAR PROPERTY LINE, LOTS 1-7, 35-35.  
REAR YARD = LOT 29 - 15 FEET FROM SOUTH REAR PROPERTY LINE  
REAR YARD = LOT 29 - 18 FEET FROM EAST REAR PROPERTY LINE  
REAR YARD = LOT 32 - 10 FEET FROM NORTH REAR PROPERTY LINE  
REAR YARD = LOT 32 - 18 FEET FROM EAST REAR PROPERTY LINE  
SIDE YARD = 18 FEET FROM EAST SIDE PROPERTY LINE, LOTS 1, 43  
SIDE YARD = 10 FEET FROM NORTH SIDE PROPERTY LINE, LOT 44

S 89°34'30" W 1316.18'

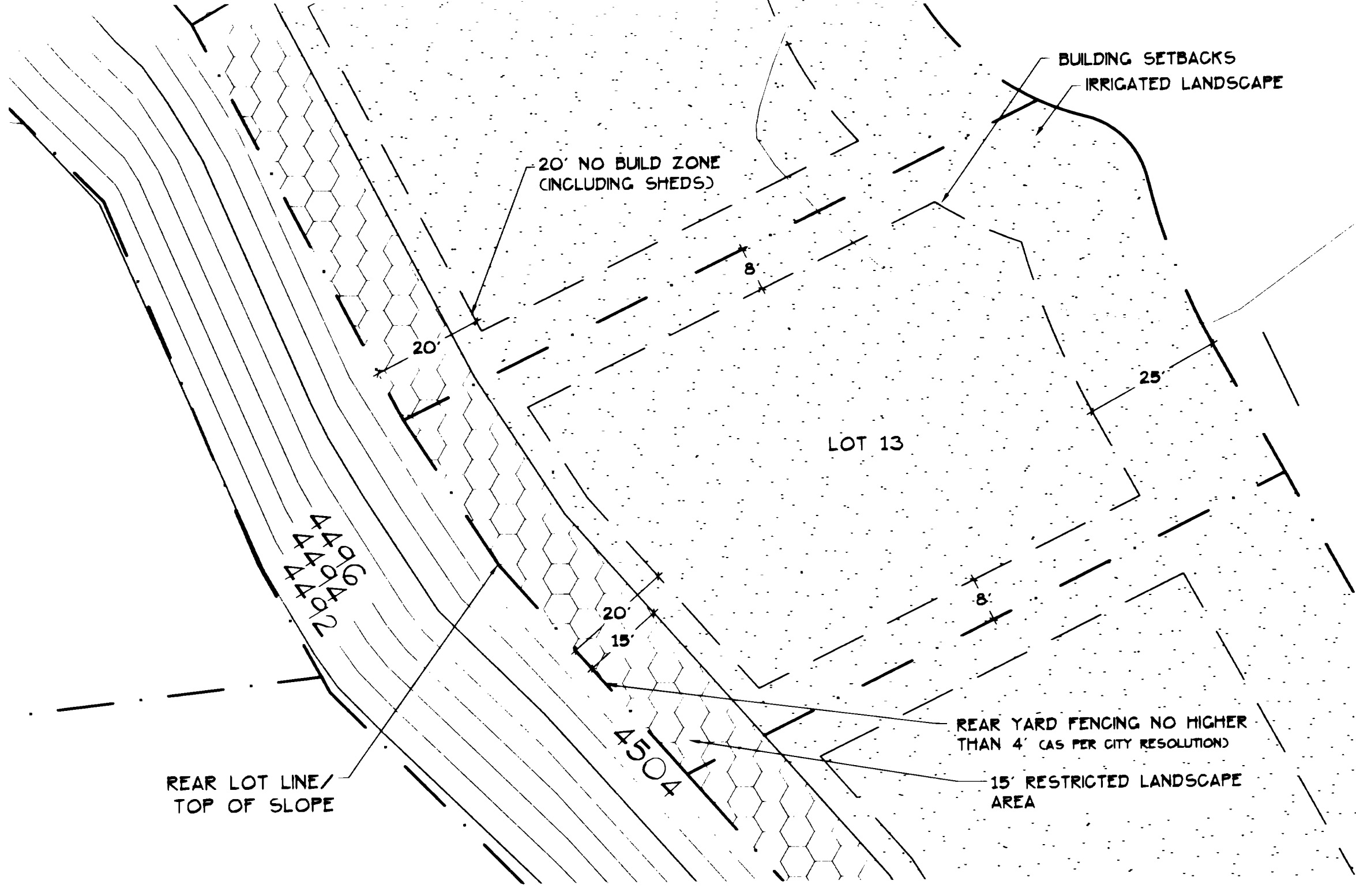
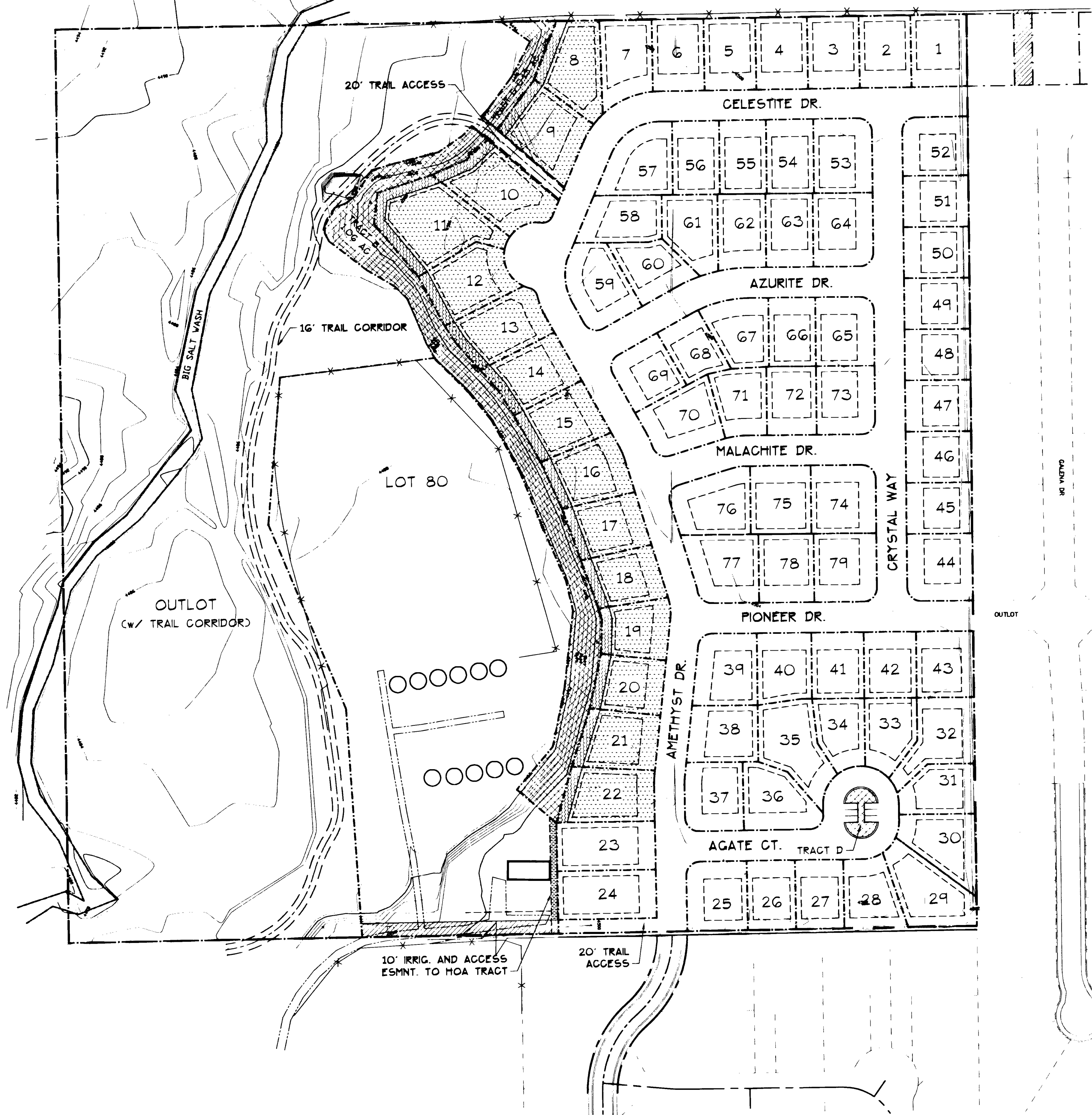
INDICATES STREET ADDRESS (TYPICAL)

SE 1/16 CORNER, SECTION 7  
FOUND 2-1/2" ALUMINUM CAP  
ON A #6 REBAR  
LS 17485 LAND DESIGN, INC.  
PROJECT B.M., ELEV. = 4502.33'  
NAVD 88

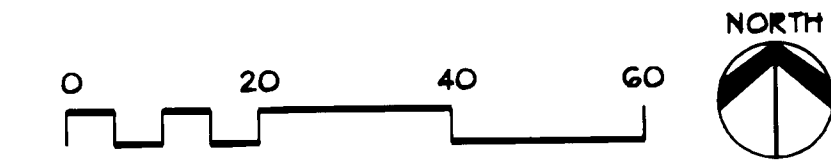
**FINAL PLAT**  
**COMSTOCK WEST**  
LOCATED IN THE NW 1/4 OF THE SE 1/4 OF SECTION 7,  
T1N, R2W, UTE MERIDIAN, CITY OF FRUITA, MESA COUNTY, COLORADO

PLAN SCALE 1" = 60'	SIGNATURE BLOCK
REVISIONS: DATE: 02/24/03 BY: RKG DATE: 04/03/03 BY: KIN	FILE CREW: DGN, RKG, CDL 02/03 DATE: 02/03 RKG, DGN DATE: 02/03 KIN
WEST ELK LAND SURVEYING, INC. 3446 E. LANE HOTCHKISS, COLORADO 81419 EMAIL: westelk@aol.com	
DATE: 12/22/03 SHEET: 2 OF 2 DRAWING NO.: WESTELK/CP/2 TITLE: COMSTOCK WEST MAP ID.: WE02074CWP2	





TYPICAL SALT WASH LOT LANDSCAPE



RESTRICTED LANDSCAPE AREA OPTIONS

- NATIVE/DRYLAND GRASSES
  - INITIAL IRRIGATION FOR ESTABLISHMENT
  - 1X/WEEK LONG TERM IRRIGATION (NO PERMANENT IRRIGATION)
  - NO BURIED LINES WITHIN THE 15' RESTRICTED ZONE
  - SEE SEED MIX BELOW
- #1 ABOVE, PLUS ADDITIONAL TREES AND SHRUBS ON A DOMESTIC DRIP IRRIGATION SYSTEM. SEE SUGGESTED PLANTINGS TO RIGHT.
- #1 OR #2 WITH 150 S.F. OF IRRIGATED VEGETABLE GARDEN

SUGGESTED PLANT LIST FOR RESTRICTED LANDSCAPE AREA

Common Name	Scientific Name
<b>DECIDUOUS TREES</b>	
Autumn Applause Ash	<i>Fraxinus americana</i> 'Autumn Applause'
Autumn Purple Ash	<i>Fraxinus americana</i> 'Autumn Purple'
Burr Oak	<i>Quercus macrocarpa</i>
Green Vase Zelkova	<i>Zelkova serrata</i> Green Vase
Hackberry	<i>Celtis occidentalis</i>
New Mexico Locust	<i>Robinia neomexicana</i>
Pink Chitalpa	<i>Chitalpa tashkentensis</i> 'Pink Dawn'
Patmore Ash	<i>Fraxinus pennsylvanica</i> 'Patmore'
Shademaster Honeylocust	<i>Gleditsia triacanthos</i> inermis 'Shademaster'
Western Catalpa	<i>Catalpa speciosa</i>
<b>EVERGREEN TREES</b>	
One Seed Juniper	<i>Juniperus monosperma</i>
Pinon Pine	<i>Pinus cembroides</i> edulis
<b>DECIDUOUS SHRUBS</b>	
Apache Plume	<i>Fallugia paradoxa</i>
Buffalo Berry (Silver)	<i>Shepherdia argentea</i>
Blue Mist Spirea	<i>Caryopteris incana</i>
Cliff Fendlerbrush	<i>Fendlera rupicola</i>
Curleaf Mtn. Mahogany	<i>Cercocarpus ledifolius</i>
Fern Bush	<i>Chamaebotrys millefolium</i>
Intricate Mtn. Mahogany	<i>Cercocarpus intricatus</i>
Mountain Mahogany	<i>Cercocarpus montanus</i>
Lewis Mockorange	<i>Philadelphus lewisii</i>
New Mexico Privet	<i>Forestiera neo-mexicana</i>
Purple Butterfly Bush	<i>Buddleia davidii</i> Black Knight
Rabbitbrush	<i>Chrysothamnus nauseosus</i>
Roundleaf Buffalo Berry	<i>Shepherdia rotundifolia</i>
Rock Spirea	<i>Holodiscus dumosus</i>
Sand Sagebrush	<i>Artemisia filifolia</i>
Shakeweed	<i>Gutierrezia sarothrae</i>
Three Leaf Sumac (Squawbush)	<i>Rhus trilobata</i>
Utah Serviceberry	<i>Amelanchier utahensis</i>
Western Sand Cherry	<i>Prunus besseyi</i>
Datil Yucca	<i>Yucca baccata</i>
Fremont Mahonia (Desert Barberry)	<i>Mahonia fremontii</i>
Russian Sage	<i>Perovskia atriplicifolia</i>

NATIVE SEED MIX - Clay Soils

Common Name	Scientific Name	PLS/Acre	% of Mix by Qty.
Galleta Grass	<i>Hilaria jamesii</i>	2.8 lbs.	20Z
Hard Fescue	<i>Festuca ovina</i> 'Duras'	5 lbs.	25Z
Indian Ricegrass	<i>Orizopsis hymenoides</i> 'Paloma'	12.8 oz.	5Z
Needle and Thread Grass	<i>Stipa comata</i>	12 oz.	5Z
Sheep Fescue	<i>Festuca ovina</i> 'Govar'	1 lb.	25Z
Western Wheatgrass	<i>Agropyron smithii</i> 'Arriba'	2 lbs.	20Z

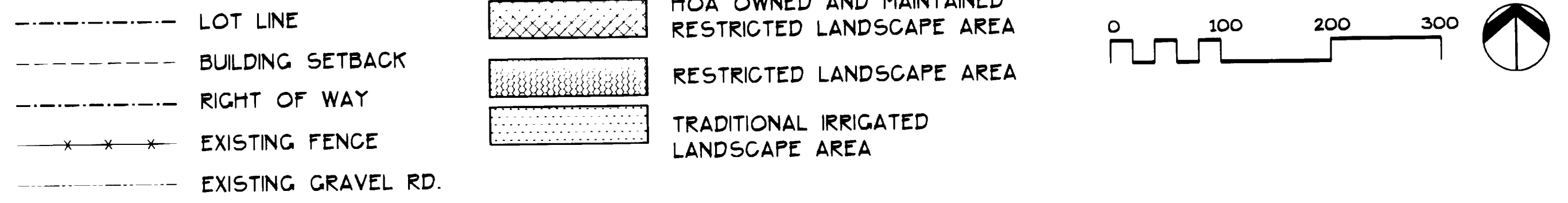
\* IF NATIVE SEED AREA IS IRRIGATED, DOUBLE SEED RATE AND ADD 24 LBS/ACRE BARLEY, *Hordeum vulgare*, AS A COVER CROP FOR WEED CONTROL.

NATIVE SEED MIX - Sandy Soils

Common Name	Scientific Name	PLS/Acre	% of Mix by Qty.
Blue Gramma	<i>Bouteloua gracilis</i>	6.7 oz.	20Z
Crested Wheatgrass	<i>agropyron cristatum</i> 'Ephraim'	3.2 lbs.	20Z
Galleta Grass	<i>Hilaria jamesii</i>	1.65 lbs.	15Z
Indian Ricegrass	<i>Orizopsis hymenoides</i> 'Paloma'	9.9 oz.	5Z
Sand Dropseed	<i>Sporobolous cryptandrus</i>	3.2 oz.	20Z
Sheep Fescue	<i>Festuca ovina</i> 'Govar'	8.3 oz.	20Z

\* IF NATIVE SEED AREA IS IRRIGATED, DOUBLE SEED RATE AND ADD 24 LBS/ACRE OATS, *Avena sativa* AS A COVER CROP FOR WEED CONTROL.

LEGEND



ATTACHMENT "A"  
BUILDING SETBACK, LANDSCAPE, AND IRRIGATION  
GUIDELINES FOR SALT WASH LOTS #8 - #22

DRAWN BY	MH
CHECKED	TC
JOB NO.	0227
DATE	3-4-03
REVISIONS	
11-5-03	11-24-03 12-4-03
DRAWING NO.	0227-12-4-03-01

SHEET NO.	1 OF 1
STATUS	
○ DRAFT	
● PRELIMINARY	
○ BID	
○ CONSTRUCTION	
○ AS BUILT	

CLAVONNE & ASSOCS., INC.  
LANDSCAPE AND PLANNING ARCHITECTS  
844 GRAND AVE.  
GRAND JCT, CO 81501  
PH: 970-241-0745  
FAX: 970-241-0765  
EMAIL: clavonne@gj.net

I:\server\clavonne\Projects\2002\job numbers\0227\Comstock West\0227-10-27-03-preferred sketch.dwg, 12/14/2003 3:50:20 PM