



Sign Permit

Community Development Department
250 North 5th Street
Grand Junction CO 81501
Phone: (970) 244-1430 FAX (970) 256-4031

Permit No.	_____
Date Submitted	<u>2-21-06</u>
Fee \$	<u>25.00</u>
Zone	<u>I-2</u>

TAX SCHEDULE	Meadow <u>2945-092-12-003001</u>	CONTRACTOR	<u>Bud's Signs</u>
BUSINESS NAME	<u>Meadow Gold Dairy Products</u>	LICENSE NO.	<u>2060105</u>
STREET ADDRESS	<u>563 Sandhill Ln</u>	ADDRESS	<u>1055 Ute Ave.</u>
PROPERTY OWNER	<u>SAME</u>	TELEPHONE NO.	<u>245-7700</u>
OWNER ADDRESS	<u>SAME</u>	CONTACT PERSON	<u>TODD</u>

<input checked="" type="checkbox"/> 1. FLUSH WALL	2 Square Feet per Linear Foot of Building Façade
Face change only on items 2, 3 & 4	
<input type="checkbox"/> 2. ROOF	2 Square Feet per Linear Foot of Building Façade
<input type="checkbox"/> 3. PROJECTING	0.5 Square Feet per each Linear Foot of Building Façade
<input type="checkbox"/> 4. FREE-STANDING	2 Traffic Lanes - 0.75 Square Feet x Street Frontage 4 or more Traffic Lanes - 1.5 Square Feet x Street Frontage

Existing Externally or Internally Illuminated - No Change in Electrical Service Non-Illuminated

(1-4) Area of Proposed Sign:	<u>161.5</u> Square Feet	Building Façade Direction:	North South <u>East</u> West
(1-3) Building Façade:	<u>285</u> Linear Feet	Name of Street:	<u>Sandhill</u>
(4) Street Frontage:	<u>410</u> Linear Feet	Clearance to Grade:	<u>20</u> Feet
(2-4) Height to Top of Sign:	<u>25</u> Feet		

EXISTING SIGNAGE/TYPE:	
_____	_____ Sq. Ft.
_____	_____ Sq. Ft.
_____	_____ Sq. Ft.
Total Existing:	<u> </u> Sq. Ft.

FOR OFFICE USE ONLY	
Signage Allowed on Parcel:	
Building	<u>570</u> Sq. Ft.
Free-Standing	<u>307.50</u> Sq. Ft.
Total Allowed:	<u>570</u> Sq. Ft.

COMMENTS: _____

NOTE: No sign may exceed 300 square feet. A separate sign permit is required for each sign. Attach a sketch, to scale, of proposed and existing signage including types, dimensions and lettering. Attach a plot plan, to scale, showing: abutting streets, alleys, easements, driveways, encroachments, property lines, distances from existing buildings to proposed signs and required setbacks. Roof signs shall be manufactured such that no guy wires, braces or supports shall be visible.

I hereby attest that the information on this form and the attached sketches are true and accurate.

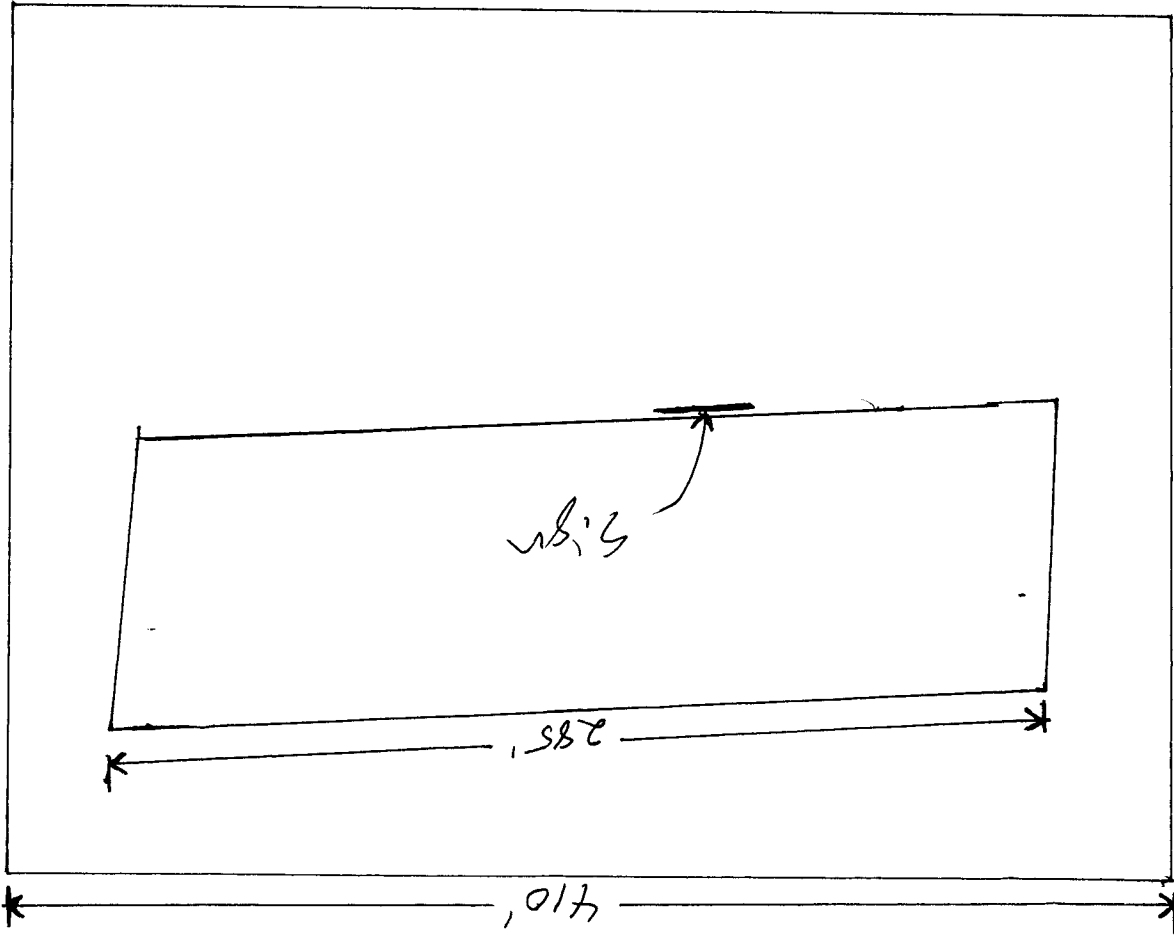
<u>Todd Kocheva</u>	<u>2/20/06</u>	<u>Daylene Henderson</u>	<u>2-24-06</u>
Applicant's Signature	Date	Community Development Approval	Date

(White: Community Development) (Yellow: Applicant) (Pink: Code Enforcement)

← 2

Sandhill

River Road

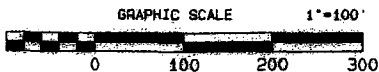




1
38'
Meadow Gold Dairy

VIVA
4'3"
1

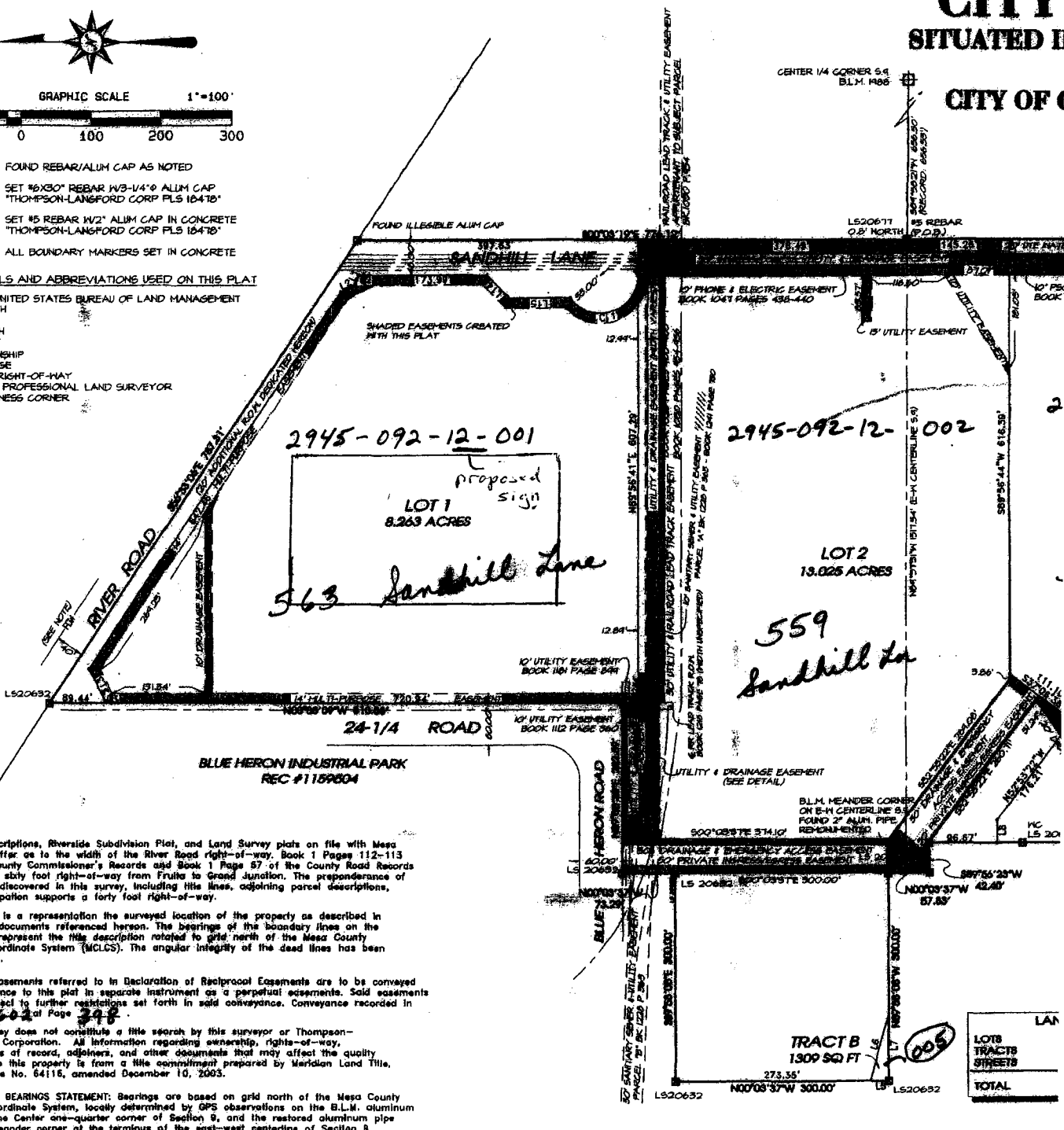
CITY SITUATED IN CITY OF C



- ⊠ FOUND REBAR/ALUM CAP AS NOTED
- SET 1/2"X30" REBAR 1/2"-1/4" Ø ALUM CAP THOMPSON-LANGFORD CORP PLS 10478
- ⊙ SET 1/2" REBAR 1/2" ALUM CAP IN CONCRETE THOMPSON-LANGFORD CORP PLS 10478
- ALL BOUNDARY MARKERS SET IN CONCRETE

SYMBOLS AND ABBREVIATIONS USED ON THIS PLAT

- B.L.M.: UNITED STATES BUREAU OF LAND MANAGEMENT
- N: NORTH
- E: EAST
- S: SOUTH
- W: WEST
- T: TOWNSHIP
- R: RANGE
- R.O.W.: RIGHT-OF-WAY
- L.S./P.L.S.: PROFESSIONAL LAND SURVEYOR
- MC: WITNESS CORNER



Deed descriptions, Riverside Subdivision Plat, and Land Survey plats on file with Mesa County differ as to the width of the River Road right-of-way. Book 1 Pages 112-113 of the County Commissioner's Records and Book 1 Page 57 of the County Road Records specify a sixty foot right-of-way from Fruita to Grand Junction. The preponderance of evidence discovered in this survey, including title lines, adjoining parcel descriptions, and occupation supports a forty foot right-of-way.

This plat is a representation of the surveyed location of the property as described in the title documents referenced herein. The bearings of the boundary lines on the drawing represent the true description related to grid north of the Mesa County Local Coordinate System (MCLCS). The angular integrity of the deed lines has been preserved.

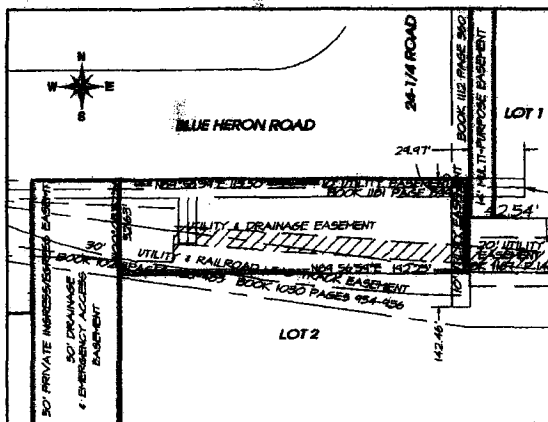
Private easements referred to in Declaration of Reciprocal Easements are to be conveyed by reference to this plat in separate instrument as a perpetual easements. Said easements may be subject to further restrictions set forth in said conveyance. Conveyance recorded in Book 3602 at Page 348.

This survey does not constitute a title search by this surveyor or Thompson-Langford Corporation. All information regarding ownership, rights-of-way, easements of record, adjoiners, and other documents that may affect the quality of title to this property is from a title commitment prepared by Meridian Land Title, L.L.C., Title No. 64116, amended December 10, 2003.

BASIC OF BEARINGS STATEMENT: Bearings are based on grid north of the Mesa County Local Coordinate System, locally determined by GPS observations on the B.L.M. aluminum cap at the Center one-quarter corner of Section 9, and the restored aluminum pipe B.L.M. meander corner at the terminus of the east-west centerline of Section 9. The measured bearing of this line is N89°57'31"W.

LINE/CURVE TABLE

LINE/CURVE	ANGLE/LENGTH	RADIUS	NO. OF POINTS
1			
2			
3	23.14'		
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			



TITLE CERTIFICATION

State of Colorado
County of Mesa

The undersigned, Meridian Land Title, L.L.C., a licensed in the State of Colorado, hereby certifies that we find the title to the property described herein to be in accordance with the public records, that the current title is not affected or released of record nor others and that there are no other encumbrances of and rights of way of record as shown hereon.

Date: 3/6/04 By: [Signature]

I, Dennis R. Shellhorn, a registered Professional Land Surveyor in the State of Colorado, do hereby certify that the accompanying plat is a true and correct copy of the original as shown to me by the undersigned, Meridian Land Title, L.L.C., and that the same is in accordance with the public records, that the current title is not affected or released of record nor others and that there are no other encumbrances of and rights of way of record as shown hereon.

Dennis R. Shellhorn
Professional Land Surveyor
Colorado

NOTICE: 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 the certification shown hereon.