

FMT-2011-563



Public Works and Planning Department
250 North 5th Street, Grand Junction CO 81501
Tel: (970) 244-1430 FAX (970) 256-4031

Sign Permit

For Signs that DO NOT Require
a Building Permit

Date Submitted	12/17/10
Fee \$	25
Zone	P-D

TAX SCHEDULE NO.	2943-063-46-002	CONTRACTOR	THE SIGN SMITH
BUSINESS NAME	GRAND VALLEY PRUNNY CAN	LICENSE NO.	201065
STREET ADDRESS	603 28 1/4 RD #1500	ADDRESS	570 E CRETE CIR #3
PROPERTY OWNER	Monument Realty Holdings LLC	TELEPHONE	970-244-9197
OWNER ADDRESS	607 28 1/4 Rd Ste 116, GJ 81501-6021	CONTACT PERSON	EARNE SMITH

<input checked="" type="checkbox"/> 1. FLUSH WALL	2 Square Feet per Linear Foot of Building Façade
<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:	39	Square Feet	Building Façade Direction:	North South East <u>West</u>
(1-3) Building Façade:	130	Linear Feet	Name of Street:	
(4) Street Frontage:	151	Linear Feet	Clearance to Grade:	8 Feet
(2-4) Height to Top of Sign:		Feet		

EXISTING SIGNAGE TYPE & SQUARE FOOTAGE:

FREE STANDING (PATTERSON FRONTAGE)	24	Sq. Ft.
		Sq. Ft.
		Sq. Ft.
Total Existing:	24	Sq. Ft.

FOR OFFICE USE ONLY

Signage Allowed on Parcel:

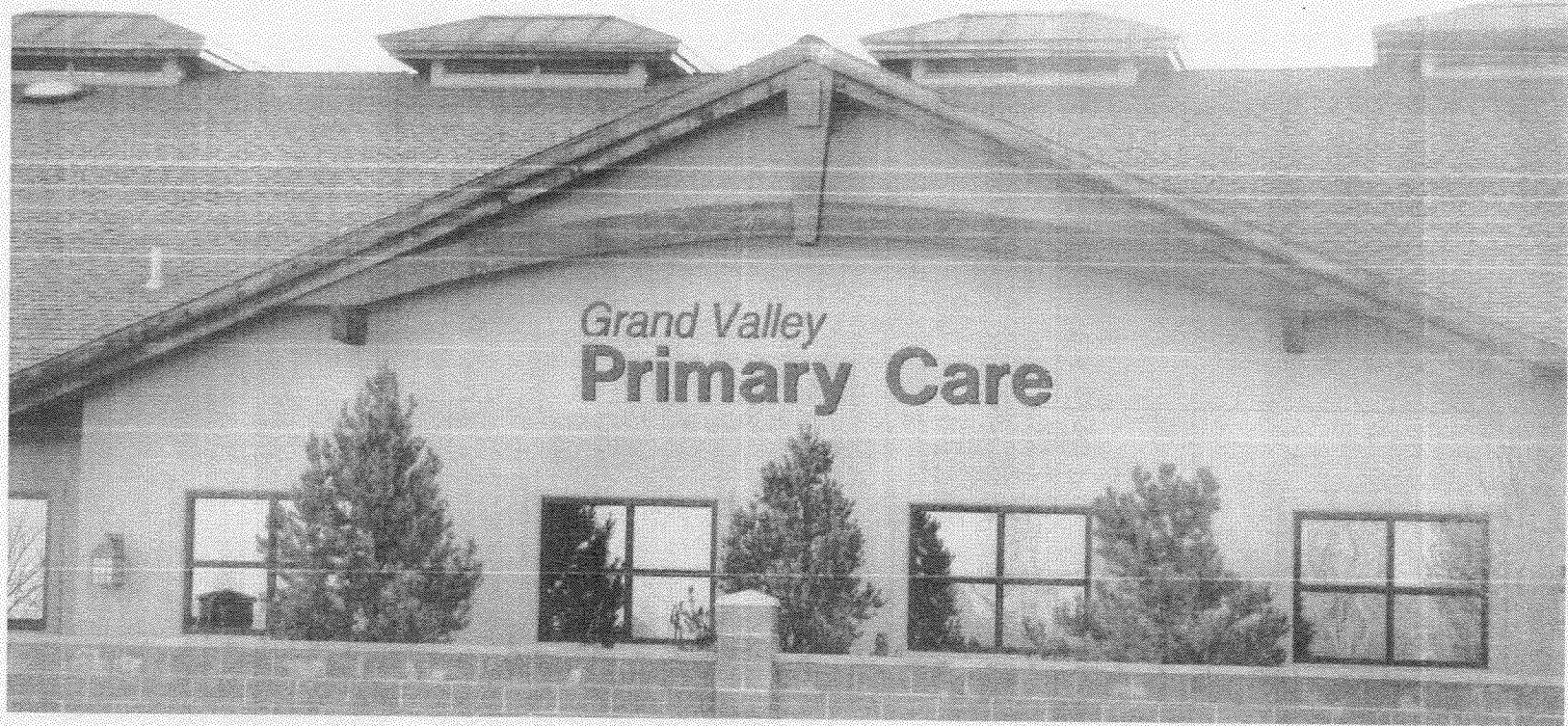
Building	78	Sq. Ft.
Free-Standing	195	Sq. Ft.
Total Allowed:	273.5	Sq. Ft.
	- 24	
	249.5	
	- 39	
	210.5	

COMMENTS: This permit may be subject to CDOT regulations. Please contact CDOT for further information.

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.

Applicant's Signature: _____ Date: 12/17/10
 Planning Approval: Pat Dunlap Date: 12/22/10



Grand Valley
Primary Care

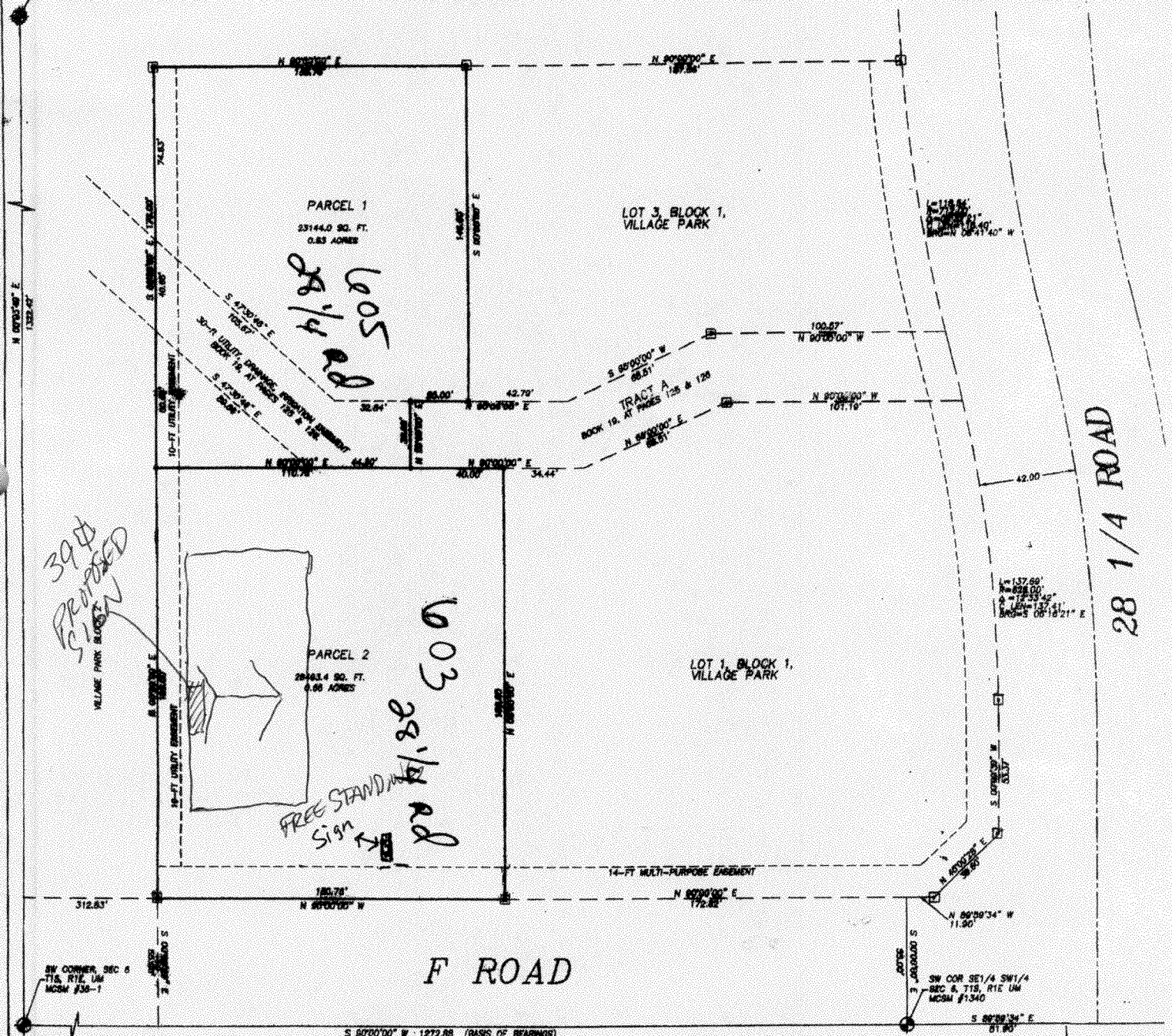
3'

13'

VILLAGE PARK COMM.

A REPLAT OF LO VILLAGE PARK, CITY OF MESA COUNTY, CO

VILLAGE PARK BLOCK 2



NOTES

- Easement and Title Information provided by Abstract Title Company of Mesa County Inc., Policy No. 00807984-C2, dated July, 22, 2002.
- Property corners located during this survey that were within 0.25 feet of the calculated point were accepted as being "in position".
- The line of bearings from Plat of Village Park is the south line of the SW 1/4 of Section 6 which bears S 89°00'00"W, a distance of 1272.88 feet. Both monuments on this line are Mesa County Survey Markers, as shown on this plat.
- The declaration of Covenants and Restrictions are recorded at Book 3182 Pages 1 through 38, Mesa County, Colorado.

NOTICE: APPROXIMATE TO COLORADO LAW YOU MUST COMPLY WITH ALL LOCAL ORDINANCES AND REGULATIONS. THIS SURVEY BEARS THREE YEARS AFTER YOU HAVE RECEIVED SUCH DEEDS. IN NO CASE, MAY ANY LAND BE USED FOR ANY PURPOSE NOT AUTHORIZED BY THE DEEDS HEREON.

LEGEND

- MESA COUNTY SURVEY MARKER, AS NOTED
- FOUND REBAR AND CAP PLS 20677
- SET ALUMINUM CAP ON No. 5 REBAR, PLS 27278

AREA SUMMARY

AREA IN PARCEL 1	0.83 ACRES	48%
AREA IN PARCEL 2	0.88 ACRES	85%
TOTAL AREA	1.18 ACRES	100%

