



# SIGN PERMIT

Community Development Department  
250 North 5th Street  
Grand Junction, CO 81501  
(970) 244-1430

Permit No. FP-2005-001  
Date Submitted 5/17/07  
FEE \$ 25.00  
Tax Schedule 2761-344-CO-020  
Zone RSF-4  
2587 6 1/2 Rd

BUSINESS NAME Blue Heron Meadows Sub, CONTRACTOR Carlson Memorials, Inc  
STREET ADDRESS G 1/2 Road & Beaver Lodge LICENSE NO. 2070185  
PROPERTY OWNER Dinosaur Enterprise Inc, ADDRESS 2375 Ave Golf CO81501  
OWNER ADDRESS P.O. Box 2743 TELEPHONE NO. 242-7264  
Gulf CO 815025

- 1. FLUSH WALL 2 Square Feet per Linear Foot of Building Facade
- 2. ROOF 2 Square Feet per Linear Foot of Building Facade
- 3. FREE-STANDING 2 Traffic Lanes - 0.75 Square Feet x Street Frontage  
4 or more Traffic Lanes - 1.5 Square Feet x Street Frontage
- 4. PROJECTING 0.5 Square Feet per each Linear Foot of Building Facade

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

(1 - 4) Area of Proposed Sign 42 32 Square Feet  
(1,2,4) Building Facade \_\_\_\_\_ Linear Feet  
(1 - 4) Street Frontage 183 Linear Feet  
(2,4) Height to Top of Sign \_\_\_\_\_ Feet Clearance to Grade \_\_\_\_\_ Feet

Existing Signage/Type:	
	Sq. Ft.
	Sq. Ft.
	Sq. Ft.
Total Existing:	Sq. Ft.

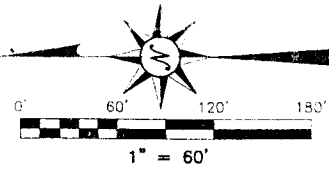
● FOR OFFICE USE ONLY ●		
Signage Allowed on Parcel:		
Building		Sq. Ft.
Free-Standing	<u>32</u>	Sq. Ft.
Total Allowed:	<u>32</u>	Sq. Ft.

COMMENTS: Sandstone Sign for Blue Heron Meadows Sub, (7' x 6')  
overall dimension 70" 107" X 18" X 70"

NOTE: No sign may exceed 300 square feet. A separate sign permit is required for each sign. Attach a sketch of proposed and existing signage including types, dimensions, lettering, abutting streets, alleys, easements, property lines, and locations.

Carlson 5/18/07 Y/18/07 Chagn 5/18/07  
Applicant's Signature Date Community Development Approval Date

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



3/4 CORNER  
SECTION 34  
T1N, R1W, U.M.

# BLUE HERON MEADOW

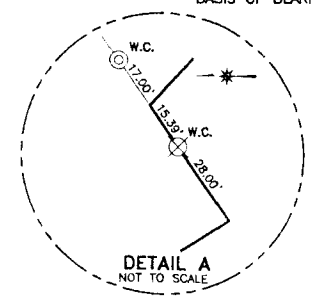
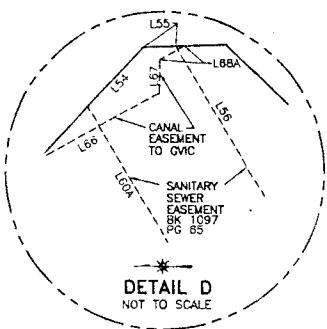
S 00°10'59" W 1321.75'  
BASIS OF BEARING

## LEGEND

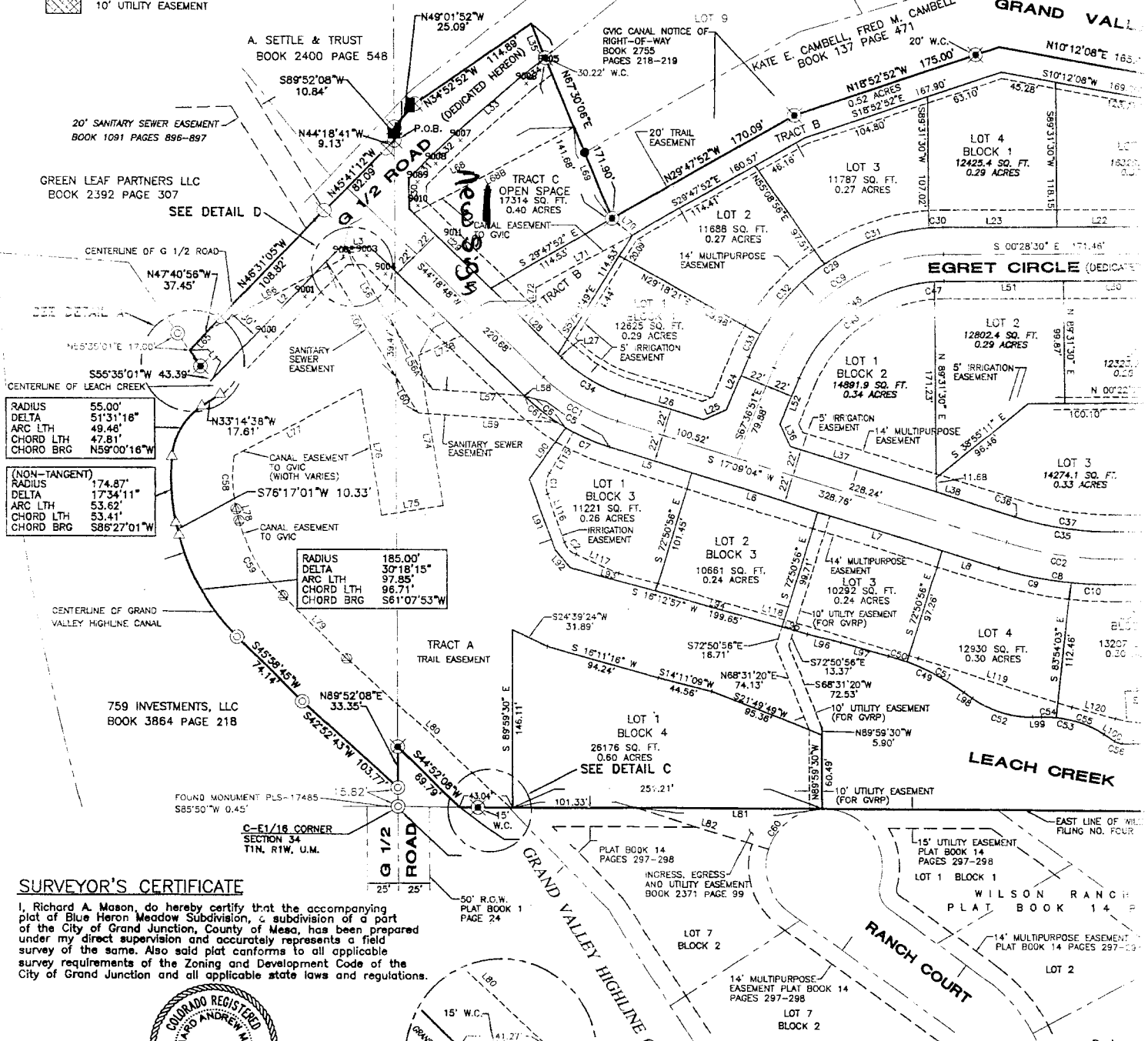
- BLM MONUMENT
- MESA COUNTY SURVEY MARKER
- FOUND REBAR (NO CAP),  
PLACED TAG PLS-18469
- FOUND 5/8" REBAR & CAP LS-20677
- FOUND 5/8" REBAR & CAP LS-17485
- FOUND REBAR & CAP LS-18469
- FOUND REBAR & CAP LS-23877
- FOUND REBAR & CAP LS-18469
- FOUND REBAR & CAP LS-18469
- SET REFERENCE MARKER
- REBAR & CAP STAMPED RM LS-18469
- MCSM MESA COUNTY SURVEY MARKER
- BLM BUREAU OF LAND MANAGEMENT
- P.O.B. POINT OF BEGINNING
- W.C. WITNESS CORNER
- R.M. REFERENCE MARKER
- LTH LENGTH
- BRG BEARING
- PLS PROFESSIONAL LAND SURVEYOR
- GVWP GRAND VALLEY RURAL POWER
- GVIC GRAND VALLEY IRRIGATION COMPANY
- HOA HOMEOWNERS ASSOCIATION
- 10' UTILITY EASEMENT

S 89°52'08" W 1322.10'

GREEN LEAF PARTNERS LLC  
BOOK 2392 PAGE 307



SUNPOINTE NORTH  
PLAT BOOK 13 PAGE  
RECEPTION NUMBER 139



(NON-TANGENT)

RADIUS	174.87'
DELTA	1734'11"
ARC LTH	53.52'
CHORD LTH	53.41'
CHORD BRG	S86°27'01"W

RADIUS	185.00'
DELTA	30'18'15"
ARC LTH	37.85'
CHORD LTH	96.71'
CHORD BRG	S61'07'53"W

## SURVEYOR'S CERTIFICATE

I, Richard A. Mason, do hereby certify that the accompanying plat of Blue Heron Meadow Subdivision, a subdivision of a part of the City of Grand Junction, County of Mesa, has been prepared under my direct supervision and accurately represents a field survey of the same. Also said plat conforms to all applicable survey requirements of the Zoning and Development Code of the City of Grand Junction and all applicable state laws and regulations.



Richard A. Mason

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after your first discovery such defect. In no event, may any action based upon...

Basis of  
Basis of  
the E1/  
Ranch



**Blue Heron  
Meadow**

