



# Sign Permit

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

A

Permit No.	_____
Date Submitted	11/13/09
Fee \$	25.00
Zone	C-2

TRACT "A" (25 Road #)

TAX SCHEDULE	2945-032-99-000	CONTRACTOR	Carlson Memorials, Inc
BUSINESS NAME	Colonial Heights HOA	LICENSE NO.	2080183
STREET ADDRESS	P.O. Box 55341, GJ, CO 81505	ADDRESS	237 South Ave.
PROPERTY OWNER	Same as above	TELEPHONE NO.	970.242.7264
OWNER ADDRESS	Same as above	CONTACT PERSON	Dan Carlson or Kaye Carlson

<input type="checkbox"/> 1. FLUSH WALL	2 Square Feet per Linear Foot of Building Façade
<b>Face change only on items 2, 3 &amp; 4</b>	
<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 checked="" 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:	11. _____ Square Feet	Building Façade Direction:	North South East West
(1-3) Building Façade:	_____ Linear Feet	Name of Street:	25 + Buchanan
(4) Street Frontage:	_____ Linear Feet	Clearance to Grade:	_____ Feet
(2-4) Height to Top of Sign:	3'-6" Feet	* ENTRANCE TO SUBDIVISION	

EXISTING SIGNAGE/TYPE:	
_____	_____ Sq. Ft.
_____	_____ Sq. Ft.
_____	_____ Sq. Ft.
Total Existing:	_____ Sq. Ft.

FOR OFFICE USE ONLY	
Signage Allowed on Parcel:	N/A
Building	_____ Sq. Ft.
Free-Standing	_____ Sq. Ft.
Total Allowed:	_____ Sq. Ft.

COMMENTS: (A) per Dan Carlson - location approved by Kristen Ashbeck  
 (B) 1-Sign @ 25 Rd & Buchanan Dr. Sandstone Sign 3-4x0-5x3-6  
 1-Sign @ 25 Rd & Hayes Dr. Sandstone Sign 3-4x0-5x3-6 (TRACT B 2945-032-87-000)  
 Both signs are wet set in concrete foundation set next to fence

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.

Dan Carlson      11/13/09      Tr C McKee      11/16/09  
 Applicant's Signature      Date      Community Development Approval      Date  
 Carlson Memorial

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



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

# Sign Permit

For Signs that DO NOT Require  
a Building Permit

(B)

Date Submitted 11/13/09  
Fee \$ 5.00  
Zone C-2

TRACT "B" (25 Rd & Hayes Dr)

TAX SCHEDULE NO. <u>0945-032-87-000</u>	CONTRACTOR <u>Carlson Memorials, Inc.</u>
BUSINESS NAME <u>Colonial Heights HOA</u>	LICENSE NO. <u>208083</u>
STREET ADDRESS <u>PO BOX 5534 GJ 81505</u>	ADDRESS <u>237 South Ave.</u>
PROPERTY OWNER <u>same</u>	TELEPHONE <u>970 242-7264</u>
OWNER ADDRESS <u>same</u>	CONTACT PERSON <u>Dan or Kaye Carlson</u>

- 1. FLUSH WALL 2 Square Feet per Linear Foot of Building Façade
- 2. ROOF 2 Square Feet per Linear Foot of Building Façade
- 3. PROJECTING 0.5 Square Feet per each Linear Foot of Building Façade
- 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: 11 Square Feet  
 (1-3) Building Façade: \_\_\_\_\_ Linear Feet Building Façade Direction: North South East West  
 (4) Street Frontage: \_\_\_\_\_ Linear Feet Name of Street: \_\_\_\_\_  
 (2-4) Height to Top of Sign: 3.5 Feet Clearance to Grade: \_\_\_\_\_ Feet

**\* ENTRANCE TO SUBDIVISION**

EXISTING SIGNAGE TYPE & SQUARE FOOTAGE:	
<u>Sign A</u>	<u>11</u> Sq. Ft.
_____	_____ Sq. Ft.
_____	_____ Sq. Ft.
Total Existing:	_____ Sq. Ft.

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

COMMENTS: SEE SIGN "A" CO ~~located on parcel~~  
per customer - KRISTEN Ashbeck approved location on SERIAL  
(DAN CARLSON)

**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.

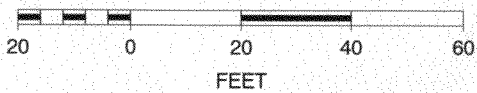
I hereby attest that the information on this form and the attached sketches are true and accurate.

Dan Carlson 11/13/09 M. McKee 11/16/09  
 Applicant's Signature Date Planning Approval Date

# Corner of 25 Road & Hayes Drive-Subdivision Sign



SCALE 1 : 403

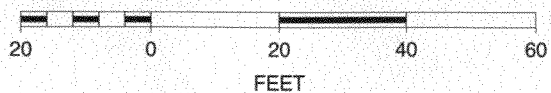




# Corner of 25 Road & Buchanan Drive-Subdivision Sign



SCALE 1 : 351





← 3'-4" →

← 4'-4" →

Concrete Foundation  
6" in Ground

3'-6"

1'-6"



Sandstone Sign  
3-0 x 0-6 to 0-8 x 3-0  
Wet set in concrete foundation

**CARLSON**  
QUALITY ENGRAVED IN GRANITE

MEMORIALS, INC.



Est. 1976  
East of Amtrak Station  
237 South Avenue  
Grand Junction, CO 81501  
office: 970.242-7264, toll: 800.532-7264, fax: 970.256-1667, www.carlsonmemorials.com

Date: 09.25.09



# COLONIAL HEIGHTS SUBDIVISION

## BLOCK SEVEN

LOT 1  
25.00± ACRES

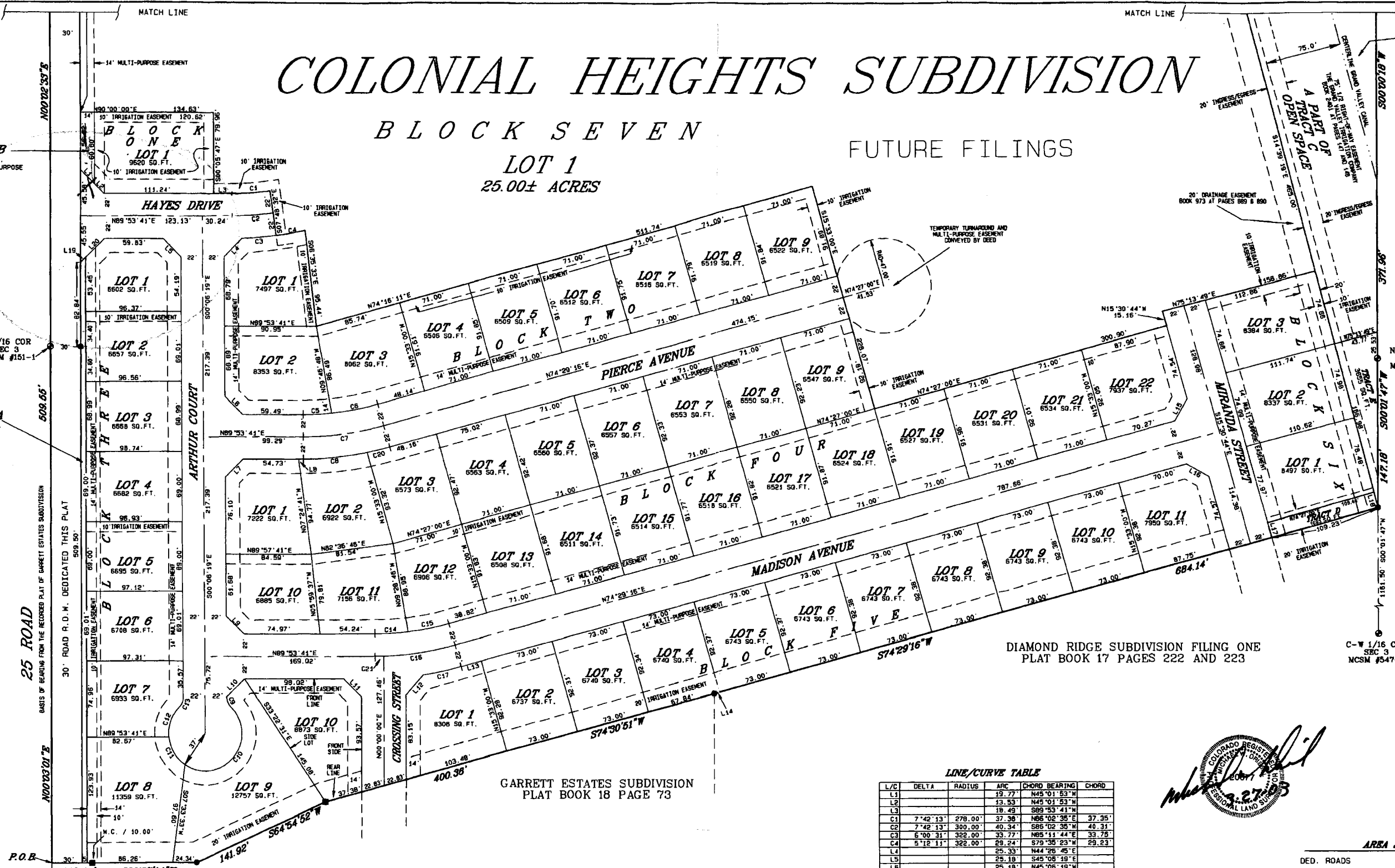
FUTURE FILINGS

MOONRIDGE FALLS  
SUBDIVISION  
FILING No. THREE  
PLAT BOOK 15  
PAGES 318 AND 319

VALLEY MEADOWS WEST  
SUBDIVISION  
PLAT BOOK 17  
PAGES 246 AND 247

DIAMOND RIDGE SUBDIVISION FILING ONE  
PLAT BOOK 17 PAGES 222 AND 223

GARRETT ESTATES SUBDIVISION  
PLAT BOOK 18 PAGE 73



LINE/CURVE TABLE

L/C	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
L1			19.77	N45°01'53"W	
L2			13.53	N45°01'53"W	
L3			18.49	S89°53'41"W	
C1	7°42'13"	278.00	37.38	N66°02'35"E	37.35'
C2	7°42'13"	300.00	40.34	S85°02'35"W	40.31'
C3	5°00'31"	322.00	33.77	N65°11'44"E	33.75'
C4	5°12'11"	322.00	29.24	S79°38'23"W	29.23'
L4			25.33	N44°26'45"E	
L5			25.18	S45°08'19"E	
L6			25.18	N45°08'19"W	
L7			25.18	S44°53'41"W	
L8			4.76	N69°53'41"E	
C5	5°49'12"	278.00	29.24	S89°02'35"W	29.23'
C6	9°35'14"	278.00	46.52	S79°16'53"W	46.46'
C7	15°24'25"	300.00	80.97	S82°11'28"W	80.43'
C8	15°24'25"	322.00	86.59	S82°11'28"W	86.33'
L9			25.18	N45°08'19"W	
L10			25.18	S44°53'41"W	
L11			25.17	S45°03'09"E	
C9	45°20'04"	13.50	10.68	S22°46'21"E	10.41'
C10	169°06'23"	37.00	109.25	N39°08'48"E	73.67'
C11	50°50'36"	37.00	32.83	S30°54'42"E	31.77'
C12	50°43'09"	37.00	32.78	N19°52'10"E	31.69'
C13	45°20'03"	13.50	10.68	S22°43'43"W	10.41'
L12			26.22	N41°10'12"E	
C14	6°48'15"	278.00	33.01	N66°29'33"E	33.00'
C15	8°36'10"	278.00	41.74	S76°47'31"W	41.70'
C16	15°24'25"	300.00	80.97	S82°11'28"W	80.43'
C17	6°51'08"	322.00	38.51	S77°54'50"W	38.49'
L13			20.85	N74°29'16"E	
L14			5.16	S74°29'16"W	
L15			24.84	N29°29'16"E	
L16			25.18	N60°30'44"W	
L17			15.44	N15°30'44"W	
L18			15.52	S14°39'19"E	
L19			7.08	N44°58'07"E	
L20			26.28	N44°58'07"E	
C20	4°04'00"	322.00	22.86	S76°31'16"W	22.85'
C21	1°39'22"	300.00	8.67	S89°04'00"W	8.67'

AREA SUMMARY

DED. ROADS = 4.71 AC. / 1.0%  
 TRACTS A, B, C, D and E = 7.87 AC. / 16.0%  
 LOTS (57 TOTAL) = 34.25 AC. / 73.0%  
 TOTAL = 46.83 AC. / 100%



### COLONIAL HEIGHTS SUBDIVISION

LOCATED IN THE  
NW 1/4, SEC. 3, T1S, R1W, U.M.

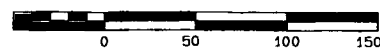
**D H SURVEYS INC.**  
118 OURAY AVE. - GRAND JUNCTION, CO.  
(970) 245-8749

Designed By A.V.P. Checked By M.W.D. Job No. 198-01-40  
 Drawn By T.M.O.S.L. Date MARCH, 2003 Sheet 2 OF 3

LEGEND

- MESA COUNTY SURVEY MARKER
- FD. #5 REBAR W/1.5" ALUM. CAP STAMPED BANNER INC. 19597
- FD. #5 REBAR W/1.5" ALUM. CAP STAMPED LANDESIGN LS 16835
- SET #5 REBAR W 2"/ALUM CAP STAMPED D H SURVEYS LS 20677
- EXTERIOR CORNERS SET IN CONCRETE

GRAPHIC SCALE 1"=50'



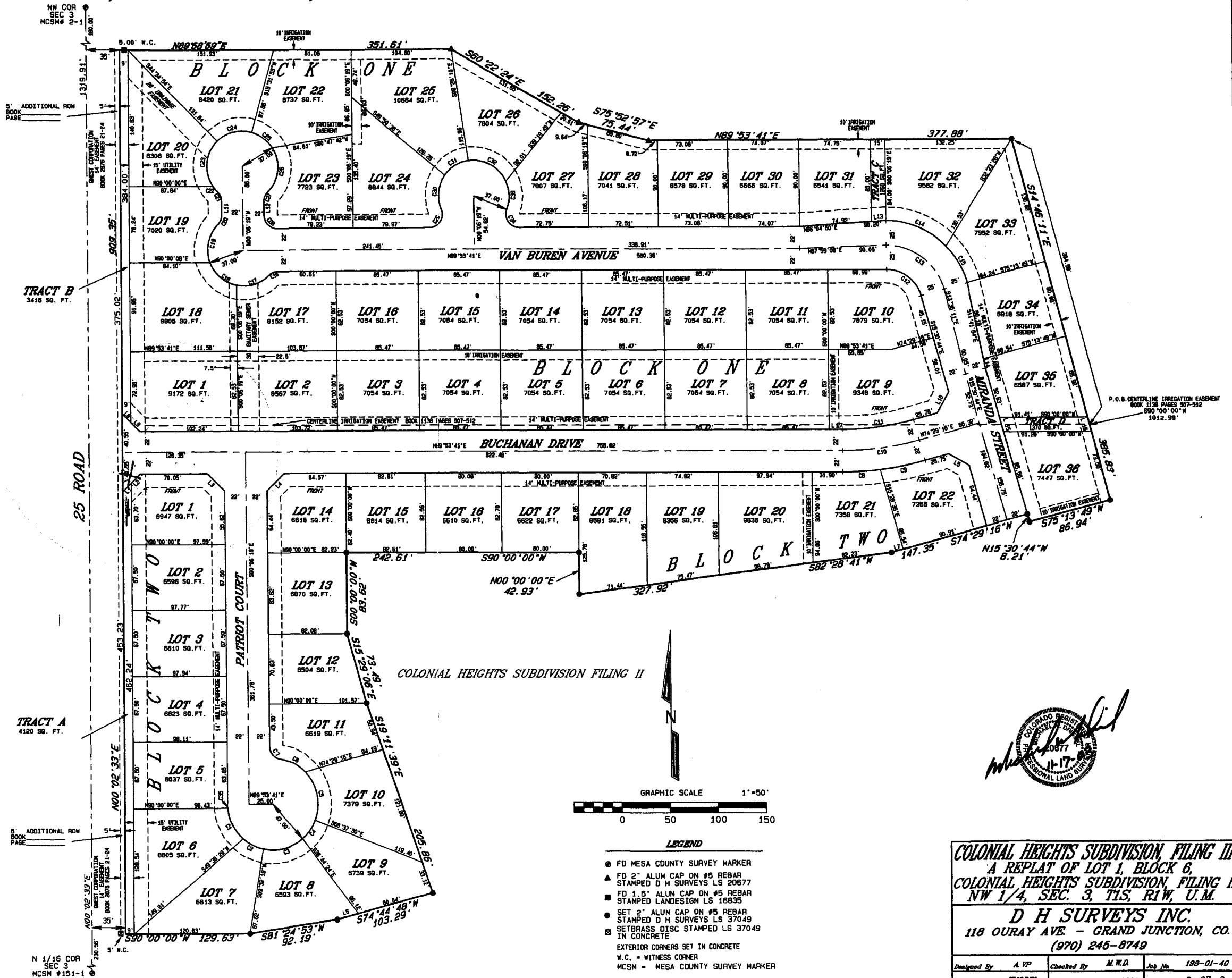
# COLONIAL HEIGHTS SUBDIVISION, FILING III

## A REPLAT OF LOT 1, BLOCK 6, COLONIAL HEIGHTS SUBDIVISION, FILING II

LINE	DELTA	ARC	RADIUS	CHORD	CHORD BEARING
L1	12.74'				S44°58'07"N
L2	13.52'				S44°58'07"N
L3	29.18'				S45°08'19"E
C1	43°56'28"	38.05'	47.00'	35.17'	N28°31'49"W
C2	28°55'59"	23.73'	47.00'	23.48'	S62°58'02"E
C3	53°26'53"	43.84'	47.00'	42.27'	N75°50'32"E
C4	28°20'53"	23.38'	47.00'	23.14'	N34°52'10"E
C5	64°18'30"	52.72'	47.00'	50.00'	S11°31'01"E
C6	38°27'22"	29.91'	47.00'	29.40'	S81°52'57"E
C7	80°00'20"	18.85'	13.50'	17.38'	S40°08'20"E
L4	29.18'				N44°53'41"E
C8	5°55'07"	38.88'	322.00'	38.88'	S86°28'08"W
C9	8°29'18"	47.70'	322.00'	47.86'	S78°43'55"W
C10	15°24'25"	80.67'	300.00'	80.43'	S82°11'28"W
C11	15°24'25"	74.70'	278.00'	74.53'	N82°11'28"E
L5	24.85'				S60°30'44"E
L6	22.65'				S74°44'48"W
L7	12.44'				N74°28'18"E
L8	12.71'				N45°01'40"W
L9	13.49'				S45°01'40"E
L10	24.85'				N29°29'16"E
C12	74°35'35"	48.17'	37.00'	44.84'	N92°48'32"W
C13	74°35'35"	80.72'	62.00'	79.14'	N92°48'32"W
C14	48°34'02"	89.19'	87.00'	87.38'	S67°19'18"E
C15	29°01'33"	44.07'	87.00'	43.80'	N30°01'31"W
C16	45°20'03"	10.88'	13.50'	10.41'	N67°13'40"E
C17	57°01'45"	38.83'	37.00'	35.33'	S73°04'31"W
C18	58°30'35"	37.57'	37.00'	35.98'	N49°19'19"W
C19	85°27'46"	42.27'	37.00'	40.01'	S12°29'51"W
C20	45°20'03"	10.88'	13.50'	10.41'	S22°33'43"W
L11	14.17'				N00°08'19"W
C21	45°20'03"	10.88'	13.50'	10.41'	N22°46'20"W
C22	11°40'57"	7.54'	37.00'	7.53'	S39°35'54"E
C23	79°12'45"	51.19'	37.00'	47.16'	N05°50'58"E
C24	80°04'32"	36.80'	37.00'	37.04'	N75°29'36"E
C25	41°49'16"	27.01'	37.00'	26.41'	N63°33'29"W
C26	77°52'36"	50.29'	37.00'	46.51'	S08°17'28"W
C27	45°20'03"	10.88'	13.50'	10.41'	N22°33'42"E
L12	14.59'				N00°08'19"W
C28	80°00'00"	21.21'	13.50'	19.09'	N45°08'19"W
C29	112°15'02"	28.45'	13.50'	22.42'	S33°48'10"W
C30	57°08'20"	38.90'	37.00'	35.39'	N06°12'49"E
C31	46°51'28"	30.28'	37.00'	29.42'	N08°12'43"E
C32	74°13'59"	47.94'	37.00'	44.85'	S81°14'33"E
C33	46°16'17"	29.68'	37.00'	29.08'	N00°59'25"W
C34	112°15'02"	26.45'	13.50'	22.42'	S33°58'48"E
L13	15.03'				S88°04'50"W
L14	10.01'				S11°41'54"E
L15	15.57'				S15°30'44"E
L16	15.51'				N44°48'11"W
C35	4°27'16"	3.85'	47.00'	3.85'	S02°19'57"E
L17	13.42'				N69°53'41"E

**AREA SUMMARY**

DED. ROADS	= 2.70 AC. / 21.0%
TRACT A, B, C, & D	= 0.24 AC. / 2.0%
LOTS (59 TOTAL)	= 10.01 AC. / 77.0%
TOTAL	= 12.95 AC. / 100%



N 1/16 COR  
SEC 3  
MCSM #151-1

**COLONIAL HEIGHTS SUBDIVISION, FILING III**  
**A REPLAT OF LOT 1, BLOCK 6,**  
**COLONIAL HEIGHTS SUBDIVISION, FILING II**  
**NW 1/4, SEC. 3, T1S, R1W, U.M.**

**D H SURVEYS INC.**  
 118 OURAY AVE. - GRAND JUNCTION, CO.  
 (970) 245-8749

Designed By	A.V.P.	Checked By	M.W.D.	Job No.	198-01-40
Drawn By	TWODEL	Date	NOVEMBER 2003	Sheet	2 OF 2