



SIGN CLEARANCE

ok ✓ 1 of 6 \$ (A)

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

Clearance No. _____
Date Submitted 12-13-96
FEE \$ 25.00
Tax Schedule 2943-082-00-016
Zone PB

2901 FRD. 248-9869

BUSINESS NAME SAFEWAY
STREET ADDRESS 2900 & PATTERSON
PROPERTY OWNER SAFEWAY, INC.
OWNER ADDRESS SAME

CONTRACTOR BUD'S SIGNS
LICENSE NO. 2960112
ADDRESS 1055 UTE AVE
TELEPHONE NO. 245-7700

- 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
- 5. OFF-PREMISE See #3 Spacing Requirements; Not > 300 Square Feet or < 15 Square Feet

Externally Illuminated Internally Illuminated Non-Illuminated

- (- 5) Area of Proposed Sign 190 Square Feet
- (1,2,4) Building Facade 275 Linear Feet
- (1 - 4) Street Frontage 495 Linear Feet
- (2,4,5) Height to Top of Sign 30 Feet Clearance to Grade 25 Feet
- (5) Distance from all Existing Off-Premise Signs within 600 Feet — Feet

Existing Signage/Type:	Sq. Ft.
Total Existing:	<u>0</u> Sq. Ft.

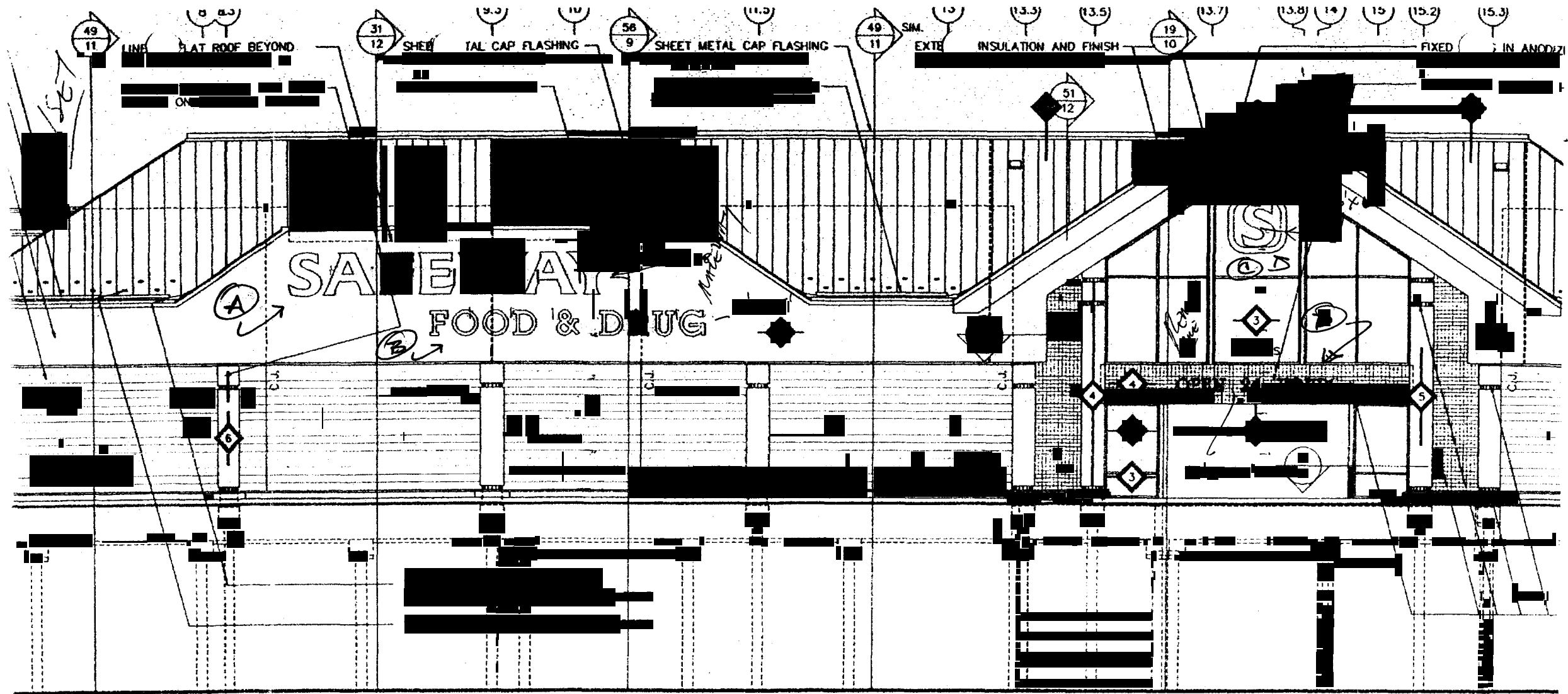
● FOR OFFICE USE ONLY ●	
Signage Allowed on Parcel:	<u>PATERSON RD</u>
Building	<u>550</u> Sq. Ft.
Free-Standing	<u>742.5</u> Sq. Ft.
Total Allowed:	<u>742.5</u> Sq. Ft.

COMMENTS: _____

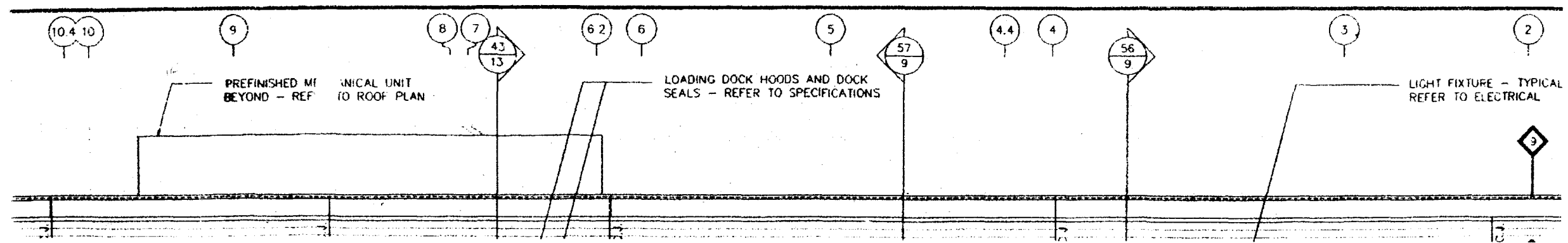
NOTE: No sign may exceed 300 square feet. A separate sign clearance is required for each sign. Attach a sketch of proposed and existing signage including types, dimensions, lettering, abutting streets, alleys, easements, property lines, and locations. **A SEPARATE PERMIT FROM THE BUILDING DEPARTMENT IS REQUIRED.**

[Signature] 12/13/96 [Signature] 12/23/96
 Applicant's Signature Date Community Development Approval Date

(White: Community Development) (Canary: Applicant) (Pink: Building Dept) (Goldenrod: Code Enforcement)



Handwritten initials and number: HA 38

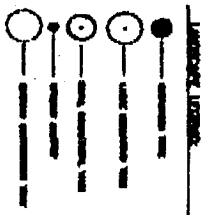
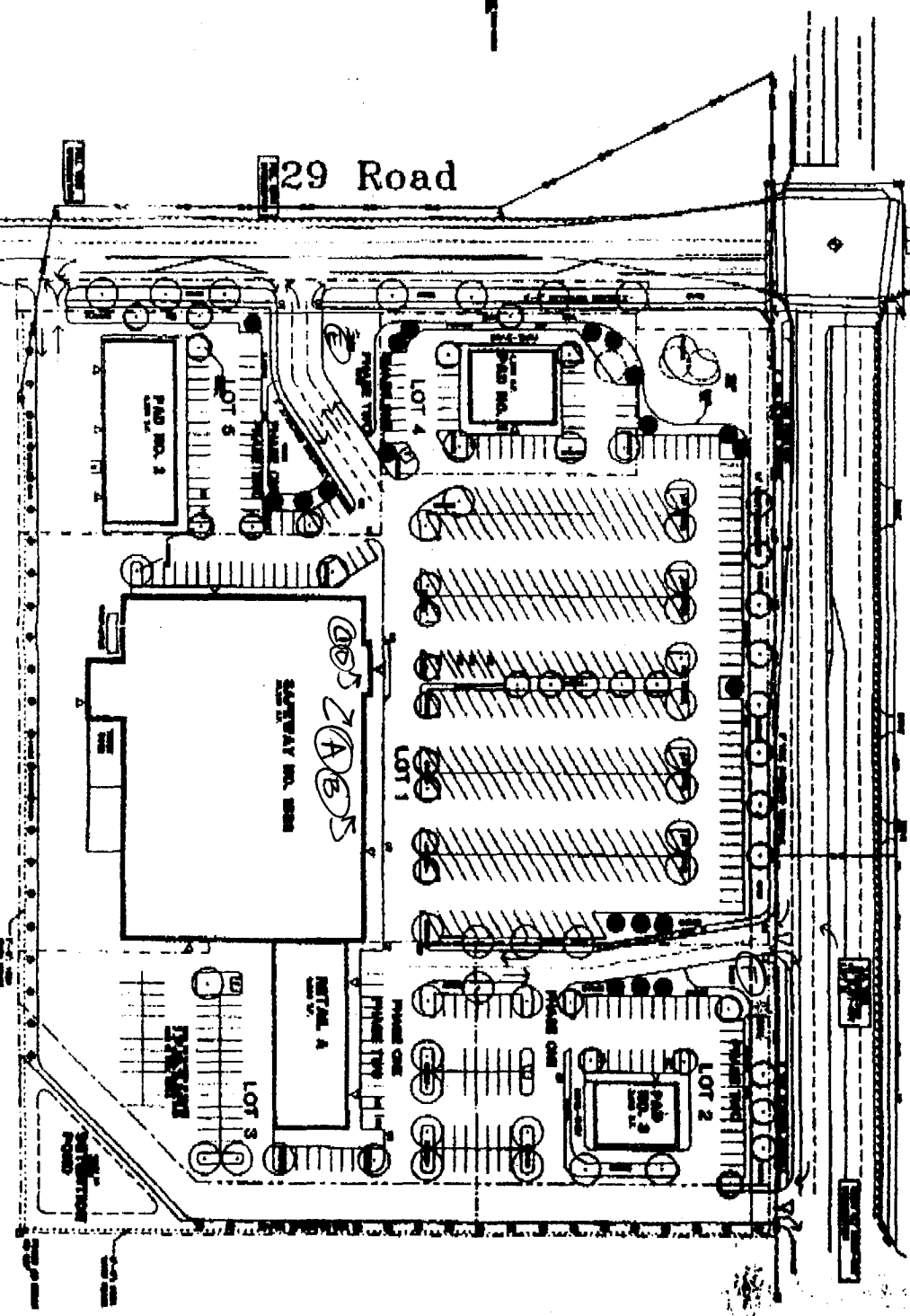


Safeway Cottonwood Centre

DEVELOPMENT PLAN

NW 1/4, NW 1/4 SECTION 8, T1S, R1E, UTE MERIDIAN
 LOCATED AT "F" ROAD AND 29 ROAD
 CITY OF GRAND JUNCTION AND STATE OF COLORADO

"F" Road



NO.	DESCRIPTION
1	SAFEGWAY NO. 8888
2	METAL A
3	DRIVEWAY
4	DRIVEWAY
5	DRIVEWAY

andscape Plan



SIGN CLEARANCE

ok (B)
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Community Development Department
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Grand Junction, CO 81501
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Clearance No. _____
Date Submitted 12-13-96
FEE \$ 5.00
Tax Schedule 2943-082-00-010
Zone PB

BUSINESS NAME SAFENWAY 2901 F
STREET ADDRESS 29 RD & PATTERSON
PROPERTY OWNER SAFENWAY, INC.
OWNER ADDRESS SAME

CONTRACTOR BUD'S SIGNS
LICENSE NO. 2960112
ADDRESS 1055 UTE
TELEPHONE NO. 245-7700

- 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
- 5. OFF-PREMISE See #3 Spacing Requirements; Not > 300 Square Feet or < 15 Square Feet

Externally Illuminated Internally Illuminated Non-Illuminated

- (1-5) Area of Proposed Sign 105 Square Feet
- (1,2,4) Building Facade 275 Linear Feet
- (1-4) Street Frontage 495 Linear Feet
- (2,4,5) Height to Top of Sign 22 Feet Clearance to Grade 19 Feet
- (5) Distance from all Existing Off-Premise Signs within 600 Feet N/A Feet

Existing Signage/Type:	
<u>FLUSH WALL (A)</u>	<u>190</u> Sq. Ft.
	Sq. Ft.
	Sq. Ft.
Total Existing:	Sq. Ft.

● FOR OFFICE USE ONLY ●	
Signage Allowed on Parcel: <u>PATTERSON RD</u>	
Building	<u>550</u> Sq. Ft.
Free-Standing	<u>742.5</u> Sq. Ft.
Total Allowed:	<u>742.5</u> Sq. Ft.

COMMENTS: _____

NOTE: No sign may exceed 300 square feet. A separate sign clearance 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. **A SEPARATE PERMIT FROM THE BUILDING DEPARTMENT IS REQUIRED.**

[Signature] 12-13-96 [Signature] 12/23/96
 Applicant's Signature Date Community Development Approval Date

(White: Community Development) (Canary: Applicant) (Pink: Building Dept) (Goldenrod: Code Enforcement)



SIGN CLEARANCE

ok
3 of 6

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

Clearance No. _____
Date Submitted 12-13-96
FEE \$ 5.00
Tax Schedule 2943-082-00-010
Zone PB

BUSINESS NAME SAFEWAY 2901 F Rd
STREET ADDRESS 29 RD. & PATTERSON
PROPERTY OWNER SAFEWAY, INC.
OWNER ADDRESS SAME

CONTRACTOR Buo's SIGNS
LICENSE NO. 296012
ADDRESS 1055 UTE
TELEPHONE NO. 245-7700

- 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
 - 5. OFF-PREMISE See #3 Spacing Requirements; Not > 300 Square Feet or < 15 Square Feet
- Externally Illuminated Internally Illuminated Non-Illuminated

- 5) Area of Proposed Sign 36 Square Feet
- (1,2,4) Building Facade 275 Linear Feet +
- (1-4) Street Frontage 495 Linear Feet +
- (2,4,5) Height to Top of Sign 35 Feet Clearance to Grade 29 Feet
- (5) Distance from all Existing Off-Premise Signs within 600 Feet N/A Feet

Existing Signage/Type:	
<u>FLUSH WALL (A)(B)</u>	<u>295</u> Sq. Ft.
	Sq. Ft.
	Sq. Ft.
Total Existing:	<u>295</u> Sq. Ft.

● FOR OFFICE USE ONLY ●	
Signage Allowed on Parcel: <u>F ROAD</u>	
Building	<u>550</u> Sq. Ft.
Free-Standing	<u>742.5</u> Sq. Ft.
Total Allowed:	<u>742.5</u> Sq. Ft.

COMMENTS: _____

NOTE: No sign may exceed 300 square feet. A separate sign clearance 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. **A SEPARATE PERMIT FROM THE BUILDING DEPARTMENT IS REQUIRED.**

[Signature] 12-13-96 [Signature] 12/23/96
 Applicant's Signature Date Community Development Approval Date

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SIGN CLEARANCE

ok 4 of 6

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

Clearance No. _____
Date Submitted 12-13-96
FEE \$ 5.00
Tax Schedule 2943-082-00-010
Zone PB

BUSINESS NAME SAFENAY 2901 F Rd CONTRACTOR BND'S SIGNS
STREET ADDRESS 29 RD. & PATTERSON LICENSE NO. 2960112
PROPERTY OWNER SAFENAY, INC. ADDRESS 1055 UTE
OWNER ADDRESS SAME TELEPHONE NO. 245-7700

- 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
 - 5. OFF-PREMISE See #3 Spacing Requirements; Not > 300 Square Feet or < 15 Square Feet
- Externally Illuminated Internally Illuminated Non-Illuminated

- 5) Area of Proposed Sign 40 Square Feet
- (1,2,4) Building Facade 275 Linear Feet 4
- (1-4) Street Frontage 495 Linear Feet 7
- (2,4,5) Height to Top of Sign _____ Feet Clearance to Grade _____ Feet
- (5) Distance from all Existing Off-Premise Signs within 600 Feet _____ Feet

Existing Signage/Type:	
<u>FUSANWA (A)(B)(C)</u>	<u>331</u> Sq. Ft.
	Sq. Ft.
	Sq. Ft.
Total Existing:	<u>331</u> Sq. Ft.

● FOR OFFICE USE ONLY ●		
Signage Allowed on Parcel: <u>F ROAD</u>		
Building	<u>550</u>	Sq. Ft.
Free-Standing	<u>742.5</u>	Sq. Ft.
Total Allowed:	<u>742.5</u>	Sq. Ft.

COMMENTS: _____

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[Signature] 12-13-96 [Signature] 12/23/96
Applicant's Signature Date Community Development Approval Date

(White: Community Development) (Canary: Applicant) (Pink: Building Dept) (Goldenrod: Code Enforcement)



SIGN CLEARANCE

ok (E)
5 of 6

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

Clearance No. _____
Date Submitted 12-13-96
FEE \$ 5.00
Tax Schedule 2943-082-00-010
Zone PB

BUSINESS NAME SAFEWAY 2901 F Rd CONTRACTOR Bud's SIGNS
STREET ADDRESS 29 RD & PATTERSON LICENSE NO. 2960112
PROPERTY OWNER SAFEWAY, INC. ADDRESS 1055 UTE
OWNER ADDRESS SAME TELEPHONE NO. 245-7700

- 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
- 5. OFF-PREMISE See #3 Spacing Requirements; Not > 300 Square Feet or < 15 Square Feet

Externally Illuminated Internally Illuminated Non-Illuminated

- 5) Area of Proposed Sign 105 Square Feet
- (1,2,4) Building Facade _____ Linear Feet 4
- (1 - 4) Street Frontage _____ Linear Feet 7
- (2,4,5) Height to Top of Sign 8 Feet Clearance to Grade 1 Feet
- (5) Distance from all Existing Off-Premise Signs within 600 Feet _____ Feet

Existing Signage/Type:	
<u>FLUSHWALL (A)(B)(C)(D)</u>	<u>371</u> Sq. Ft.
	Sq. Ft.
	Sq. Ft.
Total Existing:	<u>371</u> Sq. Ft.

● FOR OFFICE USE ONLY ●	
Signage Allowed on Parcel:	
Building	Sq. Ft.
Free-Standing <u>AS PER DEVELOPMENT APPROVED PLAN & ZONING</u>	Sq. Ft.
Total Allowed:	Sq. Ft.

COMMENTS: THIS IS THE ONLY FREESTANDING SIGN PERMITTED ON 29 ROAD FRONTAGE FOR THE SAFEWAY COTTONWOOD SQUARE PROJECT

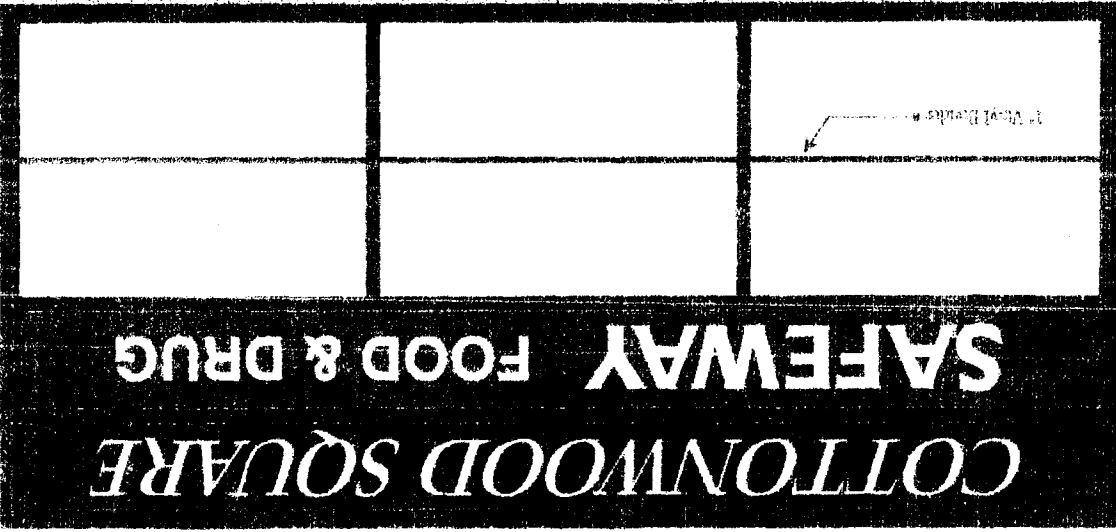
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[Signature] 12/13/96 [Signature] 12/23/96
 Applicant's Signature Date Community Development Approval Date

(White: Community Development) (Canary: Applicant) (Pink: Building Dept) (Goldenrod: Code Enforcement)

DESIGN NO. 98-753	DESIGN NAME Cottonwood Square	DESIGNER J. B. [unclear]	DATE 11/13/90	PROJECT NO. 2	ESTIMATING [unclear]
ISSUED BY [unclear]	DATE 11/13/90	CUSTOMER [unclear]	PROJECT NO. 2	ESTIMATING [unclear]	DATE [unclear]
DESIGN NO. 98-753	DESIGN NAME Cottonwood Square	DESIGNER J. B. [unclear]	DATE 11/13/90	PROJECT NO. 2	ESTIMATING [unclear]

From View Num D/F Display



1:3	1:97/8	1:97/8	0-8-98
1:3	1:97/8	1:97/8	0-8-98
1:3	1:97/8	1:97/8	0-8-98

Materials & finish to be D/F
 Ceiling to be [unclear]
 Headers, [unclear]
 (Glass) [unclear]
 To Match Return & Column
 Sign to be 150 White Poly
 Surface Vinyl Graphics (Faded)
 Safeway To Be Financed For
 Design Vail, Cottonwood Square
 On DI #3030-76 HDV Beam
 Lamp To Be To Be [unclear]
 Concrete Base By Other

(F)
(F)

From the Survey Note
2 E/F 44



SIGN CLEARANCE

ok ✓ (F) 6 of 6

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

Clearance No. _____
Date Submitted 12-13-96
FEE \$ 5.00
Tax Schedule 7943-082-00-010
Zone PB

BUSINESS NAME SAFEMAY 2901 F RD CONTRACTOR Buo's SIGNS
STREET ADDRESS 29 RD. & PATTENSON LICENSE NO. 2960112
PROPERTY OWNER SAFEMAY, INC. ADDRESS 1055 UTE
OWNER ADDRESS SAME TELEPHONE NO. 295-7700

- 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
 - 5. OFF-PREMISE See #3 Spacing Requirements; Not > 300 Square Feet or < 15 Square Feet
- Externally Illuminated Internally Illuminated Non-Illuminated

- (- 5) Area of Proposed Sign 105 Square Feet
- (1,2,4) Building Facade _____ Linear Feet
- (1 - 4) Street Frontage _____ Linear Feet
- (2,4,5) Height to Top of Sign 8 Feet Clearance to Grade 1 Feet
- (5) Distance from all Existing Off-Premise Signs within 600 Feet _____ Feet

Existing Signage/Type:	
<u>FLUSHWALL (A)(B)(C)(D)</u>	<u>371</u> Sq. Ft.
<u>FREESTANDING (E)</u>	<u>105</u> Sq. Ft.
	Sq. Ft.
Total Existing:	<u>476</u> Sq. Ft.

● FOR OFFICE USE ONLY ●	
Signage Allowed on Parcel:	
Building <u>AS PER APPROVED DEVELOPMENT PLAN</u>	Sq. Ft.
Free-Standing <u>2 CONINGS</u>	Sq. Ft.
Total Allowed:	Sq. Ft.

COMMENTS: THIS IS THE ONLY FREESTANDING SIGN PERMITTED ON F ROAD FRONTAGE FOR THE SAFEMAY COTTONWOOD SQUARE PROJECT

NOTE: No sign may exceed 300 square feet. A separate sign clearance 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. **A SEPARATE PERMIT FROM THE BUILDING DEPARTMENT IS REQUIRED.**

[Signature] 12-13-96 [Signature] 12/23/96
Applicant's Signature Date Community Development Approval Date

(White: Community Development) (Canary: Applicant) (Pink: Building Dept) (Goldenrod: Code Enforcement)



SIGN CLEARANCE

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

Clearance No. _____
Date Submitted 3/20/98
FEE \$ 25.00
Tax Schedule _____
Zone PB

BUSINESS NAME Safeway 2901 F Rd CONTRACTOR Buds Signs
STREET ADDRESS 2901 F Rd LICENSE NO. 2980109
PROPERTY OWNER Safeway Inc. ADDRESS 1055 UTE AVE
OWNER ADDRESS Same TELEPHONE NO. 245-7700

- 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
 - 5. OFF-PREMISE See #3 Spacing Requirements; Not > 300 Square Feet or < 15 Square Feet
- Externally Illuminated Internally Illuminated Non-Illuminated

- (1 - 5) Area of Proposed Sign 25 Square Feet
- (1,2,4) Building Facade 275 Linear Feet
- (1 - 4) Street Frontage 495 Linear Feet
- (2,4,5) Height to Top of Sign 25 Feet Clearance to Grade 20 Feet
- (5) Distance from all Existing Off-Premise Signs within 600 Feet _____ Feet

Existing Signage/Type:		
Flushwall (5)	476	Sq. Ft.
Free-standing (1)	105	Sq. Ft.
		Sq. Ft.
Total Existing:	581	Sq. Ft.

● FOR OFFICE USE ONLY ●	
Signage Allowed on Parcel:	
Building	550 Sq. Ft.
Free-Standing	742.5 Sq. Ft.
Total Allowed:	742.5 Sq. Ft.

COMMENTS: _____

NOTE: No sign may exceed 300 square feet. A separate sign clearance 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. **A SEPARATE PERMIT FROM THE BUILDING DEPARTMENT IS REQUIRED.**

Edward A. Canary 3/20/98 Mike Pelletier 3/30/98
Applicant's Signature Date Community Development Approval Date

(White: Community Development) (Canary: Applicant) (Pink: Building Dept) (Goldenrod: Code Enforcement)