



SIGN CLEARANCE

(A)

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

Clearance No. 166349
Date Submitted 3-18-98
FEE \$ 25.00
Tax Schedule 2945-044-05-001
Zone BB. PC

BUSINESS NAME PARKWEST PLAZA
STREET ADDRESS 2490 F ROAD
PROPERTY OWNER PETE MILLER
OWNER ADDRESS P.O. BOX 9035

CONTRACTOR Buo's Signs
LICENSE NO. 2980109
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 54 Square Feet
- (1,2,4) Building Facade 280 Linear Feet
- (1 - 4) Street Frontage 300 Linear Feet
- (2,4,5) Height to Top of Sign 10 Feet Clearance to Grade 6 Feet
- (5) Distance from all Existing Off-Premise Signs within 600 Feet _____ Feet

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

● FOR OFFICE USE ONLY ●	
Signage Allowed on Parcel:	<u>Patterson - 54</u>
Building	Sq. Ft.
Free-Standing	<u>54</u> Sq. Ft.
Total Allowed:	Sq. Ft.

COMMENTS: THIS IS PART OF A MASTER SIGN PLAN ATTACHED
file FPP-1997-126

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] 3-17-98 [Signature] 3/18/98
 Applicant's Signature Date Community Development Approval Date

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



SIGN CLEARANCE

8

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

Clearance No. _____
Date Submitted 3-18-98
FEE \$ 5.00
Tax Schedule 2945-044-05-001
Zone PC

BUSINESS NAME PARKWEST PLAZA CONTRACTOR BUD'S SIGNS
STREET ADDRESS 2490 F ROAD (25RD. ENTRANCE) LICENSE NO. 2980109
PROPERTY OWNER PETE MILLER ADDRESS 1055 UTE
OWNER ADDRESS P.O. BOX 9035 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 30 Square Feet
- (1,2,4) Building Facade _____ Linear Feet
- (1 - 4) Street Frontage 50 Linear Feet
- (2,4,5) Height to Top of Sign 6'-6" Feet Clearance to Grade 3'-6" Feet
- (5) Distance from all Existing Off-Premise Signs within 600 Feet _____ Feet

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

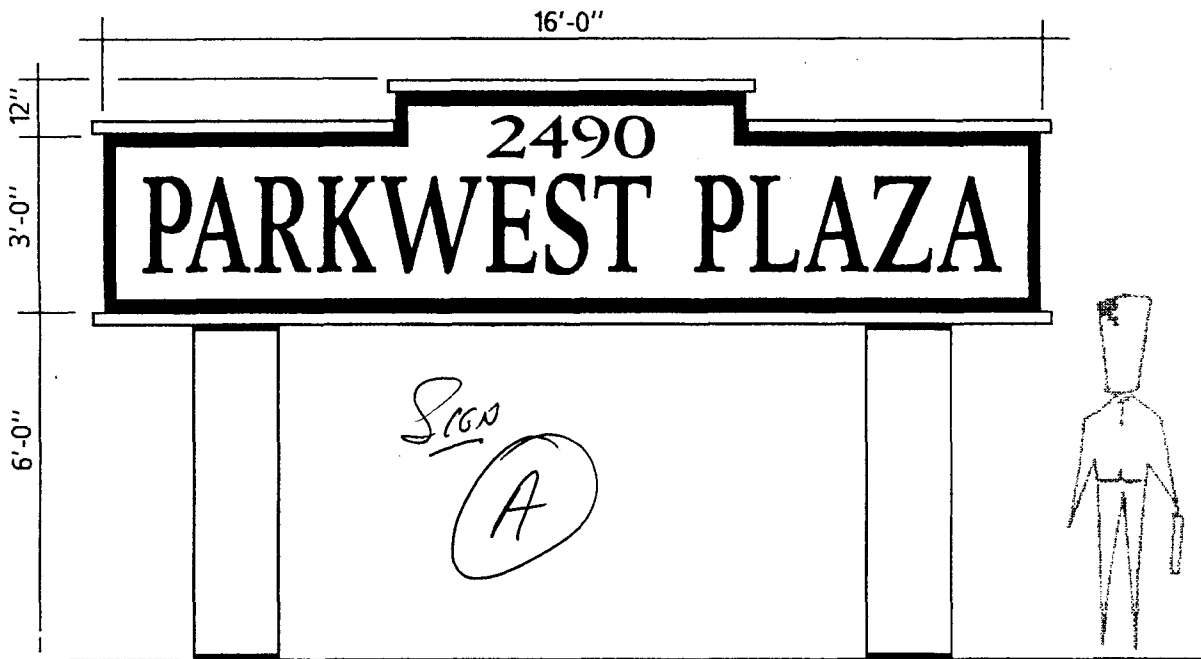
● FOR OFFICE USE ONLY ●	
Signage Allowed on Parcel:	<u>25 Road Per Final Plan</u>
Building	
Free-Standing	<u>39</u> Sq. Ft.
Total Allowed:	<u>39</u> Sq. Ft.

COMMENTS: THIS SIGN HAS IT'S OWN FRONTAGE
ON 25 ROAD — file FPP-1997-126

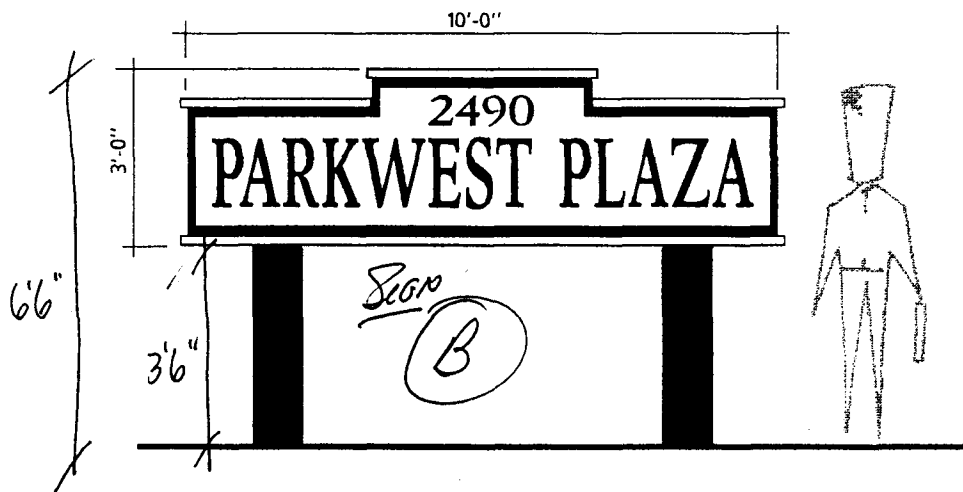
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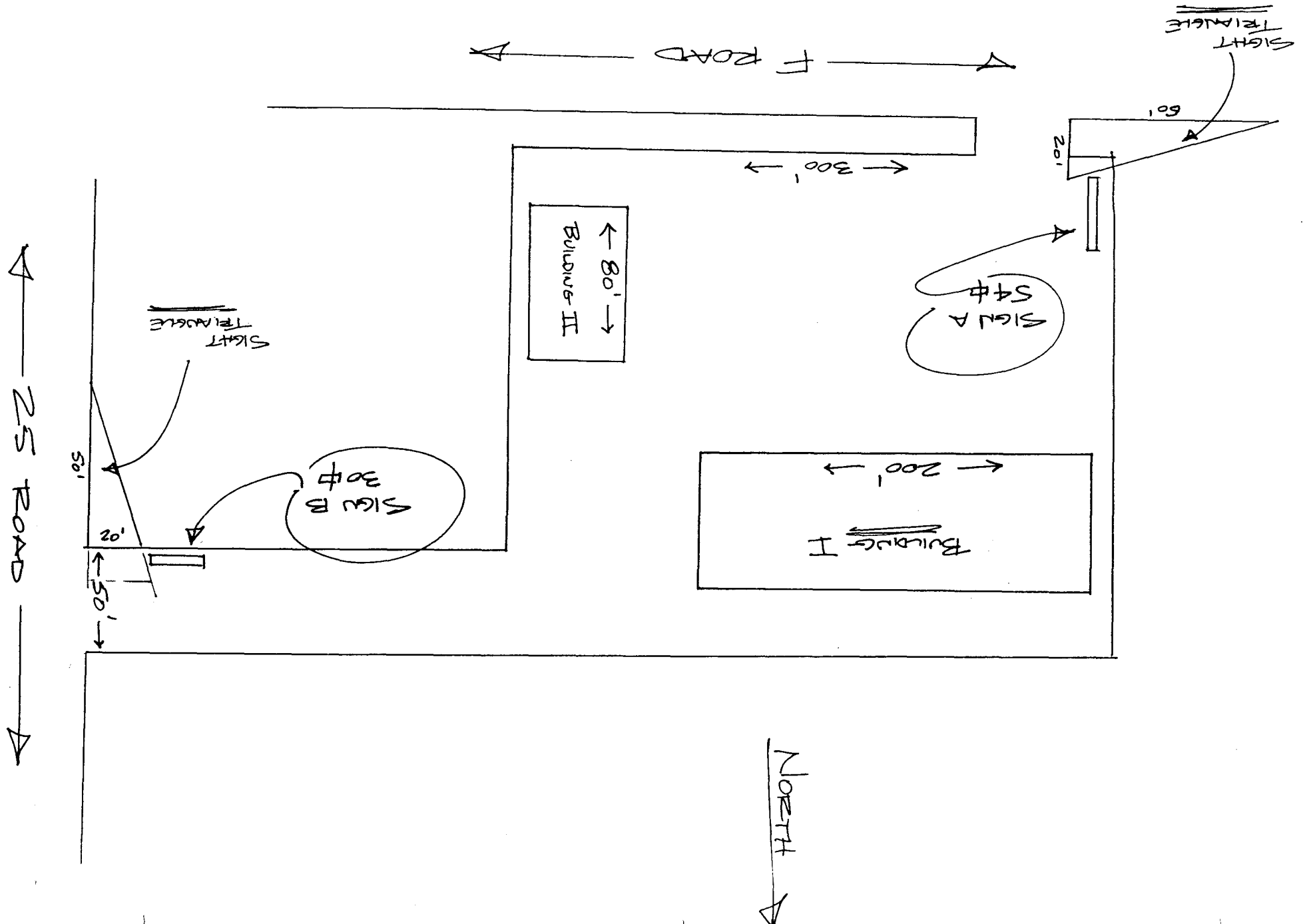


ILLUMINATED FREESTANDING SIGN
54 Sq. Ft.



ILLUMINATED SIGN 25 RD.
30 Sq. Ft.

DESIGN PROPERTY OF
Bud's
SIGNS
970-245-7700



PARKWEST PLAZA

MASTER PLAN

USING BUILDING FRONTAGES AS
THE GREATER NUMBER ...

$$\begin{aligned} 300' \text{ LOT FRONTAGE} &- 300 \times 1.5 = 450 \phi \\ \text{BLDG I} \quad 200 \times 2 &= (\text{PATTERSON SIDE}) \quad (400 \phi) \\ \text{BLDG II} \quad 80 \times 2 &= (\text{STONE FRONT}) \quad (160 \phi) \\ &= 560 \phi \end{aligned}$$

(560 MAXIMUM SIGNAGE)

FREE STANDING

54 ϕ

BUILDING I

360 ϕ	{	20'	BLDG FRONTAGE	—	36 ϕ
		25'	"	"	45 ϕ
		25'	"	"	45 ϕ
		30'	"	"	54 ϕ
		30'	"	"	54 ϕ
		35'	"	"	63 ϕ
		35'	"	"	63 ϕ

BUILDING II

144 ϕ	{	20'	BLDG. FRONTAGE	36 ϕ
		30'		54 ϕ
		30'		54 ϕ

ALL SIGNS COMBINED = 504 ϕ