



SIGN CLEARANCE

(A)

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

Clearance No. 1087102
Date Submitted 5-13-98
FEE \$ 25.00
Tax Schedule 2945-12A-00-022
Zone C-1

BUSINESS NAME RED CLIFF POINTE
STREET ADDRESS 2650 NORTH AVE.
PROPERTY OWNER GRAND VALLEY CONST.
OWNER ADDRESS 3761 N. 15th CT.

CONTRACTOR Buo's SIGNS
LICENSE NO. 2980109
ADDRESS 1055 VTE
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 187 Square Feet 229
- (1,2,4) Building Facade 270 Linear Feet (NORTH AVE)
- (1 - 4) Street Frontage 281 Linear Feet
- (2,4,5) Height to Top of Sign 29'6" Feet Clearance to Grade 7'6" Feet
- (5) Distance from all Existing Off-Premise Signs within 600 Feet _____ Feet

Existing Signage/Type:	
<u>Party Land</u>	<u>56</u> Sq. Ft.
	Sq. Ft.
	Sq. Ft.
Total Existing:	<u>56</u> Sq. Ft.

● FOR OFFICE USE ONLY ●	
Signage Allowed on Parcel: <u>North Ave</u>	
Building	<u>450</u> Sq. Ft.
Free-Standing	<u>421.5</u> Sq. Ft.
Total Allowed:	<u>450</u> Sq. Ft.

COMMENTS: SEE MASTER SIGN PLAN ATTACHED -

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] 5-13-98 [Signature] 5/15/98
 Applicant's Signature Date Community Development Approval Date

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

(B)



SIGN CLEARANCE

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

Clearance No. _____
Date Submitted 5-13-98
FEE \$ 5.00
Tax Schedule 2945-124-00-022
Zone C-1

BUSINESS NAME RED CLIFF POINTE
STREET ADDRESS 2650 N. AVE.
PROPERTY OWNER GRAND VALLEY CONST.
OWNER ADDRESS 3761 N. 15th CT

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
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- 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 133 Square Feet
- (1,2,4) Building Facade 440 Linear Feet
- (1 - 4) Street Frontage 797 Linear Feet (28 ROAD)
- (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>Party Land</u>	<u>56</u> Sq. Ft.
	Sq. Ft.
	Sq. Ft.
Total Existing:	<u>56</u> Sq. Ft.

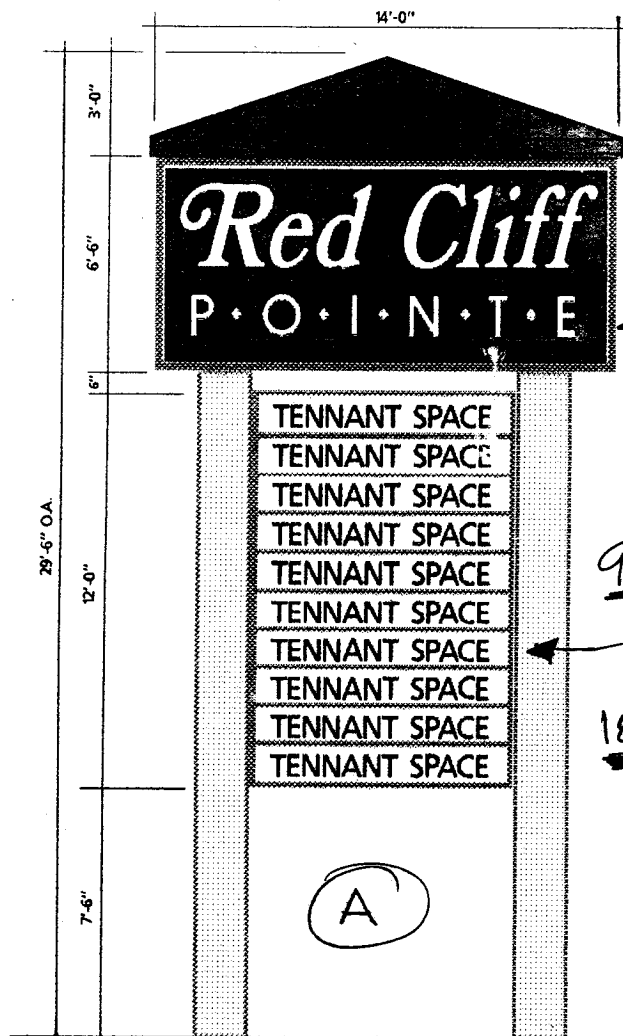
● FOR OFFICE USE ONLY ●	
Signage Allowed on Parcel:	<u>28 RD</u>
Building	<u>880</u> Sq. Ft.
Free-Standing	<u>598</u> Sq. Ft.
Total Allowed:	<u>880</u> Sq. Ft.

COMMENTS: SEE MASTER SIGN PLAN ATTACHED -

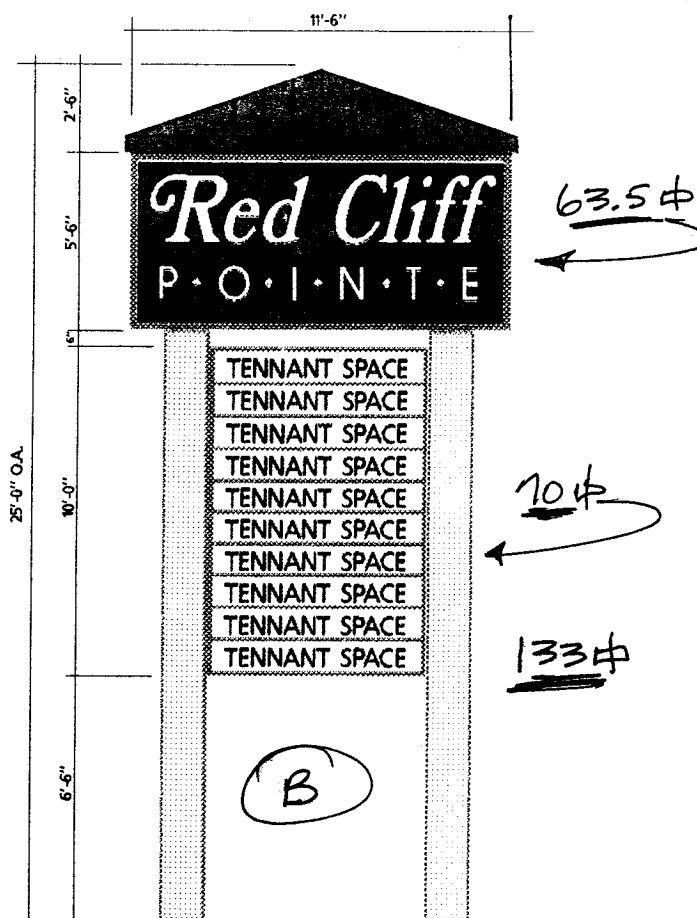
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$$\begin{array}{r} 14 \\ 65 \\ \hline 70 \\ 84 \\ \hline 91.0 \end{array}$$



NORTH AVE. ELEVATION

28 ROAD ELEVATION

ILLUMINATED SIGN / MARQUE DISPLAYS



RED CHIFF POINTE

MASTER SIGN PLAN

NORTH AVE.

LOT FRONTAGE $281' \times 1.5' = 421.5 \text{ } \phi$
BLDG. FRONTAGE $225' \times 2' = (\underline{450.0 \text{ } \phi})$

- MAXIMUM ϕ AVAILABLE = 450 ~~480.0~~ ϕ
 - 1 FREE STANDING SIGN = 200.0 ϕ
 - 7 TENNANTS @ 40ϕ EA = 280.0 ϕ
less 35 ϕ each
- BALANCE ϕ

ZB ROAD

LOT FRONTAGE $797' \times .75' = 597.75 \text{ } \phi$
BLDG. FRONTAGE $440' \times 2' = (\underline{880.0 \text{ } \phi})$

- MAXIMUM SIGN ϕ AVAIL. = 880.0 ϕ
- 1 FREESTANDING SIGN = 148.0 ϕ
- WAREHOUSE SIGN 96.0 ϕ
- 9 TENNANTS @ 48ϕ = 432.0 ϕ

BALANCE 204 ϕ

TRANSFER TO WEST FACING TENNANTS

4 TENNANTS @ 48ϕ EACH = 192 ϕ

TOTAL BALANCE 12 ϕ

