



SIGN CLEARANCE

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

(W)

Permit # 71657
Clearance No. _____
Date Submitted 7/20/99
FEE \$ 25.00
Tax Schedule 2945-091-05-011
Zone HO

BUSINESS NAME 1st Nat'l Bank of THE ROCKIES
STREET ADDRESS 2452 Hwy 6 E 50
PROPERTY OWNER 1st Nat'l Bank of THE ROCKIES
OWNER ADDRESS 504 MAIN MEEKER CO.

CONTRACTOR YESCO
LICENSE NO. 2990588
ADDRESS 2393 FYZ RD GRAND JUNCTION
TELEPHONE NO. 242-7880

- 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 48 Square Feet
- (1,2,4) Building Facade 68 Linear Feet
- (1 - 4) Street Frontage 268 Linear Feet 6 E 50
- (2,4,5) Height to Top of Sign 20 Feet Clearance to Grade 12 Feet
- (5) Distance from all Existing Off-Premise Signs within 600 Feet _____ Feet

Existing Signage/Type:	
<u>Wall SIGNAGE</u>	<u>244</u> Sq. Ft.
Total Existing:	<u>244</u> Sq. Ft.

● FOR OFFICE USE ONLY ●	
Signage Allowed on Parcel:	
Building	
Free-Standing	<u>402</u> Sq. Ft.
Total Allowed:	<u>402</u> Sq. Ft.

COMMENTS: ~~WE ARE TAKING DOWN EXISTING 6'x9' DOUBLE SIDED~~
POLE SIGN AND INSTALLING (1) NEW 6'x8' DOUBLE SIDED POLE SIGN.

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] 7-20-99 [Signature] 7/20/99
Applicant's Signature Date Community Development Approval Date

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

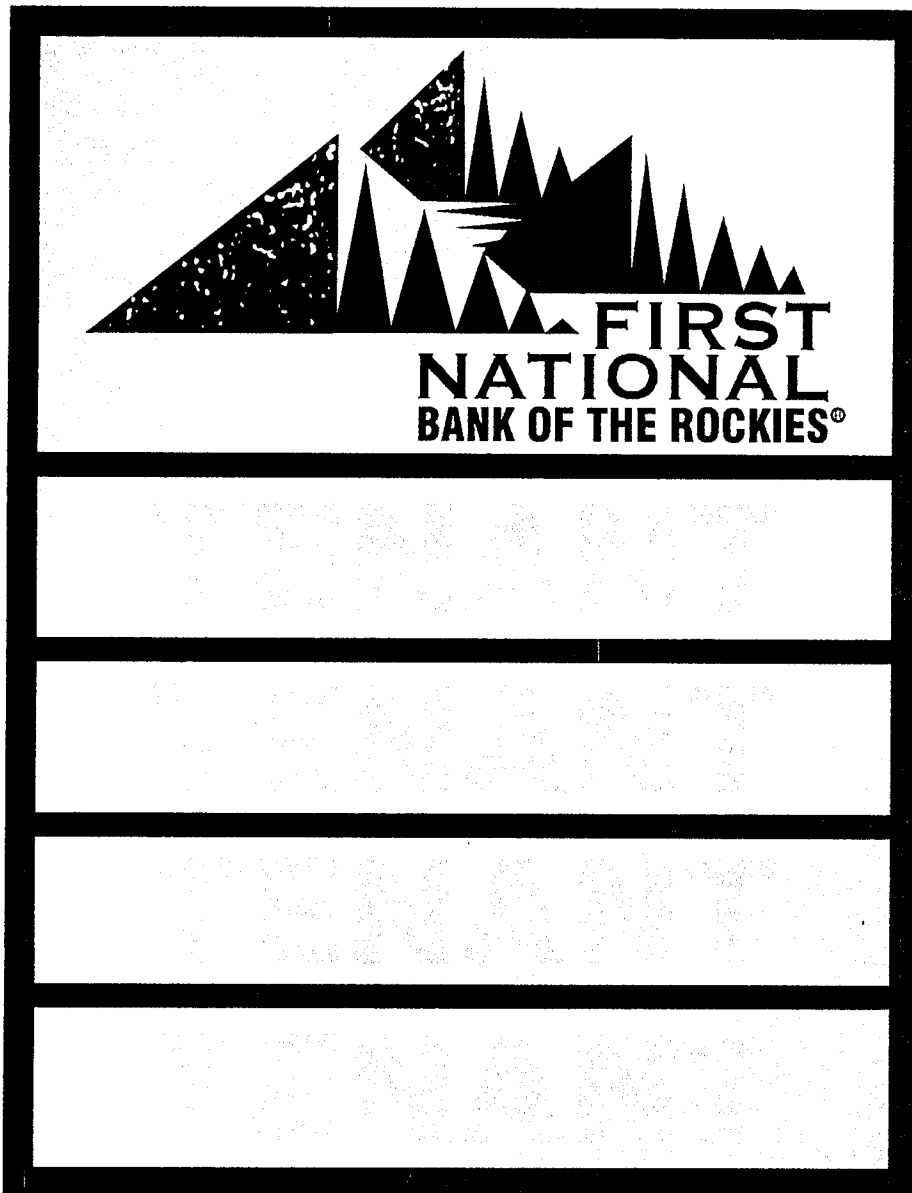
6"

6'-4"

2'-11"

1'-1"

8'-3"



● (1 Ea.) D/F Illum. Cabinet Sign Display 3/4" = 1'-0" ●

Fabricate And Install (1 Ea.) D/F Illum. Cabinet Sign Display.

Cabinet To Be Constructed Of Alum. W/ 2 1/2' Retainers And Mt/ Dividers Painted Dupont Gs 569 Teal Green. Faces To Be Constructed Of .150 White Lexan W/ 1st Surface 3M Translucent Vinyl Overlays. Illum. W/ T-12 C.W./H.O. Fluorescent Lamps (800ma).

Cabinet To Mount To Existing 10 3/4" Pipe W/ 6" King Post.

24 1/2 ROAD

C-N 1/4 CORNER SECTION 9 T.1S., R.1W., U.M. MCSM NO. 1121 BENCHMARK NAVD-BB (CITY OF GRAND JUNCTION) ELEV. 4553.00'

DURHAM CENTER PLAT BOOK 9, PAGE 54

BASIS OF BEARINGS (SAWTELLE SUBDIVISION FILING NO. 2 PLAT BOOK 15, PAGE 300) S 89°44'00" E 2643.03'

FOUND NO. 5 REBAR W/ ALUMINUM CAP MARKED PLS 20677

N 1/4 CORNER SECTION 9 T.1S., R.1W., U.M. MCSM NO. 643

LOT 2 0.798 ACRES ±

R.O.W. DEDICATED FOR 156L PAGE 413

FOUND NO. 5 REBAR W/CAP MARKED LS 1415

R.O.W. DEDICATED BOOK 913, PAGE 143 N 27°58'12" W 37.50'

GRAPHIC SCALE SCALE: 1 INCH = 50 FEET

LEGEND

- FOUND THIS SURVEY, 5/8" REBAR AND ALUMINUM CAP MARKED P.L.S. 19597
- FOUND THIS SURVEY, AS DESCRIBED
- FOUND THIS SURVEY, HIGHWAY R.O.W. MARKER
- ⊙ FOUND THIS SURVEY, MONUMENT AS DESCRIBED

CURVE INFORMATION

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARINGS	DELTA
A	1830.00	356.98'	178.39'	306.84'	N 57°56'34" W	03°10'30"
B	1830.00	248.00'	183.00'	243.99'	N 28°20'00" W	02°20'00"
C	500.00	29.32'	18.00'	28.14'	N 27°47'30" W	04°13'00"
D	2650.00	66.89'	55.50'	55.50'	N 34°44'04" W	02°53'27"

- NOTES:
1. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.
 2. BASIS OF BEARINGS LINE BETWEEN THE C-N 1/4 OF SECTION 9 AND N 1/4 CORNER COMMON TO SECTIONS 8 AND 10, ALL OF TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE 10TH MERIDIAN HAVING A BEARING OF S 89°44'00" E AS DESCRIBED IN THE INSTRUMENT RECORDED IN PLAT BOOK 15, PAGE 300 IN THE RECORDS OF THE MESA COUNTY CLERK AND RECORDER. BOTH ENDS OF SAID LINE ARE MARKED WITH MESA COUNTY SURVEY MARKERS.
 3. EXISTING PROPERTY CORNERS WHICH WERE RECOVERED (UPON THIS SURVEY) WHICH WERE WITHIN 0.25 FEET OF THE POSITION OF RECORD WERE ACCEPTED AS BEING IN THE PROPER LOCATION AS SHOWN BY RECORD.

PROPERTY DESCRIPTION

Lot 2 of Sawtelle Subdivision No. Two according to the Official Plat thereof recorded in Plat Book 15 of Page 300 in the records of the office of the Mesa County Clerk and Recorder.

SURVEYOR'S CERTIFICATE

I, Dean E. Ficklin, a Professional Land Surveyor, licensed under the laws of the State of Colorado, do hereby state that the Monumented Boundary Survey was prepared under my supervision and was checked by myself and is true to the best of my knowledge and belief.

IN WITNESS WHEREOF I hereunto set my hand and official seal this 19 day of May, A.D. 1999

Dean E. Ficklin
P.L.S. 19597



MONUMENTED BOUNDARY SURVEY OF LOT 2, SAWTELLE SUBDIVISION NO. 2, MESA COUNTY, COLORADO

AMERICAN CONSULTING ENGINEERS COUNCIL of COLORADO

BANNER

BANNER ASSOCIATES, INC. • CONSULTING ENGINEERS & SURVEYORS
2777 CROSSROADS BOULEVARD • GRAND JUNCTION, CO 81506 • (970) 243-2242