



# SIGN CLEARANCE

GA

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

Clearance No. 70271  
Date Submitted 5-21-99  
FEES 25.00  
Tax Schedule 2945-091-05-011  
Zone H0

BUSINESS NAME 1st Nat'l Bank of the Rockies CONTRACTOR Yesco  
STREET ADDRESS 2452 Hwy 6 + 50 LICENSE NO. ( ) 2990588  
PROPERTY OWNER 1st Nat'l Bank of the Rockies ADDRESS 2313 1/2 Rd Grand Junction  
OWNER ADDRESS 504 Main Meeker, Co 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 122 Square Feet
- (1,2,4) Building Facade 68 Linear Feet
- (1 - 4) Street Frontage 181 Linear Feet 2 1/2 Rd
- (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>Pole Sign 6x9</u>	<u>54</u> Sq. Ft.
	Sq. Ft.
	Sq. Ft.
Total Existing:	<u>54</u> Sq. Ft.

● FOR OFFICE USE ONLY ●	
Signage Allowed on Parcel:	<u>24 1/2</u>
Building	<u>136</u> Sq. Ft.
Free-Standing	<u>272</u> Sq. Ft.
Total Allowed:	<u>272</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.**

Dina Queffelec 5/21/99 Walter L. Adwick 5/21/99  
Applicant's Signature Date Community Development Approval Date

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



# SIGN CLEARANCE

64

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

Clearance No. 70271  
Date Submitted 5-21-99  
FEE \$ 5.00  
Tax Schedule 2045 091.05-011  
Zone H0

BUSINESS NAME 1st Nat'l Bank of the Rockies CONTRACTOR Uesco  
STREET ADDRESS 2452 Hwy 6 + 50 LICENSE NO. 2990588  
PROPERTY OWNER 1st Nat'l Bank of the Rockies ADDRESS 2313 F 1/2 Rd Grand Junction  
OWNER ADDRESS 504 Main Meeker CO TELEPHONE NO. 242-7886

- 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 122 Square Feet
- (1,2,4) Building Facade 68 Linear Feet
- (1 - 4) Street Frontage 268 Linear Feet 6 + 50
- (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> Pole Sign 6x9</u>	<u>54</u> Sq. Ft.
	Sq. Ft.
	Sq. Ft.
Total Existing:	<u>54</u> Sq. Ft.

● FOR OFFICE USE ONLY ●	
Signage Allowed on Parcel:	<u>6850</u>
Building	<u>136</u> Sq. Ft.
Free-Standing	<u>402</u> Sq. Ft.
Total Allowed:	<u>402</u> Sq. Ft.

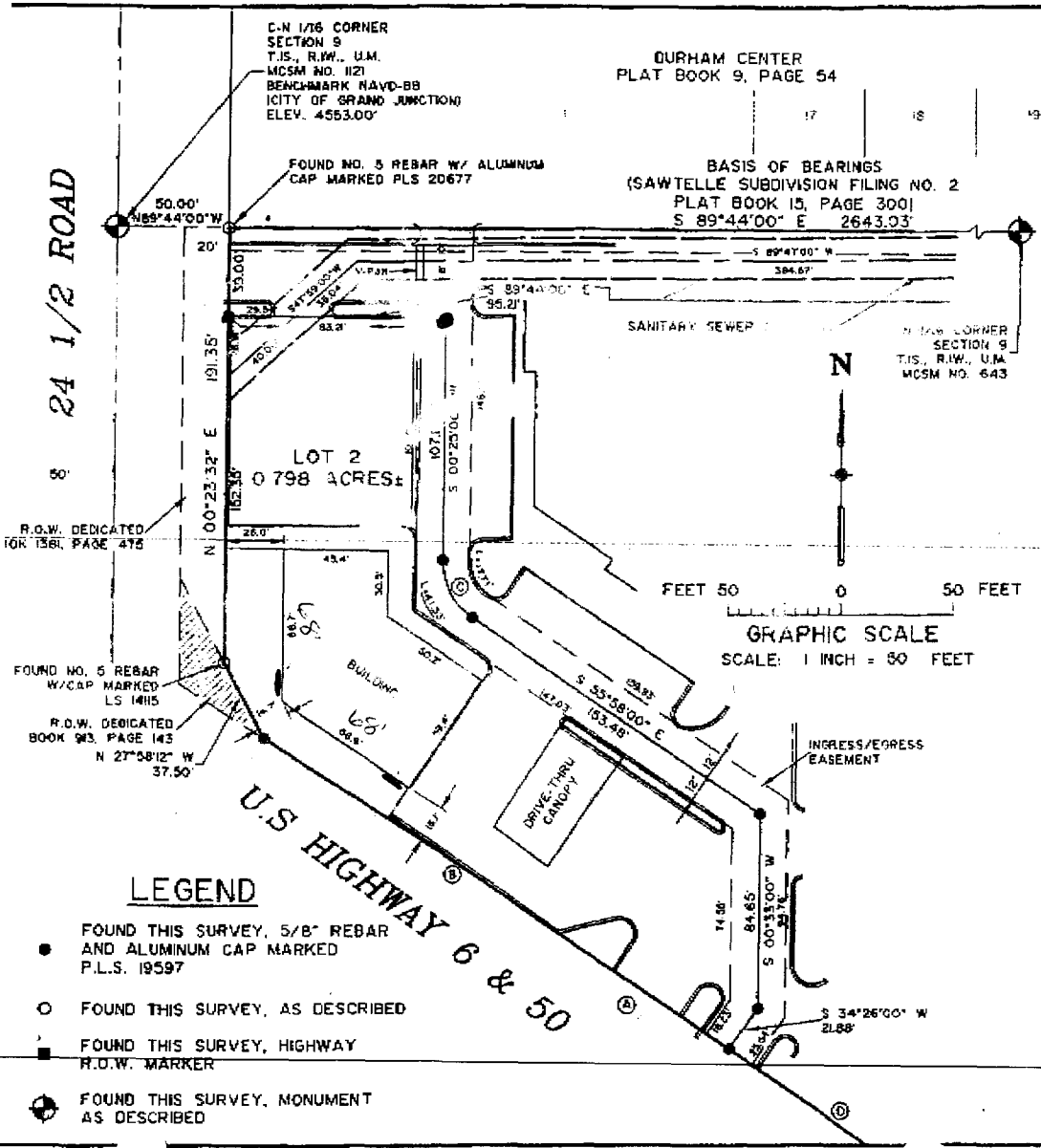
COMMENTS: \_\_\_\_\_

**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.**

Dea Griffiths 5/21/99 Kristen L. Adkins 5/21/99  
Applicant's Signature Date Community Development Approval Date

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





**CURVE INFORMATION**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARINGS	DELTA
A	5830.00	396.93	174.35	396.94	N 20°56'34" W	03°30'30"
B	5830.00	248.00	123.00	248.00	N 28°29'20" W	02°22'04"
C	50.00	29.37	16.08	29.37	N 27°43'30" W	54°21'00"
D	500.00	11.95	59.50	59.50	N 54°44'54" W	07°05'27"

- NOTES:**
- 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.
  - CASH OF BEARINGS, LINE BETWEEN THE C-N 1/16 OF SECTION 9 AND N 1/16 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.
  - EXISTING PROPERTY CORNERS WHICH WERE RECOVERED AFTER THIS SURVEY WHICH WERE WITHIN 200 FEET OF THE POSITION OF RECORD WERE ACCEPTED AS BEING IN THEIR 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

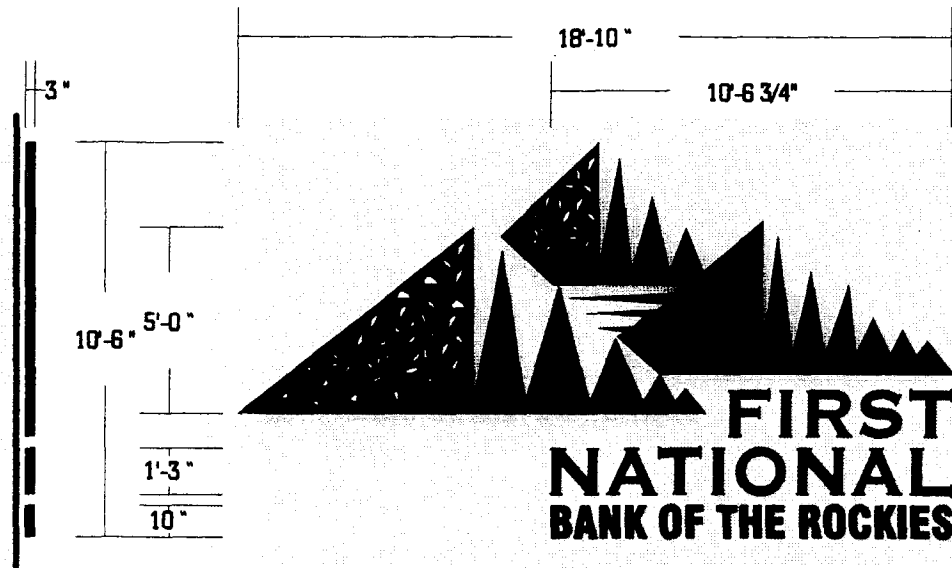


MONUMENTED BOUNDARY SURVEY OF  
LOT 2, SAWTELLE SUBDIVISION NO. 2  
MESA COUNTY, COLORADO

**AMERICAN CONSULTING ENGINEERS COUNCIL of COLORADO**

**BANNER**

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



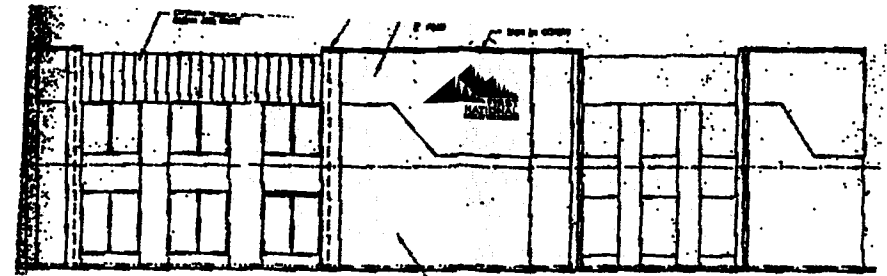
(2 Ea.) Sets Of Rev/Chan. Ltrs & Logo 1/4" = 1'-0" \*200 Sq/Ft.\*

Fabricate And Install (2 Ea.) Sets Of Illum. Rev/Chan. Ltrs & Logo.

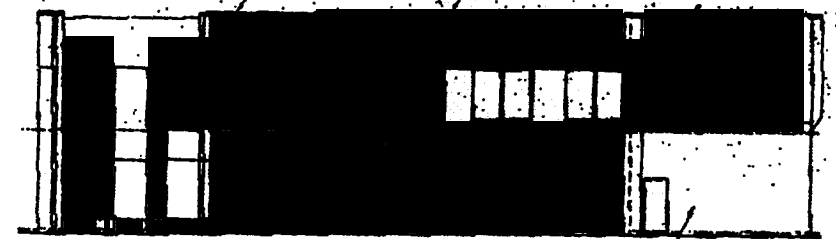
Ltrs To Be Constructed Of Sht/Mtl W/ 3" Returns Painted To Match PMS 329 Teal Green. Illum. Ltrs W/ 1/T To 2/T 6500 White Neon. Illum. Ltrs W/ 6500 White Grid Neon. Ltrs And Logo To Mount 1" Off Building Fascia.

\*Survey Required\*

\*\*ARTWORK TO BE SUPPLIED BY SALESMAN\*\*



WEST SIDE ELEVATION N.T.S.



SOUTH SIDE ELEVATION N.T.S.

COLORADO CONTRACTOR LICENSE NO. 13916

PROD. APPROVAL	DATE	BY	ORANGES	DESIGN NO.	SHEET NO.	SCALE	DATE	BY	FIRM NAME/LOCATION ADDRESS	99-310 R-1 FILE DESIGN NUMBER
CLIENT			CIVIL DES.	99-310	1 of 1	Noted	4.21.99	Cossey Eoston	FIRST NATIONAL BANK OF THE ROCKIES	
SALES			REVISIONS	R-1	1 of 1	Noted	5.4.99	Cossey Eoston	GRAND JUNCTION, CO	
DESIGN										
ESTIMATING										
ENGINEERING										
EXPEDITING										
									SALES/PERSON TIM MALM	

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