



SIGN CLEARANCE

ex (1)

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

Clearance No. _____
Date Submitted 4/13/00
FEE \$ 25.00
Tax Schedule 2945-182-00-048
Zone PB
CUP-1998-046

BUSINESS NAME Meadowlark Garden
STREET ADDRESS 2259 Broadway
PROPERTY OWNER Angeline Barrett
OWNER ADDRESS 641 N. 16th Street

CONTRACTOR Arlo's Sign Designs
LICENSE NO. 2200 758
ADDRESS _____
TELEPHONE NO. 970-434-0939 (Kim)

- 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 32 Square Feet
- (1,2,4) Building Facade _____ Linear Feet
- (1 - 4) Street Frontage _____ Linear Feet
- (2 - 5) Height to Top of Sign 0 Feet Clearance to Grade 38" Feet CUP allowed only 6' sign
- (5) Distance from all Existing Off-Premise Signs within 600 Feet _____ Feet

Existing Signage/Type:	Sq. Ft.
Total Existing:	

● FOR OFFICE USE ONLY ●	
Signage Allowed on Parcel:	<u>Hwy 340</u>
Building	<u>0</u> Sq. Ft.
Free-Standing	<u>32</u> Sq. Ft.
Total Allowed:	<u>32</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] 4/12/00 [Signature] 4/13/00
 Applicant's Signature Date Community Development Approval Date

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



SIGN PERMIT

2

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

Permit No. _____
Date Submitted 4/13/00
FEE \$ 5.00
Tax Schedule 2945-182-00-048
Zone PB
CVP-1998-046

BUSINESS NAME Meadowlark Garden
STREET ADDRESS 2259 Broadway
PROPERTY OWNER Ann Barrett
OWNER ADDRESS _____

CONTRACTOR Arlo's Sign Designs
LICENSE NO. 2200758
ADDRESS _____
TELEPHONE NO. 970-434-0939

- 1. FLUSH WALL 2 Square Feet per Linear Foot of Building Facade
- Face Change Only (2,3 & 4):*
- 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

Existing Externally or Internally Illuminated - No Change in Electrical Service Non-Illuminated

- (1 - 4) Area of Proposed Sign 6.7 Square Feet
- (1,2,4) Building Facade _____ Linear Feet
- (1 - 4) Street Frontage _____ Linear Feet
- (2,3,4) Height to Top of Sign _____ Feet Clearance to Grade _____ Feet

Existing Signage/Type:	
	Sq. Ft.
	Sq. Ft.
	Sq. Ft.
Total Existing:	Sq. Ft.

● FOR OFFICE USE ONLY ●	
Signage Allowed on Parcel: .	
Building	<u>7</u> Sq. Ft.
Free-Standing	<u>32</u> Sq. Ft.
Total Allowed:	<u>39</u> Sq. Ft.

COMMENTS: This sign replaces the ^{second} other freestanding sign allowed by the CVP

NOTE: No sign may exceed 300 square feet. A separate sign permit 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. Roof signs shall be manufactured such that no guy wires, braces or supports shall be visible.

[Signature]
Applicant's Signature

Date

[Signature]
Community Development Approval

4/13/00
Date

(White: Community Development)

(Canary: Applicant)

(Pink: Code Enforcement)

Legend

- ◆ — MESA COUNTY SURVEY MARKER
- ⊞ — EXISTING WATER VALVE
- — EXISTING WATER METER
- — EXISTING MANHOLE
- — EXISTING IRRIGATION BOX
- — EXISTING TRAFFIC SIGNAL POLE
- — EXISTING TRAFFIC SIGNAL BOX
- — EXISTING CONTROL BOX
- — EXISTING UTILITY PEDESTAL
- — EXISTING GAS VALVE
- — EXISTING OVERHEAD UTILITY
- — EXISTING POWER POLE
- — WARRANTY DEED PROPERTY LINE
- — EXISTING DITCH FLOWLINE
- — EXISTING FENCE LINE
- — EXISTING SECTION LINE
- — EXISTING SIGN
- — EXISTING DECIDUOUS TREE

Existing Acreage Summary

Parcel	Acreage	Zoning
-048	4.28	RSF-4
-045	1.04	RSF-4
-010	0.19	RSF-4
-004	0.40	RSF-4
Total	5.89	

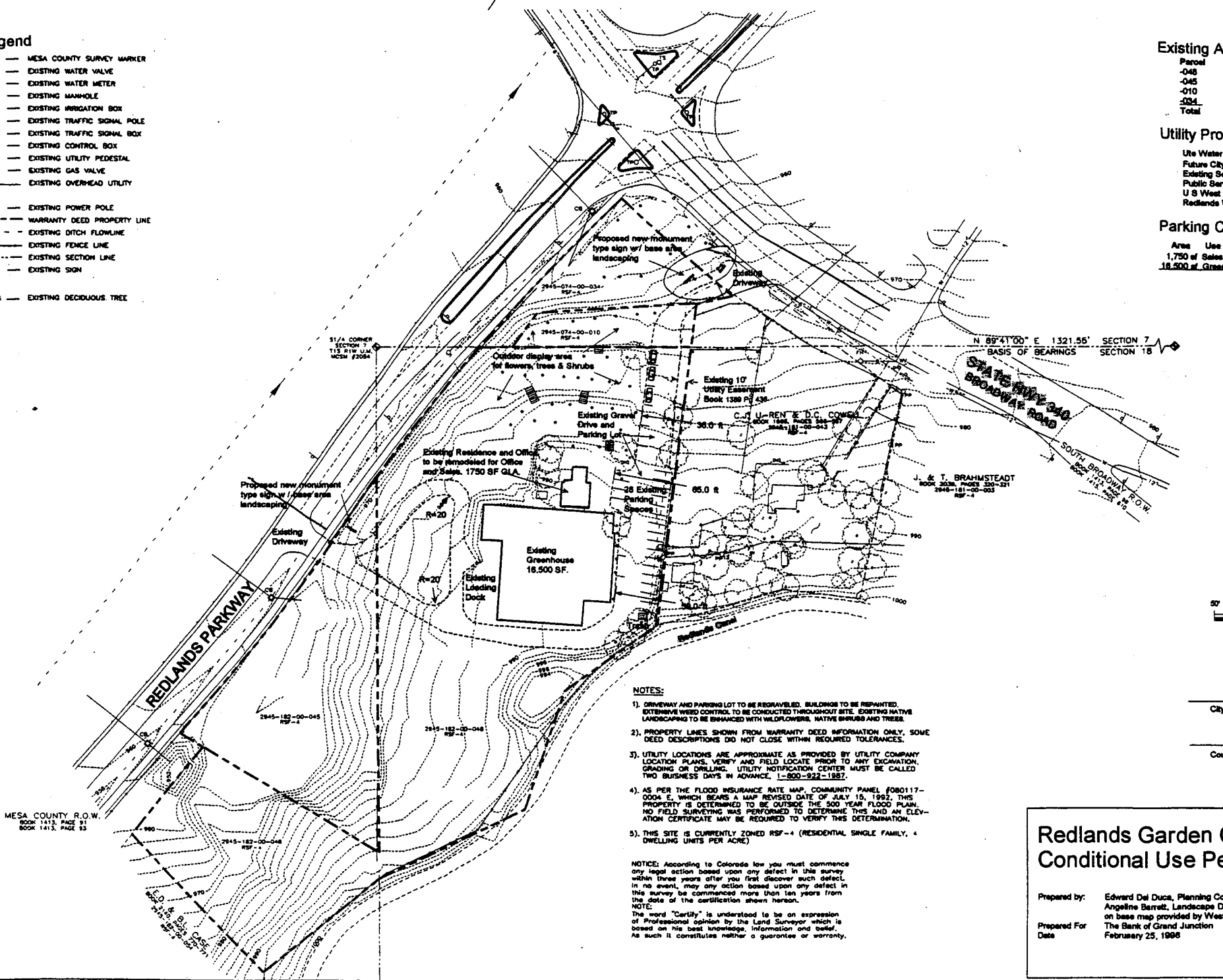
Utility Providers

- Ute Water
- Future City Sewer
- Existing Septic System
- Public Service - electric & gas
- U S West Telephone
- Redlands Water and Power

Parking Calculations

Area	Use	# Req. Spaces
1,750 sf	Sales and Office	1/250 sf = 7
18,500 sf	Greenhouse	1/1000 sf = 17
	Total required	= 24
	Total provided	= 28

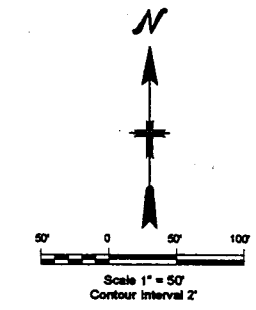
MESA COUNTY R.O.W.
BOOK 1413, PAGE 91
BOOK 1413, PAGE 93



- NOTES:**
- 1) DRIVEWAY AND PARKING LOT TO BE REGRAVELLED. BUILDINGS TO BE REPAINTED. EXTENSIVE WEED CONTROL TO BE CONDUCTED THROUGHOUT SITE. EXISTING NATIVE LANDSCAPING TO BE ENHANCED WITH WILDFLOWERS, NATIVE SHRUBS AND TREES.
 - 2) PROPERTY LINES SHOWN FROM WARRANTY DEED INFORMATION ONLY. SOME DEED DESCRIPTIONS DO NOT CLOSE WITHIN REQUIRED TOLERANCES.
 - 3) UTILITY LOCATIONS ARE APPROXIMATE AS PROVIDED BY UTILITY COMPANY LOCATION PLANS. VERIFY AND FIELD LOCATE PRIOR TO ANY EXCAVATION, GRADING OR DRILLING. UTILITY NOTIFICATION CENTER MUST BE CALLED TWO BUSINESS DAYS IN ADVANCE. 1-800-922-1987.
 - 4) AS PER THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL #080117-0004 E, WHICH BEARS A MAP REVISED DATE OF JULY 15, 1992, THIS PROPERTY IS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS AND AN ELEVATION CERTIFICATE MAY BE REQUIRED TO VERIFY THIS DETERMINATION.
 - 5) THIS SITE IS CURRENTLY ZONED RSF-4 (RESIDENTIAL SINGLE FAMILY, 4 DWELLING UNITS PER ACRE).

NOTICE: 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 the certification shown hereon.

NOTE: The word "Certify" is understood to be an expression of Professional opinion by the Land Surveyor which is based on his best knowledge, information and belief. As such it constitutes neither a guarantee or warranty.



City Engineering _____ Date _____

County Clerk _____ Date _____

Redlands Garden Center Site Conditional Use Permit Application

Prepared by: Edward Del Duca, Planning Consultant
Angeline Barrett, Landscape Designer
on base map provided by Western Engineers

Prepared For: The Bank of Grand Junction

Date: February 25, 1998

SIGN 1



6' top of sign

~~NOT PERMITTED~~
PER CUP

OKAY

KKA 4/14/00

Meadowlark Garden

Gardens & Earthly Delights



15"

1.25

64"

5.3

OVER EXISTING SIGN ON Building