



Clearance SIGN PERMIT

AC

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

Permit No. _____
Date Submitted 6/10/02
FEE \$ 25.00
Tax Schedule 2945-202-46-016
Zone PD

BUSINESS NAME Redland Mesa
STREET ADDRESS 2299 W Ridge Blvd.
PROPERTY OWNER Redland Mesa LLC
OWNER ADDRESS 900 Valley Rd
Carbondale, CO 81623

CONTRACTOR Castle Rock | Carlson Memorials
LICENSE NO. 2021332
ADDRESS P.O. Box 1533 | 237 S. Ave G.J. CO
TELEPHONE NO. Palisade, CO | 242-7264
234-2400

- 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 48' Square Feet
- (1,2,4) Building Facade N/A Linear Feet
- (1 - 4) Street Frontage 16' Linear Feet
- (2,4) Height to Top of Sign 5'3" Feet Clearance to Grade _____ Feet

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

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

COMMENTS: _____

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.

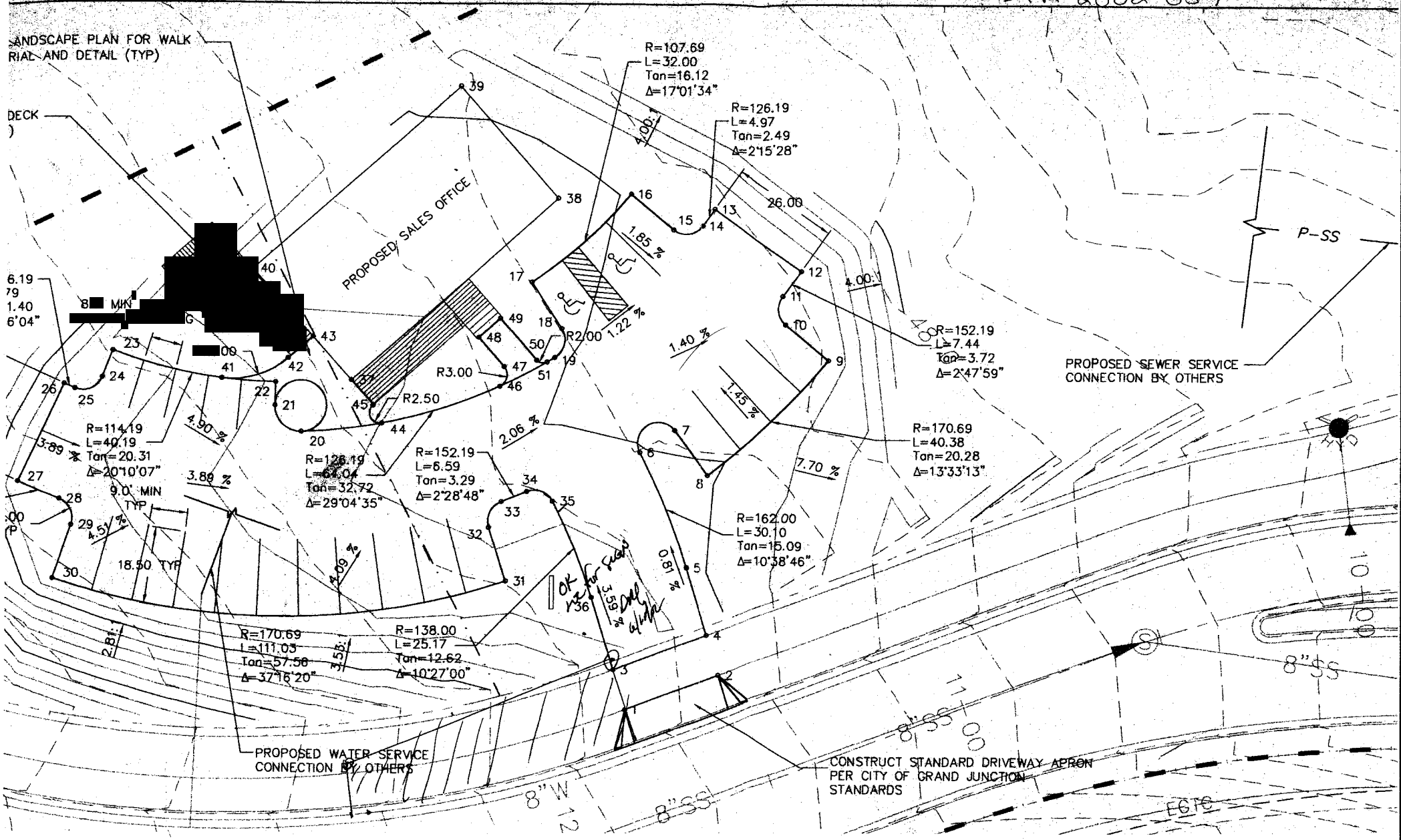
[Signature] 6/28/02 C. Fay [Signature] 6/28/02
 Applicant's Signature Date Community Development Approval Date

(White: Community Development) (Canary: Applicant) (Pink: Code Enforcement)

LANDSCAPE PLAN FOR WALK
TRAIL AND DETAIL (TYP)

DECK
)

6.19
79
1.40
6'04"



PROPOSED SALES OFFICE

PROPOSED SEWER SERVICE
CONNECTION BY OTHERS

PROPOSED WATER SERVICE
CONNECTION BY OTHERS

CONSTRUCT STANDARD DRIVEWAY APRON
PER CITY OF GRAND JUNCTION
STANDARDS

8" W
12

8" SS

8" SS
11
00

8" SS

E616

*OK for Survey
3.59%
% Del
align*

8' MIN

9.0' MIN
TYP

R=170.69
L=111.05
Tan=57.56
Δ=37°16'20"

R=138.00
L=25.17
Tan=12.62
Δ=10°27'00"

R=114.19
L=40.19
Tan=20.31
Δ=20°10'07"

R=128.19
L=67.04
Tan=32.72
Δ=29°04'35"

R=152.19
L=6.59
Tan=3.29
Δ=2°28'48"

R=162.00
L=30.10
Tan=15.09
Δ=10°38'46"

R=170.69
L=40.38
Tan=20.28
Δ=13°33'13"

R=152.19
L=7.44
Tan=3.72
Δ=2°47'59"

R=107.69
L=32.00
Tan=16.12
Δ=17°01'34"

R=126.19
L=4.97
Tan=2.49
Δ=2°15'28"

P-SS

10

10

10

10

10

10

10

10

10

C
1 SIGN DETAIL
 NOT TO SCALE

