



SIGN CLEARANCE

A
A

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

Clearance No. _____
Date Submitted March 21, 2001
FEE \$ 25.00
Tax Schedule 2945-043-01-011
Zone C-1 w/C.U.P.

BUSINESS NAME Weststar Bank
STREET ADDRESS 2448 F Road
PROPERTY OWNER Weststar Bank
OWNER ADDRESS 20 Lundberg Dr.
Gypsum CO 81637

CONTRACTOR Sign Safari
LICENSE NO. 2011146
ADDRESS Box 5449 Frisco CO
TELEPHONE NO. 970-668-5438

- 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 5.65 Square Feet
- (1,2,4) Building Facade 123' Linear Feet 24 1/2 Rd.
- (1 - 4) Street Frontage 320' Linear Feet
- (2 - 5) Height to Top of Sign 3'7" Feet Clearance to Grade _____ Feet
- (5) Distance from all Existing Off-Premise Signs within 600 Feet _____ Feet

Existing Signage/Type:		
<u>Reverse Pan Channel</u>	<u>5.65</u>	Sq. Ft.
<u>24 1/2 Rd</u>		Sq. Ft.
		Sq. Ft.
<u>A</u> Total Existing:		Sq. Ft.

● FOR OFFICE USE ONLY ●		
Signage Allowed on Parcel:		
Building	<u>246</u>	Sq. Ft.
Free-Standing	<u>240</u>	Sq. Ft.
Total Allowed:	<u>246</u>	Sq. Ft.

COMMENTS: Free Standing Monument - Double Sided

TOT. off of 24 1/2 Rd. = 47.9

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.**

Thomas Hunt 3-16-01 Lou V. Bowen 3-23-01
Applicant's Signature Date Community Development Approval Date

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



SIGN CLEARANCE

LB

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

Clearance No. _____
Date Submitted March 21, 2001
FEE \$ 5.00
Tax Schedule 2945-043-01-011
Zone C-1 w/ C.U.P.

BUSINESS NAME West Star Bank
STREET ADDRESS 2448 F Road
PROPERTY OWNER West Star Bank
OWNER ADDRESS 20 Lindbergh Dr
Gypsum CO 81637

CONTRACTOR Sign Safety
LICENSE NO. 120146
ADDRESS Box 5449 Frisco CO 80443
TELEPHONE NO. 970-668-5438

- 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 8.75 Square Feet
- (1,2,4) Building Facade 123 Linear Feet
- (1 - 4) Street Frontage 370 Linear Feet F Rd.
- (2 - 5) Height to Top of Sign 5' 5" Feet Clearance to Grade _____ Feet
- (5) Distance from all Existing Off-Premise Signs within 600 Feet _____ Feet

Existing Signage/Type:	
<u>Reverse Pan Channel</u>	<u>8.75</u> Sq. Ft.
<u>Compactor Wall</u>	Sq. Ft.
	Sq. Ft.
<u>B</u> Total Existing:	Sq. Ft.

● FOR OFFICE USE ONLY ●		
Signage Allowed on Parcel:		
Building	<u>246</u>	Sq. Ft.
Free-Standing	<u>555</u>	Sq. Ft.
Total Allowed:	<u>555</u>	Sq. Ft.

COMMENTS: TOT FRd. 135.5

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.**

Thomas Honok 3-16-01 Lou V. Bowen 3-23-01
Applicant's Signature Date Community Development Approval Date

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



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

Clearance No. _____
 Date Submitted March 21, 2001
 FEE \$ 5.00
 Tax Schedule 2945-043-01-011
 Zone C-1 w/ C.U.P.

BUSINESS NAME WestStar Bank CONTRACTOR Sign Safari
 STREET ADDRESS 2448 F Road LICENSE NO. 2011146
 PROPERTY OWNER WestStar Bank ADDRESS Box 5436 Fruita CO 80443
 OWNER ADDRESS 20 Lindbergh Dr - TELEPHONE NO. 970-868-5438
Capitan CO 81632

- 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 4225 Square Feet
- (1,2,4) Building Facade 2.5 Linear Feet F Rd.
- (1 - 4) Street Frontage 320 Linear Feet
- (2 - 5) Height to Top of Sign 23' Feet Clearance to Grade _____ Feet
- (5) Distance from all Existing Off-Premise Signs within 600 Feet _____ Feet

Existing Signage/Type:		Sq. Ft.
<u>Reverse Pan Channel</u>		
<u>on wall</u>		
<u>North Elevation (entrance)</u>		
<u>C</u> Total Existing:		

● FOR OFFICE USE ONLY ●		
Signage Allowed on Parcel:		
Building	<u>246</u>	Sq. Ft.
Free-Standing	<u>555</u>	Sq. Ft.
Total Allowed:	<u>555</u>	Sq. Ft.

COMMENTS: ABC TOT F Rd 135.5

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] 3-16-01 [Signature] 3-23-01
 Applicant's Signature Date Community Development Approval Date

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



SIGN CLEARANCE

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

Clearance No.	_____
Date Submitted	<u>March 21, 2001</u>
Fee \$	<u>5.00</u>
Zone	<u>C-1 w/ C.U.P.</u>

TAX SCHEDULE _____	CONTRACTOR <u>Sign Safari</u>
BUSINESS NAME <u>WestStar Bank</u>	LICENSE NO. <u>201146</u>
STREET ADDRESS <u>2448 F Road</u>	ADDRESS <u>Box 5449 Fruita CO</u>
PROPERTY OWNER <u>WestStar Bank</u>	TELEPHONE NO. <u>970 668-5038</u>
OWNER ADDRESS <u>20 Lendbergh Dr</u>	CONTACT PERSON <u>Thomas Honok</u>
	<u>Grand Junction CO 80443</u>

- | | |
|---|--|
| <input checked="" type="checkbox"/> 1. FLUSH WALL | 2 Square Feet per Linear Foot of Building Facade |
| <input type="checkbox"/> 2. ROOF | 2 Square Feet per Linear Foot of Building Facade |
| <input type="checkbox"/> 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 |
| <input type="checkbox"/> 4. PROJECTING | 0.5 Square Feet per each Linear Foot of Building Facade |
| <input type="checkbox"/> 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: 422 Square Feet

(1,2,4) Building Façade: 123 Linear Feet FRd.

(1 - 4) Street Frontage: 370 Linear Feet

(2 - 5) Height to Top of Sign: 23' 7" Feet Clearance to Grade: _____ Feet

(5) Distance from all Existing Off-Premise Signs within 600 Feet: _____ Feet

EXISTING SIGNAGE/TYPE:

<u>Reverse Pan Channel</u>	_____	Sq. Ft.
<u>on Wall</u>	_____	Sq. Ft.
<u>West Elevation</u>	_____	Sq. Ft.
<u>D</u>	Total Existing:	_____ Sq. Ft.

● FOR OFFICE USE ONLY ●

Signage Allowed on Parcel:

Building	<u>246</u>	Sq. Ft.
Free-Standing	<u>555</u>	Sq. Ft.
Total Allowed:	<u>555</u>	Sq. Ft.

ABCD
COMMENTS: _____ TOT FRd 135.5

NOTE: No sign may exceed 300 square feet. A separate sign clearance is required for each sign. Attach a sketch, to scale, of proposed and existing signage including types, dimensions and lettering. Attach a plot plan, to scale, showing: abutting streets, alleys, easements, driveways, encroachments, property lines, distances from existing buildings to proposed signs and required setbacks. **A SEPARATE PERMIT FROM THE BUILDING DEPARTMENT IS ALSO REQUIRED.**

I hereby attest that the information on this form and the attached sketches are true and accurate.

<u>Thomas Honok</u>	<u>3-16-01</u>	<u>Jen V. Bowen</u>	<u>3-23-01</u>
Applicant's Signature	Date	Community Development Approval	Date

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



SIGN CLEARANCE

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

Clearance No. _____
Date Submitted March 21, 2001
Fee \$ 5.00
Zone C-1 w/ C.U.P.

TAX SCHEDULE

BUSINESS NAME WestStar Bank
STREET ADDRESS 2448 F Road
PROPERTY OWNER WestStar Bank
OWNER ADDRESS 20 Lundberg Dr.
Grand Junction CO 81637

CONTRACTOR Sign Safari
LICENSE NO. 2011046
ADDRESS Box 5449
TELEPHONE NO. 970-668-5438
CONTACT PERSON Thomas Honok

- 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: 4225 Square Feet
- (1,2,4) Building Façade: 725 Linear Feet F Rd.
- (1 - 4) Street Frontage: 370 Linear Feet
- (2 - 5) Height to Top of Sign: 37.4 Feet Clearance to Grade: _____ Feet
- (5) Distance from all Existing Off-Premise Signs within 600 Feet: _____ Feet

EXISTING SIGNAGE/TYPE:

Reverse Pan channel _____ Sq. Ft.
on wall _____ Sq. Ft.
South Elevation _____ Sq. Ft.
E Total Existing: _____ Sq. Ft.

● FOR OFFICE USE ONLY ●

Signage Allowed on Parcel:

Building 246 Sq. Ft.
 Free-Standing 555 Sq. Ft.
 Total Allowed: 555 Sq. Ft.

COMMENTS: ABCDEF Tower TOT. F Rd. 135.5

NOTE: No sign may exceed 300 square feet. A separate sign clearance is required for each sign. Attach a sketch, to scale, of proposed and existing signage including types, dimensions and lettering. Attach a plot plan, to scale, showing: abutting streets, alleys, easements, driveways, encroachments, property lines, distances from existing buildings to proposed signs and required setbacks. **A SEPARATE PERMIT FROM THE BUILDING DEPARTMENT IS ALSO REQUIRED.**

I hereby attest that the information on this form and the attached sketches are true and accurate.

Thomas Honok 3-16-01 Lou V. Bowen 3-23-01
 Applicant's Signature Date Community Development Approval Date

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



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Community Development Department
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Grand Junction CO 81501
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Clearance No. _____
 Date Submitted March 21, 2001
 Fee \$ 5.00
 Zone C-1 w/C.U.P.

F

TAX SCHEDULE _____ CONTRACTOR Sign Safari
 BUSINESS NAME WestStar Bank LICENSE NO. 20111416
 STREET ADDRESS Box 2448 F Rd. ADDRESS Box 5449 Fruita CO
 PROPERTY OWNER WestStar Bank TELEPHONE NO. 970-668-5438
 OWNER ADDRESS 20 Lindbergh Dr CONTACT PERSON Thomas Honok
By phone / CO 81637

- 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: 4225 Square Feet
 (1,2,4) Building Façade: 123 Linear Feet 24 1/2 Rd.
 (1 - 4) Street Frontage: 320 Linear Feet
 (2 - 5) Height to Top of Sign: 23-7 1/2 Feet Clearance to Grade: _____ Feet
 (5) Distance from all Existing Off-Premise Signs within 600 Feet: _____ Feet

EXISTING SIGNAGE/TYPE:
Reverse Pan Channel _____ Sq. Ft.
on Wall _____ Sq. Ft.
East Elevation 24 1/2 R _____ Sq. Ft.
F Total Existing: _____ Sq. Ft.

● FOR OFFICE USE ONLY ●
 Signage Allowed on Parcel:
 Building 246 Sq. Ft.
 Free-Standing 240 Sq. Ft.
 Total Allowed: 246 Sq. Ft.

ABCDEF
 COMMENTS: _____
 TOT. off of 24 1/2 Rd. = 47.9

NOTE: No sign may exceed 300 square feet. A separate sign clearance is required for each sign. Attach a sketch, to scale, of proposed and existing signage including types, dimensions and lettering. Attach a plot plan, to scale, showing: abutting streets, alleys, easements, driveways, encroachments, property lines, distances from existing buildings to proposed signs and required setbacks. **A SEPARATE PERMIT FROM THE BUILDING DEPARTMENT IS ALSO REQUIRED.**

I hereby attest that the information on this form and the attached sketches are true and accurate.
Thomas Honok 3-16-01 Jen-U. Bowen 3-23-01
 Applicant's Signature Date Community Development Approval Date

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

Bldg	$123' \times 2 = 246$	A = 0.65
St. on $24\frac{1}{2}$	$320' \times .75 = 240$	F = <u>42.25</u>
		47.9

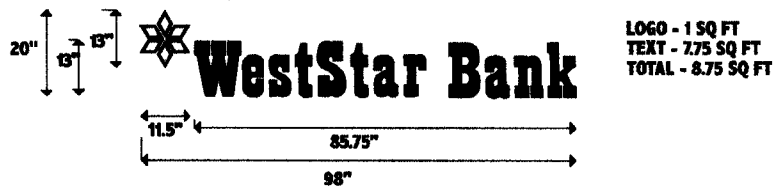
Bldg	$123 \times 2 = 246$
St. on F	$370 \times 1.5 = 555$

B = 8.75
C = 42.25
D = 42.25
E = 42.25
135.5

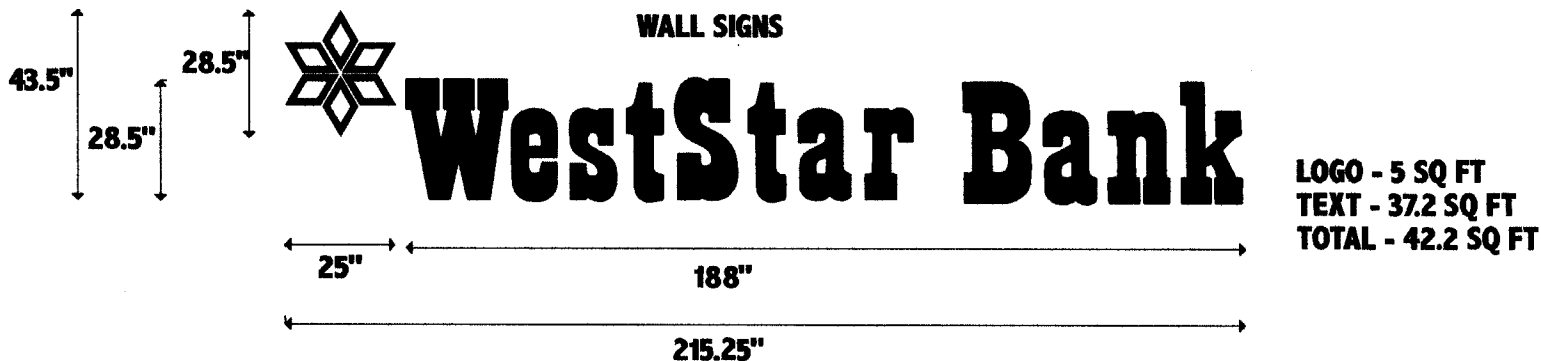
FREE STANDING - 24.5 RD.



F ROAD

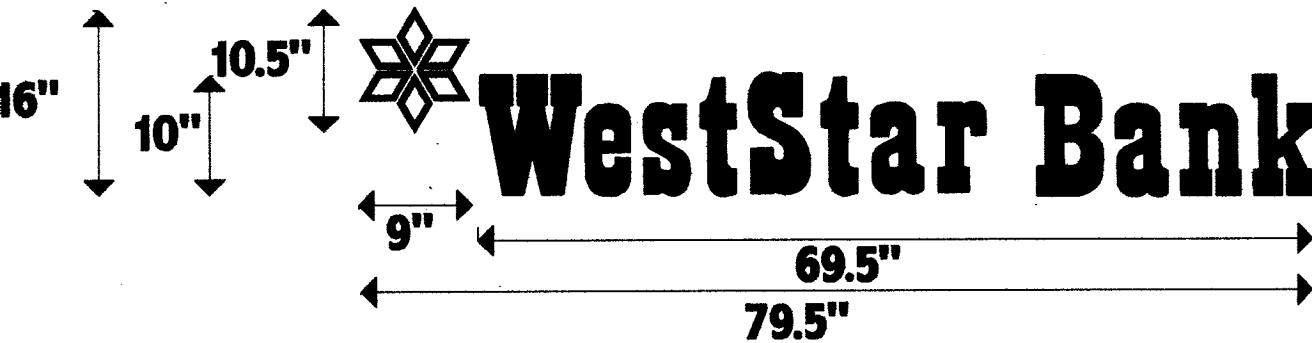


WALL SIGNS



File Name: "C:\CASWIN\JOBS\WESTSTAR\SIZES.SCV"

FREE STANDING - 24.5 RD.

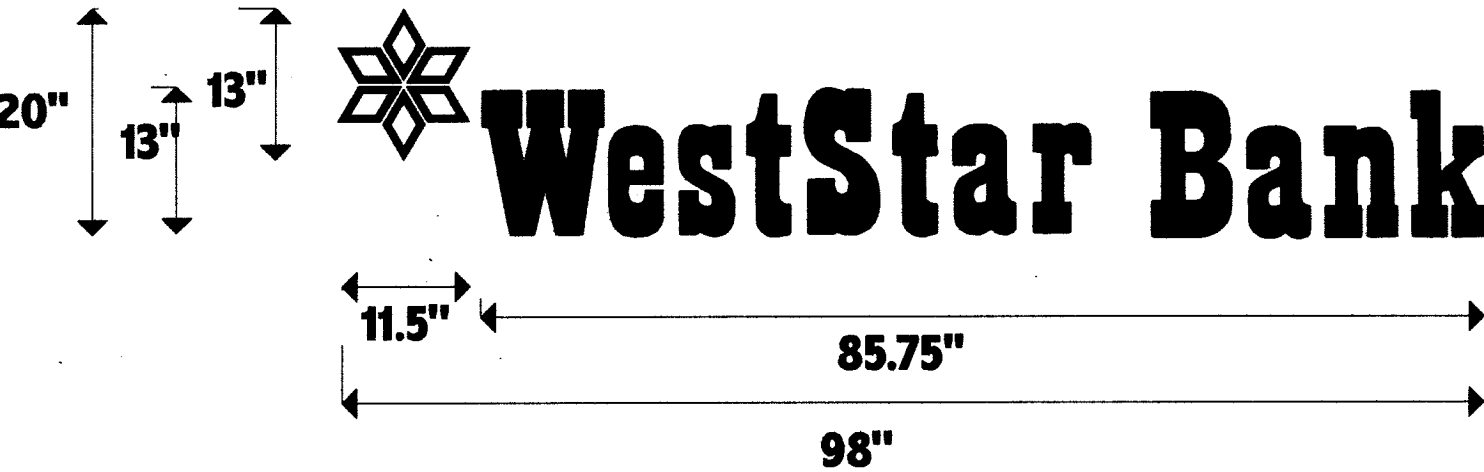


LOGO - 0.72 SQ FT

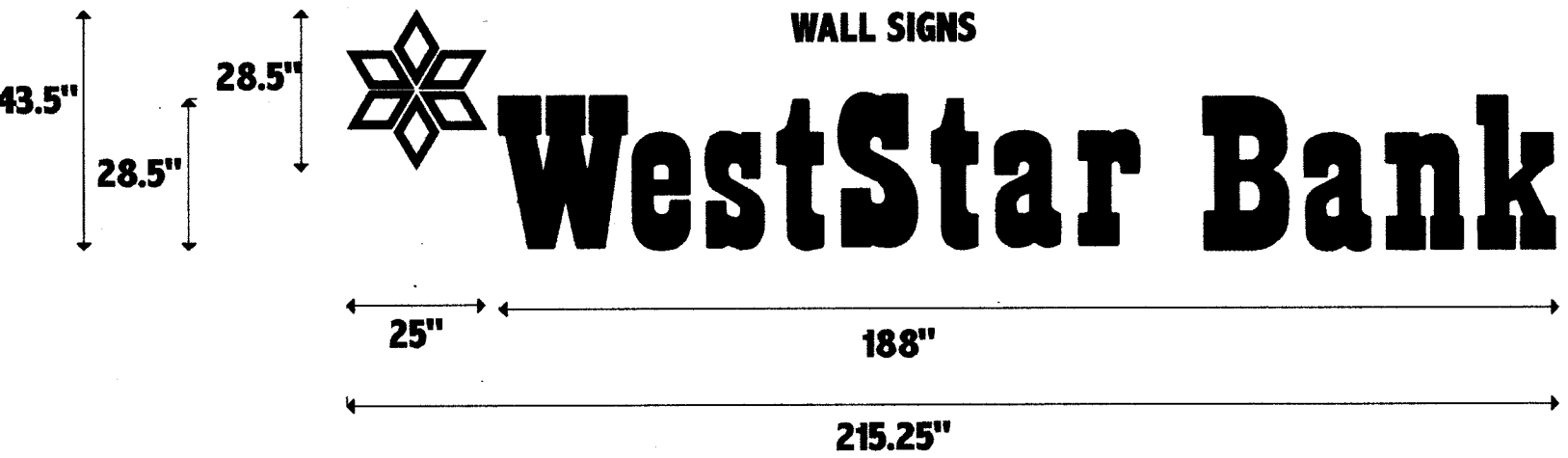
TEXT - 4.8 SQ FT

TOTAL SIGN - 5.52 SQ FT X 2

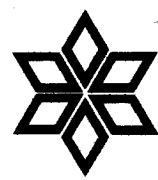
F ROAD



LOGO - 1 SQ FT
TEXT - 7.75 SQ FT
TOTAL - 8.75 SQ FT

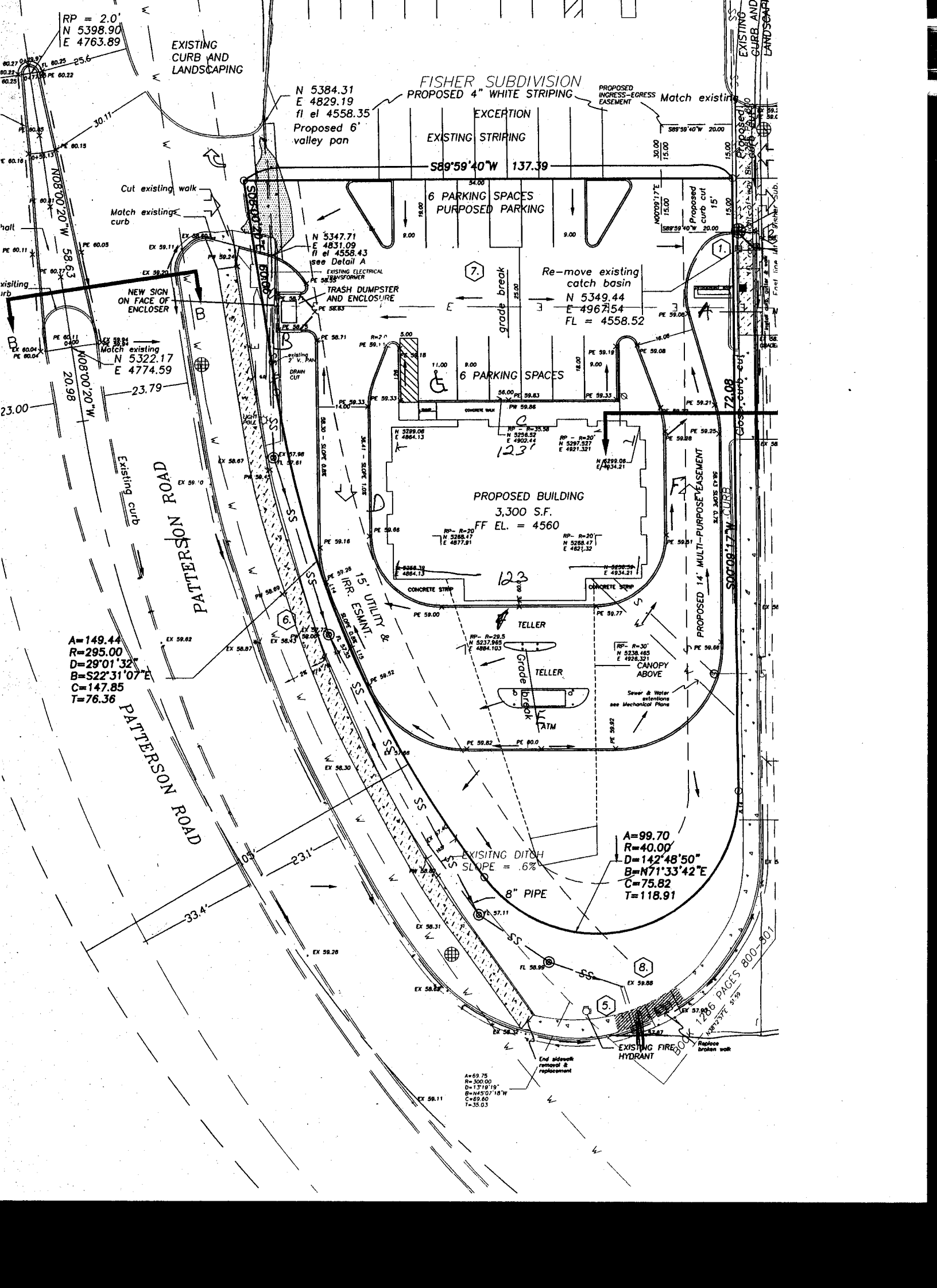


WALL SIGNS



WestStar Bank

LOGO - 5 SQ FT
TEXT - 37.2 SQ FT
TOTAL - 42.2 SQ FT



RP = 2.0'
N 5398.90
E 4763.89

EXISTING CURB AND LANDSCAPING

FISHER SUBDIVISION
PROPOSED 4" WHITE STRIPING

N 5384.31
E 4829.19
fl el 4558.35
Proposed 6' valley pan

PROPOSED INGRESS-EGRESS EASEMENT
Match existing

EXCEPTION
EXISTING STRIPING

S89°59'40"W 137.39

6 PARKING SPACES
PURPOSED PARKING

Re-move existing catch basin
N 5349.44
E 4967.54
FL = 4558.52

6 PARKING SPACES

PROPOSED BUILDING
3,300 S.F.
FF EL. = 4560

A=149.44
R=295.00
D=29°01'32"
B=S22°31'07"E
C=147.85
T=76.36

PATTERSON ROAD

15' UTILITY & IRR. ESMT. 15'

A=99.70
R=40.00
D=142°48'50"
B=N71°33'42"E
C=75.82
T=118.91

A=69.75
R=300.00
D=13°18'19"
B=N45°07'18"W
C=89.60
T=35.03

EXISTING FIRE HYDRANT

1286 PAGES 800-801