



SIGN CLEARANCE

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

Clearance No.	_____
Date Submitted	<u>10/25/02</u>
Fee \$	<u>25.00</u>
Zone	<u>B-1</u>

TAX SCHEDULE	<u>2945-112-00-028</u>	CONTRACTOR	<u>ELDERADO SIGNS</u>
BUSINESS NAME	<u>HILLCREST PLAZA &</u>	LICENSE NO.	<u>2020344</u>
STREET ADDRESS	<u>1938 N. 1ST & 104th Orchard</u>	ADDRESS	<u>3423 FRONT ST.</u>
PROPERTY OWNER	<u>BETTY BROCK</u>	TELEPHONE NO.	<u>245-7996</u>
OWNER ADDRESS	_____	CONTACT PERSON	<u>GENE ELDER</u>

- | | | |
|-------------------------------------|------------------|---------------------------------------------------------------------------------------------------------------------|
| <input 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 checked="" 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: 94 Square Feet
 (1,2,4) Building Façade: 170 Linear Feet
 (1 - 4) Street Frontage: 300 Linear Feet
 (2 - 5) Height to Top of Sign: 24 Feet Clearance to Grade: 13 Feet
 (5) Distance from all Existing Off-Premise Signs within 600 Feet: _____ Feet

EXISTING SIGNAGE/TYPE:		
<u>South Bldg FW</u>	<u>80</u>	Sq. Ft.
North Bldg FW	110	Sq. Ft.
<u>North Bldg FW</u>	<u>16</u>	Sq. Ft.
Total Existing:	<u>96</u>	Sq. Ft.

● FOR OFFICE USE ONLY ●		
Signage Allowed on Parcel:		
Building	<u>340</u>	Sq. Ft.
Free-Standing	<u>225</u>	Sq. Ft.
Total Allowed:	<u>340</u>	Sq. Ft.

COMMENTS: EXISTING POLE SIGN & ATTACHED SIGNS TO BE REMOVED - 48 ft

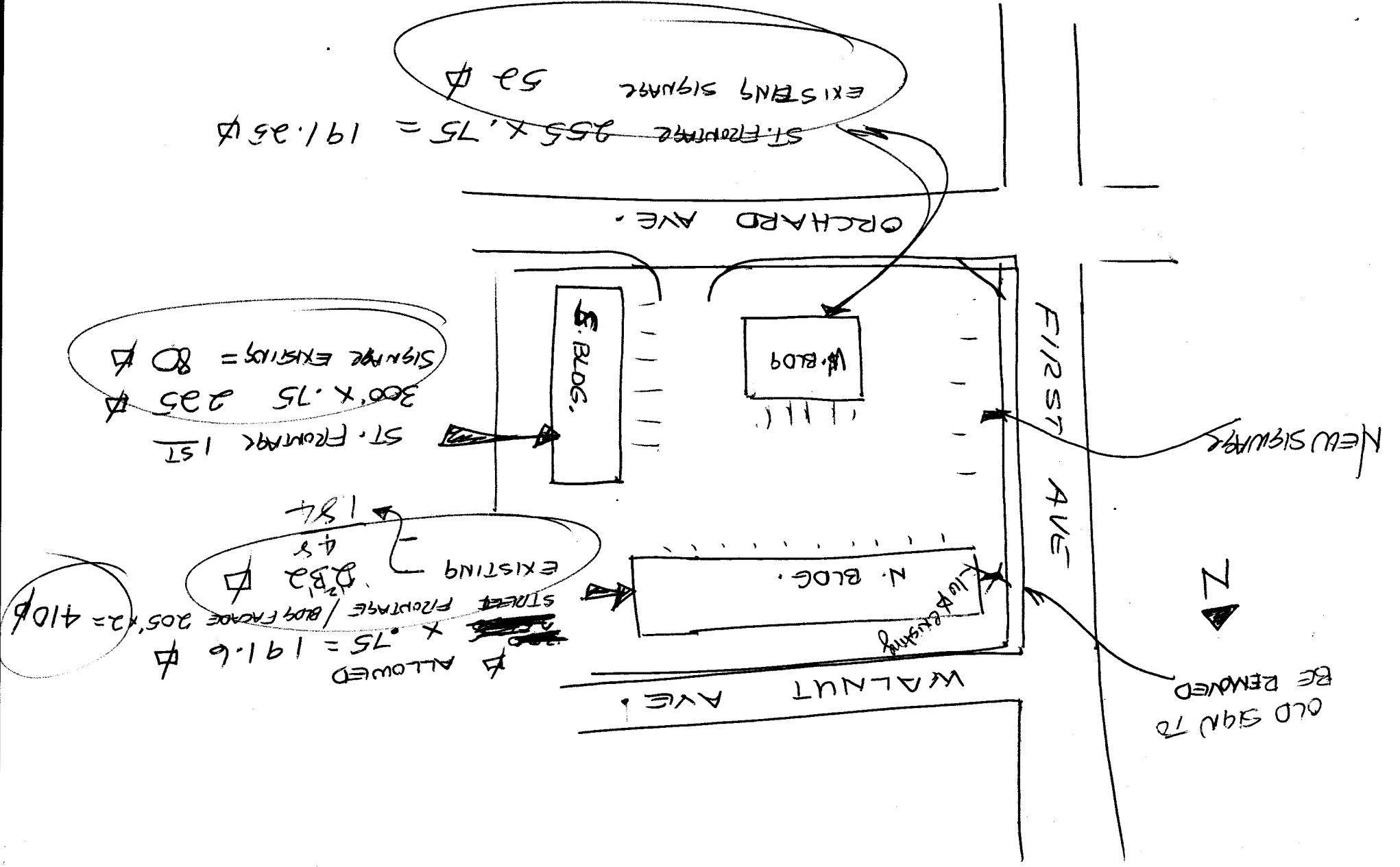
NOTE: No sign may exceed 300 square feet. A separate sign clearance is required for each sign. Attach a sketch, to scale, of proposed and existing signage including types, dimensions and lettering. Attach a plot plan, to scale, showing: abutting streets, alleys, easements, driveways, encroachments, property 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.

[Signature] 10/25/02 C. T. [Signature] 10/25/02
 Applicant's Signature Date Community Development Approval Date

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

24
11
30
54
64



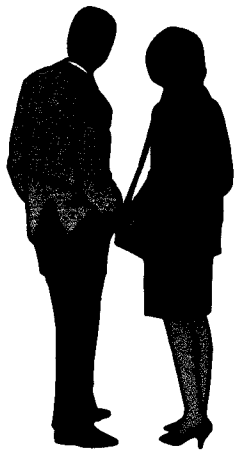
10'

3'

HILLCREST
PLAZA

8'

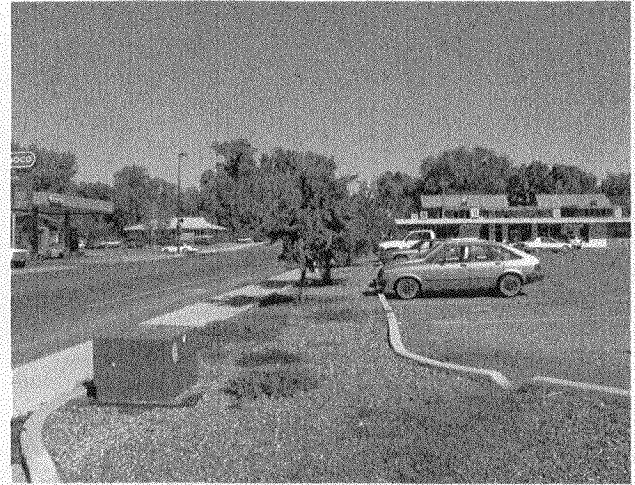
13'



Specializing in ILLUMINATED SIGNS & LETTERS
For over 30 years

HILLCREST PLAZA
PROPOSED LOCATION

1ST & ORCHARD



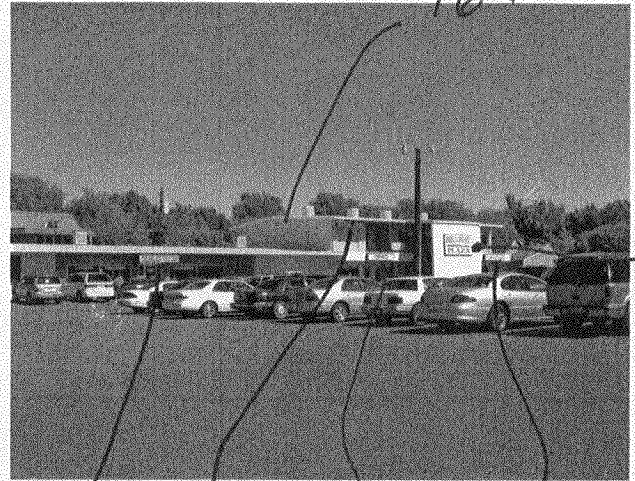
N. BLDG.

32' φ
16' φ



20' φ 20' φ

16' φ



60' φ

20' φ 16' φ 16' φ 20' φ

E. BLDG.



20' φ 20' φ 20' φ 20' φ

S. BLDG.



16' φ 20' φ