



SIGN PERMIT Clearance

FP-2002-023

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

Permit No. _____
Date Submitted 10-31-02
FEE \$ 25.00
Tax Schedule 2945-203-53-028
Zone PD

BUSINESS NAME <u>Redlands Mesa</u>	CONTRACTOR <u>Castle Rock</u>	<u>Carlson Memorials</u>
STREET ADDRESS <u>Shadow Lake St</u>	LICENSE NO. <u>2021332</u>	
PROPERTY OWNER <u>Redlands Mesa LLC</u>	ADDRESS <u>P.O. Box 1533</u>	<u>2378 Ave</u>
OWNER ADDRESS <u>900 Valley Rd</u>	TELEPHONE NO. <u>Palisade, CO</u>	<u>G.J. CO 81504</u>
<u>Carbondale, CO 81623</u>	<u>234-2400</u>	<u>242-7264</u>

- 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

Over All

(1 - 4) Area of Proposed Sign 36' Square Feet 16' @ Base

(1,2,4) Building Facade _____ Linear Feet

(1 - 4) Street Frontage _____ Linear Feet

(2,4) Height to Top of Sign 4' 8" 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	Sq. Ft.
Free-Standing <u>as per approval</u>	Sq. Ft.
Total Allowed:	Sq. Ft.

COMMENTS: Concrete Foundation, Stone Pedestals by Castle Rock
Stone Sign by Carlson Memorials

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.

Kaye Carlson
Applicant's Signature

10/15/02
Date

[Signature]
Community Development Approval

11-14-02
Date

(White: Community Development)

(Canary: Applicant)

(Pink: Code Enforcement)

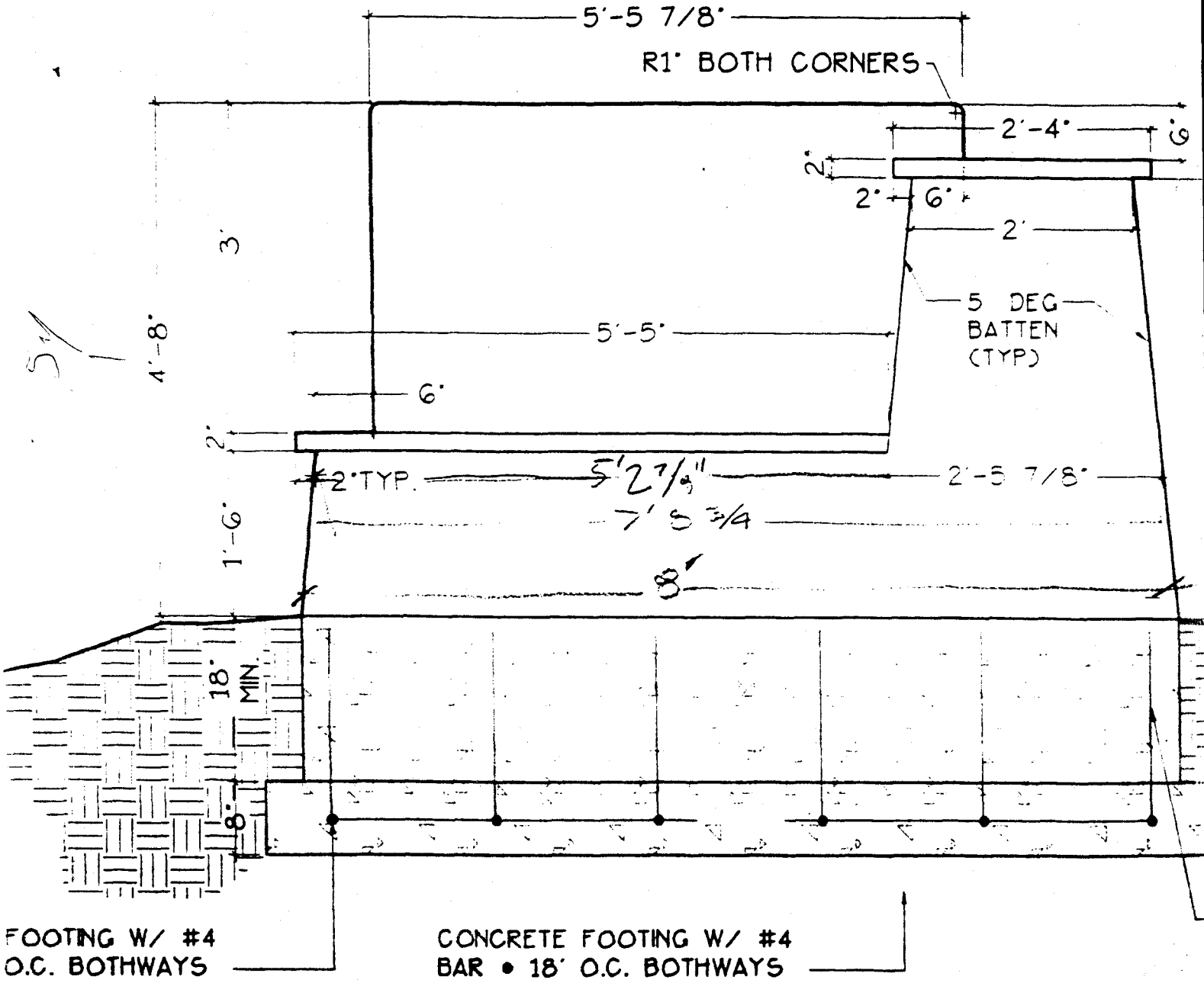
Carlson Memorials

"Quality Engraved in Granite"

237 South Avenue

Grand Junction, CO 81501

Office: 970.242-7264, 800.532-7264, Fax: 970.256-1667



SHADOW LAKE SIGN DIMENSIONS

SCALE: 3/4" = 1'-0"

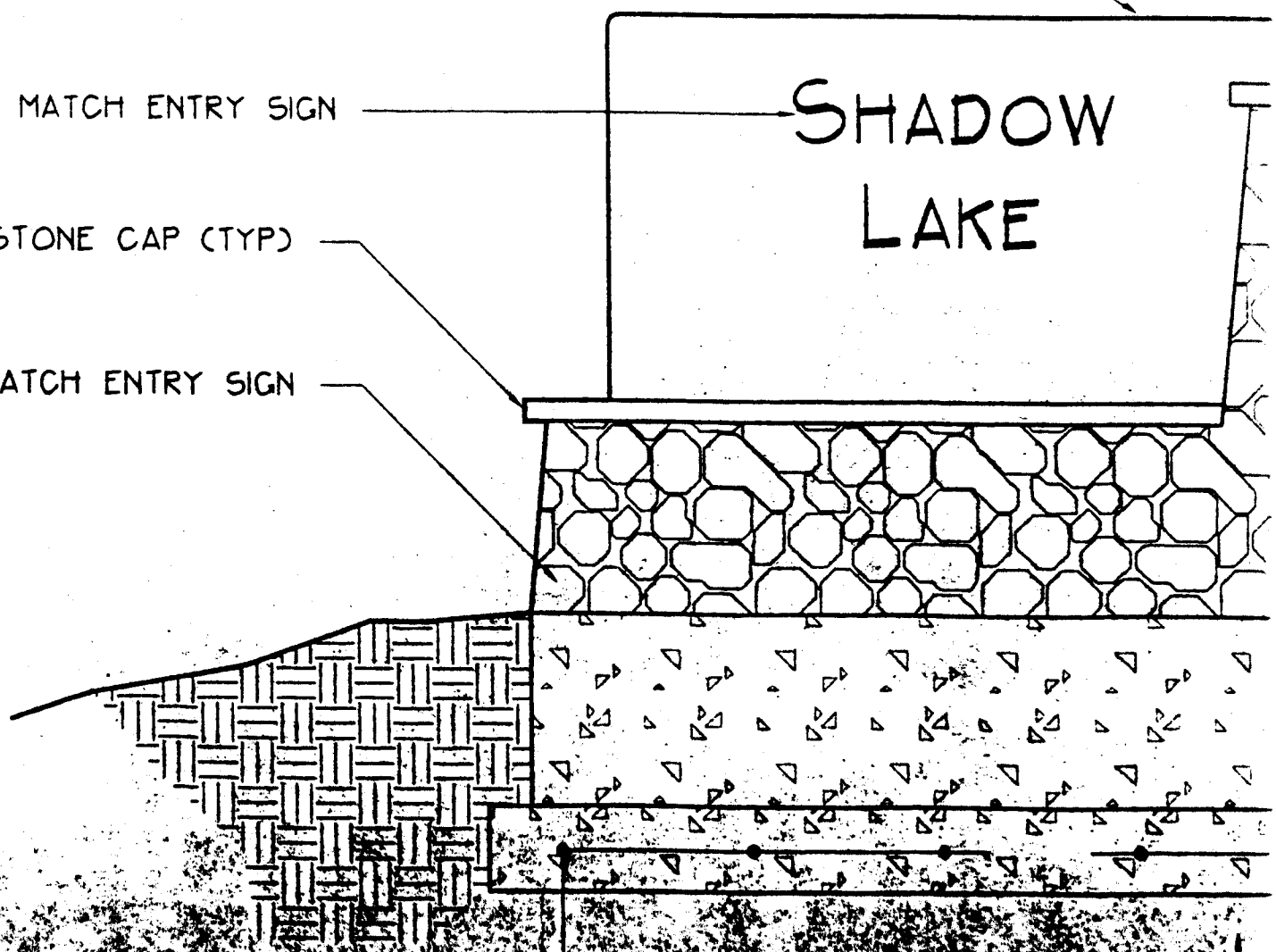
15.0 S.F SANDSTONE
SIGN AREA (ONE SIDE)

TYPE TO MATCH ENTRY SIGN

SHADOW
LAKE

R SANDSTONE CAP (TYP)

ING TO MATCH ENTRY SIGN



CONCRETE FOOTING W/ 4" REBAR @ 18" O.C. BOTH WAYS

SEE PLAN FOR SIGN LOCATION

SHADOW LAKE SIGN DIMENSIONS

SCALE: 3/4" = 1'-0"

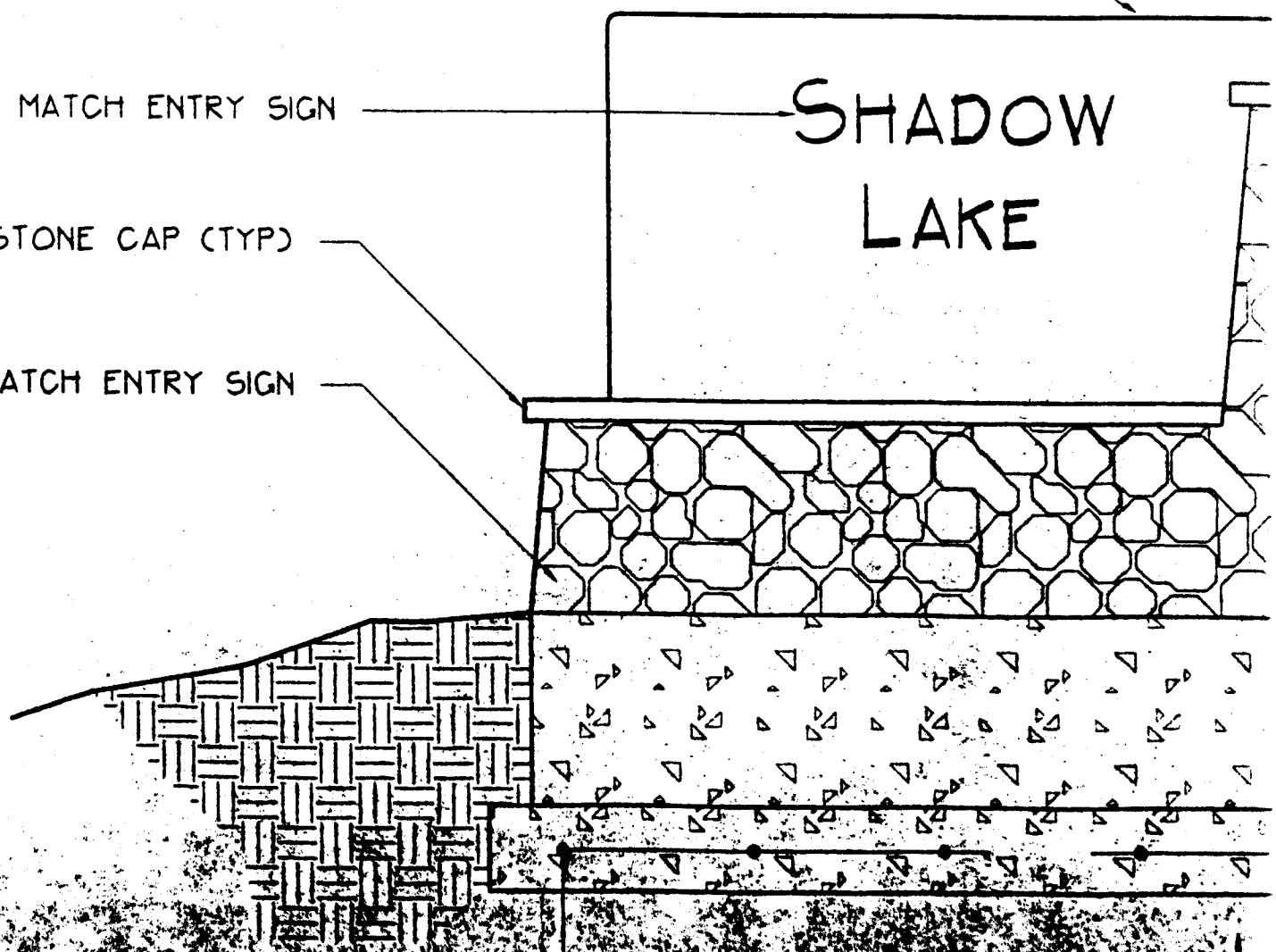
15.0 S.F SANDSTONE
SIGN AREA (ONE SIDE)

TILE TO MATCH ENTRY SIGN

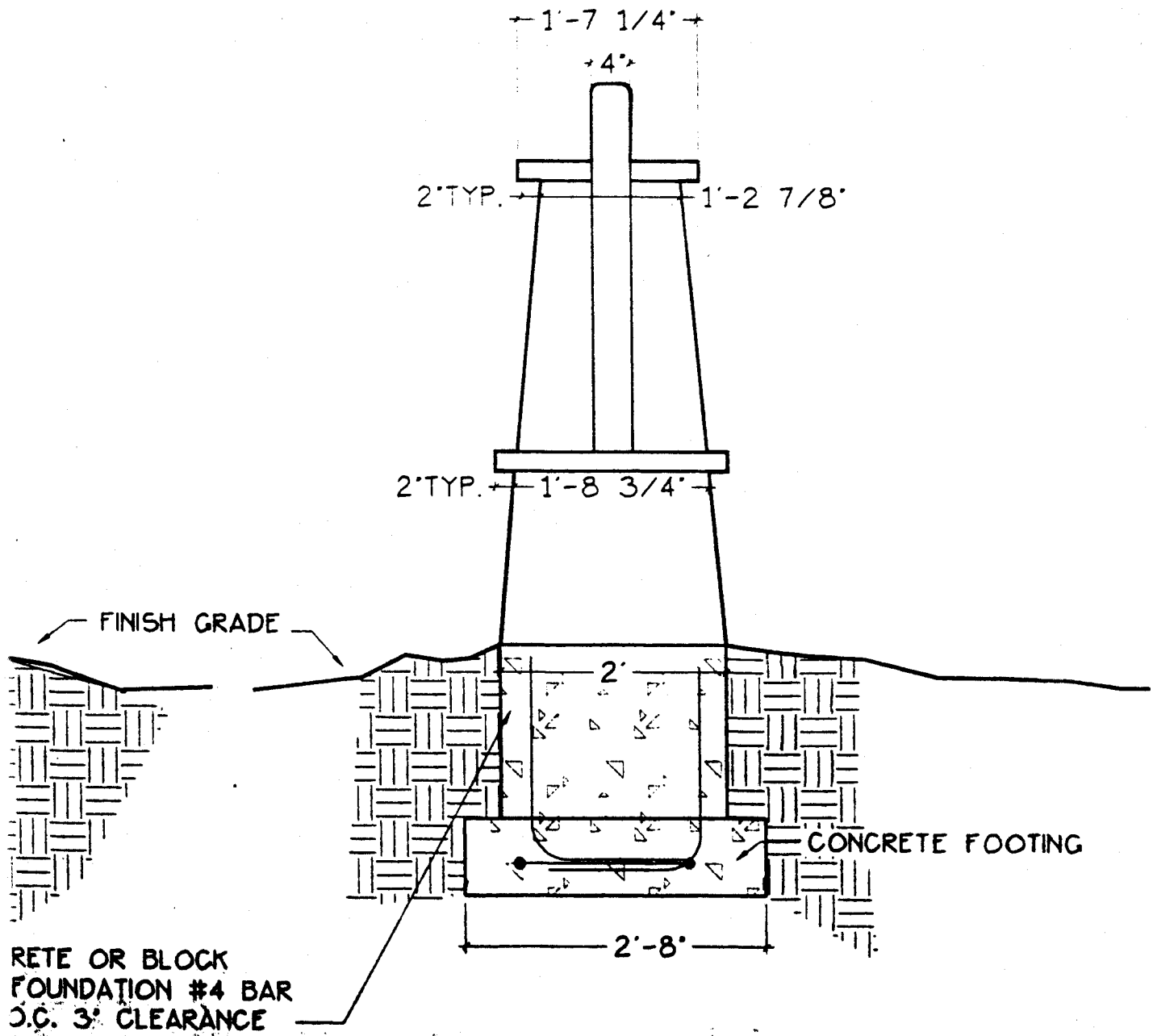
SHADOW
LAKE

R SANDSTONE CAP (TYP)

ING TO MATCH ENTRY SIGN



CONCRETE FOOTING W/ 4" REINFORCING BARS
BRICKWORK TO MATCH ENTRY SIGN





REDLANDS MESA

November 12, 2002

Ms. Kathy Portner
Planning Manager
City of Grand Junction
250 North 5th Street
Grand Junction, CO 81501

Re: Shadow Lake Sign

Dear Kathy:

This is intended to confirm our future obligation with respect to the Shadow Lake sign.

The sign will be placed on Redlands Mesa Block 10, a future parcel yet to be finally platted. It's tax parcel number is 2945-203-53-028. It will be located and constructed as shown on the plan dated 10/29/02 from Ciavonne & Associates, Inc.

At the time of final plat for this parcel, Redlands Mesa LLC will take such steps as are necessary to provide an easement or tract that will allow access and maintenance of the sign by the Redlands Mesa Master Owners Association.

Sincerely,

REDLANDS MESA, LLC

David R. Slemon, Manager

cc: Ronald D. Austin, Manager
Craig Roberts - Ciavonne & Associates

RONALD D. AUSTIN, MANAGER
600 E. HOPKINS AVENUE, SUITE 205
ASPEN, COLORADO 81611
PH. 970.925.2600 · Fx. 970.925.4720



DAVID R. SLEMON, MANAGER
900 VALLEY ROAD
CARBONDALE, COLORADO 81623
PH. 970.704.1011 · Fx. 970.704.1001