



SIGN CLEARANCE

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

Clearance No.	<u>None</u>
Date Submitted	<u>12/9/02</u>
Fee \$	<u>25.00</u>
Zone	<u>C-2</u>

TAX SCHEDULE	<u>2945-091-21-001</u>	CONTRACTOR	<u>SIGNS FIRST</u>
BUSINESS NAME	<u>BENEFICIAL</u>	LICENSE NO.	<u>2020958</u>
STREET ADDRESS	<u>2464 HWY 50 STE 120</u>	ADDRESS	<u>950 N. AVE</u>
PROPERTY OWNER	<u>AIG BAKER & J. LLC</u>	TELEPHONE NO.	<u>256-1877</u>
OWNER ADDRESS	<u>2464 HWY 50</u>	CONTACT PERSON	<u>TOM</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: 35.38 Square Feet
 (1,2,4) Building Façade: 23.5 Linear Feet
 (1 - 4) Street Frontage: 4 Linear Feet
 (2 - 5) Height to Top of Sign: 17.9 Feet Clearance to Grade: 16.5 Feet
 (5) Distance from all Existing Off-Premise Signs within 600 Feet: _____ Feet

EXISTING SIGNAGE/TYPE:

_____	_____ Sq. Ft.
_____	_____ Sq. Ft.
_____	_____ Sq. Ft.
Total Existing:	_____ Sq. Ft.

● FOR OFFICE USE ONLY ●

Signage Allowed on Parcel: C-shops

Building 41 Sq. Ft.

Free-Standing _____ Sq. Ft.

Total Allowed: 41 Sq. Ft.

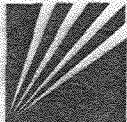
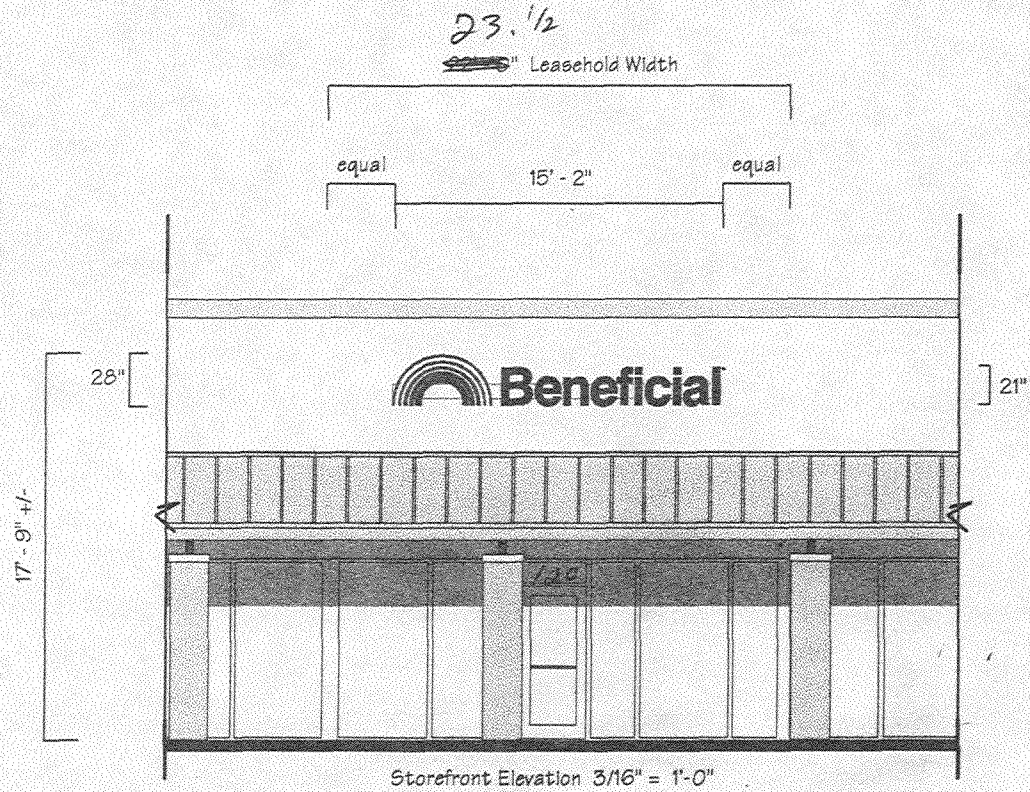
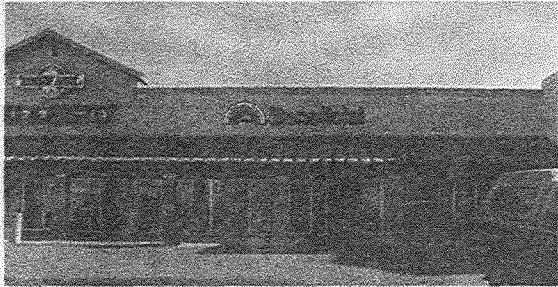
COMMENTS: _____

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.

Tom Dominick 12-9-02 C. Jaye Gibson 12/9/02
 Applicant's Signature Date Community Development Approval Date

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



Plasti-Line, West
 A Division of Plasti-Line, Inc.
 13489 Slover, Building B, Fontana, California 92337
 (909) 823-1239 Fax: (909) 823-2013

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DO NOT MANUFACTURE WITHOUT REQUIRED APPROVALS
 ALL OF THE ABOVE SHALL BE APPROVED AND SIGNED PRIOR TO MANUFACTURE

Drawing Approved by	Initials	Date
Sales Approval to Mfr		
Production Approval to Mfr		

Project	Beneficial	SUITE 120	△	△
Location	2426 US Hwy 6 and 50, Grand Junction, CO		△	△
Date	11/27/02	Rep. Solome	Drawn by Berard	△
Client Approval		Date of Approval	△	△

△	△
△	△
△	△

PLW Art File No.
02-686 △
 Sheet 1 of 2

Note: All electrical components are UL approved.

**OLD NAVY
ANCHOR B**

16,000 SQFT
SUITE 102

160'

~~173.25~~ \$

100'

**ROSS
DRESS FOR LESS
ANCHOR C**

30,187 SQFT
SUITE 104

202.67'

250 \$

160'

**BED, BATH &
BEYOND
ANCHOR D**

24,864 SQFT
SUITE 106

57.5'

186.67'
186.5'

243 \$

139'

60' 42"
25' 25'

A-1
A-2

B-1

B-2

B-3

C-1

C-2

C-3

MINI-A
8,000 SQFT
SUITE 124

80'

100'

RETENTION
POND

(12)

(8)

(5)

(3)

(6)

(10)

(18)

(7)

SERVICE

BRIDGE

