



SIGN CLEARANCE

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

(ac)

Clearance No.	_____
Date Submitted	<u>9-9-02</u>
Fee \$	<u>25.00</u>
Zone	<u>C-1</u>

TAX SCHEDULE <u>2945-044-05-005</u>	CONTRACTOR <u>ARLO'S SIGN DESIGNS</u>
BUSINESS NAME <u>ANGELOS</u>	LICENSE NO. <u>250813</u>
STREET ADDRESS <u>2490 F Road #1</u>	ADDRESS <u>3078 MARKET way</u>
PROPERTY OWNER _____	TELEPHONE NO. <u>434-0150</u>
OWNER ADDRESS _____	CONTACT PERSON <u>ARLO</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: 360 ^{48'} Square Feet

(1,2,4) Building Façade: ~~400~~ Linear Feet ~~300~~

(1 - 4) Street Frontage: 315 Linear Feet

(2 - 5) Height to Top of Sign: 15 Feet Clearance to Grade: 12 Feet

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

EXISTING SIGNAGE/TYPE:

NONE (SEE Existing 266) Sq. Ft.

C.D. FILE FOR _____ Sq. Ft.

Parkwest Plaza _____ Sq. Ft.

Total Existing: _____ Sq. Ft.

● FOR OFFICE USE ONLY ●

Lot 2

Signage Allowed on Parcel: 360

Building ~~400~~ Sq. Ft.

54' ~~300~~ Free-Standing ~~725~~ Sq. Ft.

Total Allowed: 360 Sq. Ft.

COMMENTS: _____

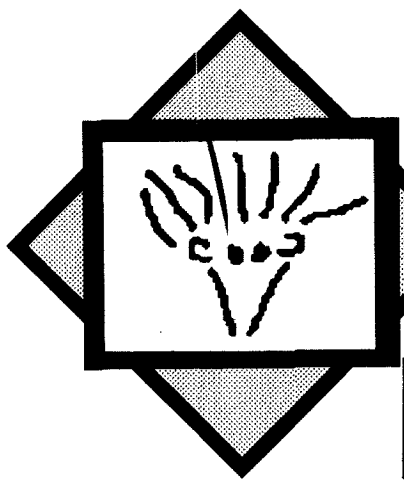
NOTE: No sign may exceed 300 square feet. A separate sign clearance is required for each sign. Attach a sketch, to scale, of proposed and existing signage including types, dimensions and lettering. Attach a plot plan, to scale, showing: abutting streets, alleys, easements, driveways, encroachments, property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

[Signature] 9/09/02 Pat Bushman 9-9-02

Applicant's Signature Date Community Development Approval Date

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



Angejo's

A Paint Your Own Pottery Studio

1 1/2'

L

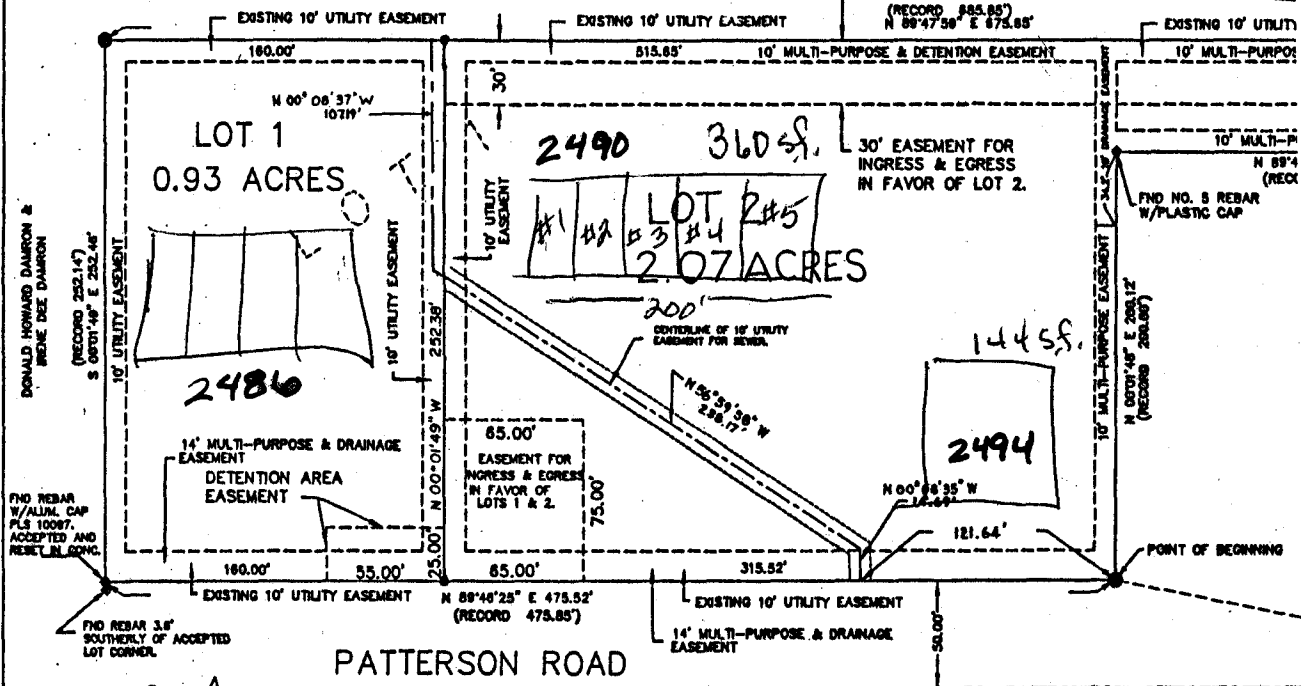
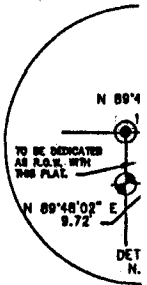
36"

10' 11"

48

PARKWEST SUBDIVISION REPLAT OF LOT 1 PATTERSON PARKWEST SUBDI

JAMES E. PINGER & THOMAS C. PINGER

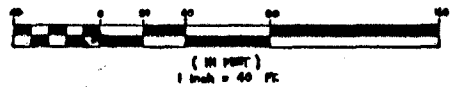


PATTERSON ROAD

THE SW COR SE1/4 SE1/4 SEC. 4, T1S, R1W, U1M
FOUND ALUMINUM CAP IN MONUMENT BOX
PLS 24843

THE SOUTH LINE OF THE SE 1/4 SE 1/4 SEC. 4, T1S, R1W, U1M

GRAPHIC SCALE



- LEGEND**
- MESA COUNTY SURVEY MARKER
 - ◆ FOUND REBAR, AS NOTED
 - SET ALUMINUM CAP ON No. 5 REBAR, PLS 27278 IN CONCRETE
 - ⊙ FOUND NO. 5 REBAR, ACCEPTED POSITION, REHABILITATED WITH CONC. AND SET 1" ALUM. CAP STAMPED PLS 27279

Note:
1.) Basis of bearings assume the East line of the SE1/4 SE1/4 SE1/4, of Section 4, T1S, R1W to bear N 00°00'00" E. Original monuments found on this line were both Mesa County Survey Markers.

LIENHOLDERS RATIFICATION OF PLAT
THE UNDERSIGNED, having property interest in or encumbrances upon property involved, DO HEREBY RATIFY AND AFFIRM the plat of PARKWEST SUBDIVISION.

Signed this 26th day of JAN 1998.

By: [Signature]
Jan F. Abrahamson, Trustee

NOTARY PUBLIC CERTIFICATION
I, INDIANA
STATE OF COLORADO }
COUNTY OF MESA }
My commission expires 02-11-99
The foregoing instrument was acknowledged before me by Jan F. Abrahamson, Trustee, this 26 day of JAN A.D. 1998 by

Witness my hand and official seal [Signature]

My commission expires 02-11-99

CITY OF GRAND JUNCTION
This plat of PARKWEST
Subdivision, Colorado, is
[Signature]
City Manager

SURVEYOR'S CERTIFICATION
I, WILLIAM S. MAUREN
SURVEYOR, COLORADO
AND REPRESENTS A
REGISTERED DEVELOPER
OF COLORADO.

WILLIAM S. MAUREN

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.