



SIGN CLEARANCE

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

2

Clearance No. _____
Date Submitted 2-27-03
Fee \$ 25.00
Zone C-1

TAX SCHEDULE 2945 103-37-001 CONTRACTOR SIGNS FIRST
BUSINESS NAME RIMROCK MARKET PLACE LICENSE NO. 2020958
STREET ADDRESS 2526 RIVER RD. ADDRESS 950 NORTH AVE
PROPERTY OWNER BELLEVILLE REALTY DVP. LLP. TELEPHONE NO. 256-1877
OWNER ADDRESS 2526 RIVER RD. CONTACT PERSON Tom Dominick

- 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: 270 Square Feet
(1,2,4) Building Façade: _____ Linear Feet
(1 - 4) Street Frontage: _____ Linear Feet 1300 I-70B
(2 - 5) Height to Top of Sign: 30 Feet Clearance to Grade: 1.2 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:

Building	_____ Sq. Ft.
Free-Standing	<u>270</u> Sq. Ft.
Total Allowed:	_____ Sq. Ft.

COMMENTS: PER CONDITIONAL USE PERMIT
only 1 Free standing sign permitted on the Rimrock market place project.

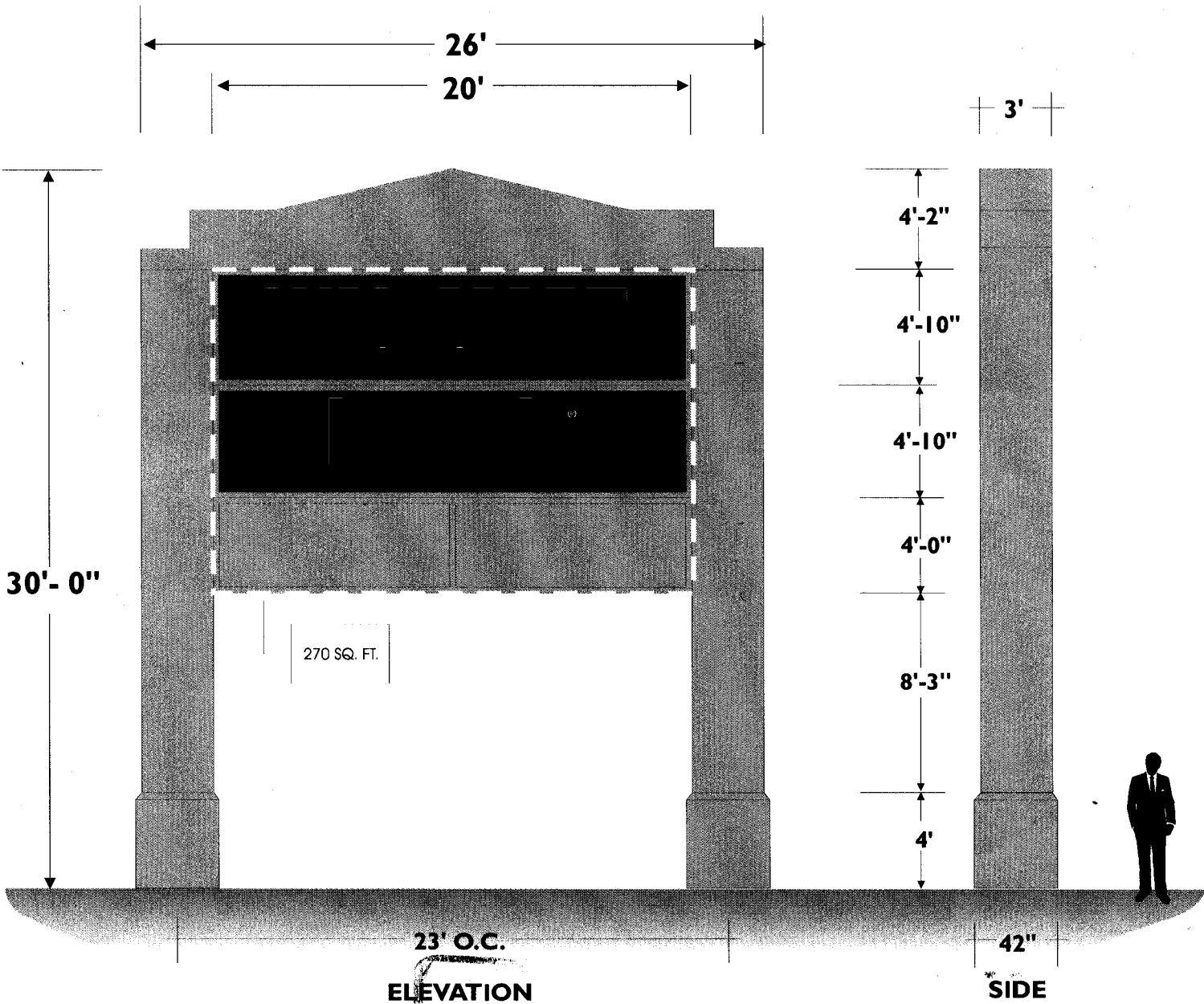
NOTE: No sign may exceed 300 square feet. A separate sign clearance is required for each sign. Attach a sketch, to scale, of proposed and existing signage including types, dimensions and lettering. Attach a plot plan, to scale, showing: abutting streets, alleys, easements, driveways, encroachments, property 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 12/19/02 Pat Carl 2/28/03
Applicant's Signature Date Community Development Approval Date

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

FOR PERMITTING



ELEVATION

SIDE

APPROVED FOR CONSTRUCTION

Pat Cant 2/28/03
 Community Development Department Date

**ADLER
 VISUAL
 SYSTEMS, INC.**

3319 OLIVE ST.
 ST. LOUIS, MO 63103
 314-535-5544
 FAX 531-6654

CLIENT THE REALTY

SCALE FULL

DATE 2-7-03

DRAWN BY RJM

DRAWING NUMBER

PYLON 1-13-03

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CUSTOMER APPROVAL

DATE

This Sketch and Display Idea is the Exclusive Property of Adler Visual Systems, Inc. until Purchased as a Finished Product.

CONDITIONAL USE PERMIT
RIMROCK MARKETPLACE
CONDITIONS OF APPROVAL
PLANNING COMMISSION, JUNE 12, 2001

1. The CUP is solely for Anchor's "A" & "B". Any other uses requiring the issuance of a CUP by the respective zone district will have to apply for a separate approval.
2. The CUP incorporates all those improvements as shown on the Site Plan stamped "Received, May 22, 2001, Community Development Dept." Minor modifications may be approved by the Community Development Director at the time of submittal of the Final Plat upon refinement of the overall project and engineering considerations. Major project revisions will require submittal and approval of a new CUP with all applicable application materials and fees in effect at the time of submittal.
3. Superstore/Big Box/Shopping Center standards as set forth in Section 4.3.M. of the City of Grand Junction Zoning and Development Code, adopted March 7, 2000, or subsequent amendments, are required to be met for the development of any of these lots. The first development within this subdivision that meets the standards and is approved shall set the architectural design standards for the entire shopping center. All subsequent development shall be consistent with those design standards.
4. The following signage shall be permitted for lots within this development:
 - a. One freestanding entrance sign shall be permitted for the entire development along the Highway 6 & 50 frontage. Said sign shall be limited to a maximum height of 30-foot and a maximum sign face area of 270 square feet per side.
 - b. Pad sites shall be limited to monument signs only, with a maximum height of 6-feet and a maximum sign face area of 60 square feet per side. Decorative architectural detailing and support structure is to be counted as part of the total allowed signage area.
 - c. Building signs shall be limited to 1.75 square feet of sign per lineal foot of building frontage on a public road right-of-way. No single sign shall be larger than 300 square feet.
5. Final design of public areas and features shall be provided at the time of application for Site Plan Review for Anchor's "A" and "B".

signage