



SIGN CLEARANCE

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

(C)

Clearance No.	91847
Date Submitted	8-20-03
Fee \$	25.00
Zone	C-2

TAX SCHEDULE	2945-103-37-008	CONTRACTOR	BUD'S SIGNS
BUSINESS NAME	RIMROCK MARKETPLACE	LICENSE NO.	2030106
STREET ADDRESS	2530 RIMROCK AVE	ADDRESS	1055 UTE
PROPERTY OWNER	THE REALTY	TELEPHONE NO.	245-7700
OWNER ADDRESS	ST. LOUIS, MO	CONTACT PERSON	BUD

<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: 241 Square Feet
 (1,2,4) Building Façade: 1308 Linear Feet X
 (1 - 4) Street Frontage: _____ Linear Feet
 (2 - 5) Height to Top of Sign: 30 Feet Clearance to Grade: 9'6" Feet
 (5) Distance from all Existing Off-Premise Signs within 600 Feet: _____ Feet

EXISTING SIGNAGE/TYPE:

_____	_____	Sq. Ft.
_____	_____	Sq. Ft.
_____	_____	Sq. Ft.
_____	_____	Sq. Ft.
Total Existing:		<u>0</u> Sq. Ft.

FOR OFFICE USE ONLY

Signage Allowed on Parcel:

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

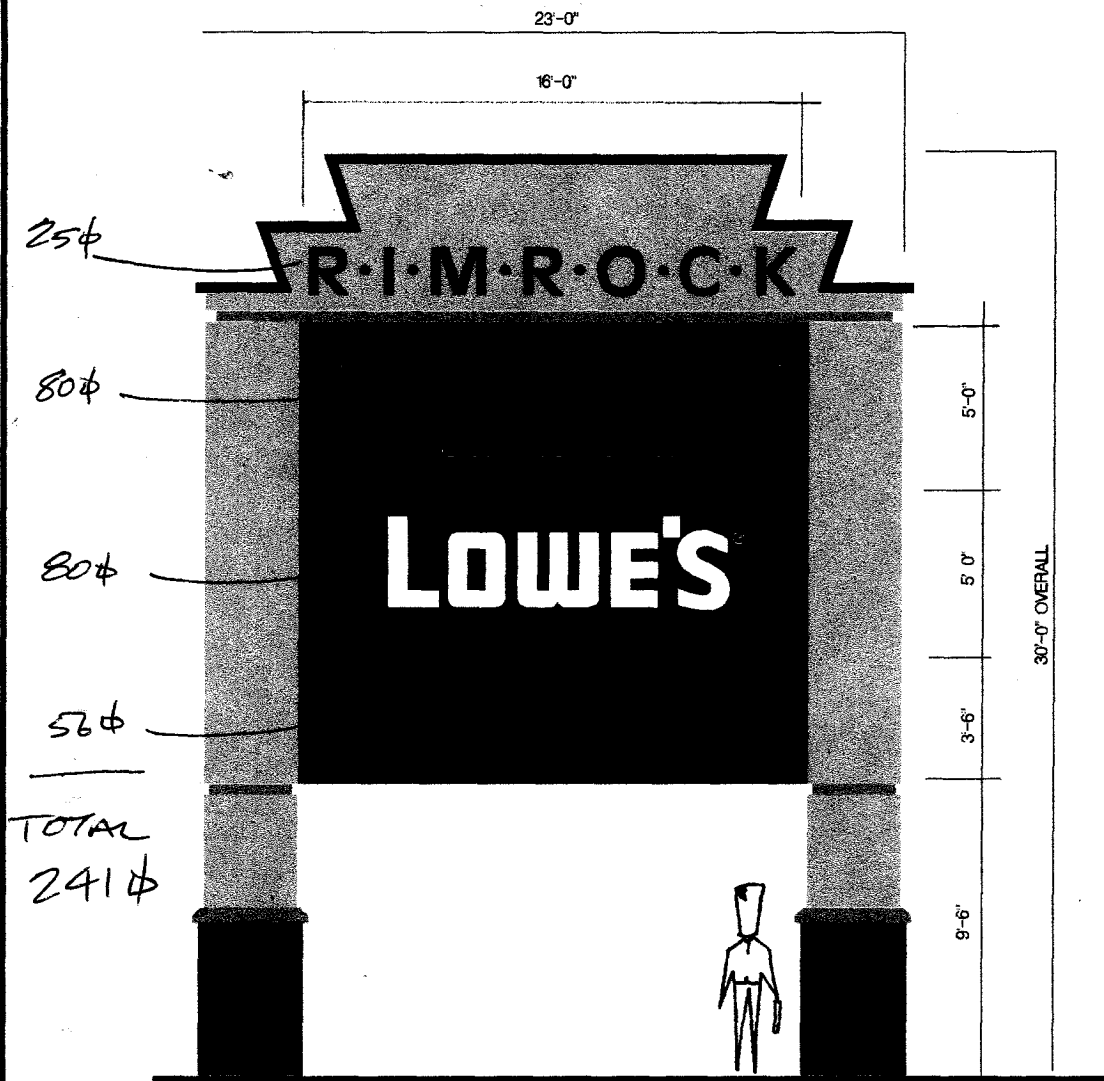
COMMENTS: Only 1-free standing sign permitted for the Rimrock Marketplace

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 certify the information on this form and the attached sketches are true and accurate.

[Signature] 8-20-03 [Signature] 8/19/03
 Applicant's Signature Date Community Development Approval Date

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



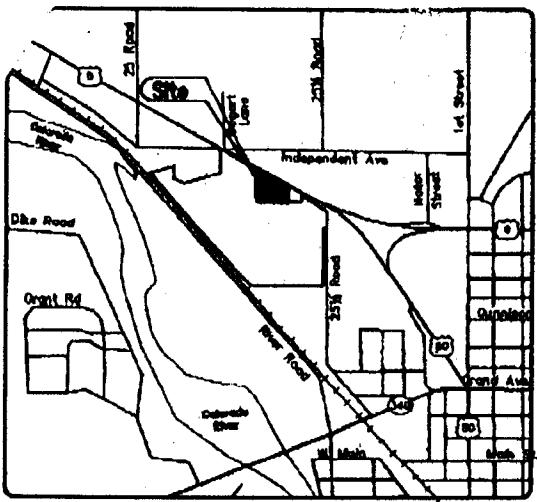
- DOUBLE SIDED ILLUMINATED SIGN
- HIGH OUTPUT FLOURESCENT LIGHTING 12" O.C.
- REVERSE ROUTERED PLEX LETTERS (RIMROCK) 2283RED
- PANAFLEX FLEXIBLE SIGN FACES (TENNANTS)
- .080 ALUMINUM CLADDING (SMOOTH)
- SPLITFACE BLOCK ON BOTTOM TO MATCH BLDGS.
- 15mm WHITE NEON INSET 4" STAINLESS STEEL CHANNEL

ILLUMINATED PYLON SIGN

DESIGN PROPERTY OF



EXHIBIT B

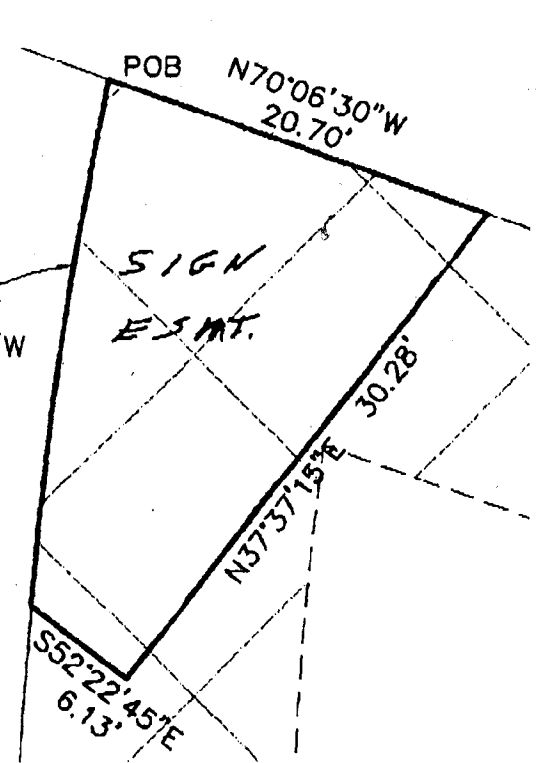


LOCATION MAP
NOT TO SCALE

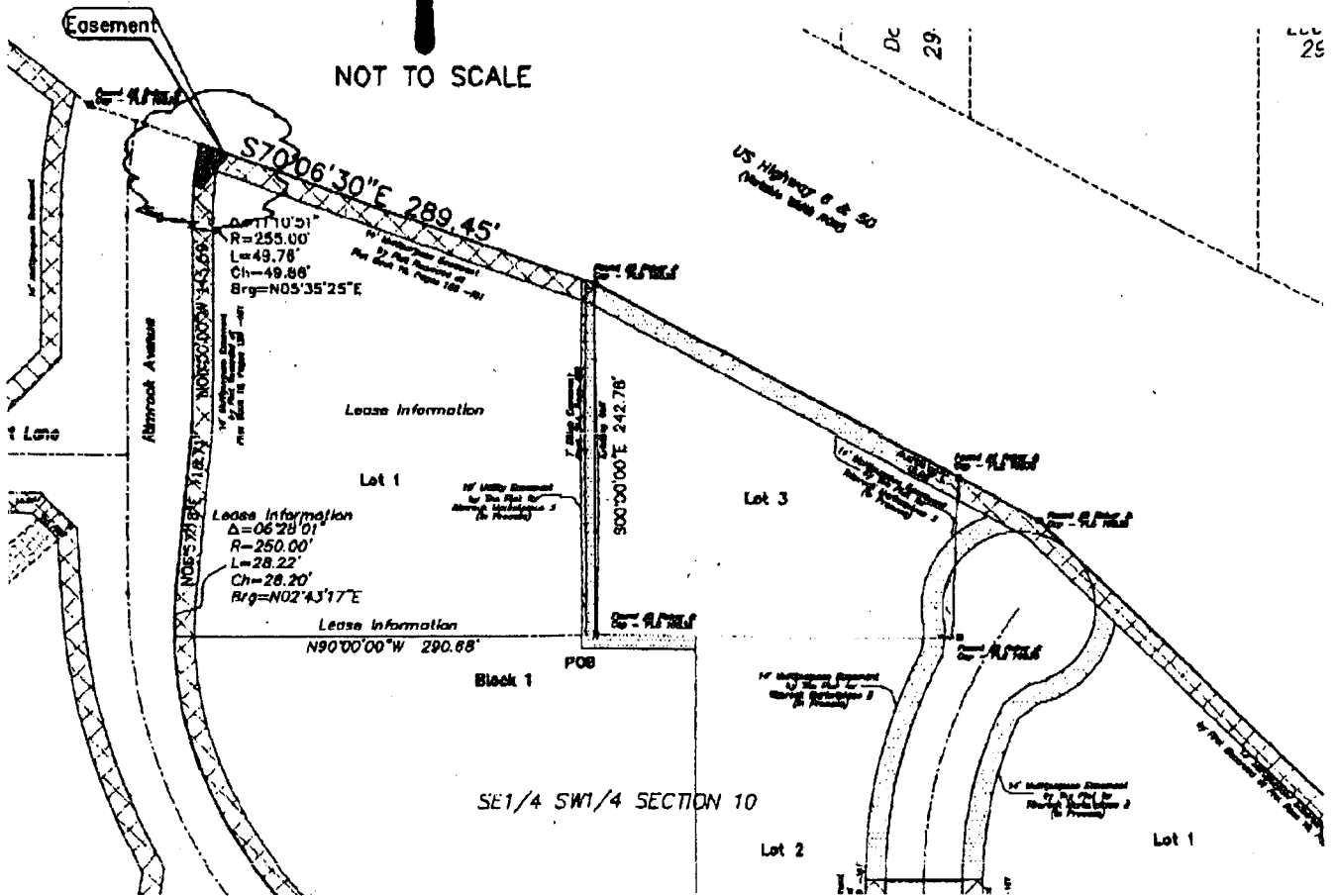


NOT TO SCALE

$\Delta = 06^{\circ}11'41''$
 $R = 255.00'$
 $L = 27.57'$
 $Ch = 27.56'$
 $Brg = S08^{\circ}05'00''W$



DETAIL



SE 1/4 SW 1/4 SECTION 10

Easement

$\Delta = 11^{\circ}10'31''$
 $R = 255.00'$
 $L = 49.78'$
 $Ch = 49.86'$
 $Brg = N05^{\circ}35'25''E$

Lease Information
 $\Delta = 06^{\circ}28'01''$
 $R = 250.00'$
 $L = 28.22'$
 $Ch = 28.20'$
 $Brg = N02^{\circ}43'17''E$

Lease Information
 $N90^{\circ}00'00''W 290.88'$

US Highway 8 & 50
(Main Road)

1/2" Utility Easement
 for the 12" Water
 Main (See Schedule 1
 of Plans)

1/2" Utility Easement
 for the 12" Water
 Main (See Schedule 1
 of Plans)

Lot 2

Lot 1

De 29

CCC 29