



SIGN CLEARANCE ^a

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

| | |
|----------------|----------------|
| Clearance No. | _____ |
| Date Submitted | <u>9/29/03</u> |
| Fee \$ | <u>25.00</u> |
| Zone | <u>C-1</u> |

| | | | |
|----------------|-------------------------|----------------|--------------------------------|
| TAX SCHEDULE | <u>2945-103-37-006</u> | CONTRACTOR | <u>Western Neon sign Co</u> |
| BUSINESS NAME | <u>Walmart</u> | LICENSE NO. | <u>2030815</u> |
| STREET ADDRESS | <u>2545 Rimrock Ave</u> | ADDRESS | <u>3183 Hall Ave Grand Jct</u> |
| PROPERTY OWNER | <u>THE - Realty</u> | TELEPHONE NO. | <u>523 4045</u> |
| OWNER ADDRESS | _____ | CONTACT PERSON | <u>Roy McManus</u> |

| | | | |
|--------------------------|------------------|--|-----------------|
| <input type="checkbox"/> | 1. FLUSH WALL | 2 Square Feet per Linear Foot of Building Facade | <u>241-9061</u> |
| <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: 19.60 Square Feet
 (1,2,4) Building Façade: 1080 Linear Feet Total on both streets
 (1 - 4) Street Frontage: _____ Linear Feet
 (2 - 5) Height to Top of Sign: _____ Feet Clearance to Grade: _____ Feet
 (5) Distance from all Existing Off-Premise Signs within 600 Feet: _____ Feet

EXISTING SIGNAGE/TYPE:

| | |
|--------------------------------------|------------------------|
| <u>Flashing (separate allowance)</u> | <u>32</u> Sq. Ft. |
| <u>Flush wall</u> | <u>1014.60</u> Sq. Ft. |
| _____ | _____ Sq. Ft. |
| _____ | _____ Sq. Ft. |
| Total Existing: | <u>1014.60</u> Sq. Ft. |

● FOR OFFICE USE ONLY ●

Signage Allowed on Parcel:

| | |
|----------------|---------------------|
| Building | <u>1890</u> Sq. Ft. |
| Free-Standing | _____ Sq. Ft. |
| Total Allowed: | <u>1890</u> Sq. Ft. |

COMMENTS: 1.75 sq ft per linear building facade
FW signage is now at 1034.20 sqft w/ issuance of this permit

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.

Roy McManus 9/29/03 C. Fay Gibson 9/29/03
 Applicant's Signature Date Community Development Approval Date

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



7700 Wood Avenue South
 Long Beach, California
 562 435 1155
 phone: 562.435.3000
 facsimile: 562.435.1097

www.superiorlight.com
 design@superiorlight.com

Project
 McDonald's Wood Smart

Account Manager
 Sheila Nelson

Designer
 K. Alcantara

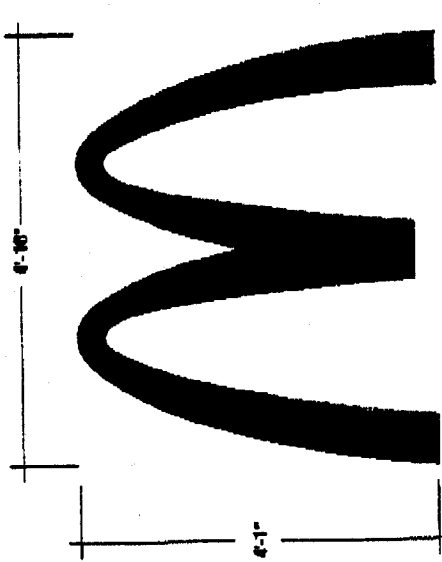
Scale
 AS NOTED

Date
 3/28/02

Revisions:

Page 01 of 07

In a signed, rectangular
 enclosure by your engineer. There
 shall be a space for the
 electrical schedule to be placed. The
 enclosure shall be of a type
 suitable for use in a
 commercial building and shall
 be of a type suitable for
 use in a commercial building.
 © SEA 2002

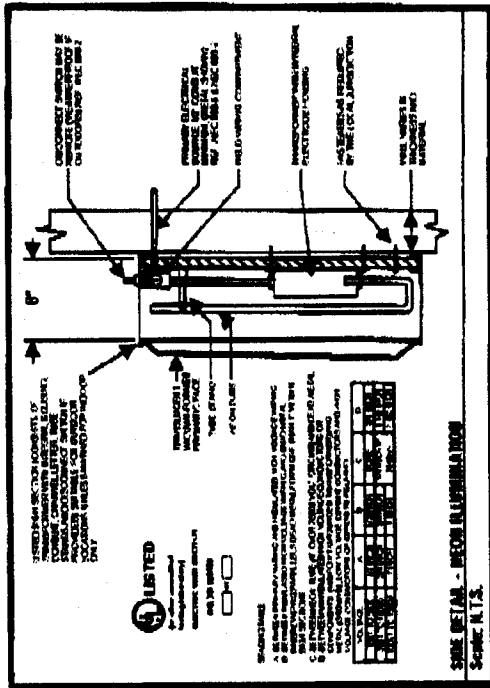


ILLUMINATED SELF-CONTAINED CHANNEL LOGO
 Scale: 1/2" = 1'-0"

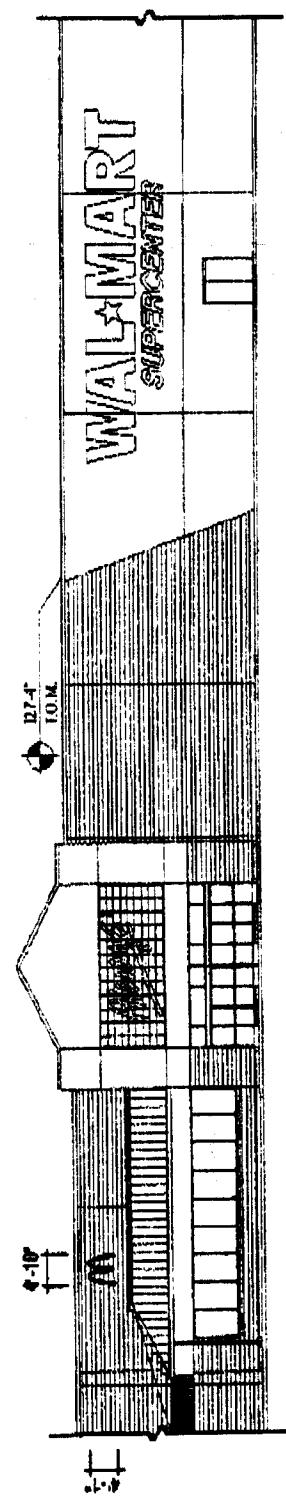
Quantity: Make One (1) Sign

SPECIFICATIONS:

- ARCH LOGO TO BE CUSTOM PAN CHANNEL SELF-CONTAINED CONSTRUCTION WITH 8" DEEP RE-TURNS THAT ARE FINISHED IN DIFEROSMET ENAMEL OVER PRIMER UNDERCOAT
- FACE IS VACUUM-FORMED TO CREATE OPTIMISTIC EFFECT
- LOGO IS INTERNALLY ILLUMINATED WITH WAL-LIGHTED MEDIUM TUBING
- COLORS: ARCH FACE - #2807 YELLOW
 ARCH RETURNS - #8457S YELLOW
 ARCH MOUNT CAP - #4" GOLD



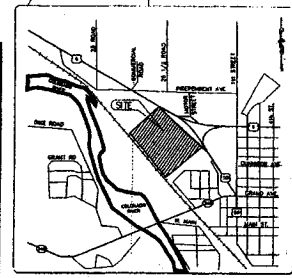
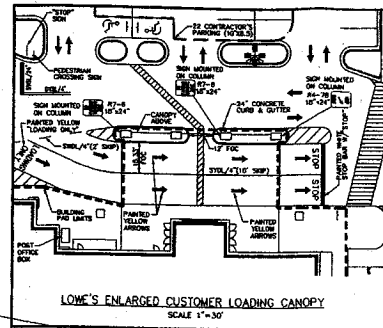
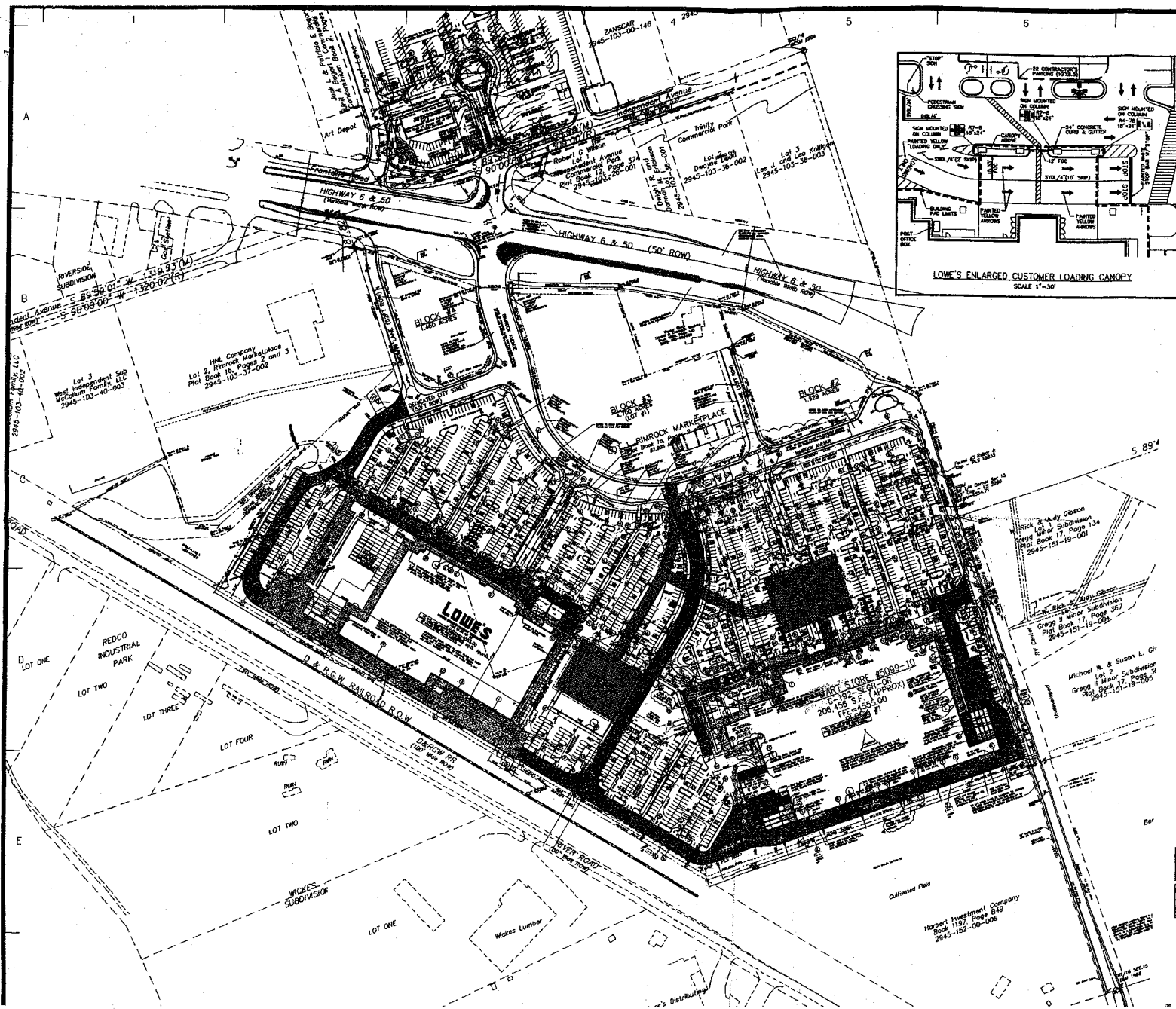
SHIELD DETAIL - MEDIUM ILLUMINATION
 Scale: N.T.S.



TYPICAL STOREFRONT ELEVATION WITH ILLUMINATED 4'-10" ARCH CHANNEL LOGO
 Scale: N.T.S.

Quantity: Make One (1) Sign

SIGN A



OVERALL SITE ANALYSIS

| | |
|-----------------|----------------|
| WAL-MART | 206,456 S.F. |
| LOWE'S | 137,825 S.F. |
| MINI-ANCHOR | 32,000 S.F. |
| TOTAL BUILDINGS | 376,281 S.F. |
| PARKING | 1777 SPACES |
| RATIO | 4,721,000 S.F. |
| TOTAL SITE AREA | 52,905 ACRES |

WAL-MART SITE ANALYSIS

| | |
|------------------|-----------------|
| WAL-MART | 206,456 S.F. |
| STANDARD PARKING | 877 SPACES |
| PARKING RATIO | 22 SPACES |
| VAN ACCESSIBLE | 7 SPACES |
| TOTAL PARKING | 899 SPACES |
| RATIO | 4.41/1,000 S.F. |

LOWE'S SITE ANALYSIS

| | |
|---------|-----------------|
| LOWE'S | 137,825 S.F. |
| PARKING | 695 SPACES |
| RATIO | 4.97/1,000 S.F. |

MINI-ANCHOR SITE ANALYSIS

| | |
|-------------|-----------------|
| MINI-ANCHOR | 32,000 S.F. |
| PARKING | 193 SPACES |
| RATIO | 6.03/1,000 S.F. |

OVERALL SITE DEMISE AREAS (LOT 1)

| | |
|----------------------|--------------|
| WAL-MART (BLK 1) | 20,402 ACRES |
| LOWE'S (BLK 1) | 14,985 ACRES |
| MINI-ANCHOR (BLK 1) | 3,914 ACRES |
| BLOCK 2 | 1,929 ACRES |
| LOT 1 (BLK 3) | 3,965 ACRES |
| BLOCK 4 | 1,480 ACRES |
| LOT 2 (BLK 3) WM GAS | 0.736 ACRES |
| ROAD R/W | 3,854 ACRES |
| GREEN AREA | 1,650 ACRES |
| TOTAL SITE AREA | 52,905 ACRES |

CITY DEVELOPMENT ENGINEER APPROVAL

APPROVED BY (PRINT): _____ DATE: _____

SIGNATURE: _____

COMMUNITY DEVELOPMENT APPROVAL

APPROVED BY (PRINT): _____ DATE: _____

SIGNATURE: _____

MASTER SITE PLAN

GRAPHIC SCALE

W
Wolverton & Associates
INCORPORATED

Project Title
**RIMROCK MARKETPLACE
GRAND JUNCTION, COLORADO**

REVISIONS

| | |
|------------|--|
| 01/15/2002 | |
| 05/08/2002 | |
| 07/06/2002 | |
| 08/09/2002 | |
| 10/11/2002 | |
| 10/30/2002 | |
| 11/11/2002 | |
| 11/14/2002 | |
| 12/31/2002 | |

DRAMN BY: CRP

CHECKED BY: KO

DATE: 11/02

SCALE: 1" =

JOB No. 95-

SHEET No. 95-