



SIGN CLEARANCE

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

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Clearance No.	_____
Date Submitted	<u>3/26/04</u>
Fee	<u>\$25⁰⁰</u>
Zone	<u>RMF-12</u>

TAX SCHEDULE	<u>2943-063-47-002</u>	CONTRACTOR	<u>The Sign Gallery</u>
BUSINESS NAME	<u>Arpen Ridge</u>	LICENSE NO.	<u>19041068</u>
STREET ADDRESS	<u>622 28th Rd</u>	ADDRESS	<u>1048 Independent A 109</u>
PROPERTY OWNER	<u>JEA Senior Living</u>	TELEPHONE NO.	<u>241-6900</u>
OWNER ADDRESS	<u>Vancouver WA</u>	CONTACT PERSON	<u>Larry Bowler</u>

- | | | |
|-------------------------------------|------------------|--|
| <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: 10.71 Square Feet

(1,2,4) Building Façade: 240 Linear Feet

(1 - 4) Street Frontage: 435 Linear Feet

(2 - 5) Height to Top of Sign: 4 Feet Clearance to Grade: 1.5 Feet

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

EXISTING SIGNAGE/TYPE:

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

● FOR OFFICE USE ONLY ●

Signage Allowed on Parcel:

Building	<u>480</u>	Sq. Ft.
Free-Standing	<u>300</u>	Sq. Ft.
	<u>326.25</u>	Sq. Ft.
Total Allowed:	<u>480</u>	Sq. Ft.

COMMENTS: Individual letters

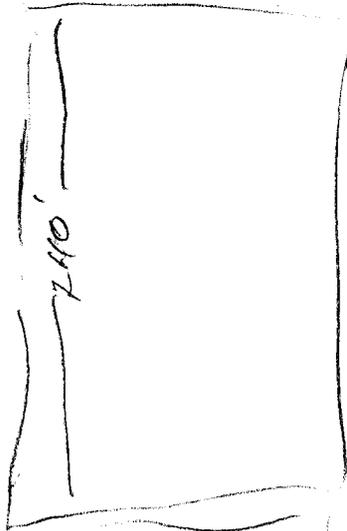
NOTE: No sign may exceed 300 square feet. A separate sign clearance is required for each sign. Attach a sketch, to scale, of proposed and existing signage including types, dimensions and lettering. Attach a plot plan, to scale, showing: abutting streets, alleys, easements, driveways, encroachments, property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

Larry Z Bowler 3-26-04 Santa Costello 3/25/04
Applicant's Signature Date Community Development Approval Date

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

Aspen Ridge
622 28¹/₂ Rd



48'

Existing Monument - free-standing
Propose lettering with individual
letters -

Valley Park

622 28th Rd

14.75

Aspen Ridge - 7.1 #

58.8"

4.13"

ALZHEIMER SPECIAL CARE CENTER - 3.1 #

107.5"

6"

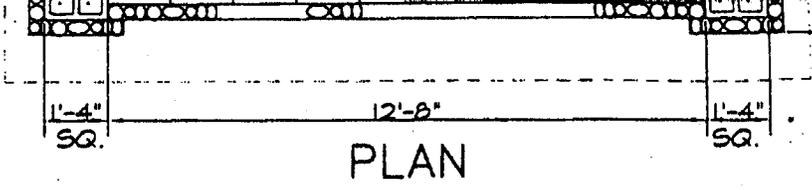
622 - 57 #

12.2"

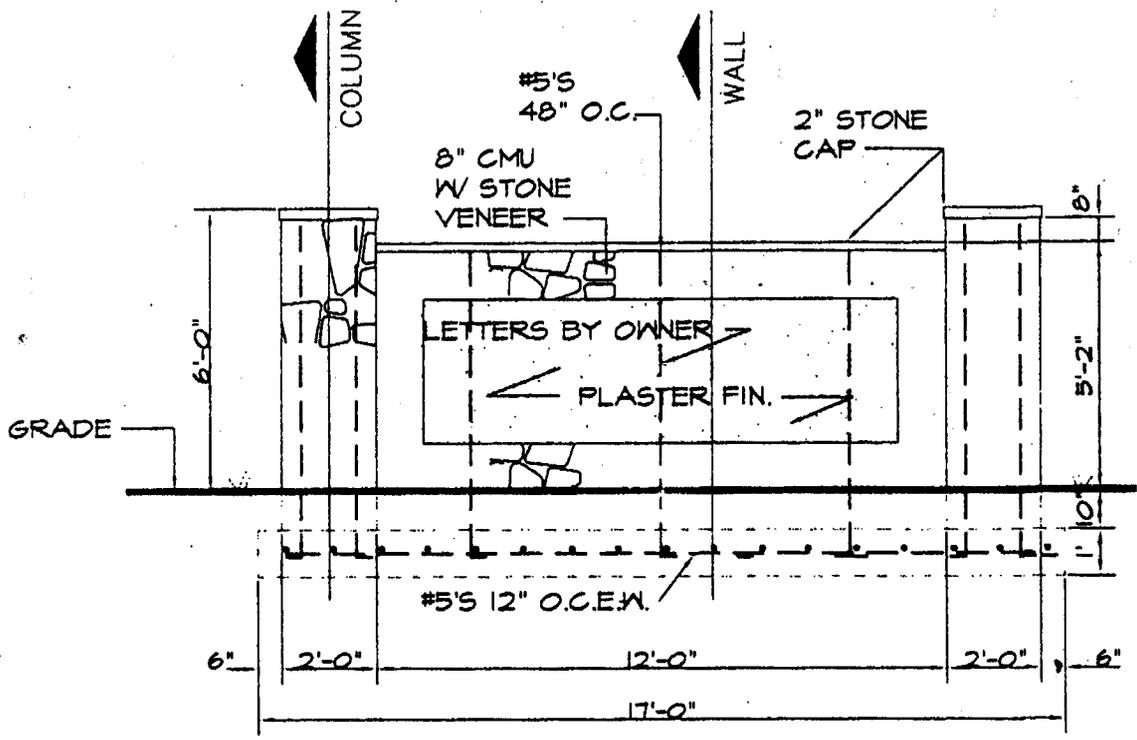
"ERNIE"

The Sign Gallery
 East of Sam's Club
 Grand Junction, Colorado 2004
 970 241-6400

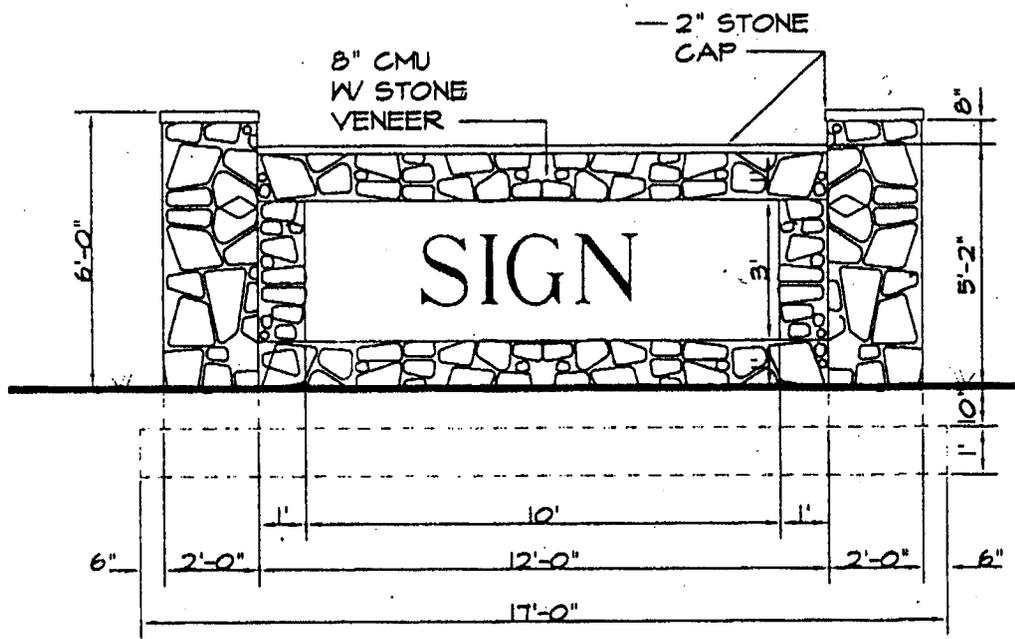
Open Ridge



PLAN



ELEVATION



FRONT VIEW

13 FACILITY SIGN DETAILS