



#1

SIGN CLEARANCE

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

Clearance No.	_____
Date Submitted	1-7-05
Fee \$	25.00
Zone	C-2

TAX SCHEDULE	2945-102-01-001	CONTRACTOR	ANGEL SIGN CO.
BUSINESS NAME	GRAND VALLEY NATIONAL BANK	LICENSE NO.	2040074
STREET ADDRESS	570 25 ROAD	ADDRESS	540 N. WESTGATE DR #C
PROPERTY OWNER	GRAND VALLEY NATIONAL BANK	TELEPHONE NO.	244-8934
OWNER ADDRESS	925 7th STREET	CONTACT PERSON	DENZIL

- | | | |
|-------------------------------------|------------------|--|
| <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: 81.5 Square Feet
 (1,2,4) Building Façade: _____ Linear Feet
 (1 - 4) Street Frontage: 230 Linear Feet (25 ROAD)
 (2 - 5) Height to Top of Sign: 25 Feet Clearance to Grade: 13.5 Feet
 (5) Distance from all Existing Off-Premise Signs within 600 Feet: _____ Feet

EXISTING SIGNAGE/TYPE:	
_____	_____ Sq. Ft.
_____	_____ Sq. Ft.
_____	_____ Sq. Ft.
Total Existing:	_____ Sq. Ft.

● FOR OFFICE USE ONLY ●	
Signage Allowed on Parcel:	<u>25 Rd</u>
Building	_____ Sq. Ft.
Free-Standing	<u>165</u> Sq. Ft.
Total Allowed:	<u>165</u> Sq. Ft.

COMMENTS: NEW CONSTRUCTION
THIS SIGN ON 25 ROAD

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.
Amel Howard 1-6-05 Gayleen Henderson 1-7-05
 Applicant's Signature Date Community Development Approval Date

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



#2

SIGN CLEARANCE

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

Clearance No.	_____
Date Submitted	<u>1-7-05</u>
Fee \$	<u>5.00</u>
Zone	<u>C-2</u>

TAX SCHEDULE	<u>2945-102-01-001</u>	CONTRACTOR	<u>ANGEL SIGN CO.</u>
BUSINESS NAME	<u>GRAND VALLEY NATIONAL BANK</u>	LICENSE NO.	<u>2040074</u>
STREET ADDRESS	<u>570 25 RD</u>	ADDRESS	<u>590 N. WESTGATE DR #C</u>
PROPERTY OWNER	<u>GRAND VALLEY NATIONAL BANK</u>	TELEPHONE NO.	<u>244-8934</u>
OWNER ADDRESS	<u>425 7th STREET</u>	CONTACT PERSON	<u>DENZIL</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: 16 Square Feet
 (1,2,4) Building Façade: ~~16~~ Linear Feet
 (1 - 4) Street Frontage: 140 Linear Feet (INLAND AVE)
 (2 - 5) Height to Top of Sign: 5.5 Feet Clearance to Grade: (MONUMENT SIGN) 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:	<u>Inland Ave.</u>
Building	_____ Sq. Ft.
Free-Standing	<u>142.5</u> Sq. Ft.
Total Allowed:	<u>142.5</u> Sq. Ft.

COMMENTS: NEW CONSTRUCTION * See attached site distance requirement
THIS SIGN ON INLAND AVE.

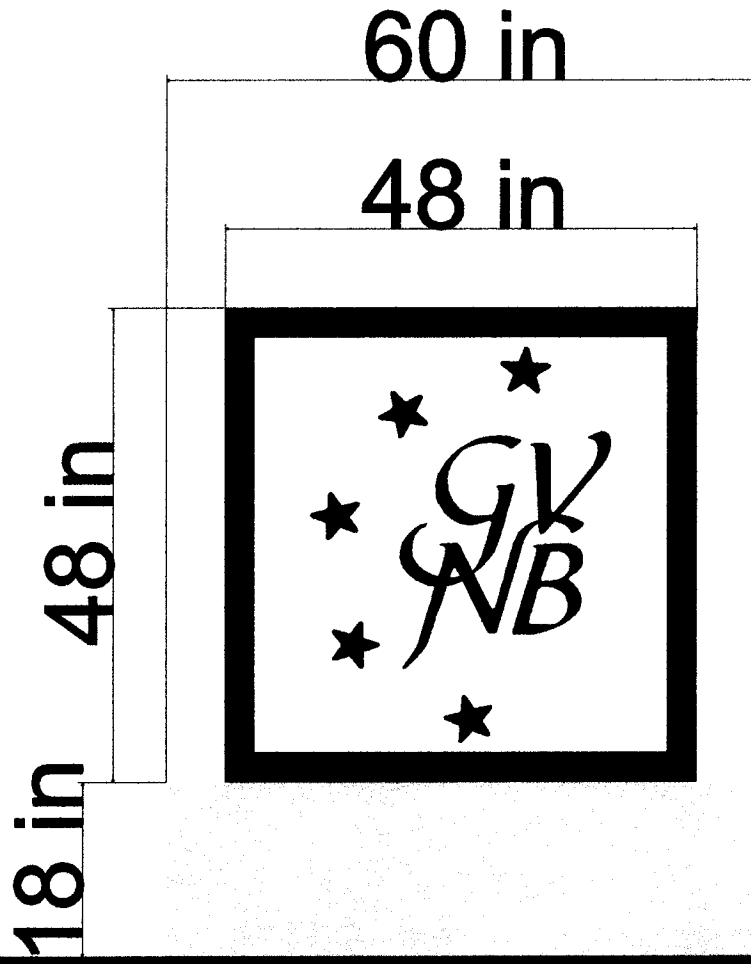
NOTE: No sign may exceed 300 square feet. A separate sign clearance is required for each sign. Attach a sketch, to scale, of proposed and existing signage including types, dimensions and lettering. Attach a plot plan, to scale, showing: abutting streets, alleys, easements, driveways, encroachments, property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

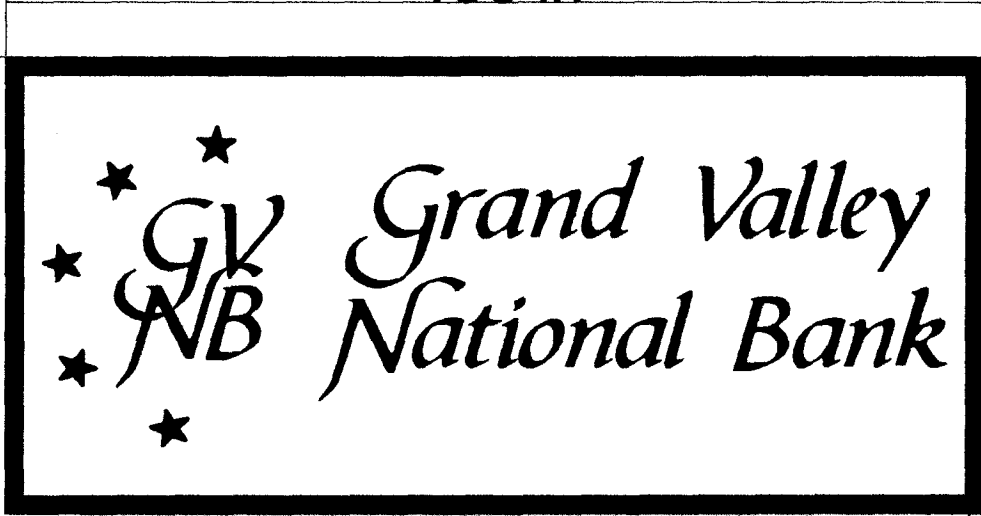
[Signature] 1-6-05 [Signature] 1-7-05
 Applicant's Signature Date Community Development Approval Date

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

#2



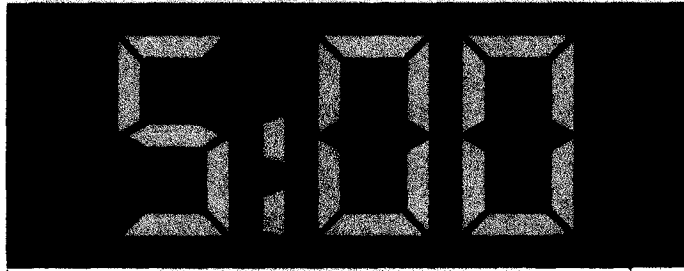
156 in



72 in

132 in

24 in



42 in

108 in

300 in

60 in

162 in

Boulder Creek
Country Ledge Teton
Stone

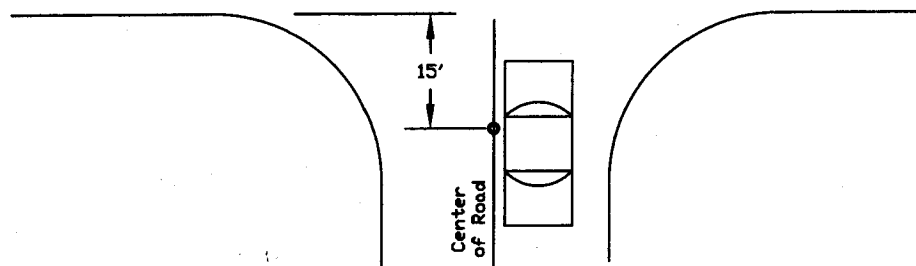
Sight Distance Design Standards

(ref. "Institute of Transportation Engineers Handbook," 5th Ed., 1999)

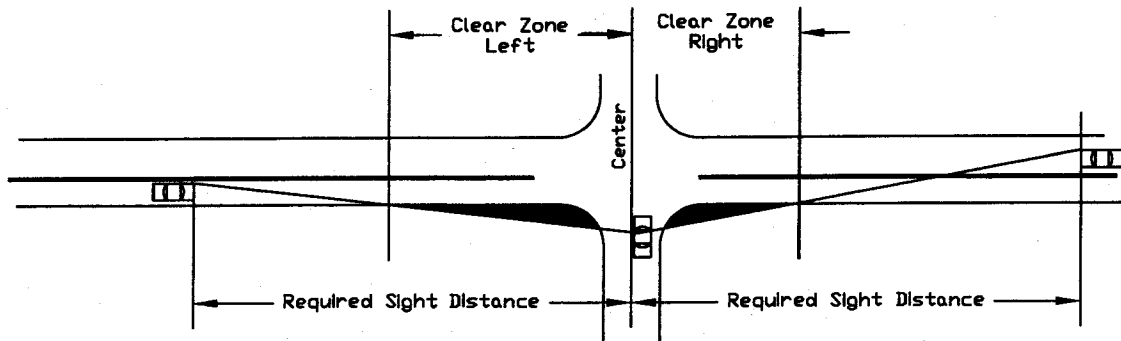
Dark areas represent mandatory Sight Distance clear zones, which vary by posted regulatory speed limit.

Clear zones apply to all driveways and intersections. They are defined by a line between a driver's view point 15' away from the edge of travel lane of the crossing roadway.

Measure from Driver's View Point (15' from the edge of travel lane)

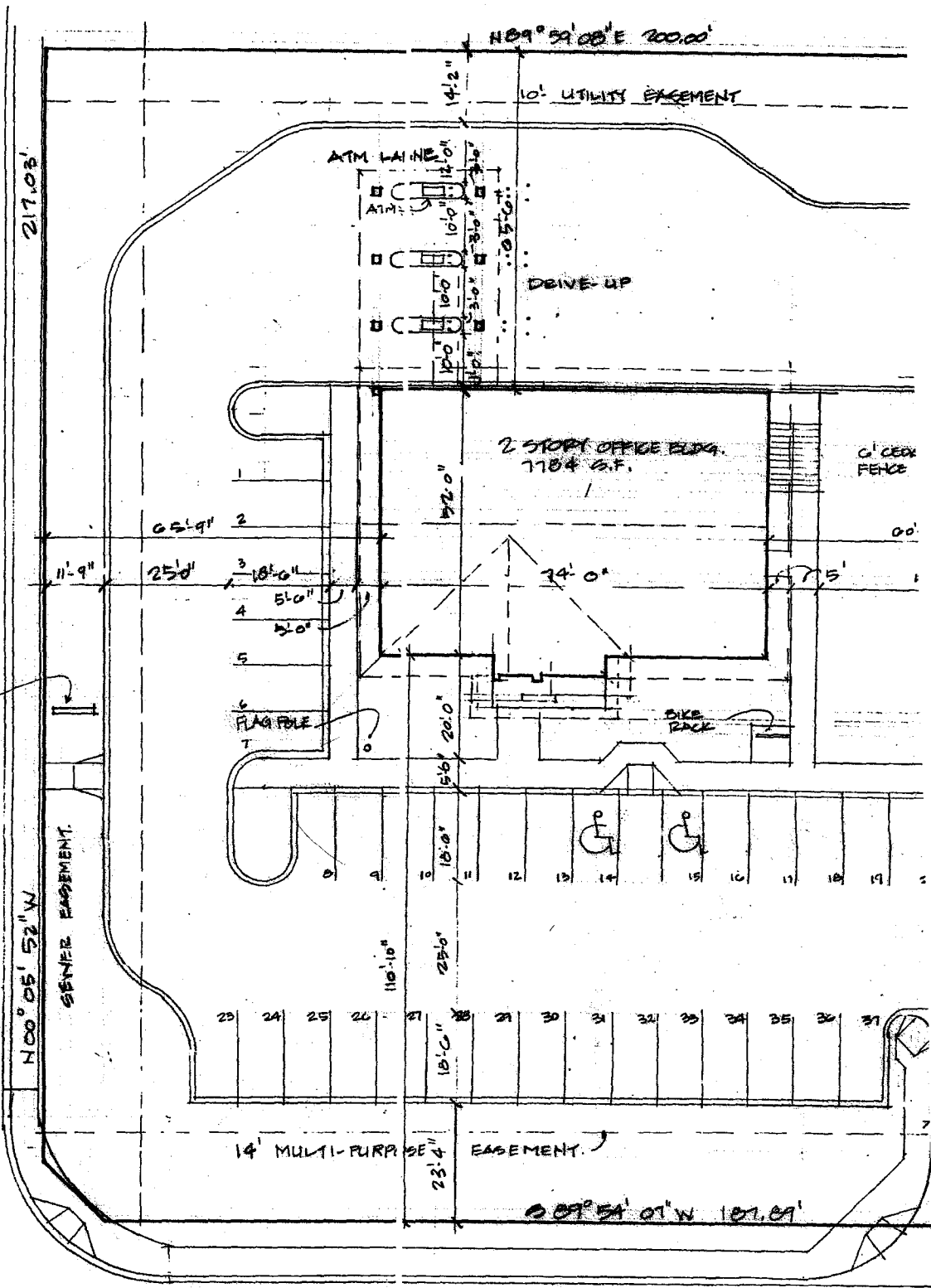


Clear Zone Overview (shaded area is to be clear of sight obstructions from 2.5' to 8' H. above the road). Length varies by posted speed limit.



Cross Street Posted Speed Limit	Required Sight Distance	Clear Zone Length Left	Clear Zone Length Right
20 MPH	200 FT	108 FT	74 FT
25 MPH	275 FT	148 FT	101 FT
30 MPH	350 FT	188 FT	129 FT
35 MPH	425 FT	229 FT	157 FT
40 MPH	500 FT	269 FT	184 FT
45 MPH	575 FT	310 FT	212 FT
50 MPH	650 FT	350 FT	239 FT
55 MPH	725 FT	390 FT	267 FT

25 ROAD



#1
PEDESTAL
SIGN

217.03'

$N 09^{\circ} 59' 00'' E$ 200.00'

10' UTILITY EASEMENT

ATM LANE

DRIVE-UP

2 STORY OFFICE BLDG.
7784 S.F.

6' CEDAR
FENCE

05'-9"

11'-9"

25'-0"

10'-0"

5'-0"

2'-0"

24'-0"

17'-5"

FLAGPOLE

BIKE
RACK

$N 00^{\circ} 05' 52'' W$
SEWER EASEMENT

0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19

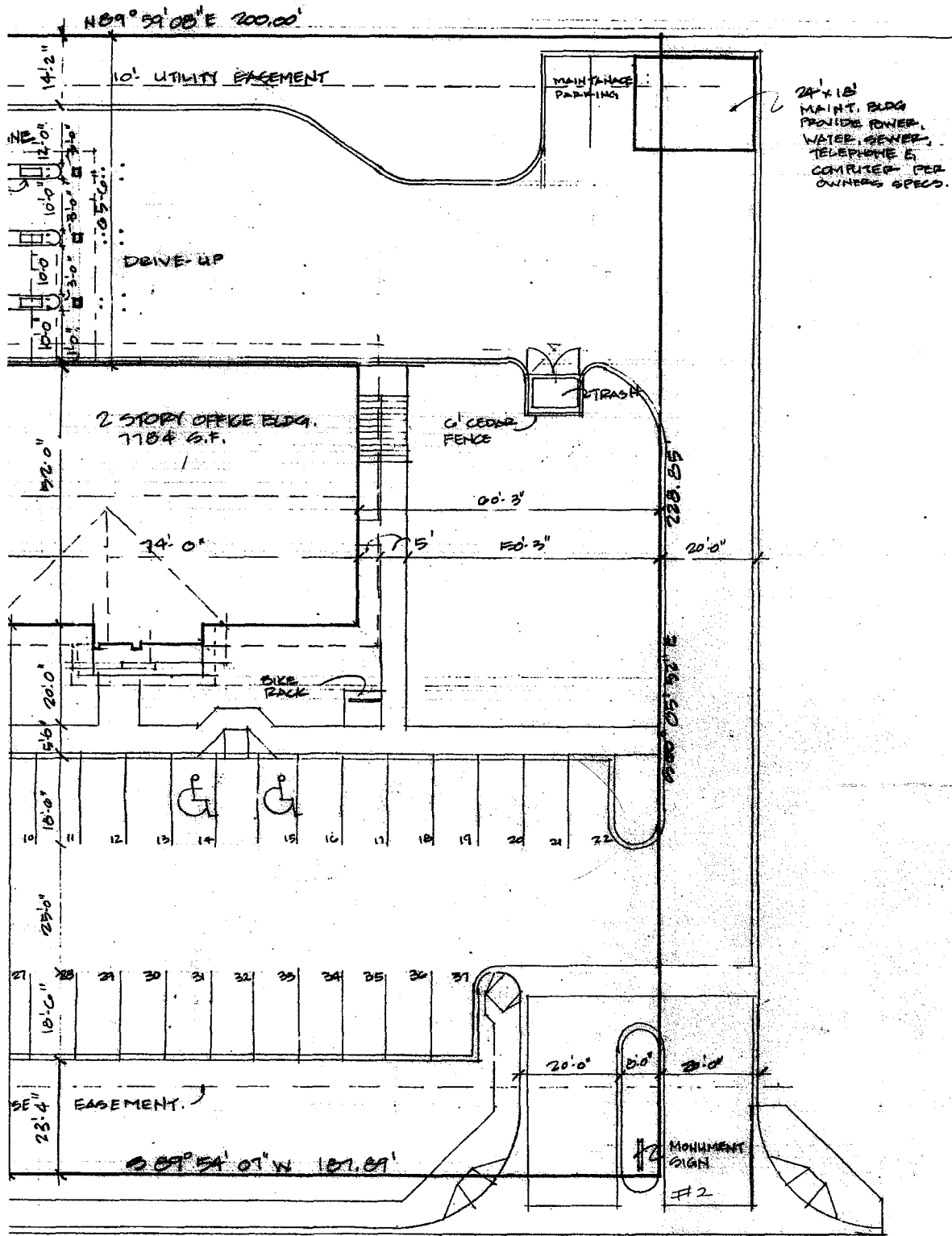
20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37

14' MULTI-PURPOSE EASEMENT

$S 09^{\circ} 59' 01'' W$ 187.89'

INLAND AVENUE

① SITE PLAN



ND AVENUE