



SIGN CLEARANCE

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

Clearance No.	_____
Date Submitted	<u>2-13-07</u>
Fee \$	<u>25.00</u>
Zone	<u>PD</u>

TAX SCHEDULE	<u>2943-063-46-002</u>	CONTRACTOR	<u>THE SIGN SMITH LLC</u>
BUSINESS NAME	<u>MONUMENT GMAC</u>	LICENSE NO.	<u>2071099</u>
STREET ADDRESS	<u>603 28th RD</u>	ADDRESS	<u>570 E. CRETE CIR #3</u>
PROPERTY OWNER	_____	TELEPHONE NO.	<u>970-244-9197</u>
OWNER ADDRESS	_____	CONTACT PERSON	<u>ERNEST</u>

- 1. FLUSH WALL 2 Square Feet per Linear Foot of Building Façade
- 2. ROOF 2 Square Feet per Linear Foot of Building Façade
- 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 Façade
- 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: 24 Square Feet

(1,2,4) Building Façade: 92 Linear Feet Building Façade Direction: North South East West

(1 - 4) Street Frontage: 150 Linear Feet Name of Street: PATERSON

(2 - 5) Height to Top of Sign: 72' Feet Clearance to Grade: _____ Feet

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

EXISTING SIGNAGE/TYPE & SQUARE FOOTAGE:

<u>FLUSH WALL ON EASTSIDE</u>	<u>59</u>	Sq. Ft.
<u>FLUSH WALL ON WEST</u>	<u>25</u>	Sq. Ft.
<u>FLUSH WALL ON WEST</u>	<u>5</u>	Sq. Ft.
Total Existing:	_____	Sq. Ft.

FOR OFFICE USE ONLY

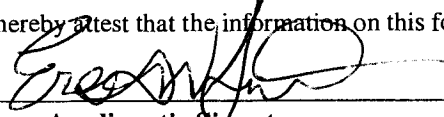
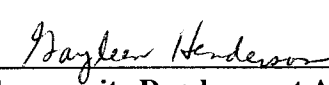
Signage Allowed on Parcel for ROW:

Building	<u>184</u>	Sq. Ft.
Free-Standing	<u>225</u>	Sq. Ft.
Total Allowed:	<u>225</u>	Sq. Ft.

COMMENTS: NO SIGNAGE ON SOUTH SIDE OF THIS BUILDING

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.

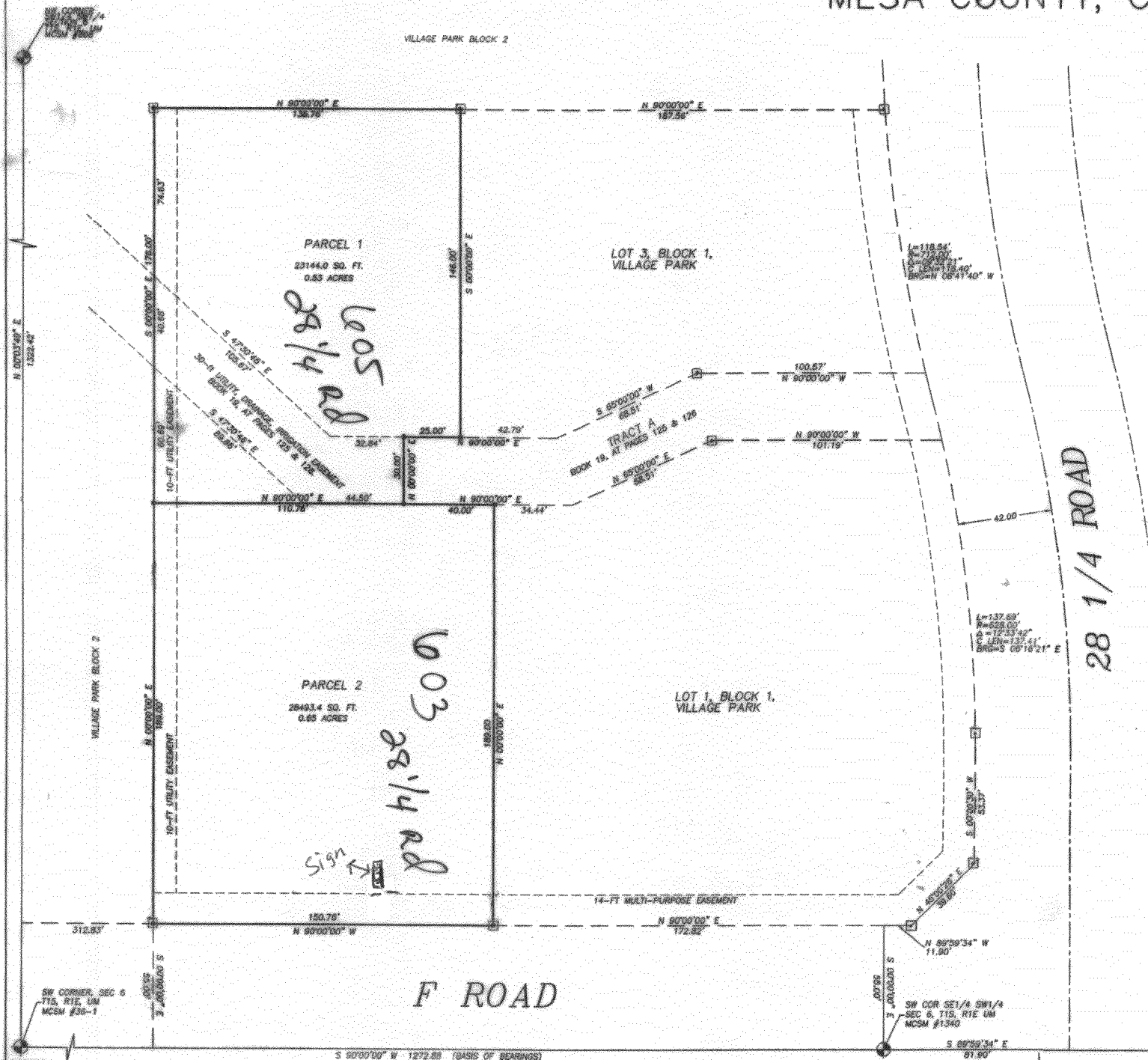
	<u>2/13/07</u>		<u>2-13-07</u>
Applicant's Signature	Date	Community Development Approval	Date
<u>ERNEST W SMITH</u>	(Canary: Applicant)	(Pink: Building Dept)	(Goldenrod: Code Enforcement)

VILLAGE PARK COMM

A REPLAT OF LOT

VILLAGE PARK, CITY OF

MESA COUNTY, CO



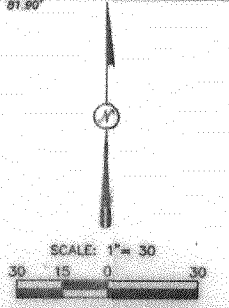
NOTES

- 1) Easement and Title Information provided by Abstract Title Company, of Mesa County Inc., Policy No. 00907984-C2, dated July, 22, 2002.
- 2) Property corners located during this survey that were within 0.25 feet of the calculated point were accepted as being "in position".
- 3) Basis of bearings from Plot of Village Park is the South line of the SW 1/4 of Section 6 which bears S90°00'00"W, a distance of 1372.88 feet. Both monuments on this line are Mesa County Survey Markers, as shown on this plat.
- 4) The declaration of Covenants and Restrictions are recorded at Book 3182 Pages 1 through 35, Mesa County, Colorado.

AREA SUMMARY

AREA IN PARCEL 1	0.53 ACRES	45%
AREA IN PARCEL 2	0.65 ACRES	55%
TOTAL AREA	1.18 ACRES	100%

- LEGEND**
- ⊕ MESA COUNTY SURVEY MARKER, AS NOTED
 - ⊠ FOUND REBAR AND CAP PLS 20677
 - SET ALUMINUM CAP ON No. 5 REBAR, PLS 27279



NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT, BY NO OTHER, ANY AND ALL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED AFTER THAT PERIOD FROM THE DATE OF COMPLETION OF THIS SURVEY.



GMAC

Monument Real Estate

970-243-4890

85 1/2"

40"

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6. A maximum of two monument-style signs is allowed on the commercial portion of the property. The signs shall be no greater than 105 square feet each. Lots 1 and 3 shall share the allowance of the 28 ¼ Road monument sign with lot 1 receiving 35 square feet and 70 square feet for lot 3. The monument sign for 28 ¼ Road shall be located along this road on lot 1. The monument sign for Patterson Road shall be located on lot 2 and may be allocated by preference of that lot owner. Flush wall signage for each use will be determined at the time of final approval but shall not exceed the standard allowance for flush wall signs less the monument sign square footage.