



SIGN CLEARANCE

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

Clearance No.	_____
Date Submitted	<u>10/5/07</u>
Fee \$	15 <u>5</u>
Zone	<u>C-2</u>

TAX SCHEDULE	<u>2945-103-53-001</u>	CONTRACTOR	<u>Bud's Signs</u>
BUSINESS NAME	<u>Riverside Crossing</u>	LICENSE NO.	<u>2070171</u>
STREET ADDRESS	<u>2502 Hwy 6 & 50</u>	ADDRESS	<u>1040 Pitkin Ave.</u>
PROPERTY OWNER	<u>WTN Co op</u>	TELEPHONE NO.	<u>245-7700</u>
OWNER ADDRESS	_____	CONTACT PERSON	<u>JOOP</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: 238 Square Feet

(1,2,4) Building Façade: 172 Linear Feet Building Façade Direction: North South East West

(1 - 4) Street Frontage: ~~366~~ 366 Linear Feet Name of Street: 25 Rd

(2 - 5) Height to Top of Sign: 30 Feet Clearance to Grade: 18'6" Feet

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

EXISTING SIGNAGE/TYPE & SQUARE FOOTAGE:	
_____	_____ Sq. Ft.
_____	_____ Sq. Ft.
_____	_____ Sq. Ft.
Total Existing:	<u>0</u> Sq. Ft.

FOR OFFICE USE ONLY	
Signage Allowed on Parcel for ROW:	
Building	<u>344</u> Sq. Ft.
<i>per plan</i> Free-Standing	351 <u>248</u> Sq. Ft.
Total Allowed:	351 <u>344</u> Sq. Ft.

COMMENTS: Per Plan SPP-2007-154

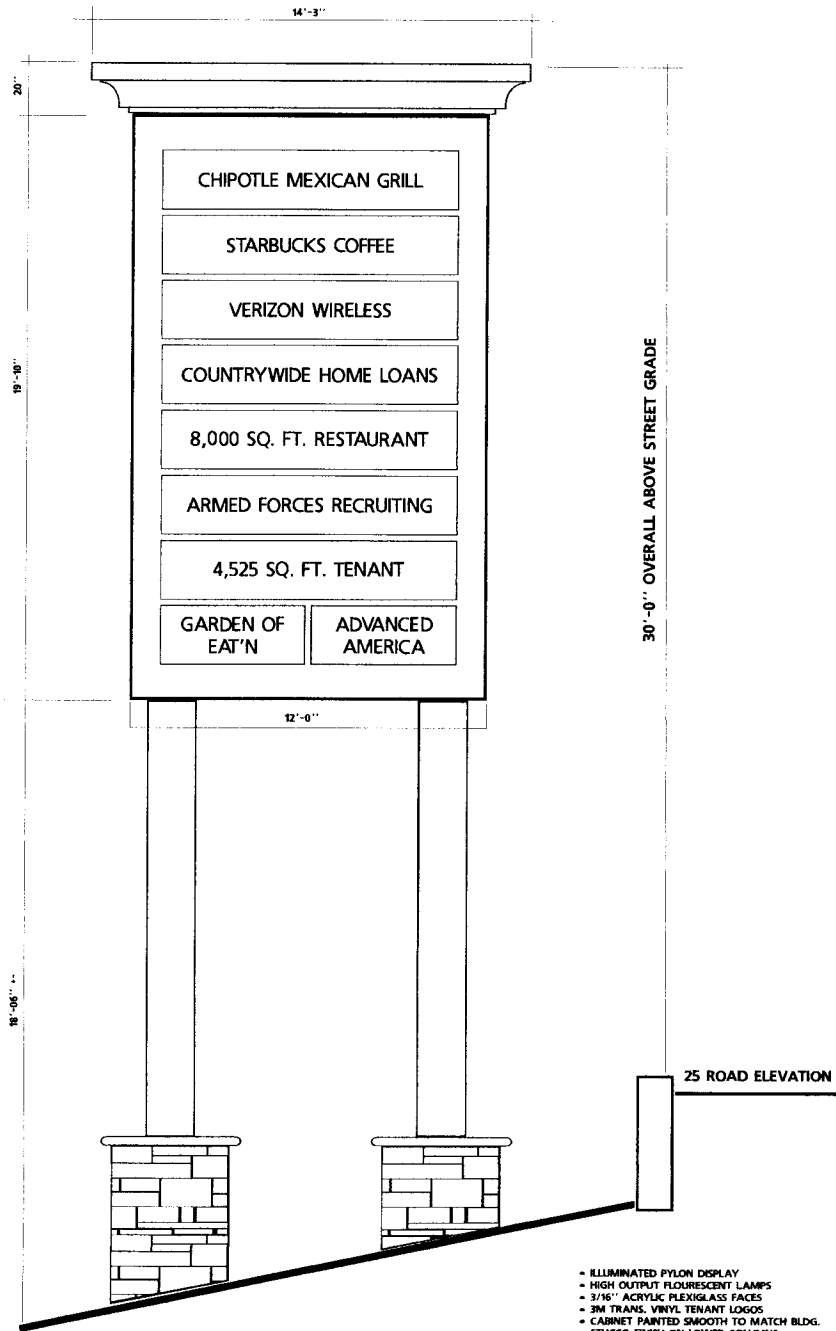
NOTE: No sign may exceed 300 square feet. A separate sign clearance is required for each sign. Attach a sketch, to scale, of proposed and existing signage including types, dimensions and lettering. Attach a plot plan, to scale, showing: abutting streets, alleys, easements, driveways, encroachments, property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

Jocel Sochew 10/5/07 Paul [Signature] SH 10-11-07

Applicant's Signature Date Community Development Approval Date

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



FREESTANDING PYLON SIGN

- ILLUMINATED PYLON DISPLAY
- HIGH OUTPUT FLOURESCENT LAMPS
- 3/16" ACRYLIC PLEXIGLASS FACES
- 3M TRANS. VINYL TENANT LOGOS
- CABINET PAINTED SMOOTH TO MATCH BLDG.
- STUCCO FINISH ON LOWER COLUMNS
- STUCCO CORNICE (BY OTHERS)
- SEAMLESS METAL ROOF
- 7.5 YD. DESIGNED CONCRETE FOUNDATION
- FINISH STONE & CAPS (BY OTHERS)
- ALL PERMITS & INSTALLATION



DESIGN PROPERTY OF



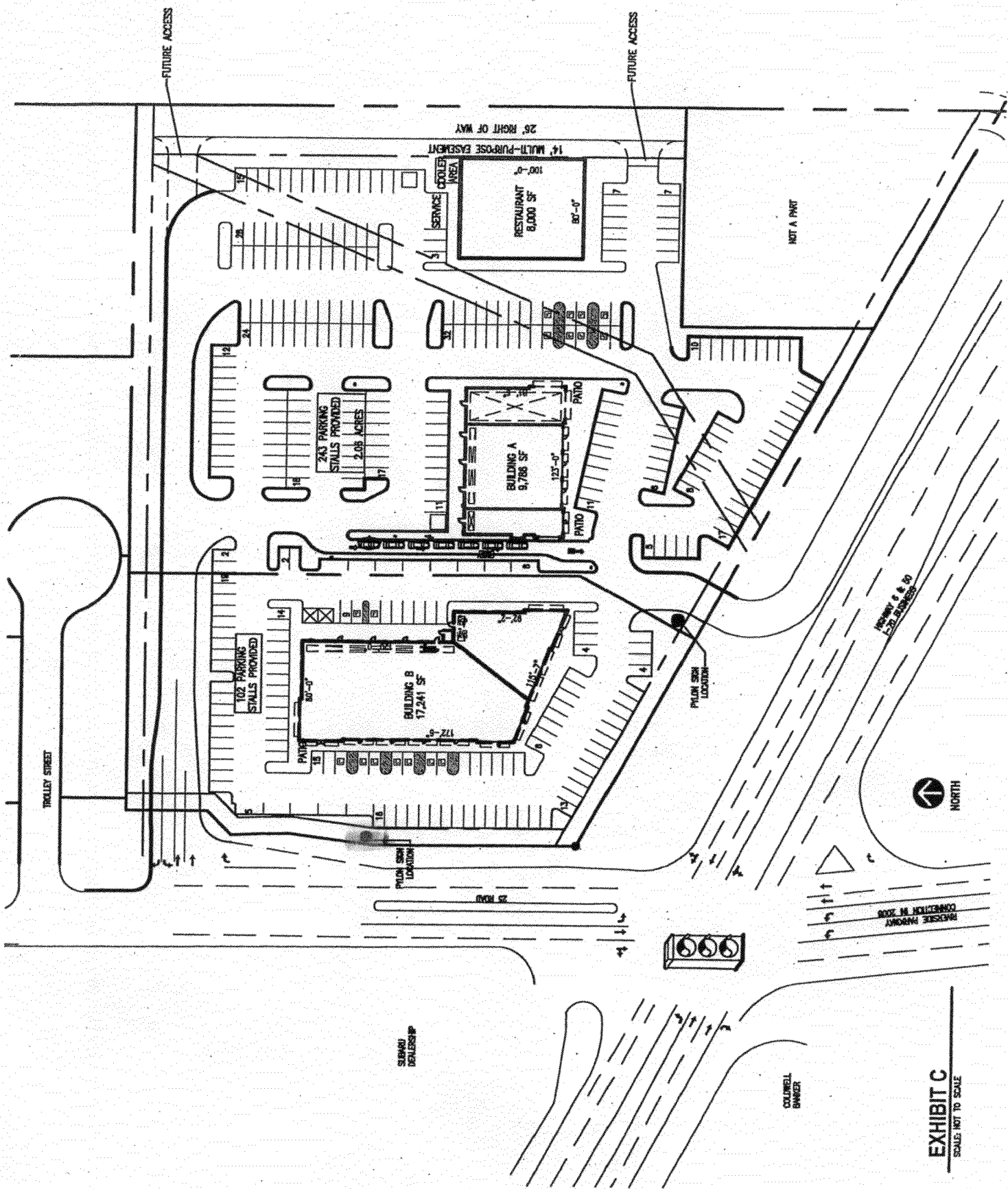


EXHIBIT C
SCALE: NOT TO SCALE

Ⓟ A-2

55.2
64.4 Square Feet



Eagle Industrial Park
50 Senn Drive
Chester Springs, PA 19425
P: 610-458-7510 F: 610-458-7566
www.gridsignsystems.com



Project:
VERIZON WIRELESS
PEORIA CROSSINGS
9184 W. NORTHERN AVE.
SUITE 101
PEORIA, AZ 85345

Account Rep.:
VAL ROGERS

Designer:
MARY S

Issue Date:
10.18.06

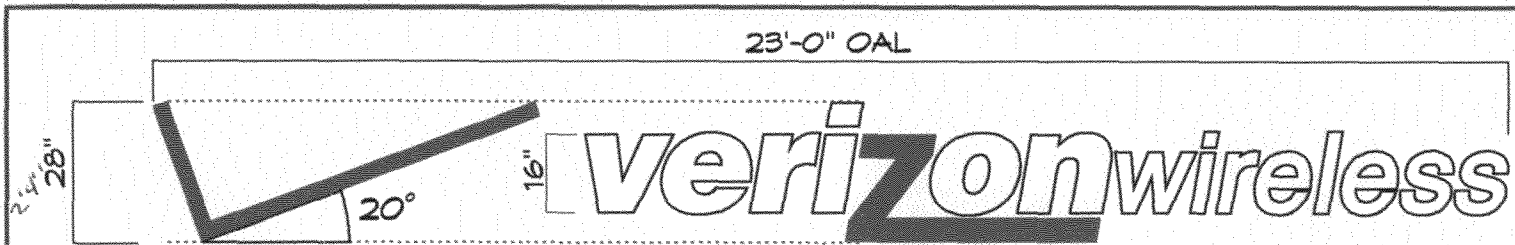
Revision		
#	By	Date

ELECTRICAL REQUIREMENTS
 ___ AMP / 120 V CIRCUIT(S) REQUIRED
 SIGN LOAD : ___ AMPS
 SWITCH RATING: 30AMP 120/277 V
 GROUNDING / BONDING OF SIGN PER
 NEC 250
 ALL SIGN COMPONENTS ARE UL LISTED

UL LISTED
 ALL ELECTRIC SIGNAGE REQUIRES
 A DEDICATED HOT, NEUTRAL,
 GROUND TERMINATING AT PANEL.
 ANY QUESTIONS CALL
1-888-641-2145

THIS DESIGN PROPOSAL IS TO
 REMAIN EXCLUSIVE PROPERTY
 OF GRID SIGN SYSTEMS UNTIL
 APPROVED & ACCEPTED THRU
 PURCHASE BY NAMED CLIENT

006538-A1



A1 INTERNALLY ILLUMINATED CHANNEL LETTERS
 Scale: 1/8" = 1'-0"
SIGN AREA: 53.66 SQ FT

A1
 QTY (1) SET 16"(H) X 5"(DEEP) INTERNALLY ILLUMINATED
 REMOTE CHANNEL LETTERS TO READ "VERIZON WIRELESS"

"V-MARK" & "Z"
FACES: 3/16" WHITE ACRYLIC **FACES:** RED ACRYLIC
TRIMCAP: BLACK **TRIMCAP:** RED
RETURNS: BLACK **RETURNS:** RED
NEON: 8300 WHITE NEON **NEON:** CLEAR RED NEON

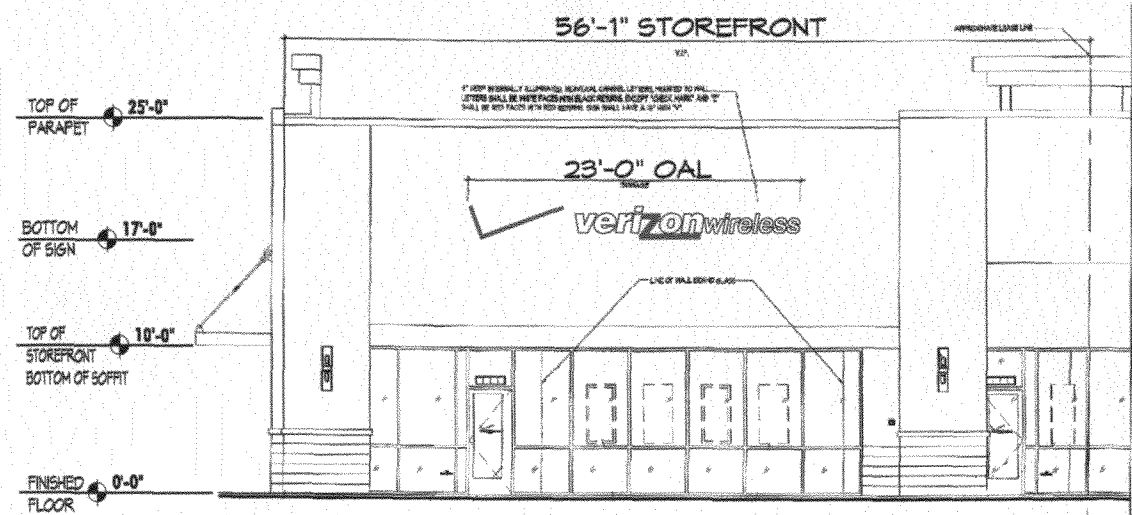
WALL SIGNAGE CALCULATIONS:

WALL SIGNAGE CRITERIA:
 IN THE EVENT THAT A USER FRONTS ON TWO (2) OR
 MORE STREETS, THE USER SHALL BE GIVEN THE OPTION
 OF SELECTING ONE (1) STREET FRONTAGE FOR THE
 PURPOSES OF COMPUTING ALLOWABLE SIGN AREA.

FRONTAGE = 10'-0"
 WALL SIGN CRITERIA = (FRONTAGE x 15)
 TOTAL ALLOWABLE WALL SIGNAGE = 105 SF
 PROPOSED WALL SIGNAGE (FRONT ELEVATION) = 53.66 SF
 TOTAL PROPOSED WALL SIGNAGE (FRONT AND SIDE) = 102.43 SF

WINDOW SIGNAGE CALCULATIONS:

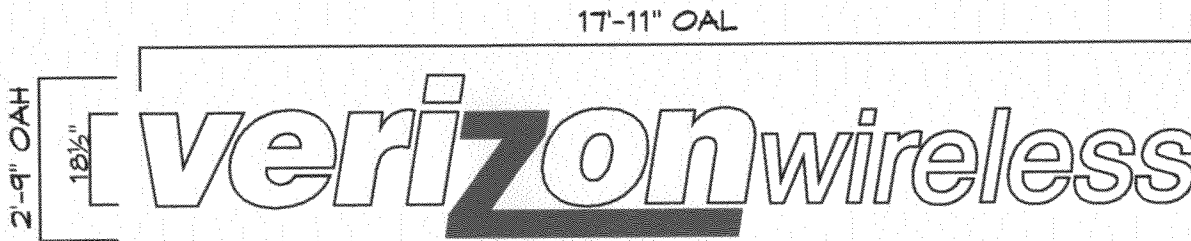
WINDOW SIGN CRITERIA - 25% OF TOTAL WINDOW AREA
 IN WHICH IT IS PLACED.
 ALLOWABLE WINDOW SIGNAGE PER WINDOW = 4.25 SF.
 PROPOSED WINDOW SIGNAGE PER WINDOW = 0 SF.
 TOTAL PROPOSED WINDOW SIGNAGE = 40 SF.



A1 FRONT ELEVATION (EAST)
 Scale: 1/8" = 1'-0"

A1

49.5 Square Feet

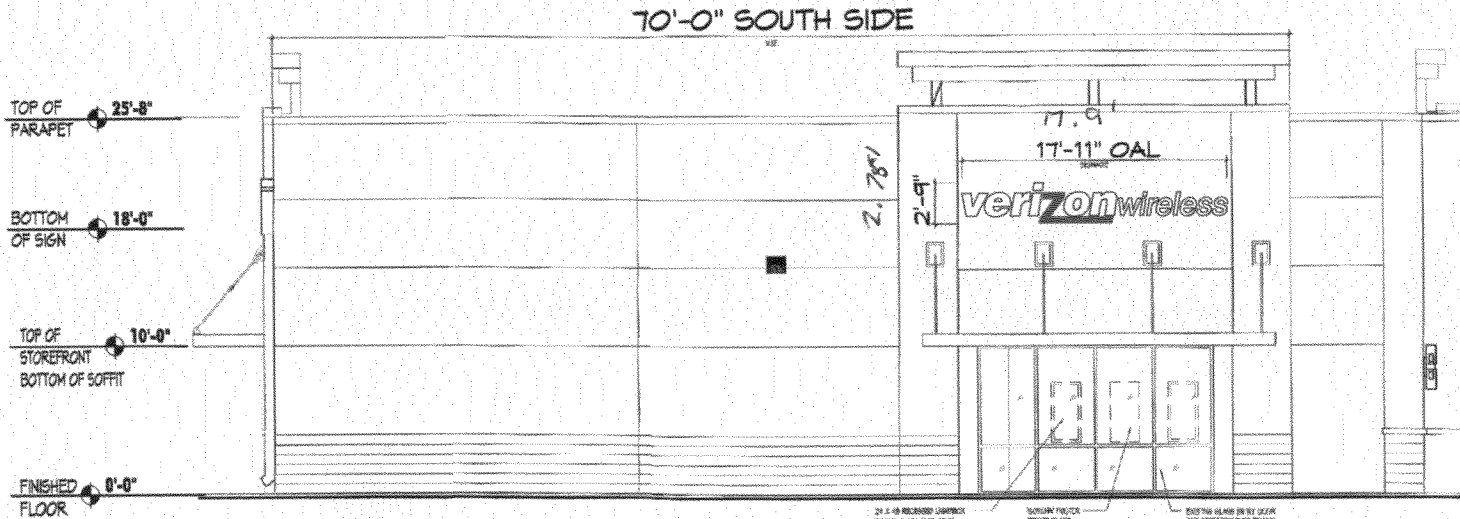


A2
 QTY (1) SET 18½"(H)
 INTERNALLY ILLUMINATED
 REMOTE CHANNEL LETTERS
 TO READ "VERIZON
 WIRELESS" (NO "V-MARK")

FACE: WHITE
 TRIMCAP: BLACK
 RETURNS: BLACK
 NEON: #8300 WHITE

"Z"
 FACE: VERIZON RED
 TRIMCAP: RED
 RETURNS: RED
 NEON: CLEAR RED

A2 INTERNALLY ILLUMINATED CHANNEL LETTERS
 Scale: ¼" = 1'-0"
 SIGN AREA: 49.27 SQ FT



A2 SIDE ELEVATION (SOUTH)
 Scale: ¼" = 1'-0"



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