



# SIGN CLEARANCE

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

Clearance No. \_\_\_\_\_  
 Date Submitted 11/26/07  
 Fee \$ 25.00  
 Zone C-2  
SPP-2007-154

TAX SCHEDULE 2945-103-53-001 CONTRACTOR Western Neon Sign Co. Inc  
 BUSINESS NAME Verizon Wireless LICENSE NO. 2070562  
 STREET ADDRESS 2502 Hwy 6 + 50 ADDRESS 3183 Hall Ave, G.J, 81504  
 PROPERTY OWNER WTA Cook LLC TELEPHONE NO. 523-4045  
 OWNER ADDRESS 3501 Sw Farlowan Rd #200 CONTACT PERSON John  
Tapeka KS (616) 4-3975

- 1. FLUSH WALL 2 Square Feet per Linear Foot of Building Facade
- 2. ROOF 2 Square Feet per Linear Foot of Building Facade
- 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 Facade
- 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: 49.5 Square Feet A-1  
 (1,2,4) Building Façade: 79' Linear Feet Building Façade Direction: North South East West  
 (1 - 4) Street Frontage: 200 Linear Feet Name of Street: Hwy 6 + 50  
 (2 - 5) Height to Top of Sign: 21'± Feet Clearance to Grade: 18' Feet  
 (5) Distance from all Existing Off-Premise Signs within 600 Feet: NA Feet

**EXISTING SIGNAGE/TYPE & SQUARE FOOTAGE:**

None - new complex \_\_\_\_\_ Sq. Ft.  
 \_\_\_\_\_ Sq. Ft.  
 \_\_\_\_\_ Sq. Ft.  
 Total Existing: \_\_\_\_\_ Sq. Ft.

**FOR OFFICE USE ONLY**

Signage Allowed on Parcel for ROW: Per Plan  
 Building \_\_\_\_\_ Sq. Ft.  
 Free-Standing \_\_\_\_\_ Sq. Ft.  
 Total Allowed: \_\_\_\_\_ Sq. Ft.

COMMENTS: Install one set of internally illuminated channel letters  
Per Plan - this tenant allowed 157.5 SF Flush wall

**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] 11-20-07 Pat Dunlap 11/28/07  
 Applicant's Signature Date Community Development Approval Date

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



# SIGN CLEARANCE

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

Clearance No. \_\_\_\_\_  
Date Submitted 11/26/07  
Fee \$ 5.00  
Zone C2  
3PP-2007-154

TAX SCHEDULE 2945-103-53-001 CONTRACTOR Western Neon Sign Co. Inc  
BUSINESS NAME Verizon Wireless LICENSE NO. 2070562  
STREET ADDRESS 2502 Hwy 6+50 ADDRESS 3153 HALL Ave. G.J. 81504  
PROPERTY OWNER WTA COEX LLC TELEPHONE NO. 523-4045  
OWNER ADDRESS 3301 SW. FAR CONTACT PERSON John

- 1. FLUSH WALL X 2 Square Feet per Linear Foot of Building Facade
- 2. ROOF 2 Square Feet per Linear Foot of Building Facade
- 3. FREE-STANDING 2 Traffic Lanes - 0.75 Square Feet x Street Frontage
- 4. PROJECTING 4 or more Traffic Lanes - 1.5 Square Feet x Street Frontage
- 5. OFF-PREMISE 0.5 Square Feet per each Linear Foot of Building Facade
- See #3 Spacing Requirements; Not > 300 Square Feet or < 15 Square Feet

Externally Illuminated       Internally Illuminated       Non-Illuminated

(1 - 5) Area of Proposed Sign: 55.2 ~~64.4~~ Square Feet      A-2  
(1,2,4) Building Façade: 56' Linear Feet      Building Façade Direction: North South East West  
(1 - 4) Street Frontage: 200 Linear Feet      Name of Street: Hwy 6+50  
(2 - 5) Height to Top of Sign: 19'4" Feet      Clearance to Grade: 17 Feet  
(5) Distance from all Existing Off-Premise Signs within 600 Feet: NA Feet

**EXISTING SIGNAGE/TYPE & SQUARE FOOTAGE:**

<u>A-1</u> Verizon Wireless	<u>49.5</u> Sq. Ft.
_____	_____ Sq. Ft.
_____	_____ Sq. Ft.
Total Existing:	_____ Sq. Ft.

**FOR OFFICE USE ONLY**

Signage Allowed on Parcel for ROW: Per Plan

Building \_\_\_\_\_ Sq. Ft.

Free-Standing \_\_\_\_\_ Sq. Ft.

Total Allowed: \_\_\_\_\_ Sq. Ft.

COMMENTS: A-2 install one letter set to the East Wall  
Surface AS per detail Per plan - this tenant allowed 157.5 SF flush wall.

**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]      11-20-07      Pat Dunlap      11/28/07  
Applicant's Signature      Date      Community Development Approval      Date

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



Eagle Industrial Park  
50 Senn Drive  
Chester Springs, PA 19425  
P: 610-458-7510 F: 610-458-7566  
1-888-641-2143  
www.gradsignsystems.com

Project:  
VERIZON WIRELESS  
2502 HIGHWAYS 6 & 50  
GRAND JUNCTION,  
CO 81505

Account Rep:  
VAL ROGERS

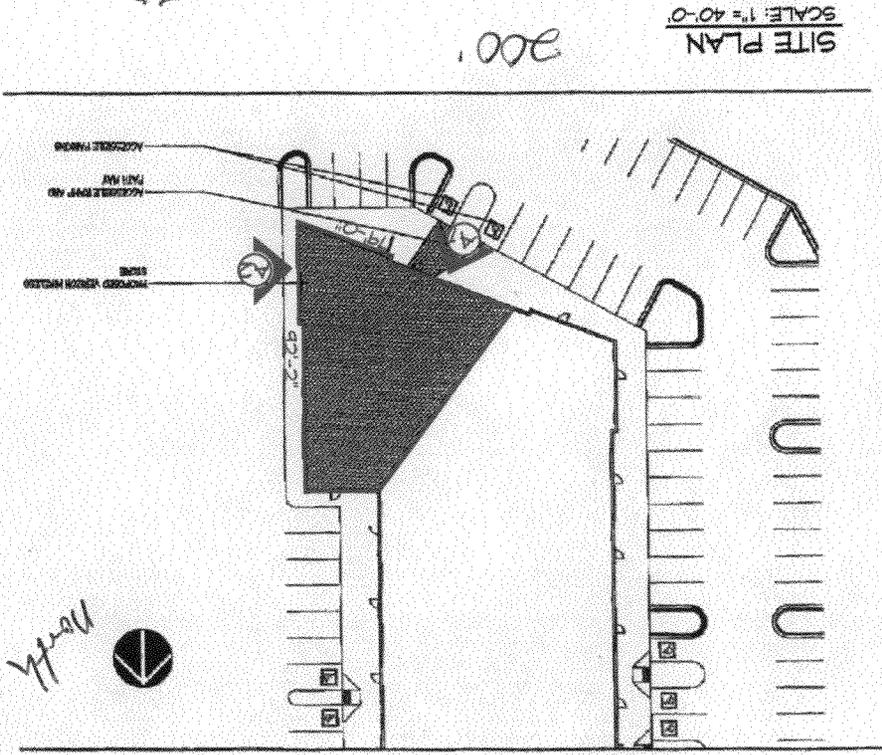
Drawn By / Date:  
YUCHIH / 10.24.07

#	Revision	By	Date

PRELIMINARY DRAWING AN APPROVED PRODUCTION STAMP WITH  
2 SIGNATURES MUST APPEAR ON ALL DRAWINGS  
TO FLOW TO PRODUCTION.  
Permit Approval: \_\_\_\_\_ BY: \_\_\_\_\_

ELECTRICAL REQUIREMENTS  
WAMP 198 V CIRCUIT (S) REQUIRED  
SIGN LOAD: \_\_\_\_\_ AMPS  
SWITCH RATING: 30AMP 120/277 V  
GROUNDING / BONDING OF SIGN PER  
NEC 250. ALL SIGN COMPONENTS  
ARE TO LISTED

008127  
SITE PLAN



Hwy 6 + 50