



SIGN CLEARANCE

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

PA

Clearance No.	_____
Date Submitted	<u>5-25-07</u>
Fee \$	<u>25.00</u>
Zone	<u>B-1</u>

TAX SCHEDULE	<u>2945-034-B-57-000</u>	CONTRACTOR	<u>ANGEL SIGN CO</u>
BUSINESS NAME	<u>REDSTONE PLAZA</u>	LICENSE NO.	<u>2060053</u>
STREET ADDRESS	<u>2584 PATTERSON RD</u>	ADDRESS	<u>510 N. WESTGATE DR #C</u>
PROPERTY OWNER	<u>VARIOUS</u>	TELEPHONE NO.	<u>244-8934</u>
OWNER ADDRESS	<u>(SAME)</u>	CONTACT PERSON	<u>DARREN HARWARD</u>

- 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: 32 Square Feet

(1,2,4) Building Façade: 213 Linear Feet Building Façade Direction: North South East West

(1 - 4) Street Frontage: 148 Linear Feet Name of Street: PATTERSON

(2 - 5) Height to Top of Sign: 7.5 Feet Clearance to Grade: 0 Feet

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

EXISTING SIGNAGE/TYPE & SQUARE FOOTAGE:	
<u>ERIC LUSBY / FLUSH WALL</u>	<u>99.5</u> Sq. Ft.
<u>SUPPER SOL'S / FLUSH WALL</u>	<u>38</u> Sq. Ft.
<u>RANDY ROMAN / FLUSH WALL</u>	<u>50</u> Sq. Ft.
Total Existing:	<u>187.50</u> Sq. Ft.

FOR OFFICE USE ONLY	
Signage Allowed on Parcel for ROW:	
Building	<u>—</u> Sq. Ft.
Free-Standing	<u>—</u> Sq. Ft.
Total Allowed:	<u>426</u> Sq. Ft.

COMMENTS: REPLACING EXISTING MONUMENT SIGN WITH A NEW ONE.
All flush wall + free standing signs cannot exceed 426 sq ft.

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.

Darren Harward 5/24/07 Baylen Herdman 5-25-07
Applicant's Signature Date Community Development Approval Date

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

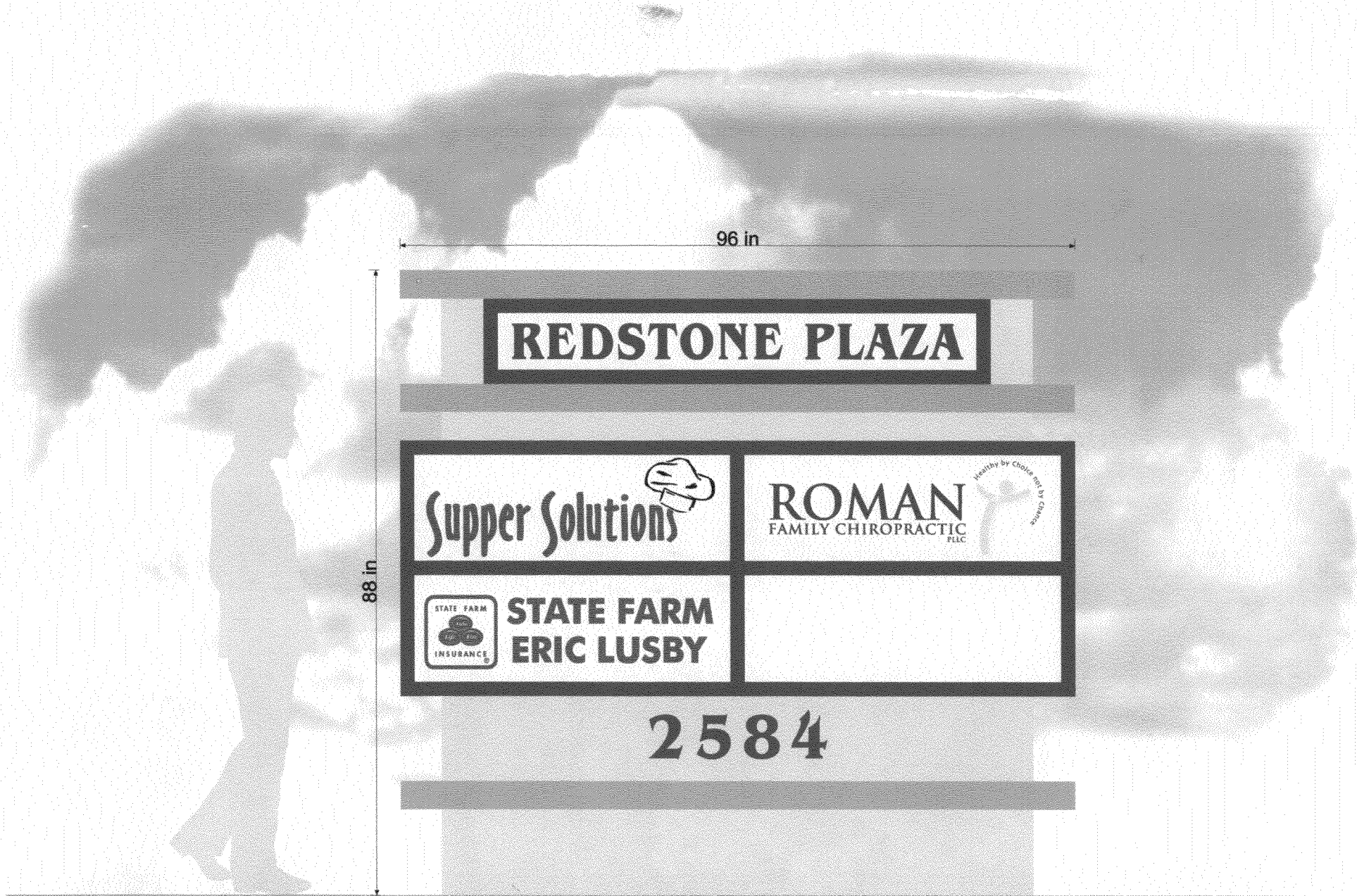
* NEW SIGN



EDGE OF SIGN TO BE
BEHIND VISIBILITY LINE OF
DRIVEWAY EXIT.



★ TO BE
REMOVED





96 in

REDSTONE PLAZA

88 in

Supper Solutions 

ROMAN
FAMILY CHIROPRACTIC
FLC 

 **STATE FARM**
ERIC LUSBY

2584

ANGEL
Sign Co.

(970)244-8934 Fax:(970)243-3859
590 North Westgate Dr. Unit C
Grand Junction, Co 81505

Authorized Signature _____

Date _____

This drawing was created to assist you in visualizing our proposal. The original ideas and prices are the property of Angel Sign Co. Permission to distribute, copy or revise this drawing and/or prices may be obtained only through a written agreement with Angel Sign Co.