



# SIGN CLEARANCE

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

Clearance No. \_\_\_\_\_  
Date Submitted 10/7/09  
Fee \$ 25.00  
Zone C2

TAX SCHEDULE 103-37-015  
2945-054-10-002  
BUSINESS NAME Americas Best Contacts & Eyeglasses  
STREET ADDRESS 2546 Rimrock Ave #110  
PROPERTY OWNER Mase LLC  
OWNER ADDRESS 611 24 Road  
CONTRACTOR Western Neon Sign Co. Inc  
LICENSE NO. 2090474  
ADDRESS 3183 HALL AVE, G-5, 81504  
TELEPHONE NO. 523-4045  
CONTACT PERSON John

- 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: 70' Square Feet  
(1,2,4) Building Façade: 100 ~~36~~ ~~40~~ Linear Feet      Building Façade Direction: North South East West  
(1 - 4) Street Frontage: 38 ~~36~~ ~~40~~ Linear Feet      Name of Street: Rimrock Ave  
(2 - 5) Height to Top of Sign: 19'4" Feet      Clearance to Grade: 15'6" Feet  
(5) Distance from all Existing Off-Premise Signs within 600 Feet: NA Feet

### EXISTING SIGNAGE/TYPE & SQUARE FOOTAGE:

<u>0</u>	_____	Sq. Ft.
_____	_____	Sq. Ft.
_____	_____	Sq. Ft.
_____	_____	Sq. Ft.
Total Existing:	_____	Sq. Ft.

### FOR OFFICE USE ONLY

Signage Allowed on Parcel for ROW: Rimrock  
1.75 x 180 Building 315 Sq. Ft.  
Free-Standing \_\_\_\_\_ Sq. Ft.  
Total Allowed: 315 Sq. Ft.

COMMENTS: Install one new channel letter set to the front of the building 1.75' allowed per linear ft. of bldg facade

**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] 10-7-09 PO C-McKee 10/9/09  
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	10/7/09
Fee \$	5.00
Zone	C2

TAX SCHEDULE 103-37-015 2945-054-10-002 CONTRACTOR Western Neon Sign Co. Inc  
 BUSINESS NAME Americas Best contractor eye glasses LICENSE NO. 2090474  
 STREET ADDRESS 2946 Rimrock Ave #110 ADDRESS 3183 Hall Ave, GJ, 81504  
 PROPERTY OWNER Masa LLC TELEPHONE NO. 523-4045  
 OWNER ADDRESS 611 24 road CONTACT PERSON John

- 1. FLUSH WALL X2 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: 70' Square Feet  
 (1,2,4) Building Façade: 100 3/4" 10" Linear Feet      Building Façade Direction: North South East West  
 (1 - 4) Street Frontage: 366 3/4" 10" Linear Feet      Name of Street: Hwy 6 + 50  
 (2 - 5) Height to Top of Sign: 19' ± Feet      Clearance to Grade: 15' 6" Feet  
 (5) Distance from all Existing Off-Premise Signs within 600 Feet: NA Feet

### EXISTING SIGNAGE/TYPE & SQUARE FOOTAGE:

<u>(A) Front sign (A)</u>	<u>70'</u> Sq. Ft.
_____	_____ Sq. Ft.
_____	_____ Sq. Ft.
_____	_____ Sq. Ft.
Total Existing:	<u>70</u> Sq. Ft.

### FOR OFFICE USE ONLY

Signage Allowed on Parcel for ROW: Hwy 6 + 50

<u>1.75 x 180</u> Building	<u>315</u> Sq. Ft.
Free-Standing	_____ Sq. Ft.
Total Allowed:	<u>315</u> Sq. Ft.

COMMENTS: Install one same size of sign to the back wall of the building 1.75' allowed per linear ft. of bldg facade

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] 10-7-09 PD C McKee 10/9/09  
 Applicant's Signature      Date      Community Development Approval      Date

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

A

13'-2"  
42 5/8"  
24"

EQ 36'-10"  
20'-0" EQ



**A** PROPOSED STOREFRONT  
NTS



SALES: TOM RICE  
 PM.: ALAN EIKER  
 ART: RTW 07.20.09

DWG # 907039-02 | REF #  
 REVISION: RTW 09.17.09

LOCATION:  
 2546 RIMROCK AVE.  
 GRAND JUNCTION, CO

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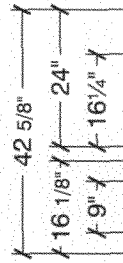
**A** PROPOSED REAR  
NTS



SALES: TOM RICE  
P.M.: ALAN EIKER  
ART: RTW 07.20.09

DWG # 907039-02 | REF #  
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GRAND JUNCTION, CO



# AMERICA'S BEST

## CONTACTS & EYEGLASSES

**A** CHANNEL LETTER DETAIL  
 SCALE: 3/8" = 1'- 0"  
 71.04 SQ FT

QTY: 2

**FACES**

3/16" THICK 607-1 BLUE ACRYLIC.

**RETURNS**

5" DEEP .040" ALUMINUM. INSIDE TO BE WHITE. PRE-PAINTED BLACK. APOSTROPHE CONNECTOR PAINTED TO MATCH FASCIA. WEEP HOLES.

**BACKS**

.050" WHITE ALUMINUM.

**TRIMCAP**

1" BLACK JEWELITE.

**ILLUMINATION**

LETTERS: BLUE SLOAN LEDs. 12v POWER SUPPLIES.

**FLAG**

FOUR (1) INDIVIDUAL PIECES. MOUNTED TO ALUMINUM BACKER.

**FACES**

SQ: 3/16" THICK 607-1 BLUE ACRYLIC. STRIPES: 3/16" THICK 211-1 RED ACRYLIC.

**BACKS**

.050" WHITE ALUMINUM.

**TRIMCAP**

1" BLACK JEWELITE.

**RETURNS**

5" DEEP x .040" ALUMINUM. INSIDE TO BE WHITE. PRE-PAINTED BLACK.

**ILLUMINATION**

SQ: BLUE SLOAN LEDs. STRIPES: RED SLOAN LEDs. 12v POWER SUPPLIES.

**BACKER**

.063" ALUMINUM PAINTED TO MATCH FASCIA.

**CABINET**

.063" x 1" BLACK ALUMINUM RETURNS WELDED TO FACE. PAINTED TO MATCH 607-1 BLUE. WEEP HOLES.

**FACE**

.090" ROUTED ALUMINUM. PAINTED TO MATCH 607-1 BLUE.

**LETTERS**

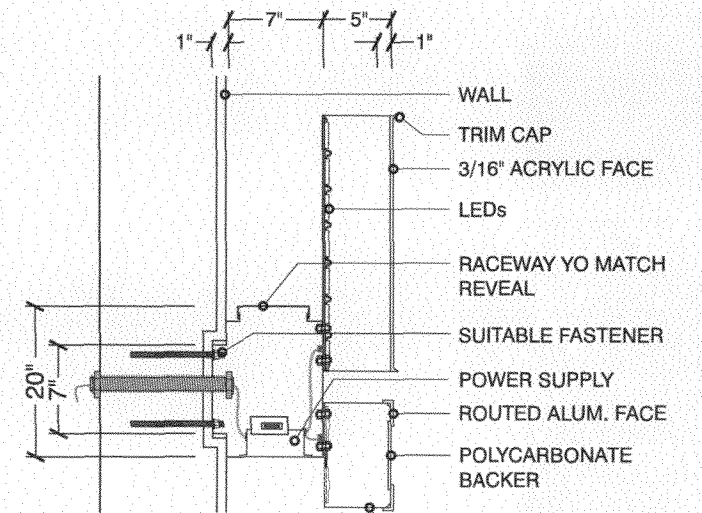
.150" WHITE POLYCARBONATE FLAT BACKER.

**ILLUMINATION**

WHITE SLOAN LEDs.

**MOUNTING**

LETTERS/FLAG & CABINET MOUNTED TO CUSTOM .063" RACEWAY PAINTED TO MATCH FASCIA. RACEWAY MOUNTED FLUSH INTO RECESSED AREA ON FASCIA. EXTERNAL DISCONNECT SWITCH. UL LISTED/EXTERIOR.



CROSS SECTION  
 NTS



SALES: TOM RICE  
 PM: ALAN EIKER  
 ART: RTW 07.20.09

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LOCATION:  
 2546 RIMROCK AVE.  
 GRAND JUNCTION, CO

# AMERICA'S BEST

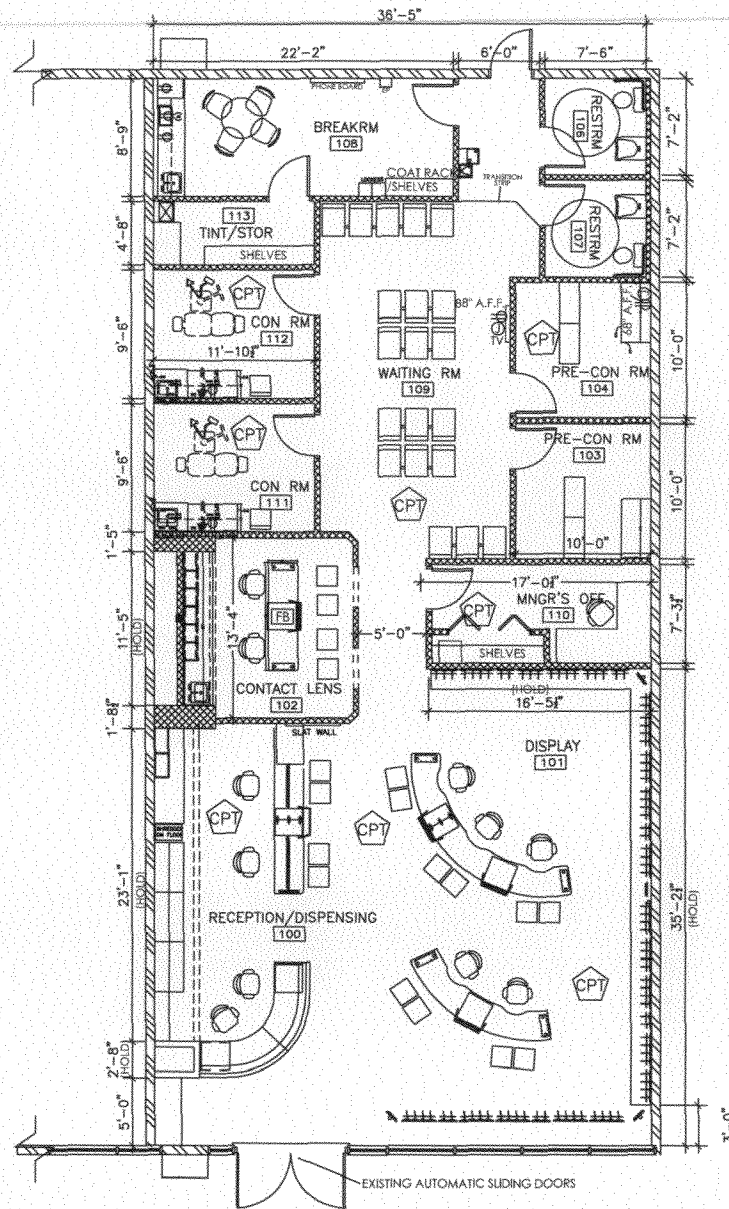
## CONTACTS & EYEGLASSES

2546 RIMROCK AVE.  
GRAND JUNCTION, CO



**TWO (2) SETS OF 24" FACE-LIT CHANNEL LETTERS &  
TWO (2) 16 1/8" CABINETS**  
READING "AMERICA'S BEST CONTACTS & EYEGLASSES".  
REFER TO PGS 2 & 3 FOR PROPOSED SIGNAGE.  
REFER TO PG 4 FOR SIGN DETAIL.





**FLOOR PLAN**  
NTS



SALES: TOM RICE  
 PM.: ALAN EIKER  
 ART: RTW 07.20.09

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