



Sign Clearance

For Signs that Require a Building Permit

Public Works & Planning Department
250 North 5th Street, Grand Junction CO 81501
Tel: (970) 244-1430 FAX (970) 256-4031

Bldg Permit No. _____
Date Submitted 5/20/10
Fee \$ 500
Zone C-2

Not addressed yet

TAX SCHEDULE NO 2975-103-37-013
BUSINESS NAME BRAKES PLUS
STREET ADDRESS 519 LAGRANE WAY
PROPERTY OWNER BP VENTURE TWO LLC
OWNER ADDRESS CENTENIAL CO 80112
6915-4050W 27 ST

CONTRACTOR AMC-BL SFCR
LICENSE NO. 2C90068
ADDRESS 590 N. WEST ST
TELEPHONE NO. 244-8934
CONTACT PERSON RONALD

- | | | |
|-------------------------------------|------------------|--|
| <input checked="" 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 type="checkbox"/> | 3. FREE-STANDING | 2 Traffic Lanes - 0.75 Square Feet x Street Frontage |
| <input type="checkbox"/> | 4. PROJECTING | 4 or more Traffic Lanes - 1.5 Square Feet x Street Frontage |
| <input type="checkbox"/> | 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: 44 Square Feet
(1,2,4) Building Façade: 125 Linear Feet Building Façade Direction: North South East West
(1 - 4) Street Frontage: 300 Linear Feet Name of Street: LAGRANE Way
(2 - 5) Height to Top of Sign: _____ Feet Clearance to Grade: _____ Feet
(5) Distance to Nearest Existing Off-Premise Sign: _____ 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:

<u>125 x 2</u> Building	<u>250</u> Sq. Ft.
<u>300 x 75</u> Free-Standing	<u>225</u> Sq. Ft.
Total Allowed:	<u>250</u> Sq. Ft.

COMMENTS:

This sign permit may be subject to CDOT regulations. Please contact CDOT for further information.

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>5-20-10</u>	<u>RD Gayden Henderson</u>	<u>6-22-10</u>
Applicant's Signature	Date	Planning Approval	Date

(White: Planning) (Yellow: Neighborhood Services) (Pink: Building Permit) (Goldenrod: Applicant)

B

JOB#:

GENERAL NOTES

WALL COLOR: 6W 2834 BIRDSEYE MAPLE

KEY NOTES

1. 1/2" X 1/2" X 1/2" COMMERCIAL GRADE
2. 1/2" X 1/2" X 1/2" COMMERCIAL GRADE
3. 1/2" X 1/2" X 1/2" COMMERCIAL GRADE
4. 1/2" X 1/2" X 1/2" COMMERCIAL GRADE
5. 1/2" X 1/2" X 1/2" COMMERCIAL GRADE
6. 1/2" X 1/2" X 1/2" COMMERCIAL GRADE
7. 1/2" X 1/2" X 1/2" COMMERCIAL GRADE
8. 1/2" X 1/2" X 1/2" COMMERCIAL GRADE
9. 1/2" X 1/2" X 1/2" COMMERCIAL GRADE
10. 1/2" X 1/2" X 1/2" COMMERCIAL GRADE
11. 1/2" X 1/2" X 1/2" COMMERCIAL GRADE
12. 1/2" X 1/2" X 1/2" COMMERCIAL GRADE
13. 1/2" X 1/2" X 1/2" COMMERCIAL GRADE
14. 1/2" X 1/2" X 1/2" COMMERCIAL GRADE
15. 1/2" X 1/2" X 1/2" COMMERCIAL GRADE
16. 1/2" X 1/2" X 1/2" COMMERCIAL GRADE
17. 1/2" X 1/2" X 1/2" COMMERCIAL GRADE
18. 1/2" X 1/2" X 1/2" COMMERCIAL GRADE
19. 1/2" X 1/2" X 1/2" COMMERCIAL GRADE
20. 1/2" X 1/2" X 1/2" COMMERCIAL GRADE

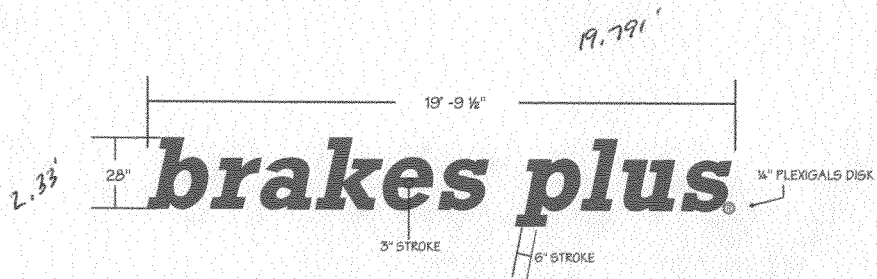
COLORS

LETTERS
 Returns: BLACK BEA
 Face: PLEX W/ 3630-33 RED
 Trim: BLACK
 LED: WHITE
 Raceway: NA



EAST ELEVATION
 SCALE: 1/16" = 1'-0"

FIELD SURVEY REQUIRED



B ONE SET OF LED CHANNEL LETTERS - EAST ELEV.
 SCALE: 1/4" = 1'-0"

ALL COLORS ARE FOR REPRESENTATION ONLY.
 SEE ACTUAL SAMPLES FOR COLOR MATCH.

SIGN DISPOSITION

- Store for Barlo Leave @ Site Dispose
- Store for Customer Chargeable N/A

GENERAL INFO.

City: ONE Sq. Ft: 46.18
 S/F D/F ILL Non-ILL

Interior	Exterior	Face-Lit	Back-Lit	Drain Holes: Y N
Face Mat:	Th:	Returns Mat:	Th:	Depth:
Back Mat: MW	Wht BEA	Lexan	Th:	Mylar Size: 1" 2" Metal:
Mounting: Nutsert		Thru Back	< Clip	Other:
UL Sticker Location:	Std	Top Only	Rows of LED:	Color: Footage:
LED Manufacturer:				
Power Supply:	Manufacturer:			
Voltage:	Current:			

ELECTRONIC MESSAGE CENTER			PRE-SALE RELEASE		
Red	Amber	RGB	Design:	Date:	
Matrix:			Sales:	Date:	
Cabinet Size:			PRODUCTION RELEASE		
Pixel Size: MM			Design:	Date:	
T & T Weather Station			Estimating:	Date:	
Comm: Fiber DC RF PM Cell			Engineering:	Date:	
Master/Master Master/Slave			Sales:	Date:	
Computer Provided: Y N			Production:	Date:	
			Installation:	Date:	

Job Name:	BRAKES PLUS GRAND JUNCTION		
Location:	519 Lingani Lane GRAND JUNCTION, CO 09114894		
Client:	Design Specifications/Accepted By:	Drawn By:	LT
Landlord:		Sales Rep:	KP
		Date:	4/22/10
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ELECTRIC	Existing	Required
Circuits		
Amp		
Voltage		
U.L.		

This sign is intended to be installed in accordance with the requirements of Article 608 of the National Electric Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

STEEL	Existing	Required	
Size			
Length			
W. Thickness			
Stub Size			
Stub Length			
W. Thickness			
PLATE	W	L	Th
GUSSETS	W	L	Th
ANCHOR BOLTS	L	HDG	Dia

MATERIAL OPTIONS & ESTIMATE

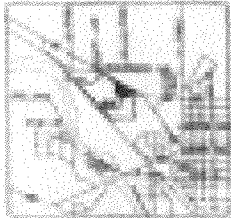
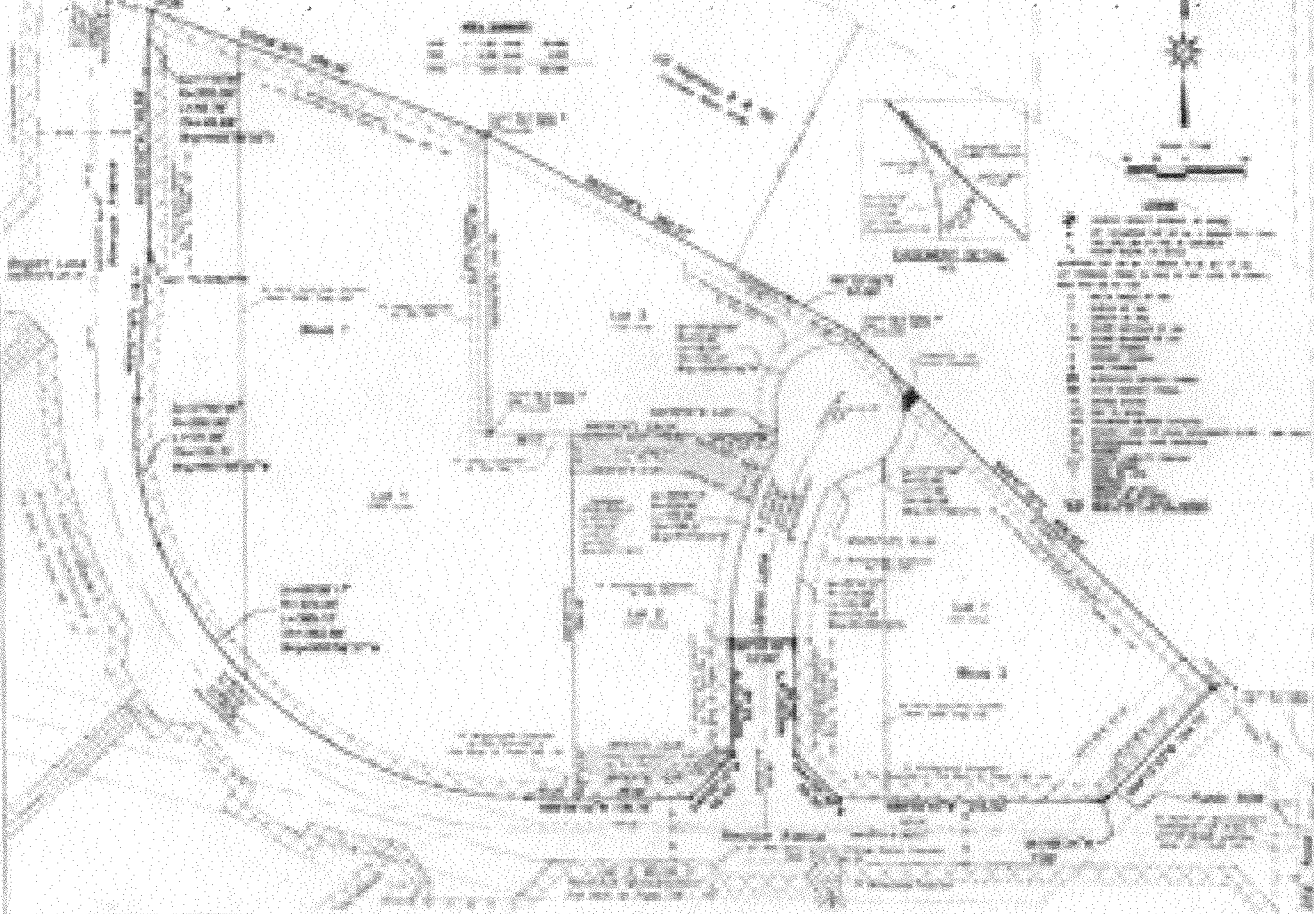
REVISIONS	
Date	Comment
02-03	ADJUST LETTER SPACING

TIME SUMMARY	
0-Art/Eng. _____	5-Moon _____
1-Pat/Vin. _____	6-Finish _____
2-Lat. Fab. _____	7-Install _____
3-Screen _____	8-Misc. _____
4-Met. Fab. _____	9-Misc. _____

BARLO SIGNS
 158 Granley St., Hudson, NH 03051
 (603) 882-2638 Fax (603) 882-7680

File Name: Grand Junction CO 09114894 J
B-09-11-4894
 REV #4 SHEET 2 OF 3

RIMROCK MARKETPLACE 3 SUBDIVISION



GENERAL NOTES

1. The owner of the land shown on this map warrants that the same is his own and that he has the right to convey the same to the purchaser.

2. The purchaser of any lot shown on this map shall be deemed to have accepted the same with all the easements and encroachments shown thereon.

3. The purchaser of any lot shown on this map shall be deemed to have accepted the same with all the covenants and conditions shown thereon.

4. The purchaser of any lot shown on this map shall be deemed to have accepted the same with all the restrictions and limitations shown thereon.

5. The purchaser of any lot shown on this map shall be deemed to have accepted the same with all the other matters shown thereon.

DEED RECORDS

1. The land shown on this map is shown as being owned by the following persons:

2. The land shown on this map is shown as being owned by the following persons:

3. The land shown on this map is shown as being owned by the following persons:

EXHIBIT A

1. The land shown on this map is shown as being owned by the following persons:

2. The land shown on this map is shown as being owned by the following persons:

3. The land shown on this map is shown as being owned by the following persons:

ARTICLE I

Section 1. The name of this subdivision shall be "Rimrock Marketplace 3 Subdivision".

Section 2. The land shown on this map is shown as being owned by the following persons:

Section 3. The land shown on this map is shown as being owned by the following persons:

Section 4. The land shown on this map is shown as being owned by the following persons:

Section 5. The land shown on this map is shown as being owned by the following persons:

Section 6. The land shown on this map is shown as being owned by the following persons:

Section 7. The land shown on this map is shown as being owned by the following persons:

Section 8. The land shown on this map is shown as being owned by the following persons:

Section 9. The land shown on this map is shown as being owned by the following persons:

Section 10. The land shown on this map is shown as being owned by the following persons:



RIMROCK MARKETPLACE 3 SUBDIVISION

SECTION 30, T13N, R10E, S12E
 DEER COUNTY, OHIO

L. A. Davidson
 Surveyor

City of Grand Junction GIS City Map ©

Parcels
□ Address Label

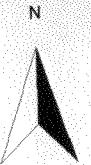
Air Photos
■ 2010 Photos

— Highways
- - - Rail Roads
- - - Street Labels

■ City Limits
■ Grand Junction
■ Fruita
■ Palisade
■ De Beque
■ Collbran
■ Mesa County



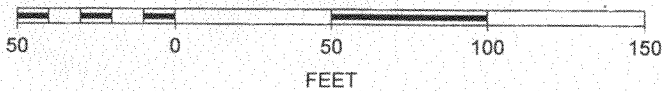
SCALE 1 : 1,816



Sign A - monument. Gave Lonnie back sign clearance A to make adjustments. Pat 6/24/10
City of Grand Junction GIS Master Map ©



SCALE 1 : 720



Brakes Plus sight distance requirement calculations
must move sign back 8' or move east
into landscaped area.





Sign Clearance

For Signs that Require a Building Permit

Public Works & Planning Department
250 North 5th Street, Grand Junction CO 81501
Tel: (970) 244-1430 FAX (970) 256-4031

Bldg Permit No. _____
Date Submitted 5/20/10
Fee \$ 5.00
Zone C-2

Not addressed yet

TAX SCHEDULE NO. 2945-103-37-013 CONTRACTOR ANCOBI SIGN
BUSINESS NAME BRAKES PLUS LICENSE NO. 20900608
STREET ADDRESS 519 KENDRICK AVE ADDRESS 590 N WEST COTTAGE #C
PROPERTY OWNER BP VENTURE TWO LLC TELEPHONE NO. 244-8924
OWNER ADDRESS 6911 S. YOSEMITE ST CONTACT PERSON LOUIE
CENTRAL CO 80112

- 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: 56 Square Feet
(1,2,4) Building Façade: 50 Linear Feet Building Façade Direction: North South East West
(1 - 4) Street Frontage: 125 Linear Feet Name of Street: RIM ROCK AVE.
(2 - 5) Height to Top of Sign: _____ Feet Clearance to Grade: _____ Feet
(5) Distance to Nearest Existing Off-Premise Sign: _____ 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:

<u>50x2</u> Building	<u>100</u> Sq. Ft.
<u>125 x 75</u> Free-Standing	<u>93.75</u> Sq. Ft.
Total Allowed:	<u>100</u> Sq. Ft.

COMMENTS: _____
This sign permit may be subject to CDOT regulations. Please contact DOT for further information.

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] 5-20-10 [Signature] 6-22-10
Applicant's Signature Date Planning Approval Date

(White: Planning) (Yellow: Neighborhood Services) (Pink: Building Permit) (Goldenrod: Applicant)



Sign Clearance

For Signs that Require a Building Permit

Public Works & Planning Department
250 North 5th Street, Grand Junction CO 81501
Tel: (970) 244-1430 FAX (970) 256-4031

Bldg Permit No. _____
Date Submitted 5/20/10
Fee \$ 5⁰⁰
Zone C-2

Not addressed yet

TAX SCHEDULE NO. 2945-103-37-013 CONTRACTOR ARCBL SIGN
BUSINESS NAME BRUK'S PLUS LICENSE NO. 2090668
STREET ADDRESS 519 NEBRASKA LN ADDRESS 590 N. WEST GATE #C
PROPERTY OWNER 6911 S. BIR VENTURE TWO LLC TELEPHONE NO. 214-8934
OWNER ADDRESS 6911 S. YOSEMITE ST CONTACT PERSON Louise
CENTRAL CO 8012

- 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: 44 Square Feet
(1,2,4) Building Façade: 50 Linear Feet Building Façade Direction: North South East West
(1 - 4) Street Frontage: 300 Linear Feet Name of Street: LACRANI LN
(2 - 5) Height to Top of Sign: _____ Feet Clearance to Grade: _____ Feet
(5) Distance to Nearest Existing Off-Premise Sign: _____ Feet

EXISTING SIGNAGE TYPE & SQUARE FOOTAGE:	
<u>Sign B - Flush wall</u>	<u>44</u> Sq. Ft.
_____	_____ Sq. Ft.
_____	_____ Sq. Ft.
Total Existing:	<u>44</u> Sq. Ft.

FOR OFFICE USE ONLY	
Signage Allowed on Parcel for ROW:	
<u>East Façade</u> <u>125 x 2</u> Building	<u>250</u> Sq. Ft.
<u>300 x .75</u> Free-Standing	<u>225</u> Sq. Ft.
Total Allowed:	<u>250</u> Sq. Ft.
	<u>44</u>
	<u>206 left</u>
	<u>44</u>
	<u>162 left</u>

COMMENTS: Borrowing footage from east side of building
This sign permit may be subject to CDOT regulations. Please contact CDOT for further information.

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] 5-20-10 PD Baylen Hender 6-20-10
Applicant's Signature Date Planning Approval Date

(White: Planning) (Yellow: Neighborhood Services) (Pink: Building Permit) (Goldenrod: Applicant)

JOB#:

WALL COLOR: SW 2834 BIRDSEYE MAPLE

KEY NOTES

1. SEE FINISH SCHEDULE FOR ALL FINISHES.
2. EPOXY CONCRETE FLOORING TO BE INSTALLED IN ALL AREAS.
3. EPOXY CONCRETE FLOORING TO BE INSTALLED IN ALL AREAS.
4. EPOXY CONCRETE FLOORING TO BE INSTALLED IN ALL AREAS.
5. METAL DOOR TO BE INSTALLED IN ALL AREAS.
6. ALUMINUM WINDOW CASINGS TO BE INSTALLED IN ALL AREAS.
7. ALUMINUM WINDOW CASINGS TO BE INSTALLED IN ALL AREAS.
8. ALUMINUM WINDOW CASINGS TO BE INSTALLED IN ALL AREAS.
9. ALUMINUM WINDOW CASINGS TO BE INSTALLED IN ALL AREAS.
10. ALUMINUM WINDOW CASINGS TO BE INSTALLED IN ALL AREAS.
11. ALUMINUM WINDOW CASINGS TO BE INSTALLED IN ALL AREAS.
12. ALUMINUM WINDOW CASINGS TO BE INSTALLED IN ALL AREAS.
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15. ALUMINUM WINDOW CASINGS TO BE INSTALLED IN ALL AREAS.
16. ALUMINUM WINDOW CASINGS TO BE INSTALLED IN ALL AREAS.
17. ALUMINUM WINDOW CASINGS TO BE INSTALLED IN ALL AREAS.
18. ALUMINUM WINDOW CASINGS TO BE INSTALLED IN ALL AREAS.
19. ALUMINUM WINDOW CASINGS TO BE INSTALLED IN ALL AREAS.
20. ALUMINUM WINDOW CASINGS TO BE INSTALLED IN ALL AREAS.
21. ALUMINUM WINDOW CASINGS TO BE INSTALLED IN ALL AREAS.
22. ALUMINUM WINDOW CASINGS TO BE INSTALLED IN ALL AREAS.
23. ALUMINUM WINDOW CASINGS TO BE INSTALLED IN ALL AREAS.
24. ALUMINUM WINDOW CASINGS TO BE INSTALLED IN ALL AREAS.
25. ALUMINUM WINDOW CASINGS TO BE INSTALLED IN ALL AREAS.
26. ALUMINUM WINDOW CASINGS TO BE INSTALLED IN ALL AREAS.
27. ALUMINUM WINDOW CASINGS TO BE INSTALLED IN ALL AREAS.
28. ALUMINUM WINDOW CASINGS TO BE INSTALLED IN ALL AREAS.
29. ALUMINUM WINDOW CASINGS TO BE INSTALLED IN ALL AREAS.
30. ALUMINUM WINDOW CASINGS TO BE INSTALLED IN ALL AREAS.

COLORS

LETTERS

- Returns: BLACK BEA
- Face: PLEX W/ 3630-33 RED
- Trim: BLACK
- LED: WHITE
- Raceway: NA

LOGO

- Returns: BLACK BEA
- Face: PLEX, 3630-33 RED CAR W/ 3630-015 YELLOW HIGHLIGHT, 3630-36 BLUE / WHITE / BLACK
- Trim: BLACK
- LED: WHITE
- Raceway: NA

ALL COLORS ARE FOR REPRESENTATION ONLY. SEE ACTUAL SAMPLES FOR COLOR MATCH.

- Store for Barlo
- Leave @ Site
- Dispose
- Store for Customer
- Chargeable
- N/A

GENERAL INFO.

Qty: 1EA Sq. Ft: SEE PRINT

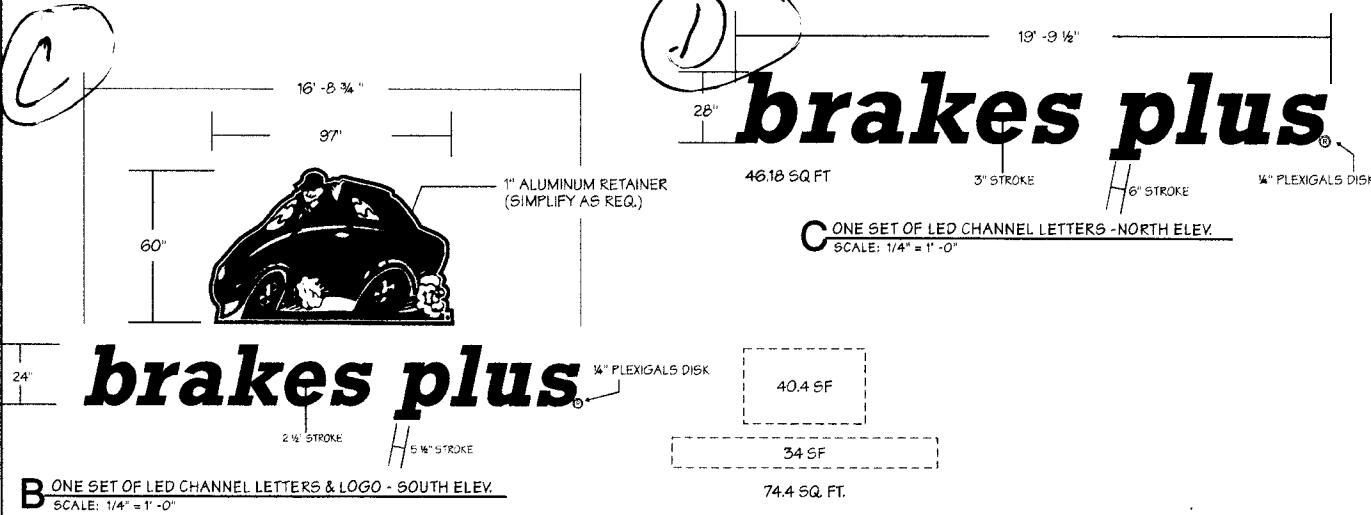
S/F D/F ILL Non-ILL



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

FIELD SURVEY REQUIRED

NORTH ELEVATION
SCALE: 1/8" = 1'-0"



Interior	Exterior	Face-Lit	Back-Lit	Drain Holes: Y N					
Face Mat:	Th:	Returns Mat:	Th:	Depth:					
Back Mat:	MM	Wht	BEA	Lexan	Th:	Mylar Size:	1"	2"	Metak:
Mounting:	Nutsert	Thru Back	<	Clip	Other:				
UL Sticker Location:	Std	Top Only	Rows of LED:	Color:	Footage:				
LED-Manufacturer:									
Power Supply:	Manufacturer:								
Voltage:	Current:								

Red	Amber	RGB	Design:	Date:	
Matrix:	Sales: Date:				
Cabinet Size:	PRODUCTION RELEASE				
Pixel Size:	MM	Design:	Date:		
T & T	Weather Station	Estimating:	Date:		
Comm:	Fiber	DC	RF	PM	Cell
Master/Master	Master/Slave	Production:	Date:		
Computer Provided:	Y	N	Installation	Date:	

Job Name:	BRAKES PLUS GRAND JUNCTION		
Location:	519 Linarani Lane GRAND JUNCTION, CO 09114894		
Client:	Design Specifications Accepted By:	Drawn By:	LT
Landlord:	Sales Rep:	KP	
	Date:	4/22/10	
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Underwriters Laboratories Inc. TSSA IEC CE			

Circuits			
Amp			
Voltage			
U.L.			
This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electric Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.			
Size			
Length			
W. Thickness			
Stub Size			
Stub Length			
W. Thickness			
PLATE	W	L	Th
GUSSETS	W	L	Th
ANCHOR BOLTS	L	HOOK	Dia

Date	Comment
2-03	ADJUST LETTER SPACING
4-20	CHANGE ITEM B LETTER HT TO FROM 26" TO 24"

0-Art/Eng. _____	5-Neon _____
Arts/Interior _____	Neon _____
1-Pat/Vin. _____	6-Finish _____
Patrimony/Vinyl _____	Acabado _____
2-Lat. Fab. _____	7-Point _____
Letras Fabricacion _____	Pictura _____
3-Screen _____	8-Install _____
Postalia _____	Instalacion _____
4-Met. Fab. _____	9-Misc. _____
Fabricacion _____	Miscellaneous _____

BARLO SIGNS

158 Greeley St., Hudson, NH 03051
(603) 882-2638 Fax (603) 882-7680

File Name: Grand Junction CO 09114894 J

B-09-11-4894
REV #3 SHEET 3 OF 3

A



Sign Clearance

For Signs that Require a Building Permit

Bldg Permit No.	_____
Date Submitted	<u>5/28/10</u>
Fee \$	<u>25⁰⁰</u>
Zone	<u>C-2</u>

Public Works & Planning Department
 250 North 5th Street, Grand Junction CO 81501
 Tel: (970) 244-1430 FAX (970) 256-4031

Parcel Not addressed yet

TAX SCHEDULE NO <u>2945-103-37-013</u>	CONTRACTOR <u>ANCEL STEEL</u>
BUSINESS NAME <u>BRAKES PLUS</u>	LICENSE NO. <u>2090068</u>
STREET ADDRESS <u>519 NEGRANT LANE</u>	ADDRESS <u>590 N. WEST C-10TH #C</u>
PROPERTY OWNER <u>BP VERGUEIRO LLC</u>	TELEPHONE NO. <u>244-8934</u>
OWNER ADDRESS <u>Centennial CO 80112</u> <u>6911 S. YOSEMITE ST.</u>	CONTACT PERSON <u>RONALD</u>

- | | | |
|-------------------------------------|------------------|---|
| <input type="checkbox"/> | 1. FLUSH WALL | 2 Square Feet per Linear Foot of Building Façade |
| <input type="checkbox"/> | 2. ROOF | 2 Square Feet per Linear Foot of Building Façade |
| <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 Façade |
| <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: 34 Square Feet

(1,2,4) Building Façade: 50 Linear Feet Building Façade Direction: North South East West

(1 - 4) Street Frontage: 300 Linear Feet Name of Street: NEGRANT LANE

(2 - 5) Height to Top of Sign: 10 Feet Clearance to Grade: 0 Feet

(5) Distance to Nearest Existing Off-Premise Sign: _____ 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:

<u>50 x 2</u> Building	<u>100</u> Sq. Ft.
<u>300 x .75</u> Free-Standing	<u>225</u> Sq. Ft.
Total Allowed:	<u>225</u> Sq. Ft.

COMMENTS: _____
This permit may be subject to CDOT regulations. Please contact CDOT for further information.

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.**

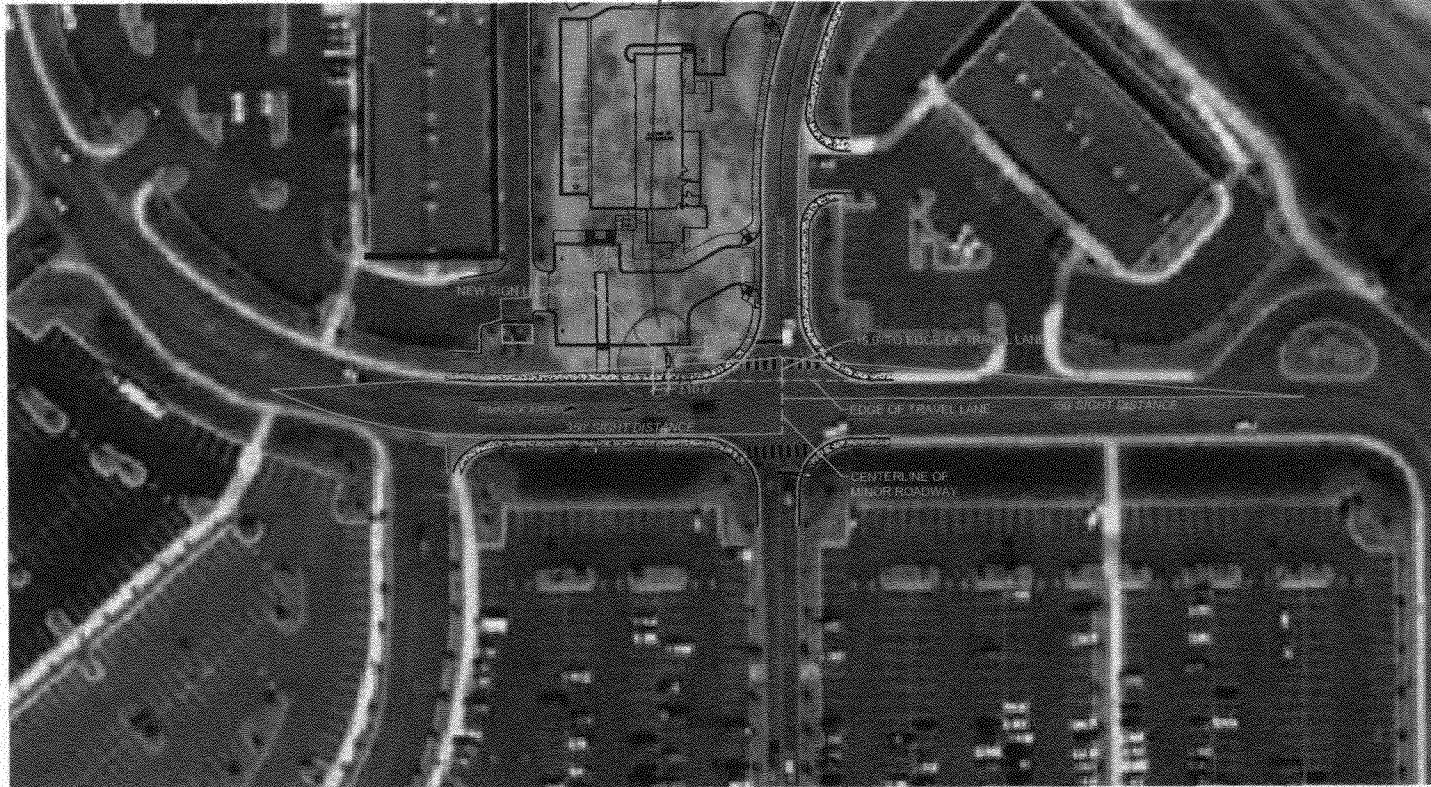
I hereby attest that the information on this form and the attached sketches are true and accurate.

[Signature] 5-28-10 RD Bayless 7-7-10
 Applicant's Signature Date Planning Approval Date

(White: Planning) (Yellow: Neighborhood Services) (Pink: Building Permit) (Goldenrod: Applicant)

Brakes Plus

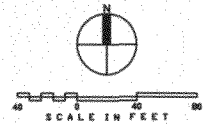
New location
OK'd by
Eric Hahn



NOTES:

1. SIGHT DISTANCE BASED UPON GRAND JUNCTION TRANSPORTATION ENGINEERING SIGHT DISTANCE DESIGN STANDARDS.
2. SIGHT DISTANCE BASED UPON 30MPH RIMROCK AVENUE SPEED LIMIT.

K:\056_Cha\056010031_CAD\EricHahn\2010-0628_Strafuss\2010-07-03_SightTriangle.dwg Jul 06, 2010 9:17am



SIGHT TRIANGLE EXHIBIT
July 6th, 2010

**Kimley-Horn
and Associates, Inc.**
© 2010 KIMLEY-HORN AND ASSOCIATES, INC.
990 South Broadway, Suite 400
Denver, Colorado 80209 (303) 228-2300

A

JOB#:

SC
 PG 1: ITEM A
 ONE D/F ILLUMINATED MONUMENT SIGN
 PG 2: ITEM B
 ONE SET LED CHANNEL LETTERS
 PG 3: ITEM C
 ONE SET LED CHANNEL LETTERS & LOGO
 PG 3: ITEM D
 ONE SET LED CHANNEL LETTERS

SCOPE OF WORK - BARLO

GENERAL NOTES

COLORS

REVEAL:
 RED BEA

SIGN
 Cabinet & Retainers: BLACK
 Face B/G: WHITE
 Copy/LOGO:
 3630-33 RED
 3630-015 YELLOW
 3630-22 BLACK
 3630-36 BLUE
 AS SHOWN

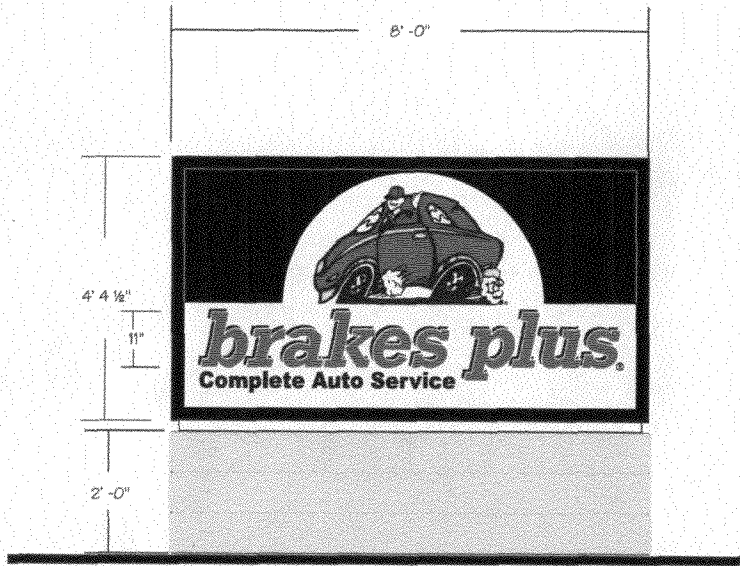
POLES

Pole:
 Pole Cover:

ALL COLORS ARE FOR REPRESENTATION ONLY.
 SEE ACTUAL SAMPLES FOR COLOR MATCH.

SIGN DISPOSITION
 Store for Barlo Leave @ Site Dispose
 Store for Customer Chargeable N/A

GENERAL INFO.
 Qty: 1 Sq. Ft.
 S/F D/F ILL Non-ILL



CONCRETE, STEEL AND BLOCK BY OTHERS

A ONE D/F ILLUMINATED MONUMENT SIGN
 SCALE: 1/2" = 1' - 0"

Sign Type	S/F	D/F	Non	Non-Illum	Interior	Exterior	ELECTRONIC MESSAGE CENTER		PRE-SALE RELEASE		Job Name:	
Custom	Extrusion	Box Depth:	Framing:	Steel	Alum.	Red	Amber	RGB	Design:	Date:	BRAKES PLUS GRAND JUNCTION	
Ret. Size:	Face Mat:	Thickness:	Copy:	Matrix:	64x112	Sales:	Date:	PRODUCTION RELEASE		Client:	Drawn By:	LT
Illumination:	Fluorescent	Neon	LED	HID	Other	Cabinet Size:	4' - 2" x 7' - 3"	Design:	Date:	Landlord:	Sales Rep:	KP
Ballast:	Standard	Electronic	Pixel Size:	MM	20	T & T	Weather Station	Estimating:	Date:	Date:	4/22/10	
Pole Cover:	Standard	Custom	Hgt:	Depth:	Comm:	Fiber	DC	RF	PM	Cell	© COPYRIGHT 2010 THE BARLO GROUP <small>THIS DESIGN CONCEPT IS THE PROPERTY OF THE BARLO GROUP. ALL PRODUCTION AND REPRODUCTION RIGHTS ARE RESERVED BY THE BARLO GROUP. THIS FORM IS DESIGNED FOR YOUR PERSONAL USE AND IS NOT TO BE USED OUTSIDE YOUR ORGANIZATION OR EXPOSED IN ANY MANNER.</small>	
Material:	Non-Illuminated	Illuminated	Master/Master	Master/Slave	Computer Provided:	Y	N	Sales:	Date:	Production:	Date:	Barlo Signs Laboratory Inc.
								Installation:	Date:			

ELECTRIC	Existing	Required	
Circuits			
Amp			
Voltage			
U.L.			
This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electric Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.			
STEEL	Existing	Required	
Size			
Length			
W. Thickness			
Stub Size			
Stub Length			
W. Thickness			
PLATE	W	L	Th
GUSSETS	W	L	Th
ANCHOR BOLTS	L	HOOK	Dia

MATERIAL OPTIONS & ESTIMATE

REVISIONS	
Date	Comment
1-27	ADD MASONRY NOTE
02-03	CHANGE OPTION TO SHOW 4' X 8'
4-22	OPTION 2 CHOSEN

TIME	
0-Art/Eng. _____	5-Neon _____
Arts/legendaria _____	Neon _____
1-Pat/Vin. _____	6-Finish _____
Patterns/Vinyl _____	Acabado _____
2-Let. Fab. _____	7-Paint _____
Letter Fabricacion _____	Painta _____
3-Screen _____	8-Install _____
Panela _____	Instalacion _____
4-Met. Fab. _____	9-Misc. _____
Fabricacion _____	Miscelaneos _____

BARLO SIGNS
 158 Greeley St., Hudson, NH 03051
 (603) 882-2638 Fax (603) 882-7688

File Name: Grand Junction CO 09114894
B-09-11-4894
 KEY #4 SHEET 1 OF 3

SITE KEY NOTES

- 1 PROPOSED STANDARD 90' PARKING STALL (WIDTH 9' x LENGTH 18.5')
- 2 PROPOSED LOADING AREA STALL (WIDTH 10' x LENGTH 20')
- 3 PROPOSED ACCESSIBLE PARKING STALL (PER ACCESSIBLE PARKING DETAIL)
- 4 INSTALL WHITE PAINTED PAVEMENT MARKING (4" STD PARKING STRIPE) (24" STD STOP BAR)
- 5 PROPOSED RETAINING WALL (REF: GRADING PLAN)
- 6 PROPOSED SCREEN WALL (REF: ARCHITECTURAL PLANS)
- 7 PROPOSED CUSTOMER KEY DROP (REF: ARCHITECTURAL PLANS)
- 8 PROPOSED TRASH ENCLOSURE (REF: ARCHITECTURAL PLANS)
- 9 PROPOSED TRANSFORMER PAD (REF: UTILITY PLAN)
- 10 PROPOSED GAS METER (REF: UTILITY PLAN)
- 11 PROPOSED ELECTRIC METER (REF: UTILITY PLAN)
- 12 PROPOSED LANDSCAPE AREA (REF: LANDSCAPE PLAN)
- 13 PROPOSED CONCRETE SIDEWALK (WIDTH PER PLAN)
- 14 EXISTING CONCRETE SIDEWALK (WIDTH PER PLAN)
- 15 PROPOSED CONCRETE PATIO (w/ CUSTOMER SEATING OR BENCH PROVIDED BY OWNER)
- 16 INSTALL ACCESSIBLE PARKING SIGNAGE IN BOLLARD (PER ACCESSIBLE PARKING SIGN DETAIL)
- 17 INSTALL STANDARD TRAFFIC SIGNAGE (PER SIGN LEGEND AND STANDARD TRAFFIC SIGN DETAIL)
- 18 RELOCATE EXISTING TRAFFIC SIGNAGE (PER SIGN LEGEND AND STANDARD TRAFFIC SIGN DETAIL)
- 19 INSTALL SITE LIGHTING (REF: PHOTOMETRIC PLAN)
- 20 INSTALL MONUMENT SIGN (REF: ARCHITECTURAL PLANS)
- 21 EXISTING STREET LIGHT (TO REMAIN)
- 22 EXISTING TREE (TO REMAIN)
- 23 STAMPED CONCRETE CROSSWALK (REF: PAVING PLAN)

LEGEND

- PROPERTY / ROW LINE
- EXISTING EASEMENT
- EXISTING SETBACK
- EXISTING RETAINING WALL
- PROPOSED RETAINING WALL
- PROPOSED SCREEN WALL
- # PARKING STALLS PER ROW
- AR ACCESSIBLE ROUTE

SIGN LEGEND



UTILITY LEGEND

- (W) PROPOSED WATER METER
- (O) PROPOSED SAND/OIL INTERCEPTOR
- (S) PROPOSED SANITARY SEWER MANHOLE
- (S) EXISTING SANITARY SEWER MANHOLE

NOTES:

1. DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
2. CONTRACTOR SHALL NOT DISTURB WAL-MART PAVEMENT DURING THE CONSTRUCTION PROCESS.

CROSS ACCESS NOTE:

1. THIS SITE IS SUBJECT TO A NONEXCLUSIVE EASEMENT, AS GRANTED WITHIN THE THIRD AMENDMENT TO EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND, WHICH PROVIDES SHARED PARKING AND ACCESS WITHIN THE RIMROCK MARKETPLACE.

PARKING CALCULATIONS

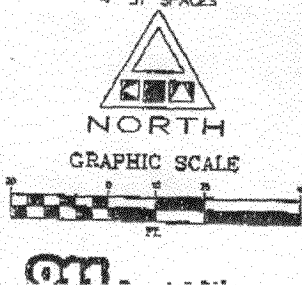
PROPOSED USE
VEHICLE REPAIR - AUTO AND LIGHT TRUCK MECHANICAL REPAIR

REQUIRED PARKING

2.0 SERVICE BAY @ 8 SERVICE BAYS	16	SPACES
1.0 EMPLOYEE @ 8 EMPLOYEES	8	SPACES
ACCESSIBLE PARKING	1	SPACE
TOTAL	25	SPACES

PROVIDED PARKING

2.0 SERVICE BAY @ 8 SERVICE BAY	16	SPACES
1.0 EMPLOYEE @ 8 EMPLOYEES	8	SPACES
1.0 LOADING STALLS	1	SPACE
ACCESSIBLE PARKING	1	SPACE
TOTAL	26	SPACES



CITY OF GRAND JUNCTION APPROVALS

RECOMMEND APPROVAL BY:
John A. Pedern... 11-19-09
 PLANNING DEPARTMENT DATE

RFD 11-19-09
 DEVELOPMENT ENGINEERING DEPARTMENT DATE



0940110035P
 NO. 08601803
 NOV 11, 2009
 J BY: GWK
 BY: GWK
 I BY: R.P.

brakes plus
 518 LIGRANI LANE
 GRAND JUNCTION, COLORADO

Kimley-Horn and Associates, Inc.
 © 2009 KIMLEY-HORN AND ASSOCIATES, INC.
 Engineering, Planning, and 890 South Broadway, Suite 450
 Environmental Consultants Denver, Colorado 80202 (303) 728-2300

brakes plus
 518 LIGRANI LANE
 GRAND JUNCTION, COLORADO

SITE PLAN

NO.	REVISIONS	BY	DATE
1	CITY COMMENTS		
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			

(A)

WESTCO INVESTMENTS LLC
ZONING C-2
(EXISTING RETAIL)

N 40118.8716
E 88197.3563

BASES OF BEARINGS
INDICATED

N 36825.7914
E 88197.3385

LOT 2
brakes plus
14,750 SF
FF=4553.45

RIMROCK AVENUE

WAL MART REAL ESTATE BUSINESS

