



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

Sign Permit

For Signs that DO NOT Require
a Building Permit

(A)

Date Submitted 1-19-10
Fee \$ 25⁰⁰
Zone C-1

TAX SCHEDULE NO. 2945-254-41-001 CONTRACTOR Buo's Signs
BUSINESS NAME TROPIC HAWAIIAN BBQ LICENSE NO. 2080160
STREET ADDRESS 2740 Hwy 50 ADDRESS 1040 PITCIN
PROPERTY OWNER NEW REGATTA LLC TELEPHONE 245-7700
OWNER ADDRESS SAME CONTACT PERSON Buo Preuss

- 1. FLUSH WALL 2 Square Feet per Linear Foot of Building Façade
- 2. ROOF 2 Square Feet per Linear Foot of Building Façade
- 3. PROJECTING 0.5 Square Feet per each Linear Foot of Building Façade
- 4. FREE-STANDING 2 Traffic Lanes - 0.75 Square Feet x Street Frontage
4 or more Traffic Lanes - 1.5 Square Feet x Street Frontage

Existing Externally or Internally Illuminated - No Change in Electrical Service Non-Illuminated

(1-4) Area of Proposed Sign: 42 Square Feet
(1-3) Building Façade: 30240 Linear Feet Building Façade Direction: North South East West
(4) Street Frontage: 30070 Linear Feet Name of Street: Hwy 50
(2-4) Height to Top of Sign: 19 Feet Clearance to Grade: 14'6 Feet

EXISTING SIGNAGE TYPE & SQUARE FOOTAGE:

Super Cuts	<u>29.40</u>	Sq. Ft.
Arystine	<u>68</u>	Sq. Ft.
Free-standing	<u>144</u>	Sq. Ft.
Total Existing:	<u>241.4</u>	Sq. Ft.

FOR OFFICE USE ONLY

Signage Allowed on Parcel:

240x2 Building	<u>480</u>	Sq. Ft.
70x75 Free-Standing	<u>52.5</u>	Sq. Ft.
Total Allowed:	<u>480</u>	Sq. Ft.

COMMENTS: APPLICANT IS RENTING 1 1/2 UNITS THEREFORE IS ENTITLED TO A BUILDING SIGN THAT EXCEEDS 30 FT. PER APPROVED SIGN PACKAGE (JPP-2007-243). PROPERTY OWNER HAS ALSO APPROVED.

NOTE: No sign may exceed 300 square feet. A separate sign permit 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. Roof signs shall be manufactured such that no guy wires, braces or supports shall be visible.

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

[Signature] 1-19-10 [Signature] 1-22-10
Applicant's Signature Date Planning Approval Date



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Sign Permit

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(B)

Date Submitted 1-19-10
Fee \$ 5⁰⁰
Zone C-1

TAX SCHEDULE NO. 2945-254-41-001 CONTRACTOR BUD'S SIGNS
BUSINESS NAME TROPIC HAWAIIAN BBQ LICENSE NO. 2080160
STREET ADDRESS 2740 HWY 50 ADDRESS 1040 PITKIN
PROPERTY OWNER NEW REGATTA LLC TELEPHONE 245-7700
OWNER ADDRESS SAME CONTACT PERSON BUD PREUSS

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- 2. ROOF 2 Square Feet per Linear Foot of Building Façade
- 3. PROJECTING 0.5 Square Feet per each Linear Foot of Building Façade
- 4. FREE-STANDING 2 Traffic Lanes - 0.75 Square Feet x Street Frontage
4 or more Traffic Lanes - 1.5 Square Feet x Street Frontage

Existing Externally or Internally Illuminated - No Change in Electrical Service Non-Illuminated

(1-4) Area of Proposed Sign: 42 Square Feet
(1-3) Building Façade: 240 Linear Feet Building Façade Direction: North South East West
(4) Street Frontage: ~~300~~ 262 Linear Feet Name of Street: B 1/2 ROAD
(2-4) Height to Top of Sign: 19 Feet Clearance to Grade: 14' 6" Feet

EXISTING SIGNAGE TYPE & SQUARE FOOTAGE:

<u>Super Cuts</u>	<u>25.80</u> Sq. Ft.
<u>Anytime Fitness</u>	<u>50.75</u> Sq. Ft.
_____	_____ Sq. Ft.
Total Existing:	<u>76.55</u> Sq. Ft.

FOR OFFICE USE ONLY

Signage Allowed on Parcel:

<u>240 x 2</u> Building	<u>480.1</u> Sq. Ft.
<u>262 x .75</u> Free-Standing	<u>196.5</u> Sq. Ft.
Total Allowed:	<u>676.6</u> Sq. Ft.

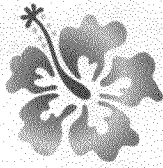
COMMENTS: APPLICANT IS RENTING 1/2 UNITS THEREFORE IS ENTITLED TO A BUILDING SIGN THAT EXCEEDS 30 SF PER APPROVED SIGN PACKAGE (JPP-2007-243) PROPERTY OWNER HAS ALSO APPROVED.

NOTE: No sign may exceed 300 square feet. A separate sign permit 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. Roof signs shall be manufactured such that no guy wires, braces or supports shall be visible.

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

[Signature] 1-19-10 PD [Signature] 1-22-10
Applicant's Signature Date Planning Approval Date

12'-0"



TROPIX

18"

24"

HAWAIIAN BBQ

REMOTE WIRED CHANNEL LETTERS

SIGN (A)
SIGN (B)

(BACK OF BLOG)

5" ALUMINUM RETURNS (BLACK)

1" TRIM CAP (BLACK)

LED ILLUMINATION

PLEXIGLASS FACES (2283 RED)



DESIGN PROPERTY OF

Bud's
SIGNS
and Neon
970-245-7700



**Underwriters
Laboratories Inc.**
LOOK FOR THE LISTING MARK

City of Grand Junction GIS Zoning Map ©

201 Persigo Service Area

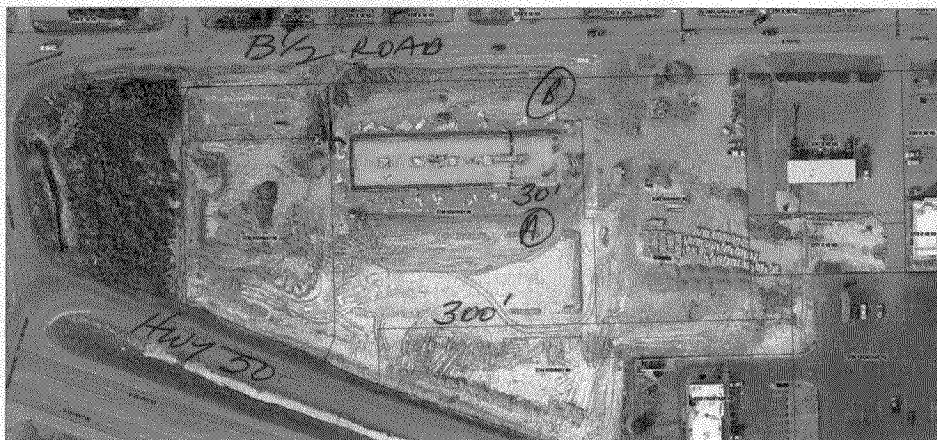
Urban Growth Boundary

Airport Zones

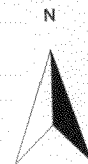
- Airport Road
- - Clear Zone
- Critical Zone
- Runway 22
- Runway 29
- Taxi Way

ZOOM IN FOR LAND USE
ZOOM IN FOR ZONING

Buffer Zones



SCALE 1 : 2,658



Sign Criteria Approval

The proposed sign as shown on this drawing is hereby approved by the Landlord, subject to the construction and installation provisions contained in the Shoppes at Orchard Mesa Sign Criteria (copy attached).

Approved by: Wendy Boutin Date: 1/11/10
Wendy Boutin
Senior Asset Manager
DPC Development Company

- All signs shall be internally illuminated individual letter type.
- The total square footage of the Tenant's facade sign shall not exceed two square feet per each lineal foot of store frontage.
- The width of the sign shall not exceed 75% of the storefront length.
- All signs shall be limited to individual Pan Channel letters 5" deep which will be centered horizontally and vertically on the fascia.
- The color of the face of the sign letters may be selected by Tenant, but must be in keeping with the overall color scheme of the Shopping Center's anchor tenants and must be approved by Landlord. The letter returns shall be painted to match the building fascia color. The trim cap color shall match the face of the sign letters.
- Letter style and color copy shall be Tenant's choice and subject to Landlord's approval. Face of letter shall be Plexiglas and not painted.
- All signs must be U.L. listed, and the U.L. label must be visible after installation.

SPECIAL NOTE:

- There is a discrepancy between the layout on the fascia and the length of the proposed sign. The layout shows the letters for "Hawaiian BBQ" spanning the width of the canopy, which is approximately 15 feet wide, however, the drawing specifies the width of 12 feet. Letters shall be increased in size to fill the width of the canopy.

30¢ Per UNIT

