



# Sign Clearance

For Signs that Require a Building Permit

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

Bldg Permit No.	_____
Date Submitted	7/2/08
Fee \$	0
Zone	R-5

TAX SCHEDULE NO.	2943-052-84-000	CONTRACTOR	SKELTON CONSTRUCTION
BUSINESS NAME	_____	LICENSE NO.	2081067
STREET ADDRESS	2938 FB	ADDRESS	70 Box 4217 Gd 81507
PROPERTY OWNER	CLEVELAND HOA	TELEPHONE NO.	245-9008
OWNER ADDRESS	2938 FB	CONTACT PERSON	ROBERT RAS

- |                                     |                  |   |
|-------------------------------------|------------------|---|
| <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<br>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  |

<input checked="" type="checkbox"/> Externally Illuminated	<input type="checkbox"/> Internally Illuminated	<input type="checkbox"/> Non-Illuminated
(1 - 5)	Area of Proposed Sign: <del>45.83</del> <sup>23</sup> Square Feet	
(1,2,4)	Building Façade: _____ Linear Feet	Building Façade Direction: North South East West
(1 - 4)	Street Frontage: 7'2" Linear Feet	Name of Street: _____
(2 - 5)	Height to Top of Sign: 5' Feet	Clearance to Grade: _____ Feet
(5)	Distance to Nearest Existing Off-Premise Sign: _____ Feet	

<b>EXISTING SIGNAGE TYPE &amp; SQUARE FOOTAGE:</b>	
_____	_____ Sq. Ft.
_____	_____ Sq. Ft.
_____	_____ Sq. Ft.
Total Existing:	_____ Sq. Ft.

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

COMMENTS: Per approved plan

**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.**

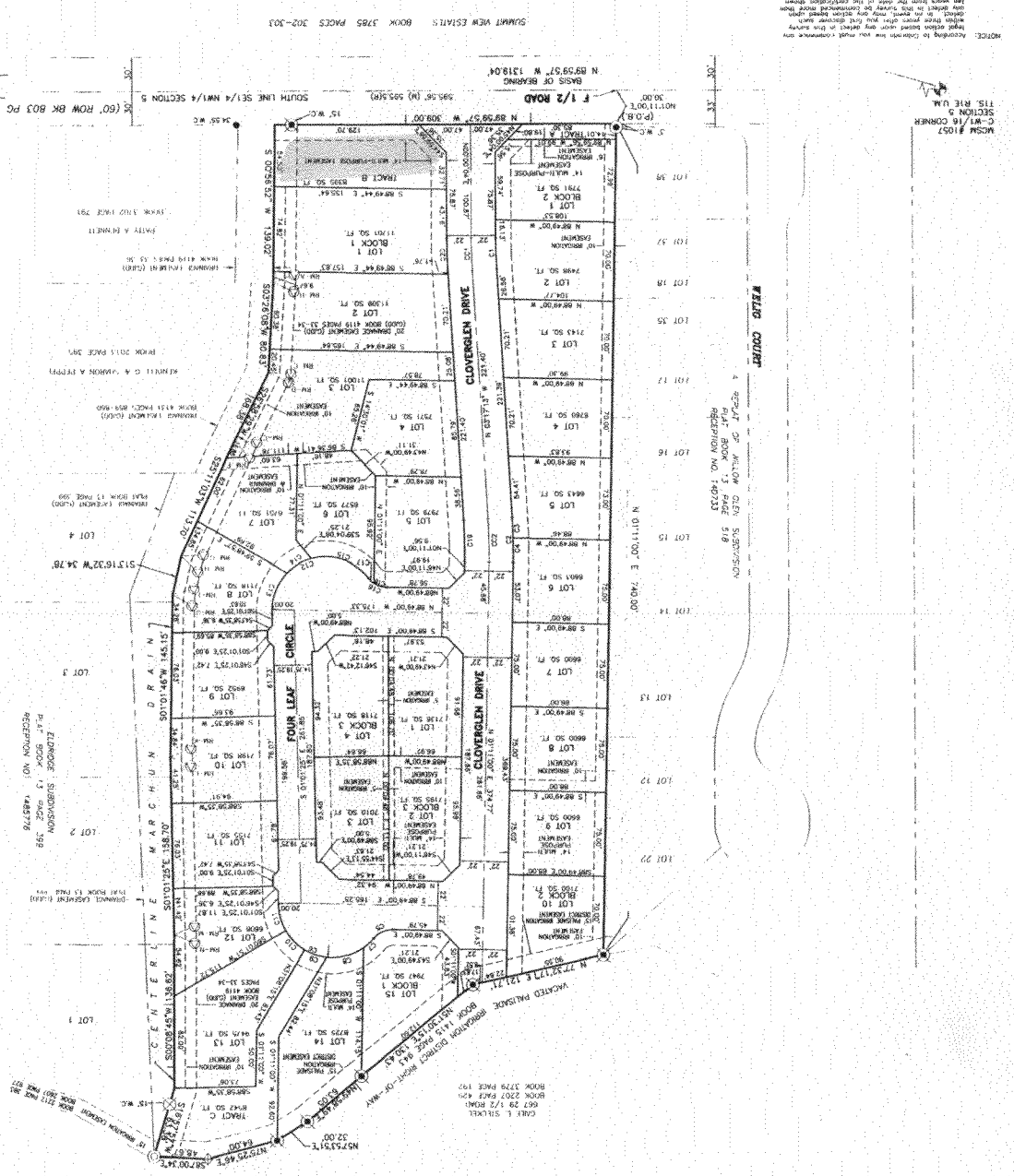
I hereby attest that the information on this form and the attached sketches are true and accurate.

	7/2/08		7/2/08
Applicant's Signature	Date	Planning Approval	Date

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

# CLOVERGLEN SUBDIVISION

IN THE NW1/4 OF SECTION 5, T15S, R16E OF THE UTE MERIDIAN, MESA COUNTY, COLORADO



CURVE TABLE FOR ROAD RIGHT-OF-WAY

STATION	CHORD BEARING	CHORD LENGTH	ARC LENGTH
1+00	N 89°57'57" E	100.00	100.00
1+10	N 89°57'57" E	100.00	100.00
1+20	N 89°57'57" E	100.00	100.00
1+30	N 89°57'57" E	100.00	100.00
1+40	N 89°57'57" E	100.00	100.00
1+50	N 89°57'57" E	100.00	100.00
1+60	N 89°57'57" E	100.00	100.00
1+70	N 89°57'57" E	100.00	100.00
1+80	N 89°57'57" E	100.00	100.00
1+90	N 89°57'57" E	100.00	100.00
2+00	N 89°57'57" E	100.00	100.00

CURVE TABLE FOR CENTERLINE OF ROAD

STATION	CHORD BEARING	CHORD LENGTH	ARC LENGTH
1+00	N 89°57'57" E	100.00	100.00
1+10	N 89°57'57" E	100.00	100.00
1+20	N 89°57'57" E	100.00	100.00
1+30	N 89°57'57" E	100.00	100.00
1+40	N 89°57'57" E	100.00	100.00
1+50	N 89°57'57" E	100.00	100.00
1+60	N 89°57'57" E	100.00	100.00
1+70	N 89°57'57" E	100.00	100.00
1+80	N 89°57'57" E	100.00	100.00
1+90	N 89°57'57" E	100.00	100.00
2+00	N 89°57'57" E	100.00	100.00

### GENERAL NOTES

- The information from Mesa County, the property records and from the plat and the C.O. is correct.
- Based on bearings taken from "Mesa Co. L.S. 11514" with a bearing of N89°57'11" E.
- A survey improvement plat is recorded at Reception Number 223005 of the Mesa County.
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### AREA SUMMARY

DESCRIPTION	ACRES	SQ. FT.	% TOTAL
LOTS (20 TOTAL)	5.09	221,864	73.8%
ROADS	0.03	1,250	0.4%
UNDEVELOPED	0.19	8,395	2.8%
TOTAL	5.31	231,509	100%

### REFERENCE MARKERS

RM	BEARINGS	DISTANCE
A	N89°41'30"E	20.00'
B	S85°15'07"E	20.00'
C	S86°13'52"E	20.00'
D	S85°15'07"E	20.00'
E	S84°25'14"E	20.00'
F	N84°13'47"E	20.00'
G	N84°16'15"E	20.00'
H	S87°29'49"E	20.00'
I	N87°29'49"E	20.00'
J	N87°29'49"E	20.00'
K	N87°29'49"E	20.00'
L	N87°29'49"E	20.00'
M	N87°29'49"E	20.00'
N	S87°29'49"E	20.00'

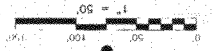
### SURVEYOR'S STATEMENT

I, Richard A. Mason, do hereby certify that the accompanying plat of Clovergreen Subdivision, a subdivision of part of the City of Grand Junction, Colorado, has been prepared under my direct supervision and responsible charge, and accurately represents a true survey of the same.



Richard A. Mason  
Registered Professional Land Surveyor  
P.L.S. No. 18469  
Date: August 1, 2006

101315702.MXD  
C:\PROJETS\601315702\MXD  
FINAL PLAT  
CLOVERGLEN SUBDIVISION  
IN THE NW1/4 OF SECTION 5,  
T15S, R16E OF THE UTE MERIDIAN,  
MESA COUNTY, COLORADO  
CITY OF GRAND JUNCTION  
MESA COUNTY, COLORADO  
CLOVERGLEN SUBDIVISION  
Grand Jct. CO 81303  
4155 Orange Blvd  
Grand Jct. CO 81303  
7/31/06  
01315702.MXD



# City of Grand Junction GIS Zoning Map ©



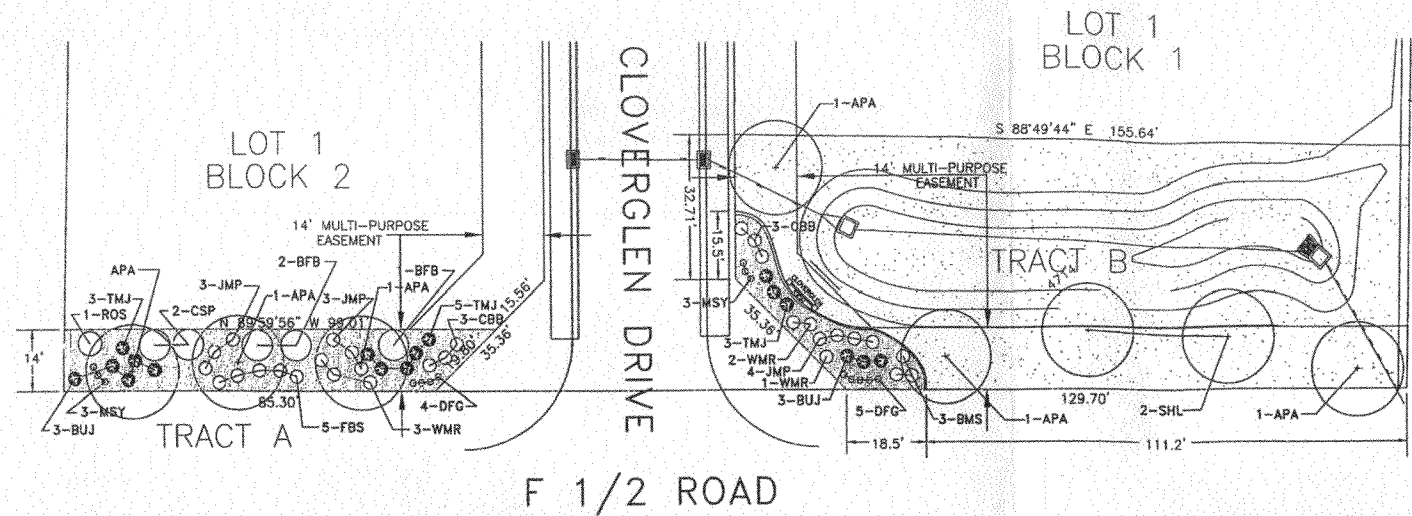
2943-052-84-000



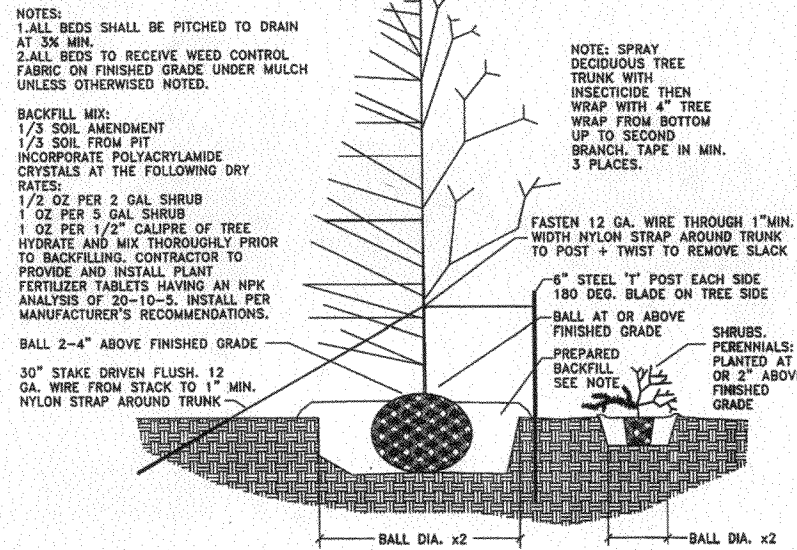
**Projects**

Project ID	Type	Project Information	
FP-2006-009	FINAL PLAN	Application Date	January 3, 2006
Name		Processed Date	
Cloverglen Subdivision		Expiration Date	
Description		Parent Project	PP-2004-287
Request approval to develop 29 lots on 6.9 acres in a RMF-5 (Residential Multi-Family-5 units/acre) zone district.		Reference Map	2943-052
Subdivision		Action Date	08-Aug-2006
Cloverglen Subdivision		Constr Status	
Tract	Lot	Block	Unit
Address	Building/Suite		
2938 F 1/2 Rd			
Location			
2938 FX Road			
		Status	Approved-Closed
		Case Manager	Senta Costello
		Case Engineer	Eric Hahn
		Parcel ID's	2943-052-00-021

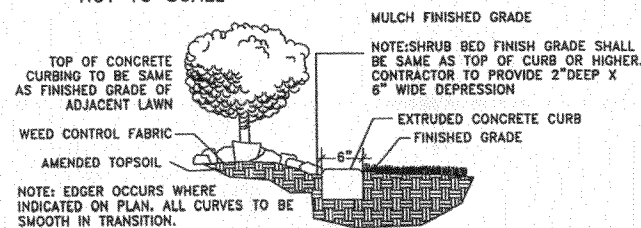
# CLOVERGLEN SUBDIVISION



PLANTING DETAIL (TYP.)  
NOT TO SCALE



CONCRETE EDGER (TYP.)  
NOT TO SCALE



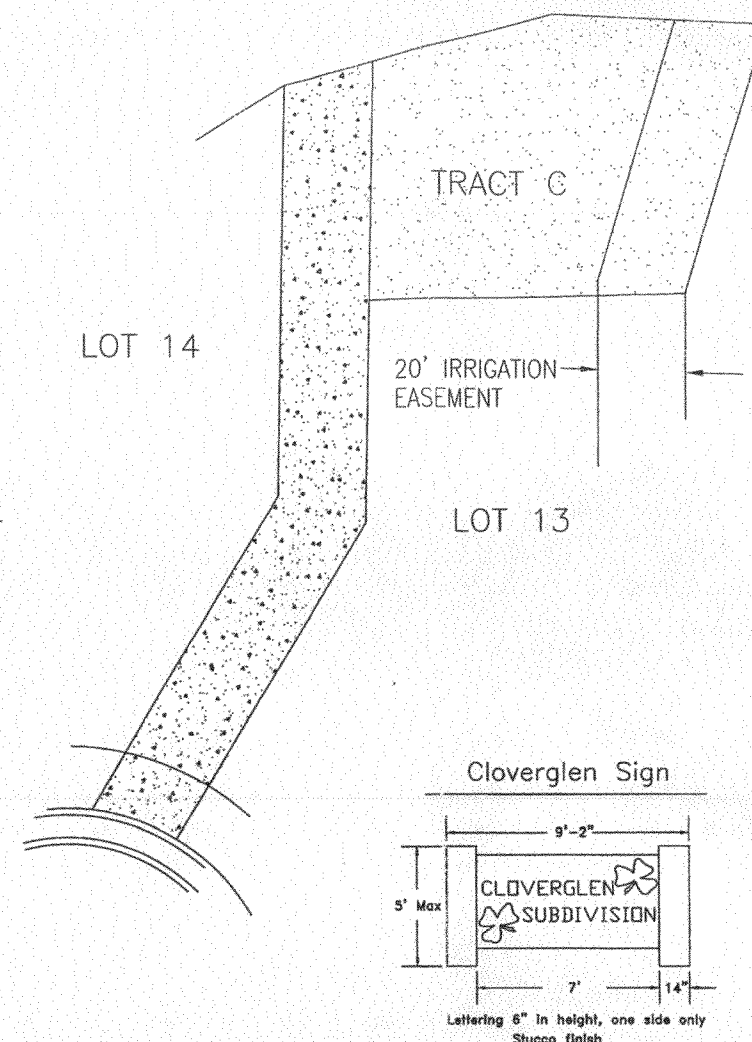
## PLANT LIST

Qty	Key	Common Name	Scientific Name	Size	Mature Height
<b>Deciduous Trees</b>					
2	SHL	Shadomaster Honeylocust	Gleditsia triacanthos inermis 'Shadomaster'	2"	40-50'
6	APA	Autumn Purple Ash	Fraxinus American 'Autumn Purple'	2"	40'
<b>Deciduous Shrubs</b>					
3	BMS	Blue Mist Spirea	Caryopteris Clandonensis 'Blue Mist'	5 gal	2-4'
3	BFB	Butterfly Bush	Buddleja Davidii 'Dark Night'	5 gal	6-10'
2	CSP	Cistena Plum	Prunus Cistena	5 gal	6-10'
6	CBB	Compact Burning Bush	Evonymus Alatus	5 gal	2-3'
5	FBS	Froebel Spirea	Spiraea Bumalda 'Froebelli'	5 gal	3-4'
10	JMP	Jackmann Potentilla	Potentilla Fruticosa 'Jackmannii'	5 gal	3-4'
1	ROS	Rose of Sharon	Hibiscus Syriacus	5 gal	5-9'
6	WMR	White Meldiland Rose	Rosa 'White Meldiland'	2 gal	1.5-2'
<b>Evergreen Shrubs</b>					
6	BUJ	Buffalo Juniper	Juniperus Sabina 'Buffalo'	5 gal	.75-1'
11	TMJ	Tam Juniper	Juniperus Sabina Tamaricifolia	5 gal	3-4'
<b>Perennials/Ground Covers</b>					
9	DFG	Dwarf Fountain Grass	Pennisetum Alopecuroides 'Hamelin'	1 gal	1-2.5'
6	MSY	Moonshine Yarrow	Achillea 'Moonshine'	1gal	1-3'

- NOTES:
- PLANT GROWTH CHARACTERISTICS VARY DUE TO ENVIRONMENTAL CONDITIONS. THEREFORE A RANGE OF AVERAGE MATURE HEIGHTS ARE INDICATED.
  - ALL LANDSCAPED AREAS ARE TO BE WATERED WITH AN UNDERGROUND, PRESSURIZED IRRIGATION SYSTEM.

## PLANTING NOTES

- EQUAL PARTS MIXTURE OF ROUND-UP AND 2-4-D DILUTED AS PER MANUFACTURER'S RECOMMENDATIONS SHALL BE APPLIED TO ALL ACTIVELY GROWING PLANTS TWO WEEKS PRIOR TO ANY OPERATIONS.
- ALL SHRUB BEDS TO RECEIVE SOIL AMENDMENT, WEED FABRIC AND 3 INCH DEPTH OF MULCH.
- EXCAVATE AREAS TO BE PLANTED (AS PER DRAWINGS) TO A SUFFICIENT DEPTH TO RECEIVE AMENDED SOIL, AND TO REMOVE UNSATISFACTORY MATERIAL (INCLUDING ROAD BASE, ASPHALT, CONCRETE AND TRASH) AND REMOVE FROM SITE. ALL LANDSCAPE AREAS TO RECEIVE 8" MINIMUM OF AMENDED SOIL. SCARIFY ALL AREAS TO RECEIVE AMENDED SOIL TO A DEPTH OF 6".
- CONTRACTOR SHALL BACKFILL EXCAVATED SHRUB BEDS WITH SPECIFIED AMENDMENT SOIL.
- SOIL IS TO BE COMPACTED TO 85% MODIFIED PROCTOR (WHEEL ROLL) TO MINIMIZE SETTLING. BEDS ARE TO BE FILLED TO A DEPTH OF 6" ABOVE ADJACENT EDGE OF CURB, SHAPED TO FORM MOUNDED PLANTING AREA. SHRUB BED TO BE FINISHED WITH A 4:1 SLOPE FROM 2" BELOW ADJACENT CONCRETE TO FINISH GRADE.
- SOIL AMENDMENT IS TO CONSIST OF 50% GROUND WELL-AGED MANURE, 50% FINELY GROUND AND AGED WOOD CHIPS. AMENDMENT IS TO BE INCORPORATED WITH FERTILIZER BY TILLING AT THE RATE OF 6 CUBIC YARDS/1000 SF INTO ALL LAWN AND SHRUB AREAS.
- A FERTILIZER PROVIDING 2 LBS PER 1000 SF PHOSPHATE AND 1 LB PER 1000 SF POTASH IS TO BE SPREAD AND DICED INTO ALL SHRUB AREAS.
- DI-AMMONIUM PHOSPHATE (18-46-0) SHALL BE SUPPLIED IN QUANTITY NECESSARY TO APPLY 1 LB/1000 SF TO ALL LAWN SEED AREAS.
- WEED FABRIC IS TO BE 3.5 OZ. SPINBOUND, PERMEABLE MATERIAL BY LANDMASTER, OR EQUAL. WEED FABRIC IS TO OVERLAP 6 INCHES AT SEAMS WITH NO GAPS AT EDGES. FABRIC IS TO BE PINNED IN PLACE WITH SOD STAPLE 5" ON CENTER AND IN ALL CORNERS.
- SHRUBS AND TREES ARE TO APPROX. SPACED AS SCALED FROM THE PLANTING PLAN.
- PERENNIALS ARE SPACED FOR 1 GALLON MATERIAL SPACED AT ~18" SPACING.
- MULCH TO BE 3" DEPTH OF 1-2" WASHED ROCK.
- LAWN AREAS ARE TO BE HYDROSEED WITH SPECIES AND RATES SHOWN ON THIS SHEET AND HYDROMULCHED WITH DYE TO ALLOW INSPECTION FOR COVERAGE. CONTRACTOR IS RESPONSIBLE FOR CLEANING ANY NON-LAWN SURFACES.
- CONTRACTOR IS TO GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE OF WORK.
- ALL LANDSCAPING AND IRRIGATION TO CONFORM TO CURRENT ASSOCIATED LANDSCAPE CONTRACTORS OF COLORADO STANDARDS AND SPECIFICATIONS.



## LEGEND

- PERENNIAL
- DECIDUOUS SHRUB
- EVERGREEN SHRUB
- DECIDUOUS TREE
- LAWN
- CONCRETE CURBING
- SHRUB BED
- GRAVEL/ROADBASE

## LANDSCAPE REQUIREMENTS

- 1 TREE / 40 L.F. OF STREET FRONTAGE MINUS INTERSECTION
- 75% SHRUB COVERAGE IN 14' WIDE LANDSCAPE

DESIGN INCLUDES:  
 ○ 8 LARGE TREES  
 ○ 53 SHRUBS  
 ○ 15 PERENNIALS

### LAWN SEED MIX:

- HYDROSEED 10 lbs/1000sf.
- BRONCO BLEND
- FINE LEAF TALL FESCUE: 'RENEGADE' 80%
- PERENNIAL RYE: 'OMEGA III' 10%
- KENTUCKY BLUEGRASS 10%

HYDROMULCH FOLLOWING SEED APPLICATION. HYDROMULCH 50 lbs/1000 sf.



DRAWN BY:  
SKELTON CONSTRUCTION INC

DATE: 12/10/200

SCALE: 1" = 20'-0"

REVISIONS:

DATE: BY

LANDSCAPE PLAN  
CLOVERGLEN SUBDIVISION

SHEET  
L1