



SIGN CLEARANCE

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

Clearance No. _____
Date Submitted 9-19-06
Fee \$ 25.00
Zone PD

W. Ridge Blvd.
376 Ridge Blvd.

TAX SCHEDULE 2945-201-10-946 CONTRACTOR MOUNTAIN HIGH ENTERPRISES
 BUSINESS NAME REDLANDS MESA LICENSE NO. 2050141 - CARLSON
 STREET ADDRESS MARIPOSA & WEST RIDGES BLVD. ADDRESS MEMORIALS
 PROPERTY OWNER _____ TELEPHONE NO. 250-9558
 OWNER ADDRESS _____ CONTACT PERSON DAVID HOFFMAN

- 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: * _____ Square Feet * SEE ATTACHED SIGN SUBMITTAL
 (1,2,4) Building Façade: _____ Linear Feet Building Façade Direction: North South East West
 (1 - 4) Street Frontage: _____ Linear Feet Name of Street: _____
 (2 - 5) Height to Top of Sign: _____ Feet Clearance to Grade: _____ Feet
 (5) Distance from all Existing Off-Premise Signs within 600 Feet: _____ Feet

EXISTING SIGNAGE/TYPE & SQUARE FOOTAGE:

_____ Sq. Ft.
 _____ Sq. Ft.
 _____ Sq. Ft.
 Total Existing: _____ Sq. Ft.

See approved plan

FOR OFFICE USE ONLY

Signage Allowed on Parcel for ROW:

Building _____ Sq. Ft.
 Free-Standing _____ Sq. Ft.
 Total Allowed: _____ Sq. Ft.

COMMENTS: ENTRANCE SIGN, REDLANDS MESA FILING

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.

David Hoffman 9.19.06 Katherine M. Peterson 9-19-06
 Applicant's Signature Date Community Development Approval Date

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

S:\Projects\2004 job numbers\0410-Redlands EAST SIDE\Sign-Revocable Permit\Draw Files\0410-06_02_27-Signs.dwg, 3/6/2006 1:59:10 PM

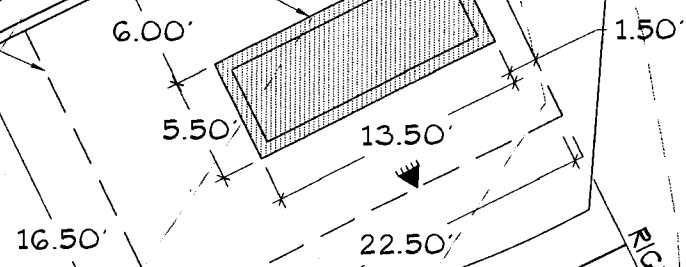
WEST RIDGES BLVD.

MARIPOSA DR.

DETACHED WALK

AREA OF LEGAL DESCRIPTION

PROPOSED SIGN
PROPOSED LIGHT (CTYP.)



RIGHT OF WAY

RIGHT OF WAY

REDLANDS MESA PUD

CITY OF GRAND JUNCTION

approved KP 9-19-06



REDLANDS MESA
GRAND JUNCTION, COLORADO

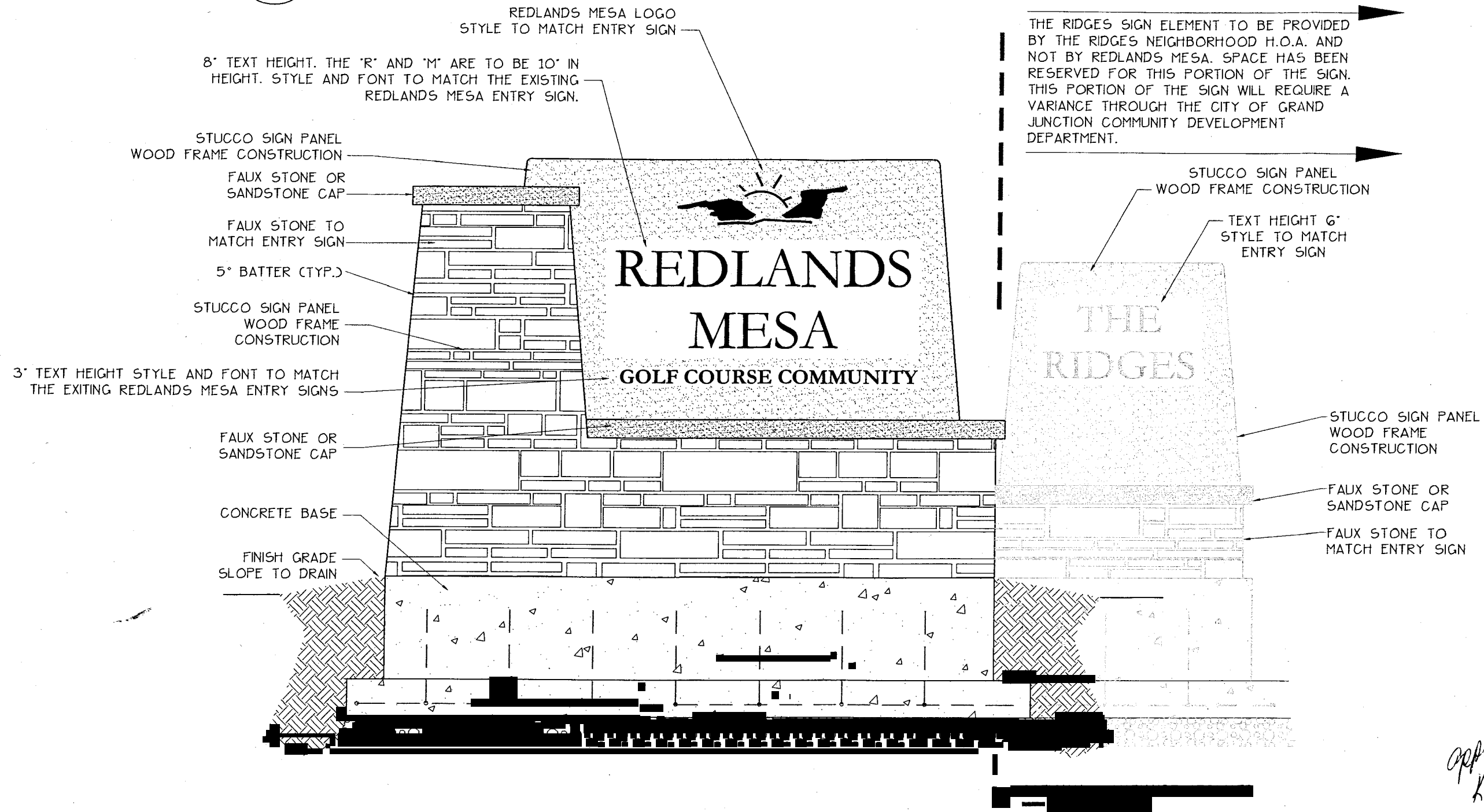
DRAWN BY	JC
CHECKED	CR
JOB NO.	0410
DATE	12-05-05
REVISIONS	
03-06-03 - 1st And Resp	
DRAWING NO.	
0410-06_02_27-Signs	

SHEET NO.	2 OF 5
STATUS	
<input type="radio"/> DRAFT	
<input checked="" type="radio"/> PRELIMINARY	
<input type="radio"/> BID	
<input type="radio"/> CONSTRUCTION	
<input type="radio"/> AS BUILT	

ClAVONNE,
ROBERTS &
ASSOC., INC.
LANDSCAPE AND
PLANNING ARCHITECTS
844 GRAND AVE.
GRAND JCT. CO 81501
PH: 970-241-0745
FAX: 970-241-0765
EMAIL: info@ciavonne.com

REVOCABLE PERMIT
Sign # 1 Located at West Ridges Blvd and Mariposa Drive

A
1 SIGN DETAIL
SCALE: 1/2"=1'



REDLANDS MESA
GRAND JUNCTION, COLORADO

DRAWN BY JC
CHECKED CR
JOB NO. 0410
DATE 12-09-05
REVISIONS
03-03-06 - 1st Rspns

DRAWING NO.
0410-06_02_27-Signs

SHEET NO. 4 OF 5

STATUS
 DRAFT
 PRELIMINARY
 BID
 CONSTRUCTION
 AS BUILT

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*Approved
KP 9-19-06*

REVOCABLE PERMIT
Sign Detail