

Date Submitted: 8/5/91

Permit #

Zone: Commercial

Fee \$ 30.00

Tax Schedule: 2945-103-00-066

Requires Building Department Permit

SIGN PERMIT

GRAND JUNCTION COMMUNITY DEVELOPMENT ✓

BUSINESS NAME: <u>CWOA OUTDOOR ADVERTISING</u>	CONTRACTOR: <u>CWOA OUTDOOR ADVERTISING</u>
BUS. ADDRESS: <u>2495 Industrial Blvd.</u>	ADDRESS: <u>P.O. Box 2906, Grand Jct. 81502</u>
PROPERTY OWNER: <u>GAMBLE ENTERPRISES, INC.</u>	TELEPHONE NO: <u>(303) 242-5248</u>
OWNER ADDRESS: <u>P.O. Box 2906, Grand Jct.</u>	LICENSE NO: <u>2910203</u>

- 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 .75 square feet. x street frontage)
(4 or more traffic lanes 1.5 square feet x street frontage)
- 4. PROJECTING (.5 square feet per each linear foot of building facade)
- 5. OFF PREMISE (See #3 Spacing Requirements; 300 square feet < 15 square feet)

EXTERNALLY ILLUMINATED INTERNALLY ILLUMINATED NON-ILLUMINATED

- (1-5) Area of Proposed Sign 600* Square Feet
- (1,2,4) Building Facade _____ Square Feet
- (1-4) Street Frontage _____ Feet
- (2,4)5 Height to top of Sign 27 Feet Clearance to Grade _____ Feet
- 1-5) Maximum Allowed Area 600* Square Feet.
- (5) Distance From All Existing Off-Premise Signs within 600 Feet None Feet

EXISTING SIGNAGE / TYPE:

<u>None</u>	_____	Square Feet	
_____	_____	Square Feet	
_____	_____	Square Feet	
_____	_____	Square Feet	TOTAL EXISTING <u>600*</u> Square Feet

COMMENTS: *See attached letter, Exhibit "A"

NOTE: No sign may exceed 300 square feet. A separate sign permit is required for each sign. Attach a sketch of proposed and existing signage including types, dimensions, lettering, abutting streets, property lines, and locations. Free standing signs over 25 feet high, all roof signs, and illuminated signs require a separate permit from the Building Department.

APPLICANT'S SIGNATURE

8/5/91

DATE

APPROVED BY

8/27/91

DATE

This EXHIBIT "A" is attached to and made a part of that certain
Sign Permit # _____ between CWOA OUTDOOR ADVERTISING
and THE CITY OF GRAND JUNCTION.

Grand Junction Community Development Department
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(303) 244-1430 FAX (303) 244-1599

June 13, 1991

Mr. Mark Gamble
Colorado West Outdoor Advertising
PO Box 2906
Grand Junction, Colorado 81502

Dear Mark:

We have reviewed your proposal to replace existing wooden billboard structures with new steel structures in the context of our regulations for non-conforming uses. It is our determination that it is the use of the site(s) for off-premise advertising that is the governing factor and the simple replacement of sign structure does not violate the nonconforming use provisions. This interpretation is subject to the following conditions:

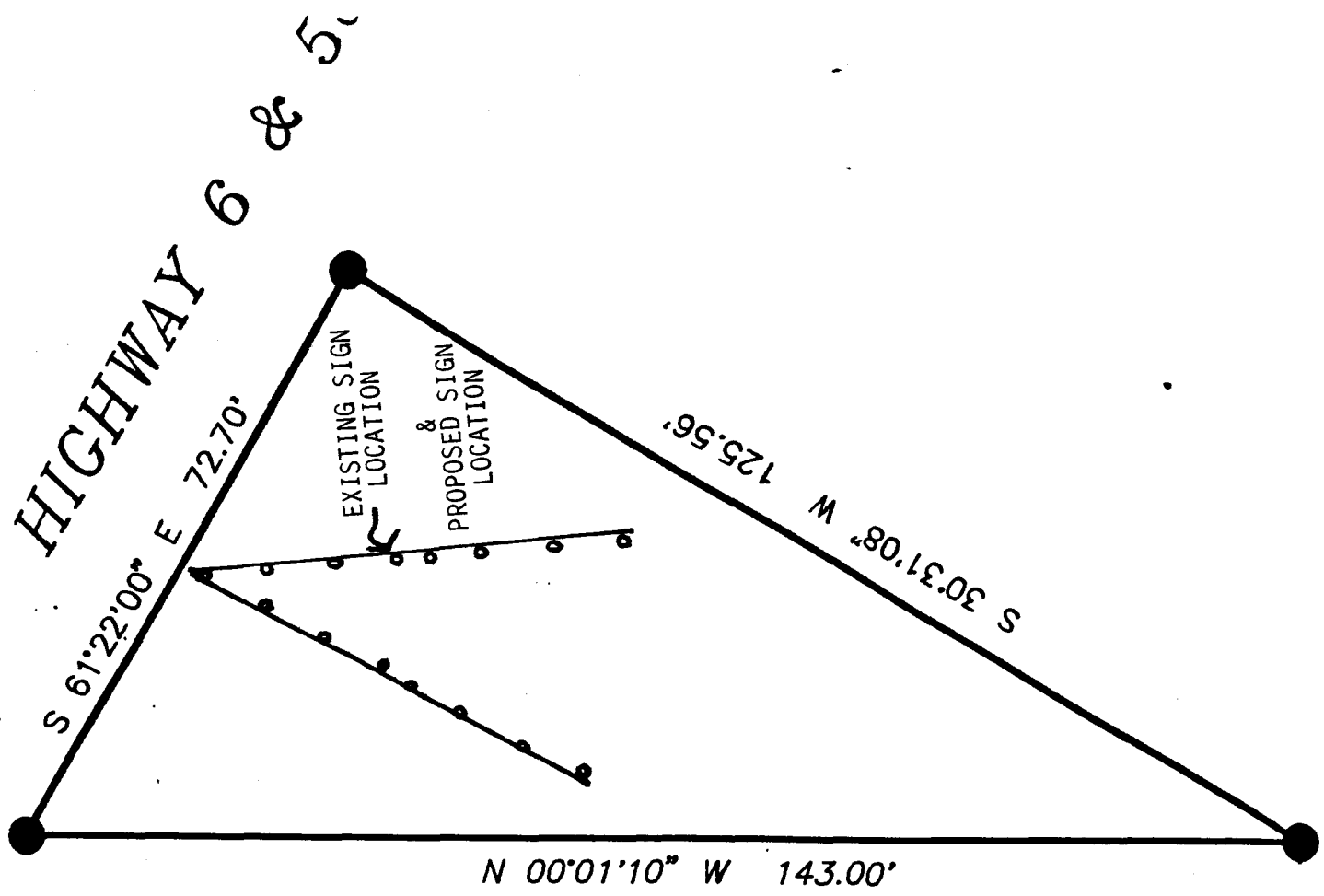
1. A sign permit shall be required for every replacement. The permit must show the sign area, height, and location of both existing and proposed signs.
2. New sign structures may only replace the same size and number of facings as existed prior to replacement. For example, a single faced sign with 300 square feet of sign face may not be replaced with a double faced "Blade Type" sign of 300 square feet per face thereby increasing total signage. The height provision is to be measured from the existing ground level to the highest point of the existing sign structure.
3. No site may be made more nonconforming as to size, height, or location of signs.
4. Replacements may consist only of steel single pole sign structures.

Please let me know if you have any questions regarding this determination.

Sincerely,



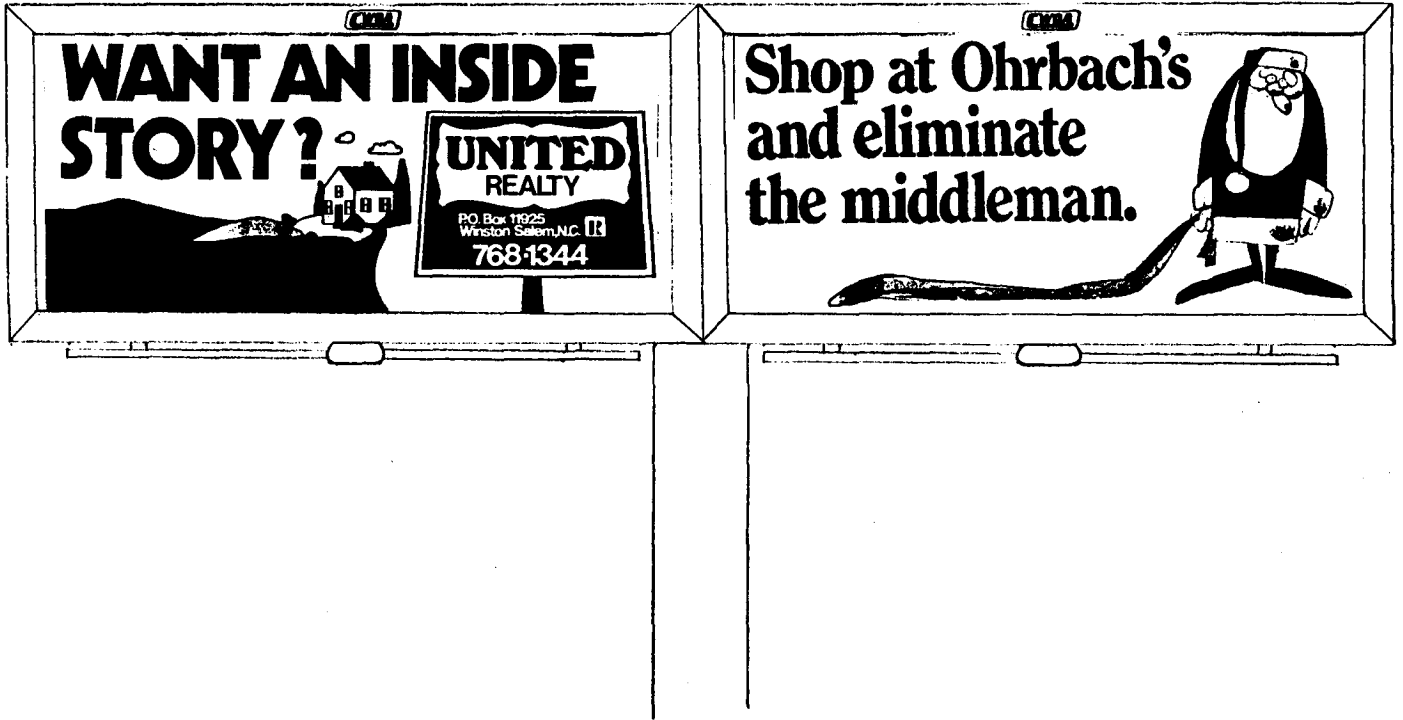
Karl G. Metzner
Planner



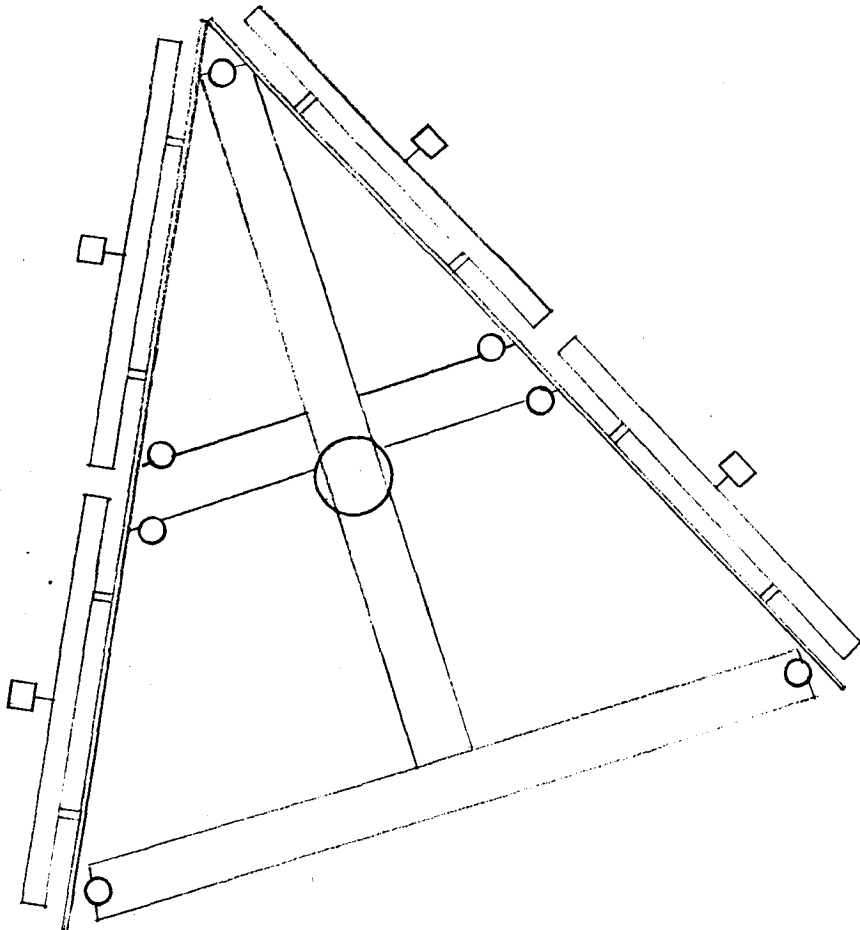
PERMIT INFORMATION

LOCATION:	Hwy 6 & 50 @ 25 Road	
	<u>OLD</u>	<u>NEW</u>
AREA:	600 Sq. Ft.	600 Sq. Ft.
HEIGHT:	22 Ft.	27 Ft.
LOCATION:	See Above	Same as Old

HEAD-ON SIDE VIEW



AERIAL VIEW



NOT DRAWN TO SCALE