



SIGN CLEARANCE

A

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

Clearance No. 102619
Date Submitted 7-29-97
FEE \$ 25.00
Tax Schedule 2945-091-05-010
Zone H.O.

BUSINESS NAME VALLEY PLAZA
STREET ADDRESS 2454 HWY 6 S 50
PROPERTY OWNER BRAY & CO (MGRS)
OWNER ADDRESS SAME

CONTRACTOR BUD'S SIGNS
LICENSE NO. 2970109
ADDRESS 1055 UTE
TELEPHONE NO. 245-7700

- 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

- (- 5) Area of Proposed Sign 292 Square Feet
- (1,2,4) Building Facade 845.6 Linear Feet
- (1 - 4) Street Frontage 317.97 Linear Feet
- (2,4,5) Height to Top of Sign 37 Feet Clearance to Grade 9 Feet
- (5) Distance from all Existing Off-Premise Signs within 600 Feet _____ Feet HWY 6 S 50 FRONTAGE

Existing Signage/Type:	
FLUSH WALL (maximize)	933.10 Sq. Ft.
FREE-STANDING	150 Sq. Ft.
	Sq. Ft.
Total Existing:	Sq. Ft.

● FOR OFFICE USE ONLY ●	
Signage Allowed on Parcel:	
Building	1691.2 Sq. Ft.
Free-Standing	476.95 Sq. Ft.
Total Allowed:	1691.2 Sq. Ft.

COMMENTS: 292 sq sign replaces existing 150 sq free-standing sign.
SEE VALLEY PLAZA SIGN FILE FOR MORE INFO.

NOTE: No sign may exceed 300 square feet. A separate sign clearance is required for each sign. Attach a sketch of proposed and existing signage including types, dimensions, lettering, abutting streets, alleys, easements, property lines, and locations. **A SEPARATE PERMIT FROM THE BUILDING DEPARTMENT IS REQUIRED.**

Adam Bee 8-5-97 Bill Nehl 7-31-97
Applicant's Signature Date Community Development Approval Date

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



SIGN CLEARANCE

B

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

Clearance No. 622619
Date Submitted 7-29-97
FEE \$ 500
Tax Schedule 2945-091-05-010
Zone H.O.

BUSINESS NAME Valley Plaza
STREET ADDRESS 2954 Hwy 6:50
PROPERTY OWNER Brown & Co (MURK)
OWNER ADDRESS SAME

CONTRACTOR BUDS SIGNS
LICENSE NO. 2970109
ADDRESS 1055 UTE
TELEPHONE NO. 245-7700

- 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 48.3 Square Feet
- (1,2,4) Building Facade ~~176.25~~ Linear Feet 176.25'
- (1-4) Street Frontage 39 Linear Feet
- (2,4,5) Height to Top of Sign 8'-6" Feet Clearance to Grade 3'-0" Feet
- (5) Distance from all Existing Off-Premise Signs within 600 Feet _____ Feet 24 1/2 RD FRONTAGE

Existing Signage/Type:		
FREESTANDING	29	Sq. Ft.
FLUSH WALL	<u>301.50</u>	176.25 Sq. Ft.
		Sq. Ft.
Total Existing:	<u>330.5</u>	301.50 Sq. Ft.

● FOR OFFICE USE ONLY ●		
Signage Allowed on Parcel:		
Building	<u>352.5</u>	352.5 Sq. Ft.
Free-Standing	<u>78</u>	Sq. Ft.
Total Allowed:	352.5	Sq. Ft.

COMMENTS: 48.3 FT SIGN REPLACES EXISTING 29 FT SIGN.
SEE VALLEY PLAZA SIGN FILE FOR MORE INFO. PERMIT A.

NOTE: No sign may exceed 300 square feet. A separate sign clearance is required for each sign. Attach a sketch of proposed and existing signage including types, dimensions, lettering, abutting streets, alleys, easements, property lines, and locations. **A SEPARATE PERMIT FROM THE BUILDING DEPARTMENT IS REQUIRED.**

Adam Bean 7-29-97 Bill Neller 7-31-97
Applicant's Signature Date Community Development Approval Date

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

14'-0"

(A)

Valley
PLAZA

8'-0"

1"

37'-0" O. A.

19'-0"

9'-0"

**WEST SIDE
DELICATESSEN**

GREAT CLIPS

FRAME JUNCTION

PRO GOLF DISCOUNT

WILD BIRDS UNLIMITED

BLUE RIBBON LIGHTING

BLUE RIBBON LAMPSHADES

COUNTRYWIDE HOME LOANS

H & R BLOCK ETS

AVAILABLE CALL SID AT 241-2909

AAA COLORADO

THE PACKAGING STORE

NORWEST FINANCIAL

AT&T WIRELESS

CRYSTAL RIVER SPA

GIFT BASKETS GALORE

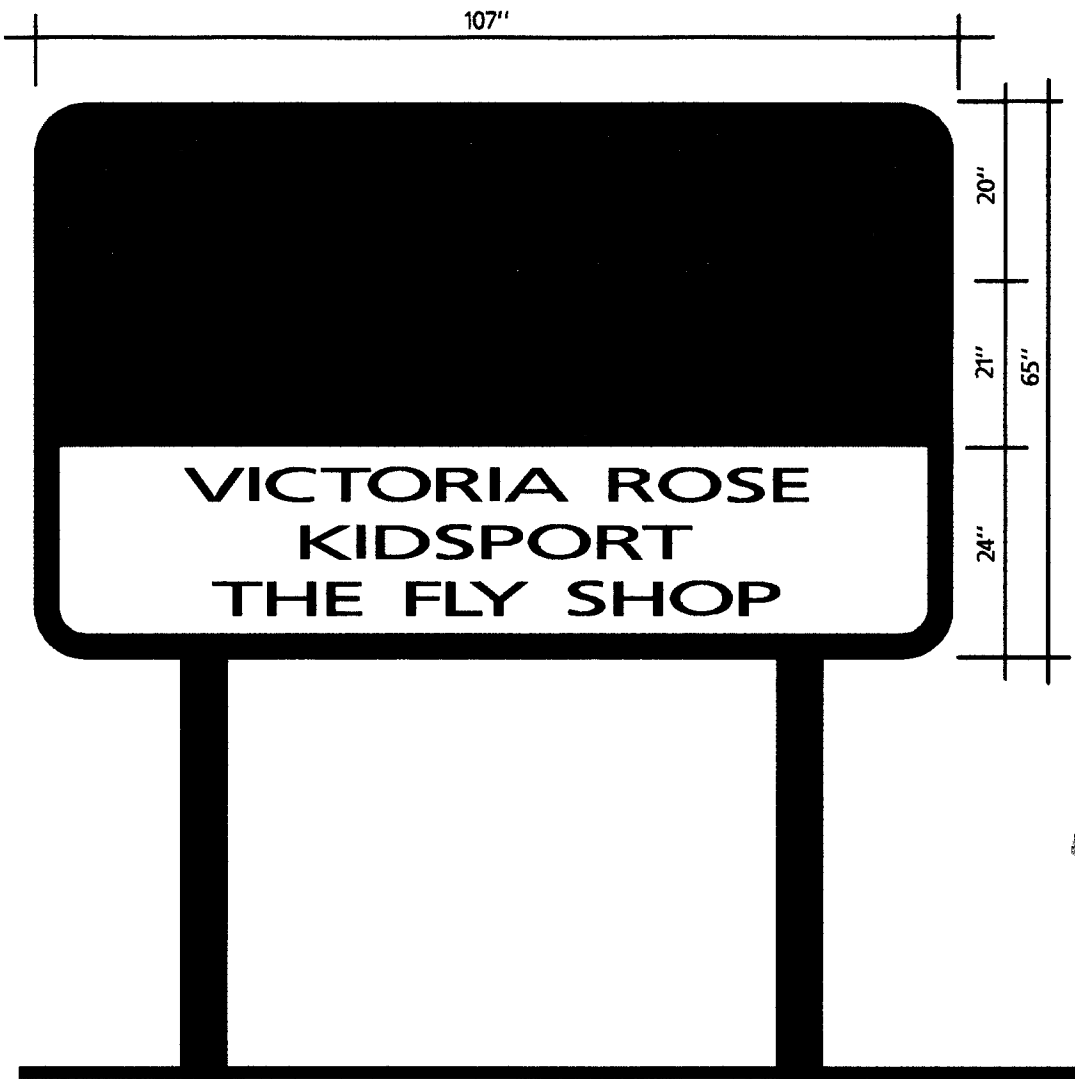


292 ϕ

PROPOSED D/F ILLUMINATED SIGN DISPLAY

DESIGN PROPERTY OF
Bud's
MARKETING

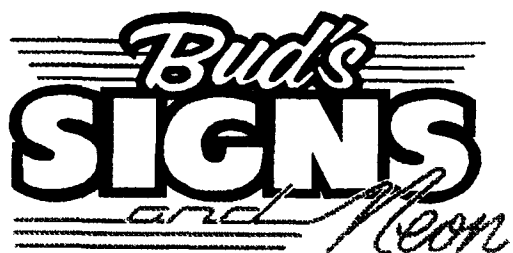
(B)



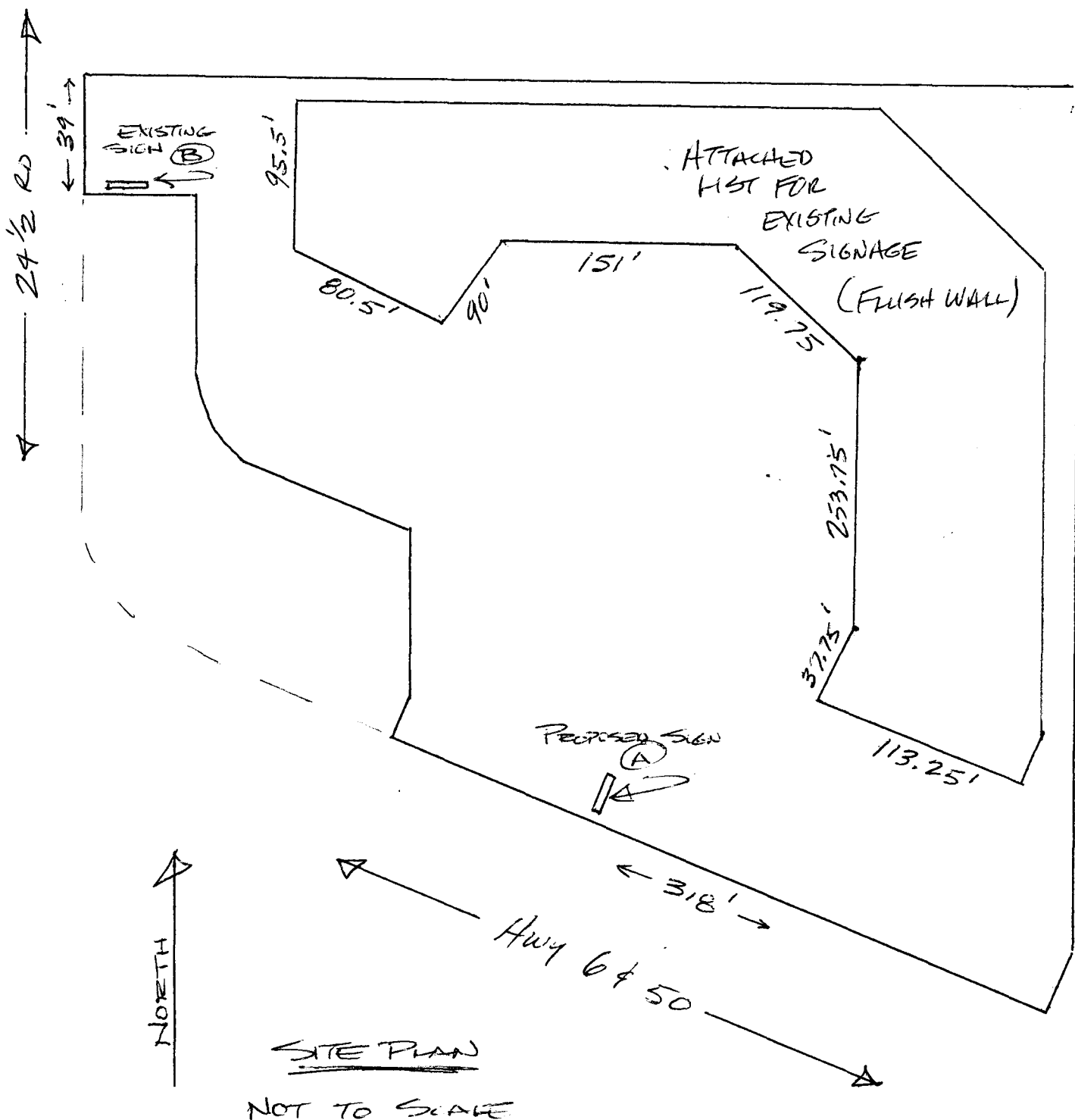
MAIN ENTRANCE SIGN
24 1/2 ROAD

48.3 中

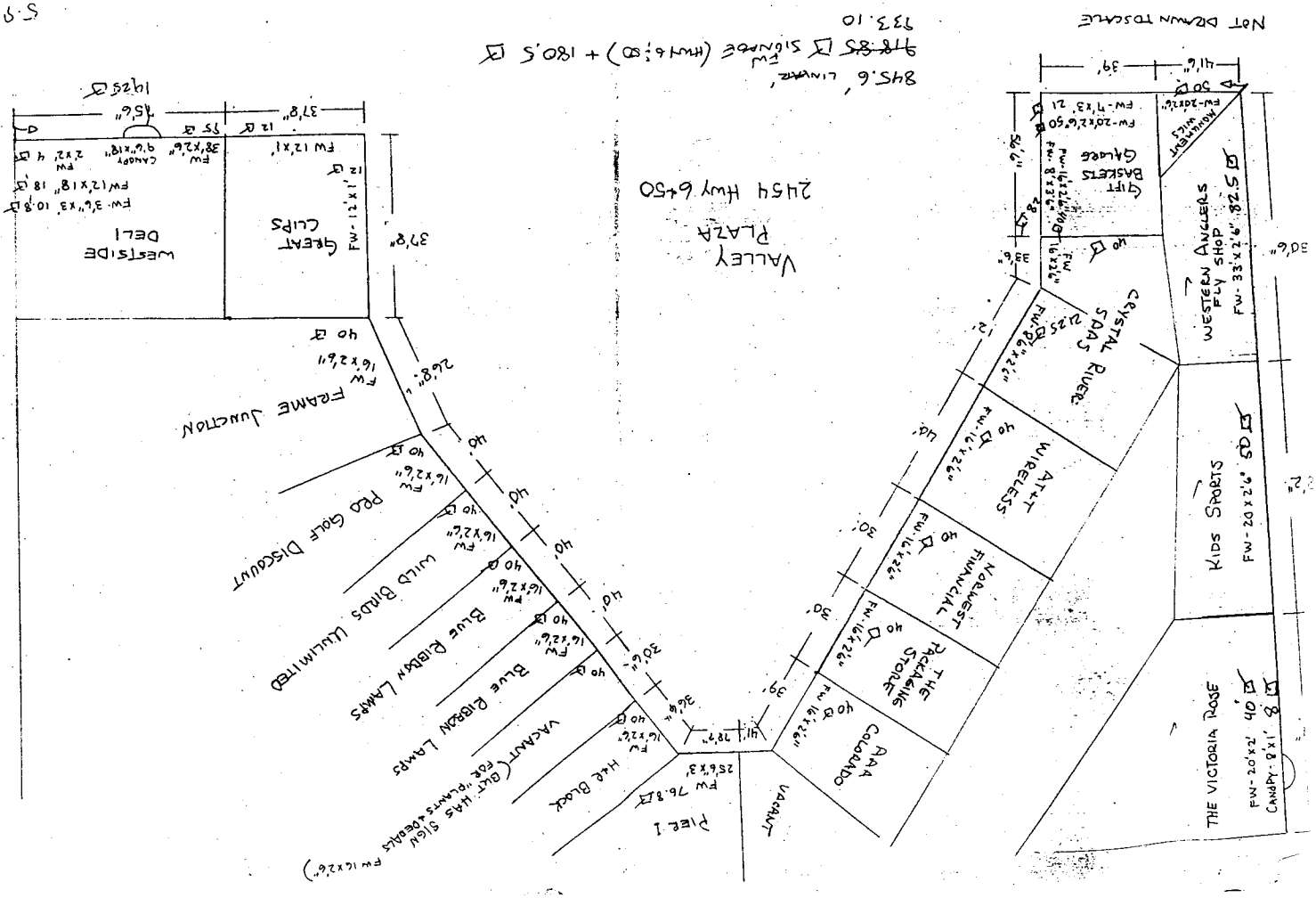




We Do Signs RIGHT!



(MISPLACED) EXISTING SIGN
LIST



845.6' LINER
918.85' SIGNAGE (HWY 6+50) + 180.5'
733.10

NOT DRAWN TO SCALE

5-92