



# SIGN CLEARANCE

OK

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

Clearance No. 65251  
Date Submitted 6-23-97  
FEE \$ 2500  
Tax Schedule 2945-103-00-067  
Zone C-2

BUSINESS NAME MUNIZ AUTOS  
STREET ADDRESS 2501 Hwy 6 & 50  
PROPERTY OWNER SANDRA & RAZ MUNIZ  
OWNER ADDRESS SAME

CONTRACTOR Buo'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 110 Square Feet
- (1,2,4) Building Facade 30 Linear Feet
- (1-4) Street Frontage 100 Linear Feet
- (2,4,5) Height to Top of Sign 26'-6" Feet Clearance to Grade 15'-0" Feet
- (5) Distance from all Existing Off-Premise Signs within 600 Feet \_\_\_\_\_ Feet HWY 6: 50 FRONTAGE

Existing Signage/Type:	Sq. Ft.
Total Existing:	<u>0</u> Sq. Ft.

● FOR OFFICE USE ONLY ●		
Signage Allowed on Parcel:		
Building	<u>60</u>	Sq. Ft.
Free-Standing	<u>150</u>	Sq. Ft.
Total Allowed:	<u>150</u>	Sq. Ft.

COMMENTS: \_\_\_\_\_

**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.**

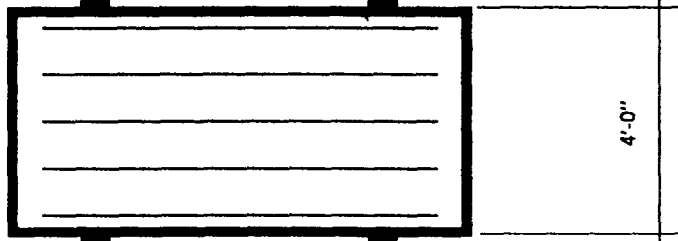
[Signature]      6-23-97      Bill Nish      6-26-97  
Applicant's Signature      Date      Community Development Approval      Date

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

78 # →

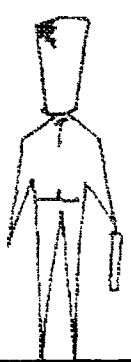
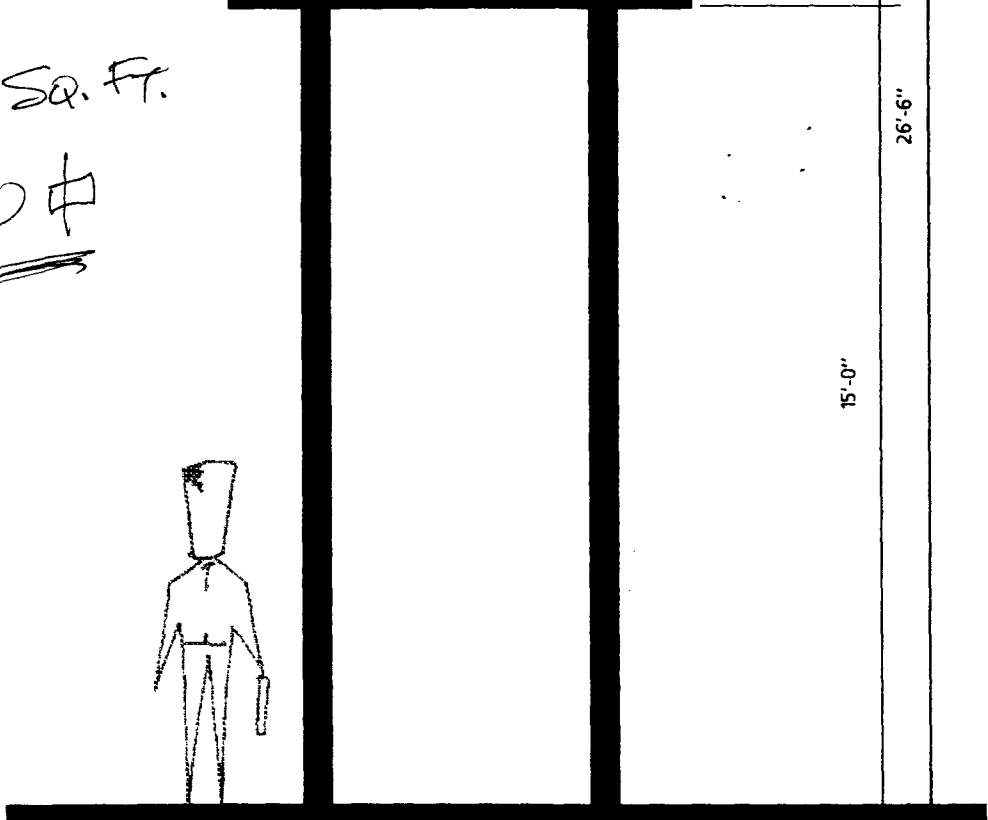


32 # →



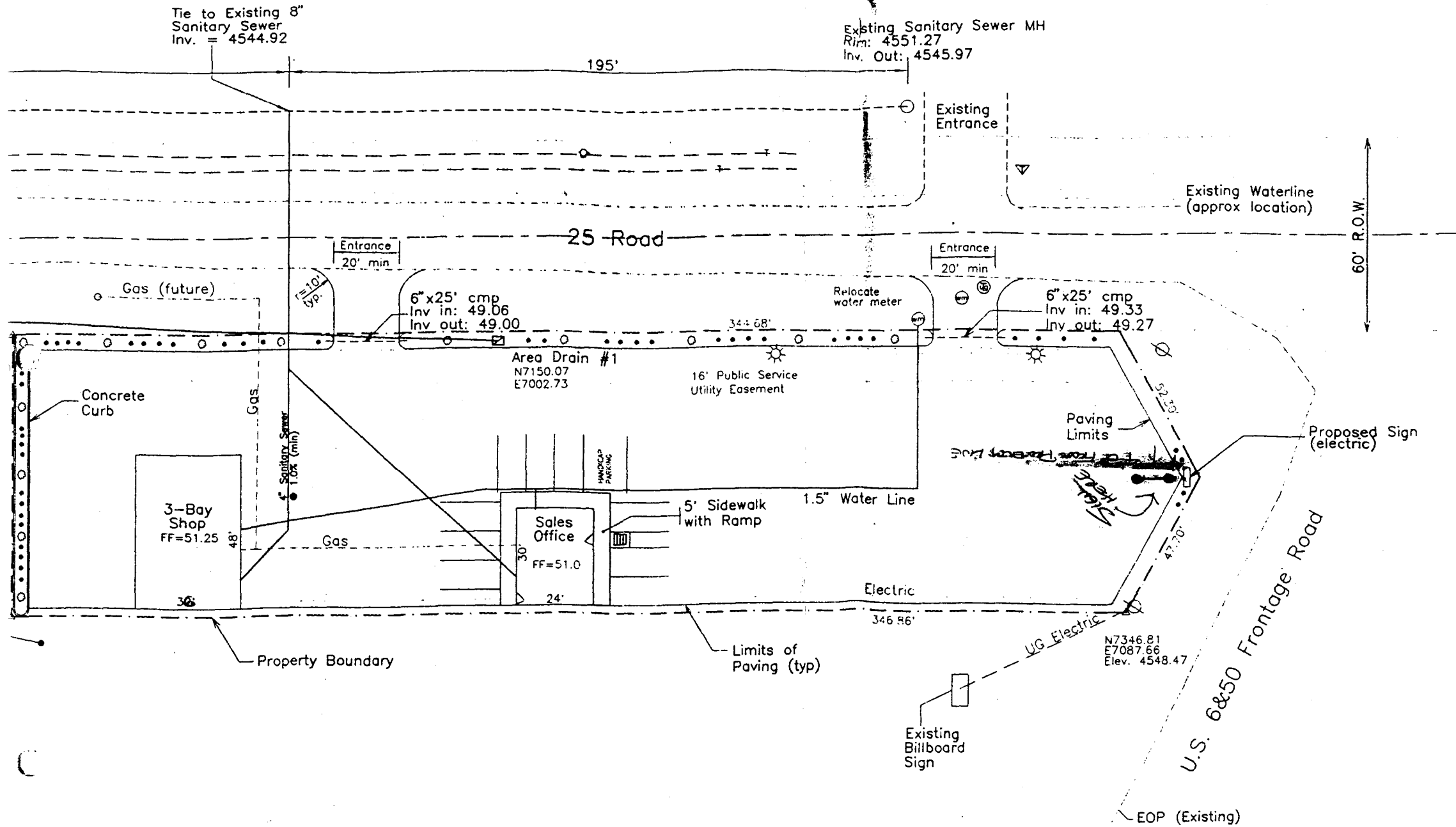
TOTAL SQ. FT.

110 #



FREESTANDING POLE SIGN

DESIGN PROPERTY OF  
*Bud's*  
**SIGNS**  
*and Neon*  
 970-245-7700



Tie to Existing 8" Sanitary Sewer  
Inv. = 4544.92

Existing Sanitary Sewer MH  
Rim: 4551.27  
Inv. Out: 4545.97

195'

Existing Entrance

Existing Waterline (approx location)

25 Road

Entrance  
20' min

Entrance  
20' min

60' R.O.W.

Gas (future)

1.0% (typ)

6"x25' cmp  
Inv in: 49.06  
Inv out: 49.00

Relocate water meter

6"x25' cmp  
Inv in: 49.33  
Inv out: 49.27

344.68'

Area Drain #1  
N7150.07  
E7002.73

16' Public Service Utility Easement

Concrete Curb

Gas

5" Sanitary Sewer  
1.0% (min)

HANDICAP PARKING

5" Sidewalk with Ramp

1.5" Water Line

Paving Limits

Proposed Sign (electric)

3-Bay Shop  
FF=51.25

Sales Office  
FF=51.0

Electric

Property Boundary

Limits of Paving (typ)

346.86'

Existing Billboard Sign

N7346.81  
E7087.66  
Elev. 4548.47

U.S. 6&50 Frontage Road

EOP (Existing)