



# SIGN CLEARANCE

*W*

SIGN ①

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

Clearance No. 71779  
Date Submitted 12-15-98  
FEE \$ 25.00  
Tax Schedule 2045-043-08-002  
Zone H.O.

BUSINESS NAME FISHER LIQUOR BARN  
STREET ADDRESS 2438 F ROAD  
PROPERTY OWNER WAYNE FISHER  
OWNER ADDRESS 1041 24 RD.

CONTRACTOR BUD'S SIGNS  
LICENSE NO. 2980109  
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 252 Square Feet
- (1,2,4) Building Facade 91 Linear Feet
- (1 - 4) Street Frontage 166 Linear Feet
- (2,4,5) Height to Top of Sign 34 Feet Clearance to Grade 10 Feet
- (5) Distance from all Existing Off-Premise Signs within 600 Feet - Feet

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

● FOR OFFICE USE ONLY ●	
Signage Allowed on Parcel: <u>AS PER VAR FILE</u>	
Building	Sq. Ft.
Free-Standing	Sq. Ft.
Total Allowed:	Sq. Ft.

COMMENTS: THIS IS PART OF A MASTER PLAN (FILE # VAR-1998-188)

**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] 12-15-98 [Signature] 12-18-98  
 Applicant's Signature Date Community Development Approval Date

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

SIGN (3)



# SIGN PERMIT

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

Permit No. 71779  
Date Submitted 12-15-98  
FEE \$ 5.00  
Tax Schedule 2945-043-08-002  
Zone H.O.

BUSINESS NAME FISHER LIQUOR BARN  
STREET ADDRESS 2438 ~~ST~~ RD. F Rd.  
PROPERTY OWNER WAYNE FISHER  
OWNER ADDRESS 1041 F ROAD

CONTRACTOR Buo's SIGNS  
LICENSE NO. 2980109  
ADDRESS 1055 UTE AVE.  
TELEPHONE NO. 245-7700

- 1. FLUSH WALL 2 Square Feet per Linear Foot of Building Facade
- Face Change Only (2,3 & 4):
- 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

Existing Externally or Internally Illuminated - No Change in Electrical Service  Non-Illuminated

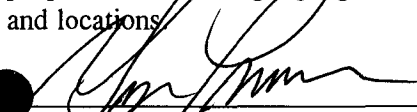
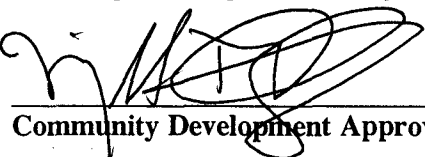
(1 - 4) Area of Proposed Sign 76 Square Feet  
(1,2,4) Building Facade 91 Linear Feet  
(1 - 4) Street Frontage \_\_\_\_\_ Linear Feet  
(2,4) Height to Top of Sign 20 Feet Clearance to Grade 16 Feet

Existing Signage/Type:	
<u>FREESTANDING (SIGN D)</u>	<u>252</u> Sq. Ft.
	Sq. Ft.
	Sq. Ft.
Total Existing:	<u>252</u> Sq. Ft.

● FOR OFFICE USE ONLY ●	
Signage Allowed on Parcel:	<u>As per Var File</u>
Building	Sq. Ft.
Free-Standing	Sq. Ft.
Total Allowed:	Sq. Ft.

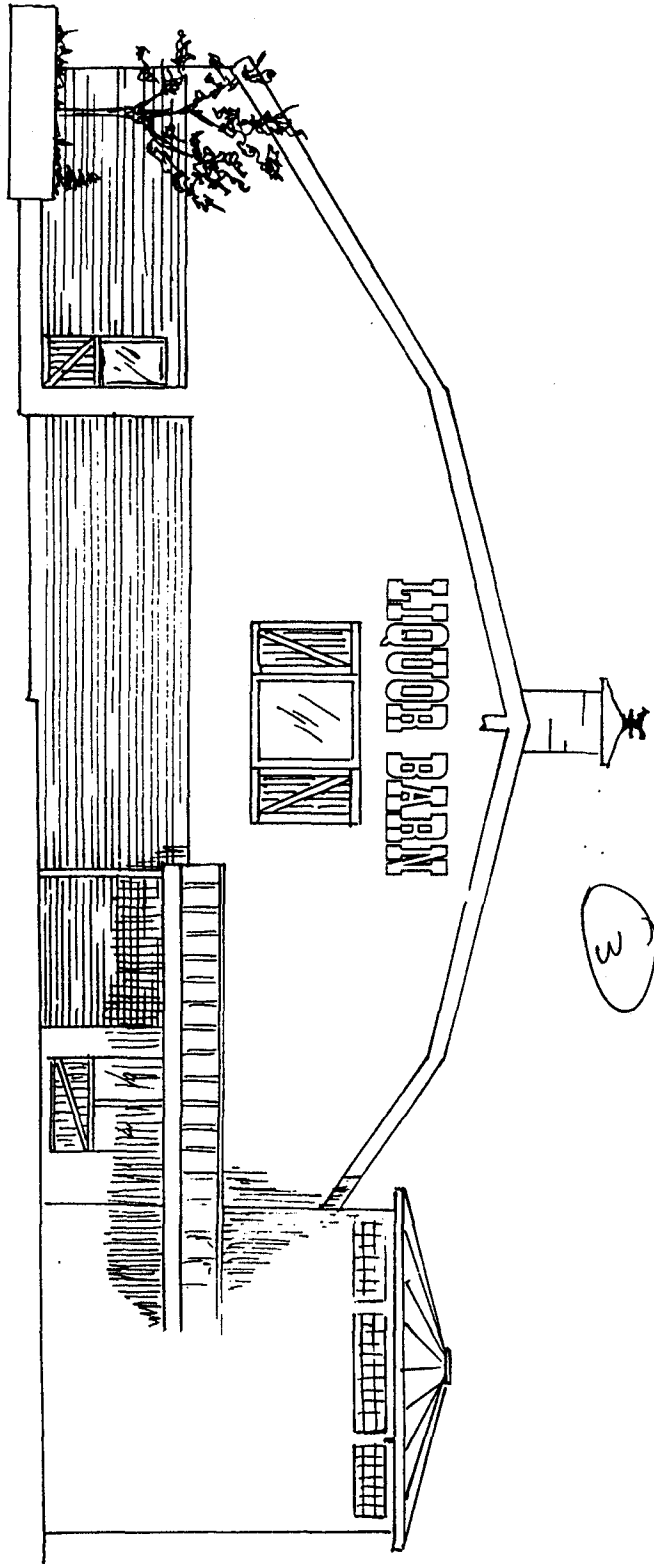
COMMENTS: THIS PART OF A MASTER PLAN (FILE# VAR-1998-188)

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, alleys, easements, property lines, and locations.


12-15-98

12-18-98

Applicant's Signature                      Date                      Community Development Approval                      Date

(White: Community Development)                      (Canary: Applicant)                      (Pink: Code Enforcement)



3

Brog. Sign...  
4' x 19' - 76#

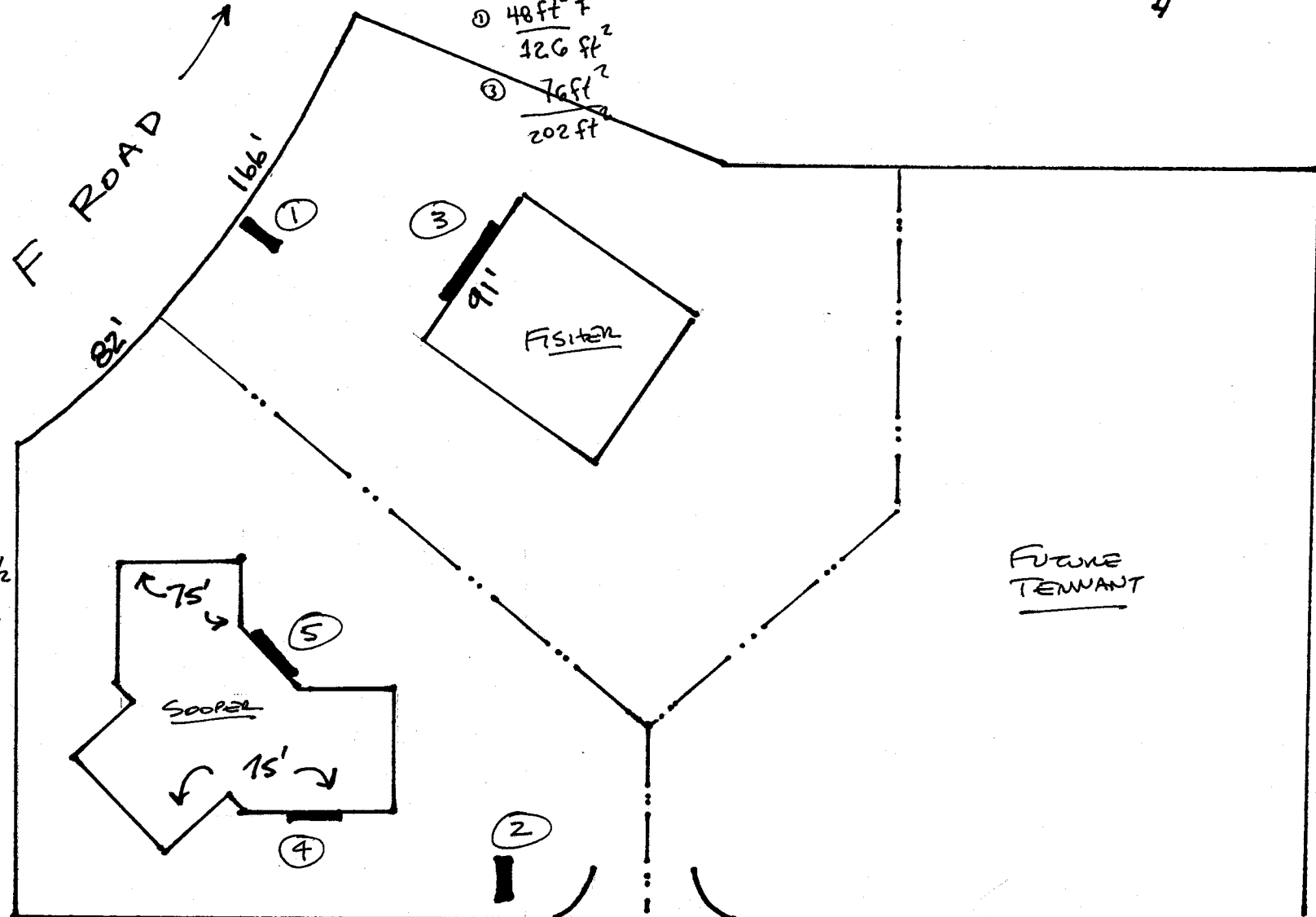
SITE PLAN

NORTH →

Fisher  
 ① 78ft<sup>2</sup> F  
 ① 48ft<sup>2</sup> F  
 126ft<sup>2</sup>  
 ③ 76ft<sup>2</sup>  
 202ft

E ROAD ↗

SOOPER:  
 50ft<sup>2</sup> 24½  
 ) 41ft<sup>2</sup> 24½  
 ) 28ft<sup>2</sup> F  
 ) 60ft<sup>2</sup> F  
 155ft<sup>2</sup>



280'

274'

← 24½ RD →

Proposed

252 Face  
140 Area  
392

70 Face  
80 Area  
150

120 Face  
162 Area  
282

TABLE 1	Applicant's Proposed Sign Package	Total Proposed/(Allowed per Code) (Note 1)	Staff Recommendation
<b>Fisher Liquor Barn</b>	<ul style="list-style-type: none"> <li>Freestanding Signs F Road 24 1/2 Road</li> <li>Wall Signs</li> </ul>	126 ft <sup>2</sup> (Figure 2) 40 ft <sup>2</sup> (Figure 3)  140 ft <sup>2</sup>  392 Freestanding: 166 ft <sup>2</sup> /(248 ft <sup>2</sup> max. allowed)  Wall: 140 ft <sup>2</sup> (180 ft <sup>2</sup> max. allowed)  Total sign area allowed for property is 248 ft <sup>2</sup> /306 ft <sup>2</sup> proposed	Freestanding: TBD  Wall: as per Code
<b>Sooper Credit Union</b>	<ul style="list-style-type: none"> <li>Freestanding Signs F Road 24 1/2 Road</li> <li>Wall Signs</li> </ul>	66 ft <sup>2</sup> (Figure 2) 30 ft <sup>2</sup> (Figure 3)  80 ft <sup>2</sup>  Freestanding: 96 ft <sup>2</sup> /(125 ft <sup>2</sup> max. allowed F Road; 211 ft <sup>2</sup> max. allowed 24 1/2 Road)  Wall: 80 ft <sup>2</sup> (96 ft <sup>2</sup> max. allowed F Road/176 ft <sup>2</sup> max. allowed 24 1/2 Road)  Total sign area allowed for property: F Road - 125 ft <sup>2</sup> /106 ft <sup>2</sup> proposed 24 1/2 Road - 211 ft <sup>2</sup> /70 ft <sup>2</sup> proposed	Freestanding: TBD  Wall: as per Code
<b>Future Development</b>	<ul style="list-style-type: none"> <li>Freestanding Signs F Road 24 1/2 Road</li> <li>Wall Signs</li> </ul>	60 ft <sup>2</sup> (Figure 2) 120 ft <sup>2</sup> (Figure 4)  162 ft <sup>2</sup>  Freestanding: 180 ft <sup>2</sup> /(206 ft <sup>2</sup> max. allowed)  Wall: 162 ft <sup>2</sup> (280 ft <sup>2</sup> max. allowed)  Total sign area allowed for property is 280 ft <sup>2</sup> /342 ft <sup>2</sup> proposed	Freestanding: TBD  Wall: as per Code

TBD: To be determined by applicant; 100 ft<sup>2</sup> per frontage allowed for all businesses per staff recommendation  
 NOTE 1: Total sign area may not exceed the *higher* of the freestanding or wall sign allowances

Proposed  
824

824

~~2070~~  
Allowed  
864

342  
170  
306  
824