



# SIGN CLEARANCE

5162 (2)

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

Clearance No. 71780  
Date Submitted 12-15-98  
FEE \$ 5.00  
Tax Schedule 2945-043-08-001  
Zone H.O.

BUSINESS NAME SOOPER CREDIT UNION CONTRACTOR Buo's SIGNS  
STREET ADDRESS 2436 F ROAD LICENSE NO. 2980109  
PROPERTY OWNER SAME ADDRESS 1055 UTE AVE.  
OWNER ADDRESS SAME 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 155 Square Feet
- (1,2,4) Building Facade 75 Linear Feet
- (1 - 4) Street Frontage 280 Linear Feet
- (2,4,5) Height to Top of Sign 25 Feet Clearance to Grade 8 Feet
- (5) Distance from all Existing Off-Premise Signs within 600 Feet \_\_\_\_\_ Feet

Existing Signage/Type:	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.**


12-15-98

12-18-98  
 Applicant's Signature Date Community Development Approval Date

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



# SIGN CLEARANCE

516N (4)

71780

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

Clearance No. ~~71780~~  
Date Submitted 12-15-98  
FEE \$ 5.00  
Tax Schedule 2945-043-08-001  
Zone H.O.

BUSINESS NAME SOOPER CREDIT UNION  
STREET ADDRESS 2436 F RO.  
PROPERTY OWNER SAME  
OWNER ADDRESS SAME

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
- 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 11 Square Feet
- (1,2,4) Building Facade 75 Linear Feet
- (1 - 4) Street Frontage \_\_\_\_\_ Linear Feet
- (2,4,5) Height to Top of Sign 11 Feet Clearance to Grade 9 Feet
- (5) Distance from all Existing Off-Premise Signs within 600 Feet \_\_\_\_\_ Feet

Existing Signage/Type:	
<u>FREESTANDING (SIGN ②)</u>	<u>155</u> Sq. Ft.
	<u>0</u> Sq. Ft.
	<u>0</u> Sq. Ft.
Total Existing:	<u>155</u> Sq. Ft.

● FOR OFFICE USE ONLY ●	
Signage Allowed on Parcel: <u>AS PER VAR SIDE</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)

516W (5)



# SIGN CLEARANCE

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

Clearance No. 71780  
Date Submitted 12-15-98  
FEE \$ 5.00  
Tax Schedule 2945-043-08 -001  
Zone H.O.

*EX*

BUSINESS NAME SOOPER CREDIT UNION  
STREET ADDRESS 2436 F RD.  
PROPERTY OWNER SAME  
OWNER ADDRESS SAME

CONTRACTOR BUD'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
- 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 28 Square Feet
- (1,2,4) Building Facade 75 Linear Feet
- (1 - 4) Street Frontage \_\_\_\_\_ Linear Feet
- (2,4,5) Height to Top of Sign 12 Feet Clearance to Grade 9 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)

1

12'-0"

Fisher's  
LIQUOR BARN

78¢

6'-6"

Sooper  
CREDIT UNION

66¢

5'-6"

FUTURE  
TENNANT

60¢

5'-0"

LIQUOR SPECIALS  
A  
B  
C

48¢

4'-0"

34'-0" O.A.

10'-0"



"F" ROAD

252¢  
TOTAL

2

10'-0"

Fisher's  
LIQUOR BARN

60¢

6'-0"

Sooper  
CREDIT UNION

50¢

5'-0"

25'-0" O.A.

FUTURE  
TENNANT

45¢

4'-6"

8'-0"



24 1/2 ROAD

155¢  
TOTAL

5'-6<sup>5</sup>/<sub>8</sub>"

2'-0<sup>3</sup>/<sub>8</sub>"

4

**SOOPER**  
**CREDIT UNION**

- WHITE FACES w/ OVERLAYS
- 5" BLACK RETURNS
- 1" BLACK CAP

11φ

5

8'-9<sup>3</sup>/<sub>4</sub>"

28φ

3'-2<sup>3</sup>/<sub>4</sub>"

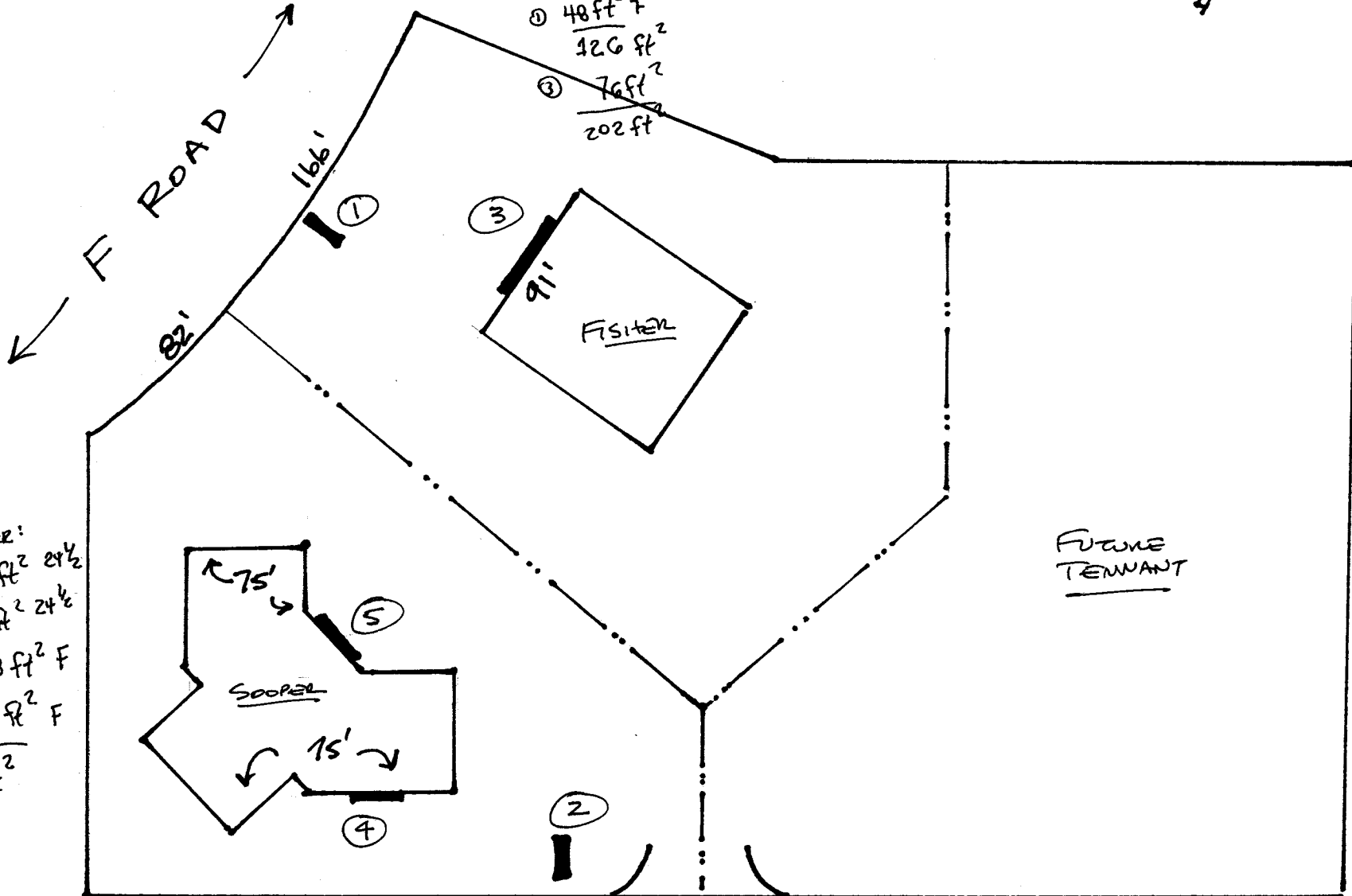
**SOOPER**  
**CREDIT UNION**

SITE PLAN

NORTH 

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

60 ft<sup>2</sup> 24 1/2



Soope:  
 ② 50ft<sup>2</sup> 24 1/2  
 ④ 41ft<sup>2</sup> 24 1/2  
 ③ 28ft<sup>2</sup> F  
 ① 66ft<sup>2</sup> F  
185 ft<sup>2</sup>

280'

274'

← 24 1/2 RD →

Proposed

252 Free  
140 Bus  
392

70 Free  
80 Bus  
150

120 Free  
162 Bus  
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> /170 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

Approved

824

342  
106  
306  
824