



SIGN CLEARANCE

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

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Clearance No.	<u>79933</u>
Date Submitted	<u>5-15-01</u>
Fee \$	<u>25.00</u>
Zone	<u>C-1</u>

TAX SCHEDULE	<u>2945-102-00-120</u>	CONTRACTOR	<u>Western Neon Sign Co</u>
BUSINESS NAME	<u>C & F Foods</u>	LICENSE NO.	<u>2010 292</u>
STREET ADDRESS	<u>596 25 Rd</u>	ADDRESS	<u>3183 Hall Ave</u>
PROPERTY OWNER	<u>William Dawson</u>	TELEPHONE NO.	<u>523 4045</u>
OWNER ADDRESS	<u>PO BOX 279 GJ 81502</u>	CONTACT PERSON	<u>Ray McManus</u>

- | | | |
|-------------------------------------|------------------|---------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> | 1. FLUSH WALL | 2 Square Feet per Linear Foot of Building Facade |
| <input type="checkbox"/> | 2. ROOF | 2 Square Feet per Linear Foot of Building Facade |
| <input checked="" type="checkbox"/> | 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 |
| <input type="checkbox"/> | 4. PROJECTING | 0.5 Square Feet per each Linear Foot of Building Facade |
| <input type="checkbox"/> | 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: 140.51 Square Feet

(1,2,4) Building Façade: 70 Linear Feet

(1 - 4) Street Frontage: 170 Linear Feet Patterson - 175'

(2 - 5) Height to Top of Sign: 25.4 Feet Clearance to Grade: 9 Feet

(5) Distance from all Existing Off-Premise Signs within 600 Feet: _____ Feet

EXISTING SIGNAGE/TYPE:	
<u>B SF 3'x27 C&F food sign</u>	<u>81</u> Sq. Ft.
<u>C SF 2'1/2" x 6' sign on canopy</u>	<u>13.85</u> Sq. Ft.
_____	_____ Sq. Ft.
_____	_____ Sq. Ft.
Total Existing:	<u>94.85</u> Sq. Ft.

● FOR OFFICE USE ONLY ●	
Signage Allowed on Parcel:	
Building	<u>140</u> ^A Sq. Ft.
Free-Standing	<u>262.5</u> ^A Sq. Ft.
Total Allowed:	<u>263</u> ^A Sq. Ft.

COMMENTS: Only 28' left on F Rd frontage - (Replace & move existing pole sign)

NOTE: No sign may exceed 300 square feet. A separate sign clearance is required for each sign. Attach a sketch, to scale, of proposed and existing signage including types, dimensions and lettering. Attach a plot plan, to scale, showing: abutting streets, alleys, easements, driveways, encroachments, property lines, distances from existing buildings to proposed signs and required setbacks. **A SEPARATE PERMIT FROM THE BUILDING DEPARTMENT IS ALSO REQUIRED.**

I hereby attest that the information on this form and the attached sketches are true and accurate.

Ray McManus 5/14/01 [Signature] 5/15/01
Applicant's Signature Date Community Development Approval Date

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

attention: John 1 page

12' Capsule Dual Pole System
C & F #4 - Grand Junction, CO



C & F
Foods

16.5'

Diesel 0.00⁰

READER
BOARD

25' 4"

9'

12 Ft. Dual Pole
System Specifications

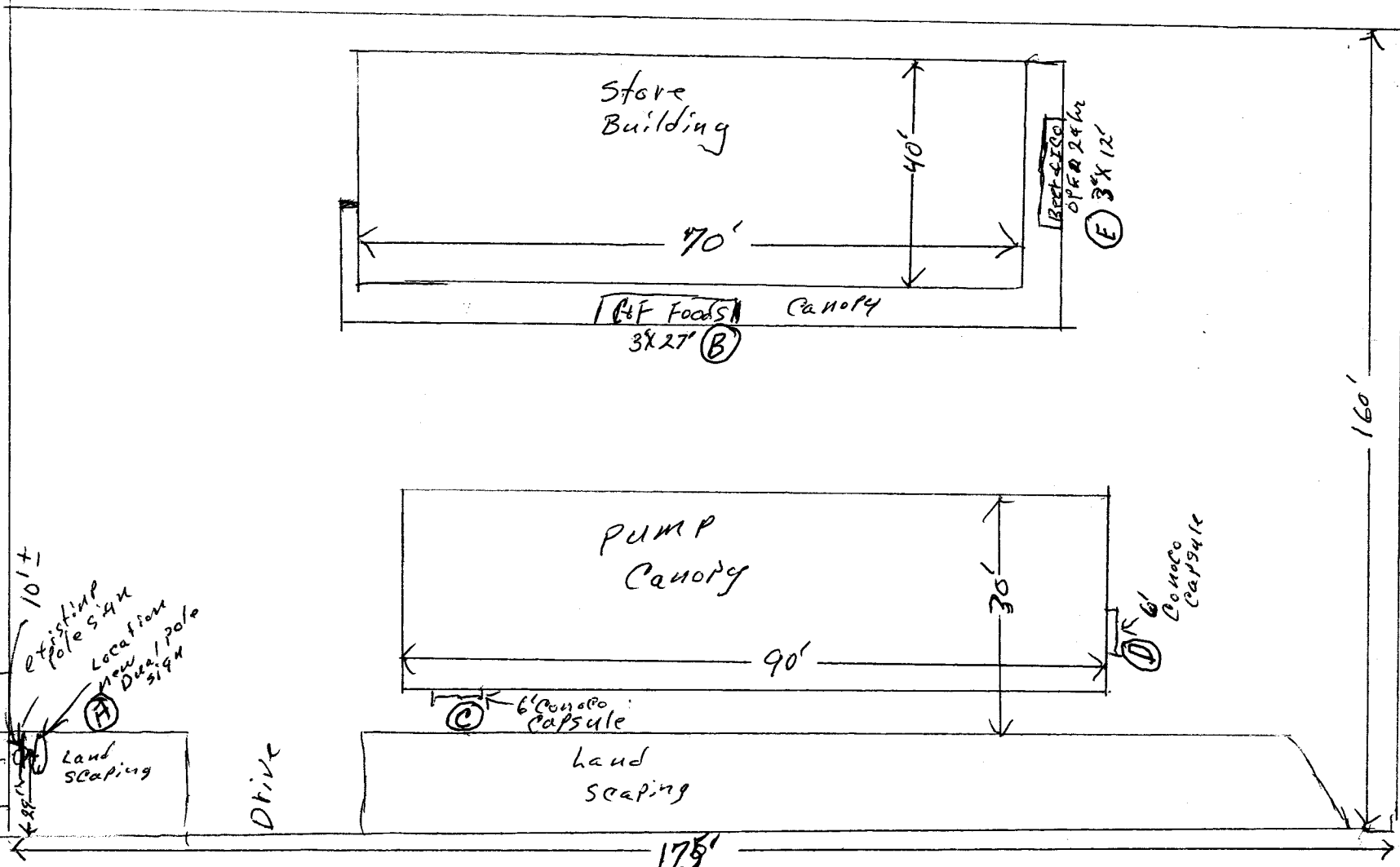
Total Sign Area: 140.51 sq. ft.
Overall Height: 25' 4"
Ground Clearance: 9'

Conoco Capsule: 43.08 sq. ft.
2X Meter cabinet: 24.34 sq. ft.
3X Price cabinets: 33.87 sq. ft.
1X Diesel panel: 14.88 sq. ft.
2X Reader Board: 24.34 sq. ft.

8.5' wide

drive to next bus.

canal
Drive



25 Rd

Patterson
4 Lanes

CONOCO

SELF SERVICE
UNLEADED

1.79⁹

UNLEADED
PLUS

1.89⁹

SUPER
UNLEADED

1.99⁹

DIESEL

1.75⁹





