



# SIGN CLEARANCE

9

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

Clearance No. 78442  
Date Submitted 1/23/01  
FEE \$ 25.00  
Tax Schedule 2945-144-43-006  
Zone C-1

BUSINESS NAME The Bottle Shop  
STREET ADDRESS 725 Pitkin Ave  
PROPERTY OWNER Nikki J. Summers  
OWNER ADDRESS 725 Pitkin Ave

CONTRACTOR Western Neon Sign Co  
LICENSE NO. 2200324  
ADDRESS 3183 Hall Ave Grand Jct 81504  
TELEPHONE NO. 527 4045

- 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 40 Square Feet
- (1,2,4) Building Facade 35 Linear Feet
- (1 - 4) Street Frontage 70 Linear Feet Pitkin Ave 3 lanes one way
- (2,4,5) Height to Top of Sign 21.5 Feet Clearance to Grade 16.5 Feet
- (5) Distance from all Existing Off-Premise Signs within 600 Feet \_\_\_\_\_ Feet

Existing Signage/Type:	
<u>Awaying sign</u>	<u>8.8</u> Sq. Ft.
<u>3' x 8 Change Panel sign</u>	<u>24</u> Sq. Ft.
	Sq. Ft.
Total Existing:	<u>32.8</u> Sq. Ft.

● FOR OFFICE USE ONLY ●	
Signage Allowed on Parcel:	
Building	<u>70</u> Sq. Ft.
Free-Standing	<u>105</u> Sq. Ft.
Total Allowed:	<u>105</u> Sq. Ft.

COMMENTS: Removing 5'x10' DF pole sign - replacing it with 3x8 DF pole sign

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.**

Roy McManus  
Applicant's Signature

1/23/01  
Date

Pat P.J.  
Community Development Approval

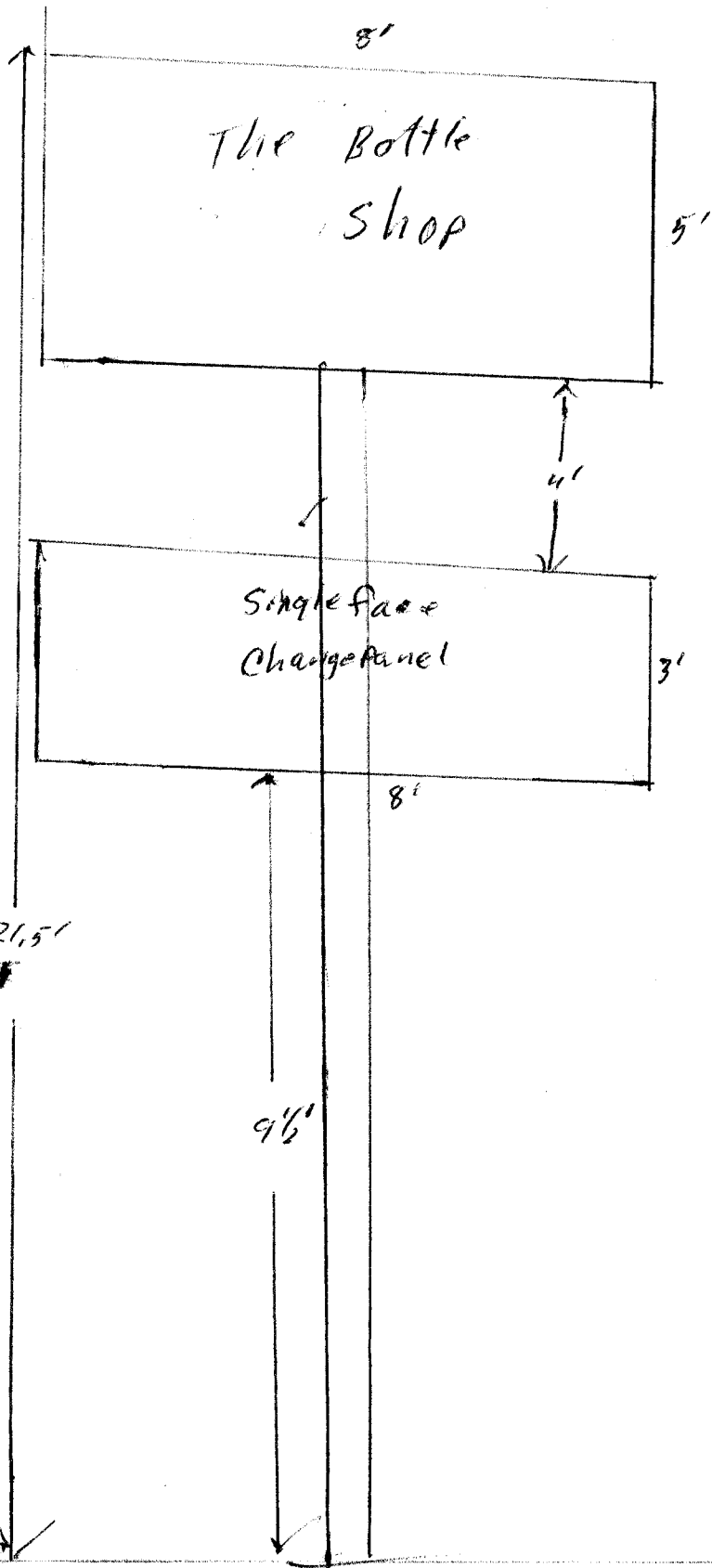
1-23-01  
Date

(White: Community Development)

(Canary: Applicant)

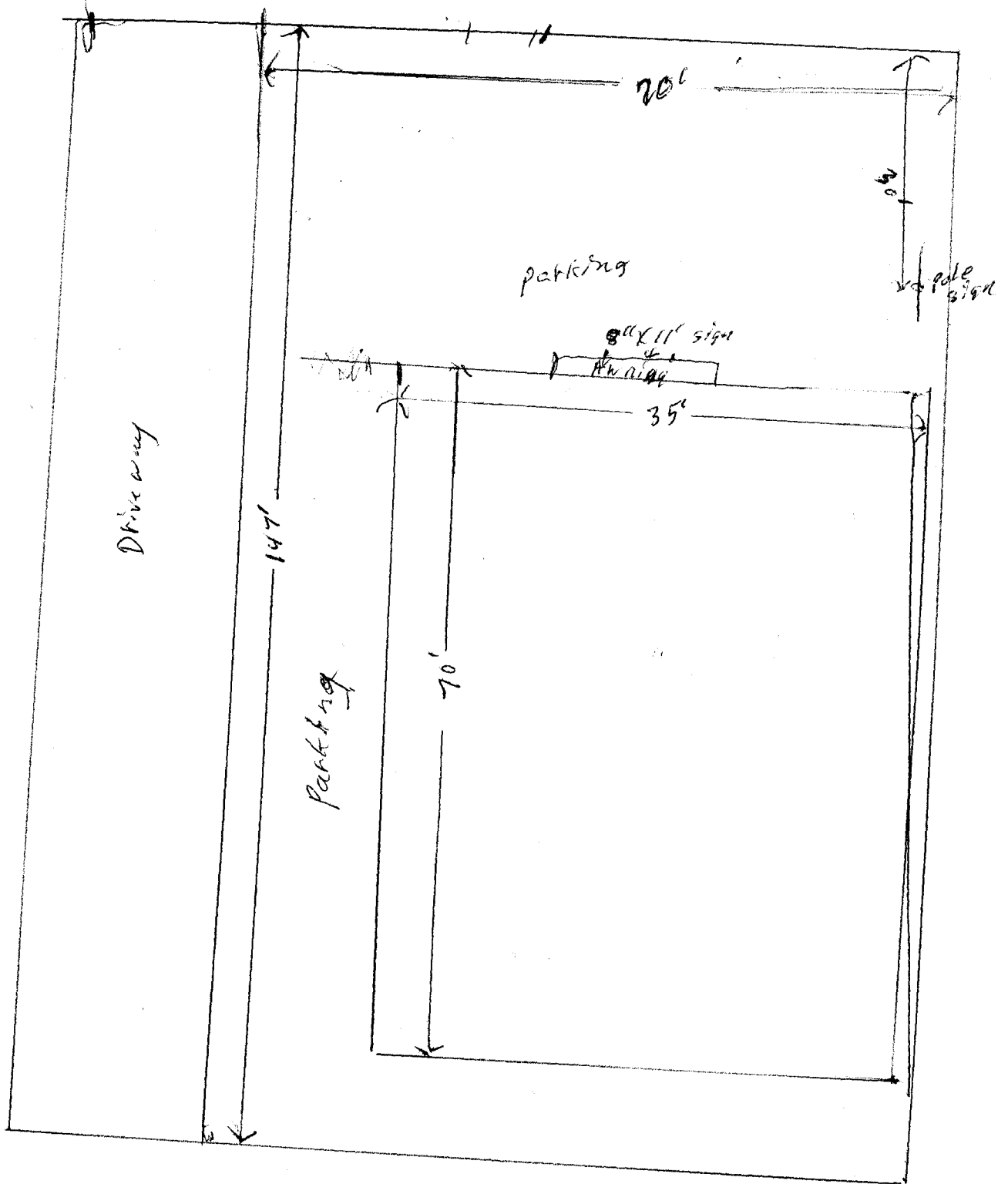
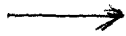
(Pink: Building Dept)

(Goldenrod: Code Enforcement)



PITKIN AVE

3 LANES



ALLEY