



SIGN CLEARANCE

2

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

Clearance No. _____
Date Submitted 1-3-01
FEE \$ 25.00
Tax Schedule 2945-134-00-018
Zone C-2

BUSINESS NAME Fairway Enterprises LLC
STREET ADDRESS 2135 I-70 Business
PROPERTY OWNER Keith Andrews
OWNER ADDRESS 570 S. Westgate Dr.

CONTRACTOR Bud's Signs
LICENSE NO. ~~2000100~~ 2000100
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 22.7 Square Feet
- (1,2,4) Building Facade 375 Linear Feet
- (1 - 4) Street Frontage 750 Linear Feet
- (2,4,5) Height to Top of Sign 20 Feet Clearance to Grade 17'9" Feet
- (5) Distance from all Existing Off-Premise Signs within 600 Feet _____ Feet

Existing Signage/Type:	
Flushwall	440 Sq. Ft.
Flushwall	30 Sq. Ft.
	Sq. Ft.
Total Existing:	470 Sq. Ft.

● FOR OFFICE USE ONLY ●	
Signage Allowed on Parcel: <u>I-70 B</u>	
Building	750 Sq. Ft.
Free-Standing	1,125 Sq. Ft.
Total Allowed:	1,125 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.**

Gene Bennett 1-2-01
Applicant's Signature Date

Pat Lewis 1/3/01
Community Development Approval Date

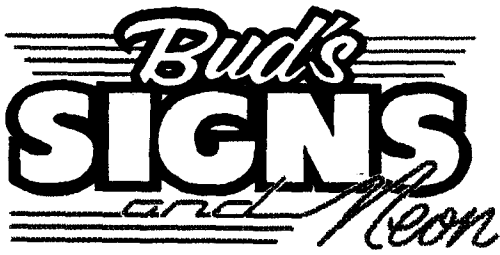
(White: Community Development) (Canary: Applicant) (Pink: Building Dept) (Goldenrod: Code Enforcement)

120"

C W S
COMPLETE WHEEL SOURCE

Rozzi
rozzì

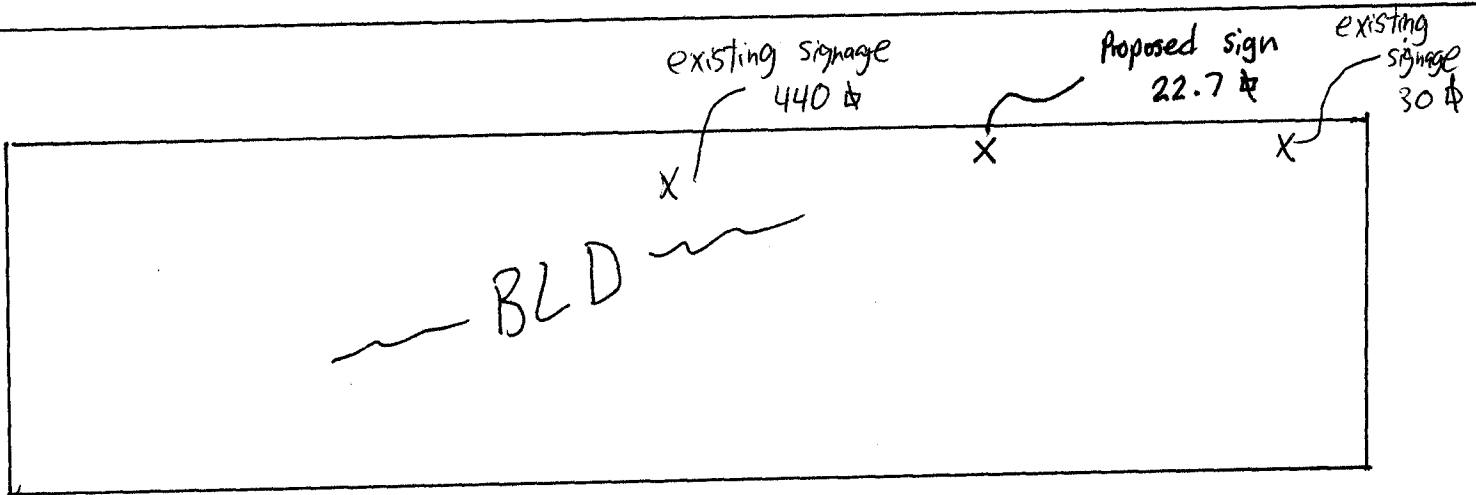
27 1/4"



We Do Signs RIGHT!

↑
N

I-70 B.



2135 I-70 B.

1055 Ute Avenue • Grand Junction, Colorado 81501 • 970-245-7700