



SIGN CLEARANCE

A

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

Clearance No. 79237
 Date Submitted 3/21/01
 FEE \$ 25.00
 Tax Schedule 2945-261-04-003
 Zone C-1

BUSINESS NAME C&D Food Store
 STREET ADDRESS 2685 C Road
 PROPERTY OWNER Sang E. Chac
 OWNER ADDRESS ~~2851 Picardy Dr Grand Jct. 81501~~
2851 Picardy Dr Grand Jct. 81501

CONTRACTOR Western Neon Sign Co
 LICENSE NO. 22003347-2010292
 ADDRESS 3183 Hall Ave
 TELEPHONE NO. 523 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 76.94 Square Feet
- (1,2,4) Building Facade 67 Linear Feet
- (1 - 4) Street Frontage 163 Linear Feet 150' Unawake frontage
- (2,4,5) Height to Top of Sign 22.3 Feet Clearance to Grade 13.10 Feet
- (5) Distance from all Existing Off-Premise Signs within 600 Feet _____ Feet

neighboring lot is also 150'

Existing Signage/Type:		Sq. Ft.
3'x16' sign on Bldg.	48	Sq. Ft.
2x8 canopy sign will take down	10	Sq. Ft.
		Sq. Ft.
Total Existing:	58 48	Sq. Ft.

● FOR OFFICE USE ONLY ●	
Signage Allowed on Parcel:	<u>C RD</u>
Building	<u>134</u> Sq. Ft.
Free-Standing	<u>112.5</u> Sq. Ft.
Total Allowed:	<u>134</u> Sq. Ft.

COMMENTS: Replace existing free standing monument sign with dual pole free standing sign (must be on store parcel)

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.**

Ray McManis 3/21/01 [Signature] 3/29/01
 Applicant's Signature Date Community Development Approval Date

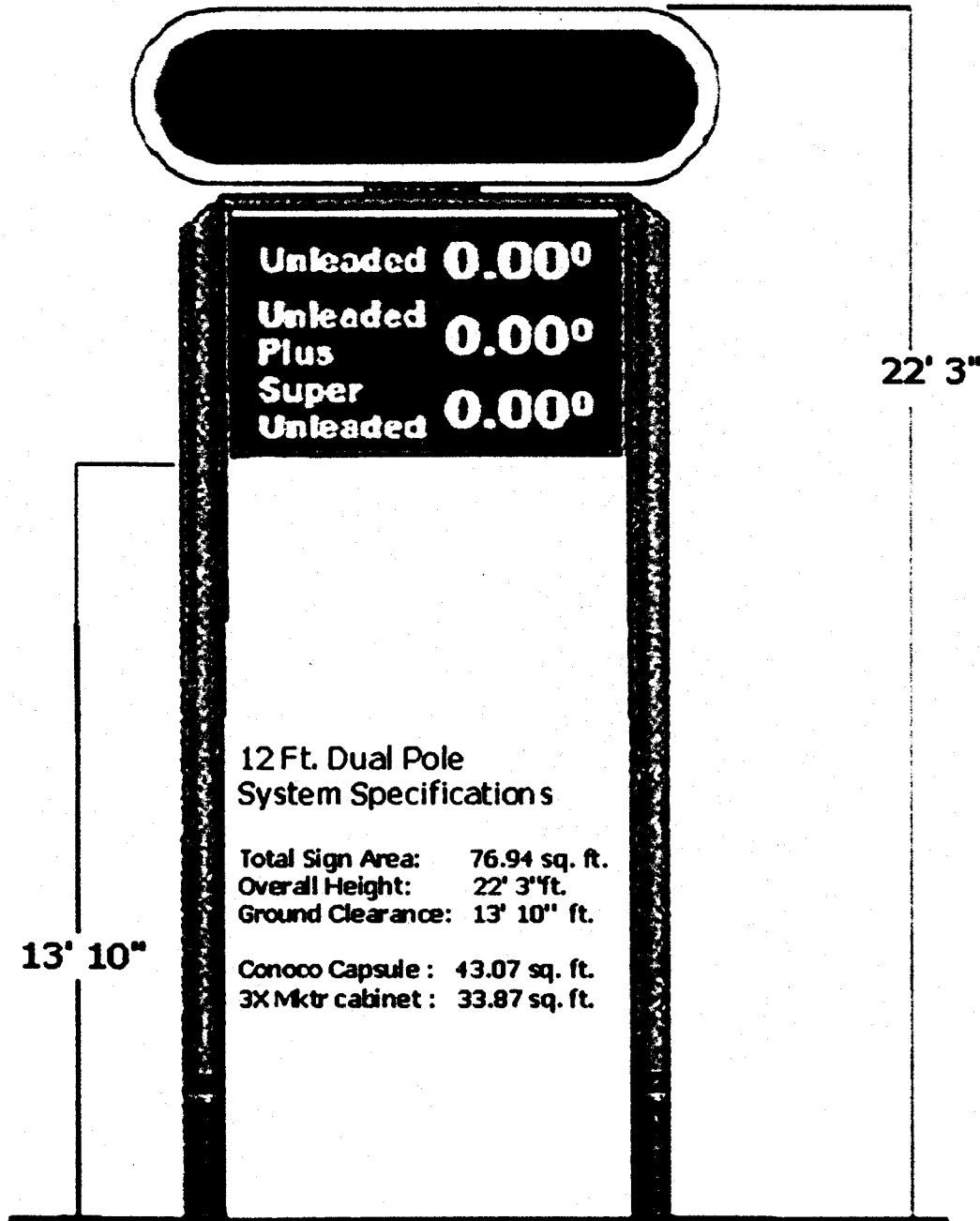
(White: Community Development) (Canary: Applicant) (Pink: Building Dept) (Goldenrod: Code Enforcement)





77
48
125

12' Capsule Dual Pole System
Orchard Mesa Market - Grand Junction, CO



SITE PLAN

In the space below, draw a site plan of the store property including all existing signs, building(s), car wash, canopy, property lines, primary and side streets, and proposed location for the new sign(s).

Gary Boone 303-887-9000

Loni
Planners
10:20 AM

