



SIGN CLEARANCE

A

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

Clearance No. 79118
Date Submitted 3/16/01
FEE \$ 25.00
Tax Schedule 2943-074-15-011
Zone C-1

BUSINESS NAME Bookeriff Gas & Grocery
B.G.'S Gas
STREET ADDRESS 2896 No Ave
PROPERTY OWNER Thomas Mineus
OWNER ADDRESS 610 Rushmore Dr
Grand Jct. 81503-4015

CONTRACTOR Western Neon Sign Co.
LICENSE NO. 2200 334
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 163.8 Square Feet
- (1,2,4) Building Facade 87 Linear Feet
- (1 - 4) Street Frontage 150 Linear Feet No Ave 4 lanes
- (2 - 5) Height to Top of Sign 26.5 Feet Clearance to Grade 8 Feet
- (5) Distance from all Existing Off-Premise Signs within 600 Feet _____ Feet

Existing Signage/Type:			
<u>Canopy Capsule</u>	<u>3x8</u>	<u>16</u>	Sq. Ft.
<u>7' Diameter B.G.'S sign (new)</u>		<u>31</u>	Sq. Ft.
			Sq. Ft.
Total Existing:			Sq. Ft.

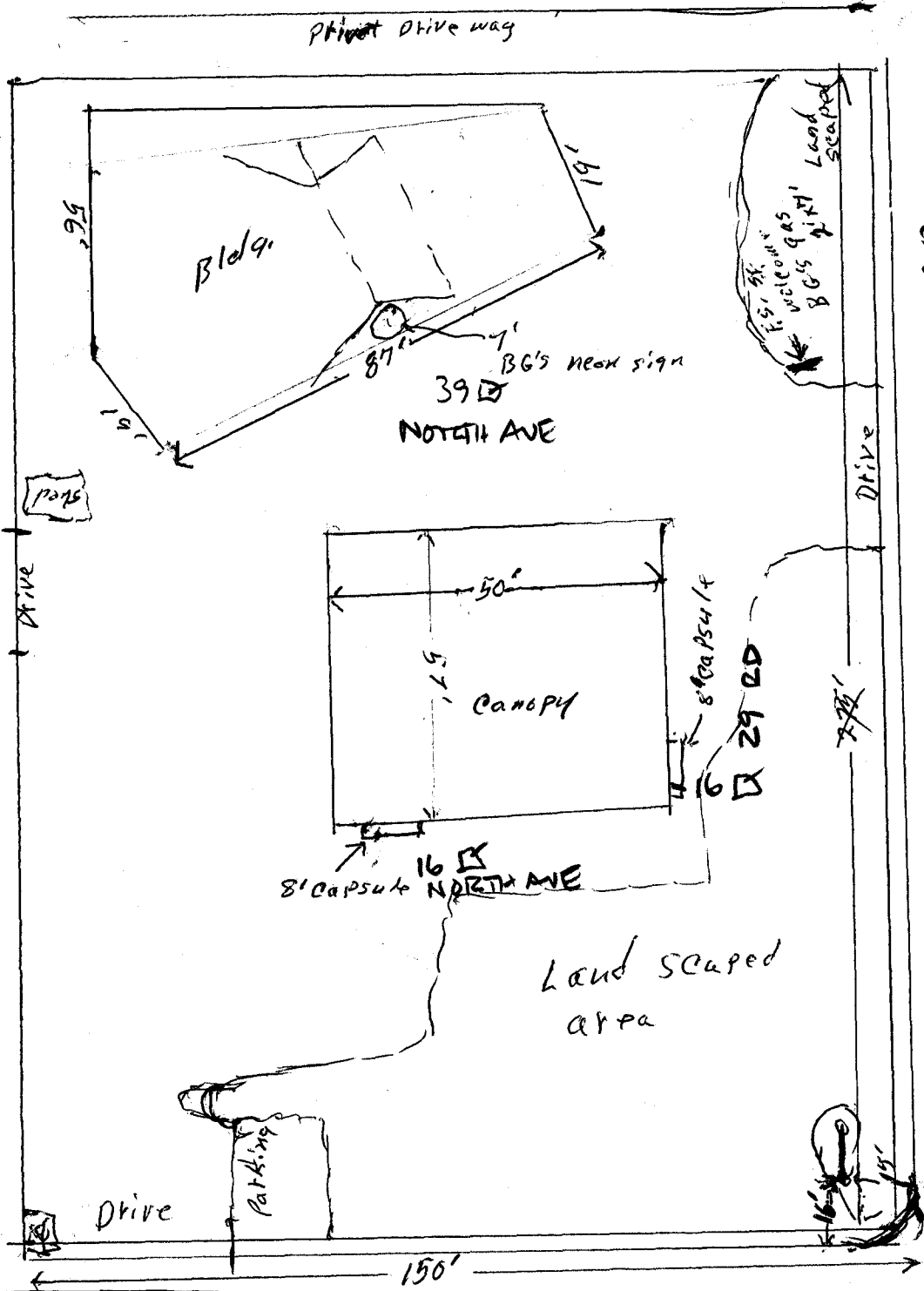
● FOR OFFICE USE ONLY ●	
Signage Allowed on Parcel:	<u>N. Ave</u>
Building	<u>174</u> Sq. Ft.
Free-Standing	<u>225</u> Sq. Ft.
Total Allowed:	<u>225</u> Sq. Ft.

* COMMENTS: EASTERNMOST POLE MUST BE PLACED APPROX 55' WEST OF
7' diameter sign to be located outside of
EXISTING ASPHALT TO BE LOCATED OUTSIDE OF
FOR MORE INFO.

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 3/16/01 Bill Neth 3-20-01
 Applicant's Signature Date Community Development Approval Date

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



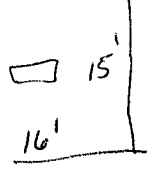
180' x 29 ROAD
 260' x 29 Rd 2 LANES

Big O Tire

PLANNER'S SUMMARY
NORTH

FW $87 \times 2 = 174$
 FS $150 \times 1.5 = 225$
29 RD
 FW $77 \times 2 = 154$
 FS $260 \times .75 = 195$

No Ave
 4 Lanes



Attention John

Dual Pole Signs - PRICE SIGNS

A modular, flexible sign system, illustrated below, provides a distinctive new look for Conoco branded facilities.

The dual-pole, internally illuminated signs are configured to support the presentation of the Conoco Capsule. They utilize Conoco red and dark khaki colors to provide a distinctive design that is complemented by the

trademark of the gasoline island elements and site buildings.

The two basic sizes can be modified for a variety of signage requirements. The signs may be configured for varying maximum area signage allowances and height restrictions by specifying the size and number of sign modules required. No gaps between the sign modules are allowed.

Pole heights may vary within the maximum heights limiting the price module location. Maximum heights are 23' for 8' systems and 29' 6" for 12' systems. In addition, the maximum height to the top of the price sign module is 18', to allow for changing of product prices.

The 10" horseshoe-shaped poles are always trimmed at ground level with the red accent bands in the width indicated below.

BG's

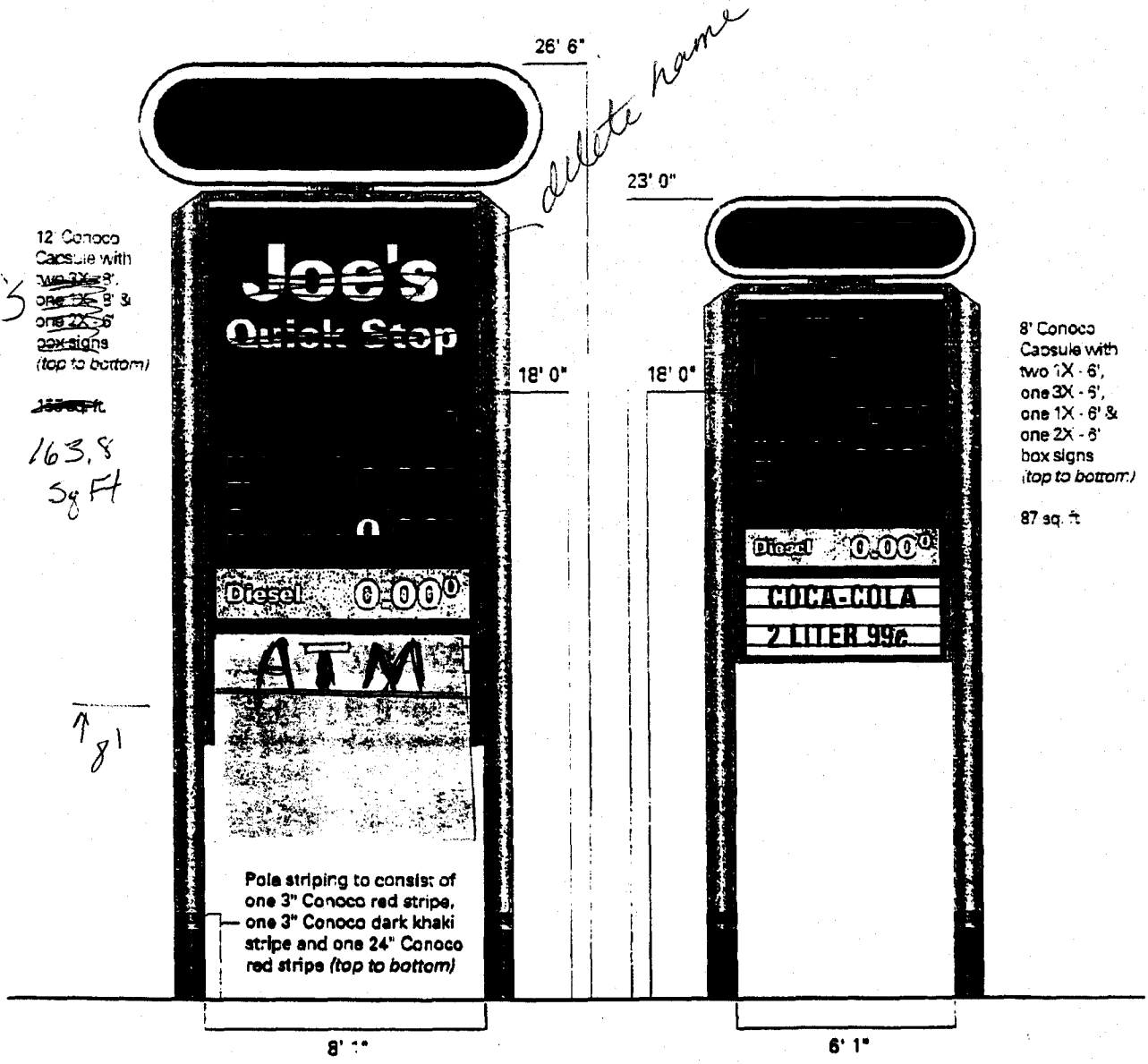
12 Conoco Capsule with two 3X-8' and one 2X-8' box signs (top to bottom)

150 sq. ft.

163.8 sq. ft.

18.5
148
X 8

↑
81



26' 6"

23' 0"

18' 0"

18' 0"

8' 0"

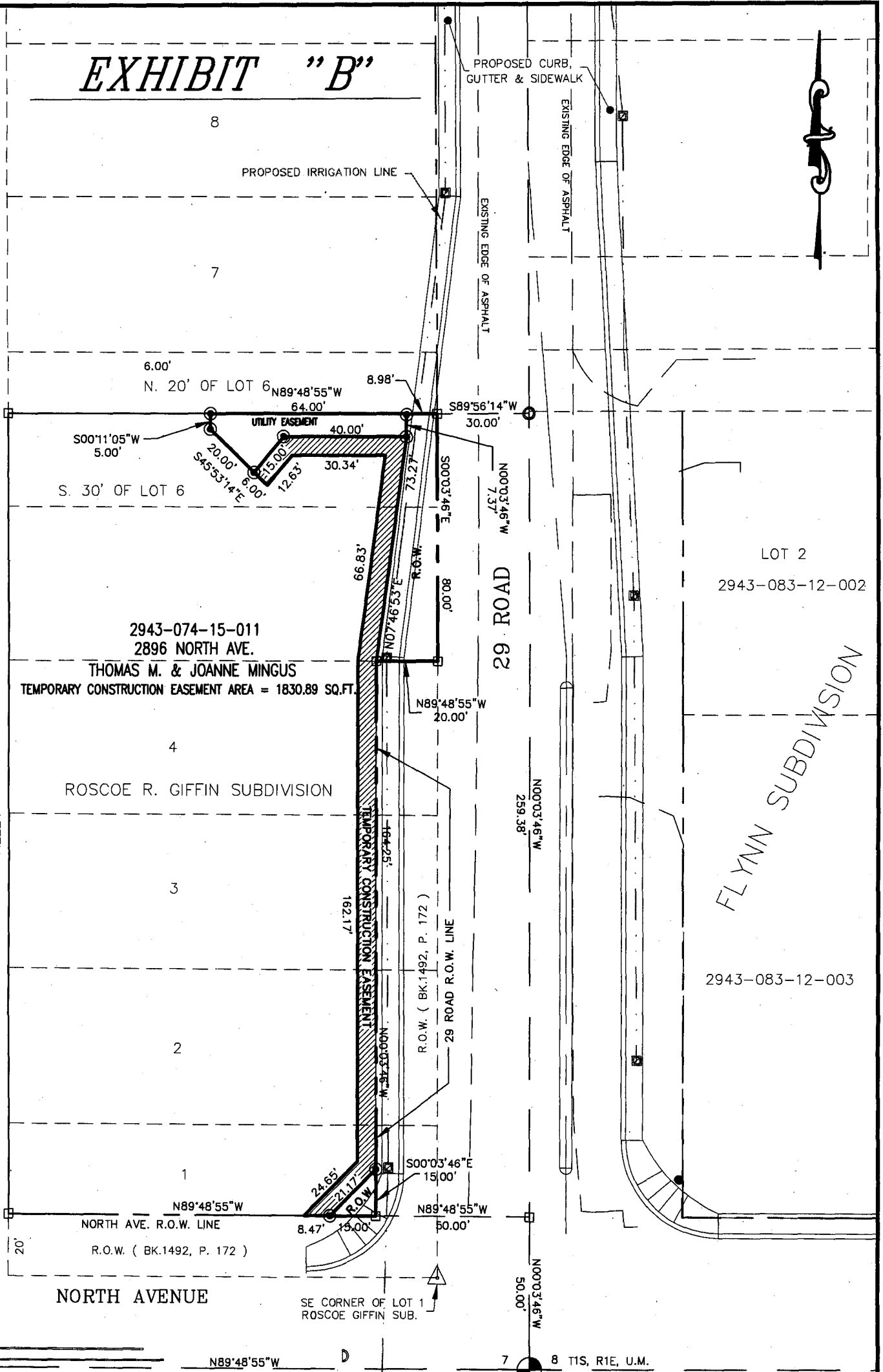
6' 1"

8' Conoco Capsule with two 1X-6', one 3X-6', one 1X-6' & one 2X-6' box signs (top to bottom)

87 sq. ft.

Pole striping to consist of one 3" Conoco red stripe, one 3" Conoco dark khaki stripe and one 24" Conoco red stripe (top to bottom)

EXHIBIT "B"



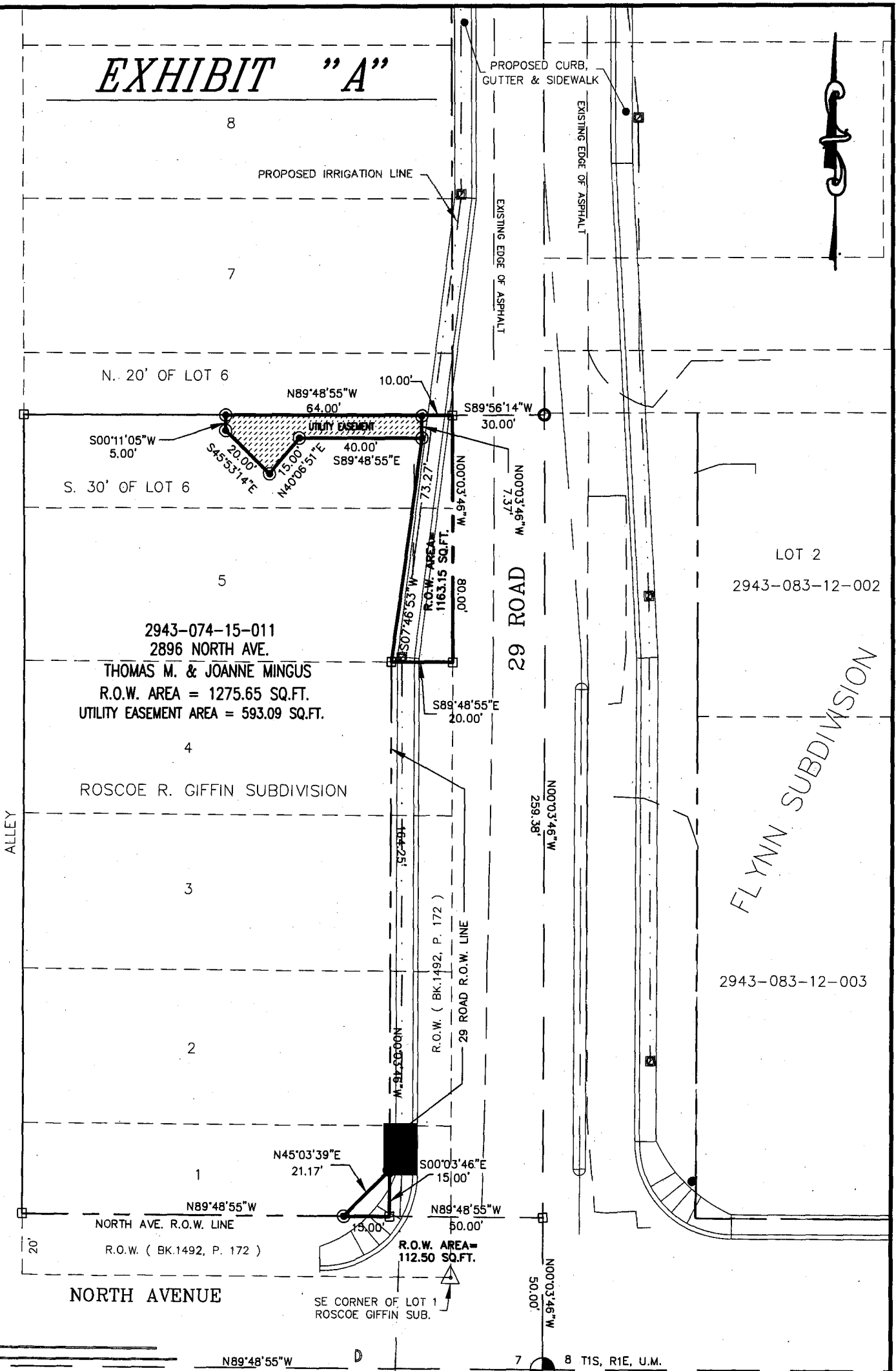
DRAWN BY: SRP
 DATE: 2-26-2001
 SCALE: 1" = 40'
 APPR. BY: TW
 FILE NO: 29ROAD5B.DWG

RIGHT-OF-WAY DESCRIPTION MAP

29 ROAD - 170B TO BUNTING AVENUE

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
 CITY OF GRAND JUNCTION

EXHIBIT "A"



DRAWN BY: SRP
 DATE: 2-26-2001
 SCALE: 1" = 40'
 APPR. BY: TW
 FILE NO: 29ROAD5.DWG

RIGHT-OF-WAY DESCRIPTION MAP
 29 ROAD - 170B TO BUNTING AVENUE

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