



# SIGN CLEARANCE

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

Clearance No.	<u>79237</u>
Date Submitted	<u>5/7/01</u>
Fee \$	<u><del>25.00</del> Reversed</u>
Zone	<u>C-1</u>

2

TAX SCHEDULE	<u>2945-261-04-003</u>	CONTRACTOR	<u>Western neon sign co.</u>
BUSINESS NAME	<u>C&amp;D Food Store</u>	LICENSE NO.	<u>2010292</u>
STREET ADDRESS	<u>2685 C Road</u>	ADDRESS	<u>3183 Hall Ave</u>
PROPERTY OWNER	<u>Sang G Chac</u>	TELEPHONE NO.	<u>523 4045</u>
OWNER ADDRESS	<u>2851 Piccadilly Dr. Grand Jct. 81501</u>	CONTACT PERSON	<u>Roy 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: 40.16 Square Feet  
 (1,2,4) Building Façade: 67 Linear Feet  
 (1 - 4) Street Frontage: 150 Linear Feet  
 (2 - 5) Height to Top of Sign: 23.5 Feet      Clearance to Grade: 16.5 Feet  
 (5) Distance from all Existing Off-Premise Signs within 600 Feet: \_\_\_\_\_ Feet

**EXISTING SIGNAGE/TYPE:**

<u>Ⓐ 3'x16' sign on Bldg.</u>	<u>48</u>	Sq. Ft.
<u>Ⓑ Banco sign on canopy</u>	<u>20</u>	Sq. Ft.
_____	_____	Sq. Ft.
Total Existing:	<u>68</u>	Sq. Ft.

**● FOR OFFICE USE ONLY ●**

Signage Allowed on Parcel: Umaweep Ave

Building	<u>134</u>	Sq. Ft.
Free-Standing	<u>112.5</u>	Sq. Ft.
Total Allowed:	<u>134</u>	Sq. Ft.

COMMENTS: Estimated amount sign will be a [redacted]

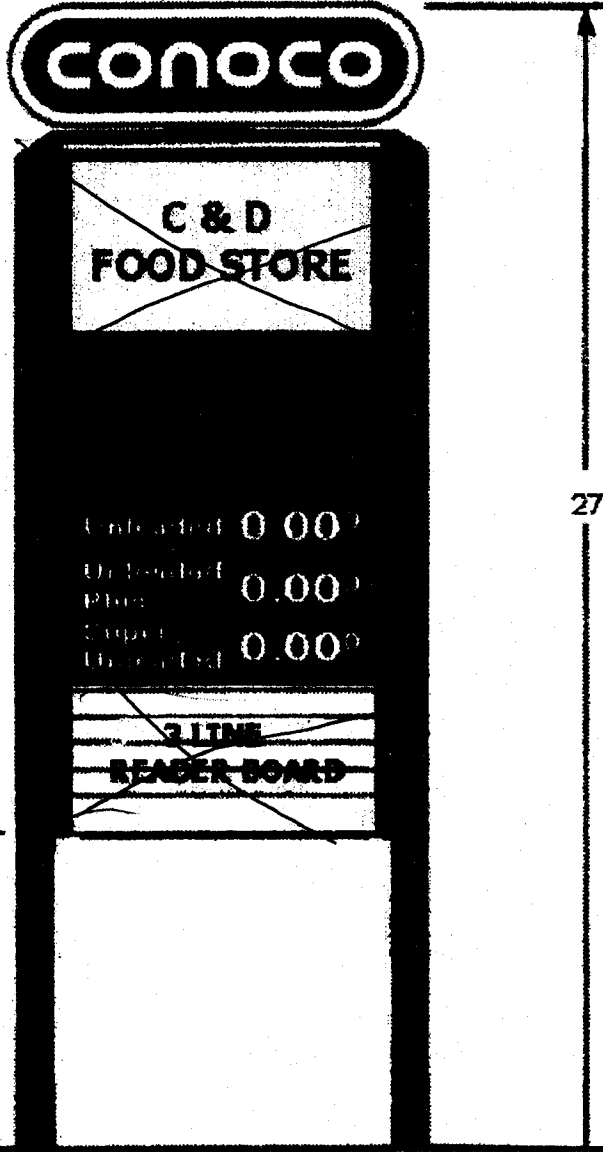
**NOTE:** No sign may exceed 300 square feet. A separate sign clearance is required for each sign. Attach a sketch, to scale, of proposed and existing signage including types, dimensions and lettering. Attach a plot plan, to scale, showing: abutting streets, alleys, easements, driveways, encroachments, 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.

Roy McManus      5/7/01      Bill Neth      5-10-01  
 Applicant's Signature      Date      Community Development Approval      Date

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

**8 Ft. Dual Pole System**  
C & D Food Store - Grand Junction, CO



**8 Ft. Dual Pole System Specifications**

Total Sign Area: ~~41.9 sq. ft.~~ **40.16**  
Overall Height: 27'  
Ground Clearance: 12'

- Conoco Capsule: 18.09 sq. ft.
- ~~3X Price cabinet: 21.27 sq. ft.~~
- ~~3X Reader Board: 18.09 sq. ft.~~
- ~~3X Price cabinet: 21.27 sq. ft.~~
- ~~3X Reader Board: 18.09 sq. ft.~~

12'

27'

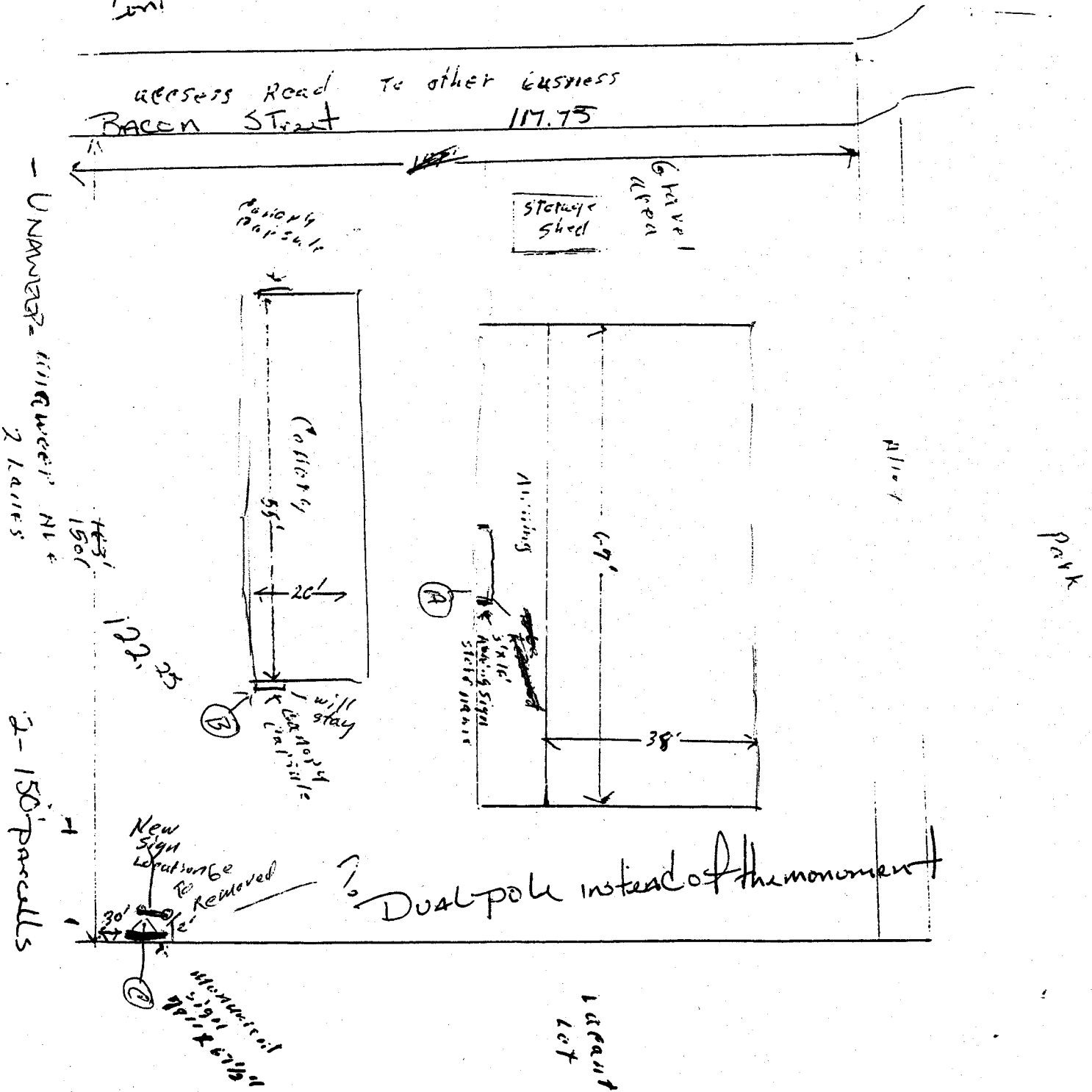


SITE PLAN

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

Planners  
10:20 AM





# SIGN CLEARANCE

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

*never did this*

Clearance No. \_\_\_\_\_  
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 2695 C Road  
PROPERTY OWNER Sang G. Chae  
OWNER ADDRESS 2851 Picardy Dr Grand Jct. 81501

*new sign*  
LICENSE NO. 7500 2217 201 2 1  
AD 5

- 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 150' Linear Feet *150' driveway 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

*35  
-14  
---  
115*

*neighborhood lot is also 150'*

Existing Signage/Type:		Sq. Ft.
<u>3'x16' sign on 306. removed</u>	<u>48</u>	Sq. Ft.
<u>will take down</u>	<u>20</u>	Sq. Ft.
Total Existing:	<u>68</u>	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)