



SIGN CLEARANCE

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

(A) (P)

Clearance No.	_____
Date Submitted	<u>10-12-04</u>
Fee \$	<u>25.00</u>
Zone	<u>C-1</u>

TAX SCHEDULE	<u>2945-143-40-003</u>	CONTRACTOR	<u>Bud's Signs</u>
BUSINESS NAME	<u>Rocky Toppers</u>	LICENSE NO.	<u>2040162</u>
STREET ADDRESS	<u>529 Pitkin</u>	ADDRESS	<u>1055 Jte</u>
PROPERTY OWNER	<u>Regan Ventures</u>	TELEPHONE NO.	<u>245-7700</u>
OWNER ADDRESS	<u>3056 Albers GJ, CO 81504</u>	CONTACT PERSON	<u>ERIC</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: 24 Square Feet
 (1,2,4) Building Façade: 45 Linear Feet
 (1 - 4) Street Frontage: 45 Linear Feet
 (2 - 5) Height to Top of Sign: 12 Feet Clearance to Grade: 8 Feet
 (5) Distance from all Existing Off-Premise Signs within 600 Feet: _____ Feet

EXISTING SIGNAGE/TYPE:

_____	<u>0</u> Sq. Ft.
_____	_____ Sq. Ft.
_____	_____ Sq. Ft.
_____	_____ Sq. Ft.
Total Existing:	_____ Sq. Ft.

● FOR OFFICE USE ONLY ●

Signage Allowed on Parcel: Pitkin AVE
 Building 90 Sq. Ft.
 Free-Standing 07 Sq. Ft.
 Total Allowed: 90 Sq. Ft.

COMMENTS: _____

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.

Eric Bernth 10-12-04 Misha Nagara 10/13/04
 Applicant's Signature Date Community Development Approval Date

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



SIGN PERMIT

(C)

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

Permit No. _____
Date Submitted 10-12-04
FEE \$ 5.00
Tax Schedule 2945-143-40-003
Zone C-1

BUSINESS NAME Rocky Toppers
STREET ADDRESS 529 Pitkin
PROPERTY OWNER Regan Ventures
OWNER ADDRESS 3056 Albers GJ

CONTRACTOR Buds Signs
LICENSE NO. 2040162
ADDRESS 1055 vte
TELEPHONE NO. 245-7700

- 1. FLUSH WALL 2 Square Feet per Linear Foot of Building Facade
- Face Change Only (2,3 & 4):**
- 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

Existing Externally or Internally Illuminated - No Change in Electrical Service Non-Illuminated

(1 - 4) Area of Proposed Sign 32 Square Feet
(1,2,4) Building Facade 45 Linear Feet
(1 - 4) Street Frontage 45 Linear Feet
(2,3,4) Height to Top of Sign 12 Feet Clearance to Grade 8 Feet

Existing Signage/Type:		
Free standing	<u>24' x 14'</u>	<u>38</u> Sq. Ft.
		Sq. Ft.
		Sq. Ft.
Total Existing:		Sq. Ft.

● FOR OFFICE USE ONLY ●	
Signage Allowed on Parcel:	<u>Pitkin Ave</u>
Building	<u>90</u> Sq. Ft.
Free-Standing	<u>67</u> Sq. Ft.
Total Allowed:	<u>90</u> Sq. Ft.

COMMENTS:

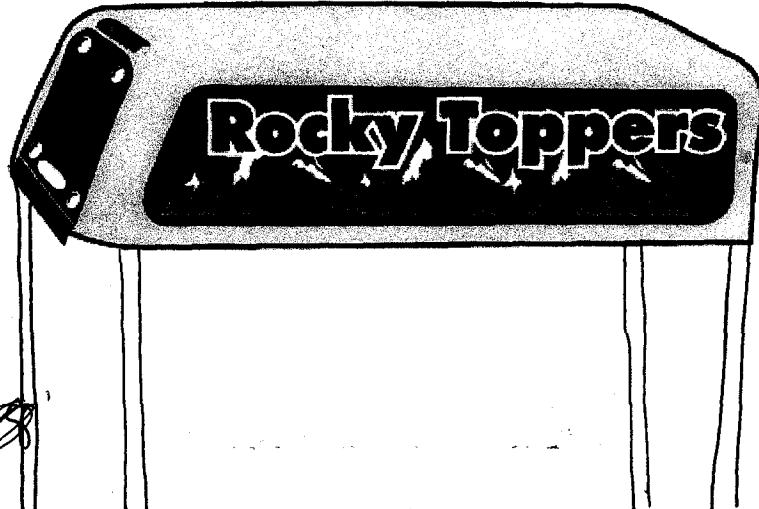
NOTE: No sign may exceed 300 square feet. A separate sign permit is required for each sign. Attach a sketch of proposed and existing signage including types, dimensions, lettering, abutting streets, alleys, easements, property lines, and locations. Roof signs shall be manufactured such that no guy wires, braces or supports shall be visible.

Eir Bennett 10-12-04 Misha Aragon 10/13/04
Applicant's Signature Date Community Development Approval Date

(White: Community Development) (Canary: Applicant) (Pink: Code Enforcement)

14 ft

(B)



(A)

4'



6'

24 ft

~~24 ft~~

45'

proposed
free-standing
A & B

← 24 ft x 14 ft

proposed
FW 32 ft
(C)

Pitkin

N

