



# SIGN CLEARANCE

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

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Clearance No.	_____
Date Submitted	<u>12-6-04</u>
Fee \$	<u>25.00</u>
Zone	<u>C-2</u>

TAX SCHEDULE	<u>2945-103-00-075</u>	CONTRACTOR	<u>Bud's Signs</u>
BUSINESS NAME	<u>Cottonwood Liquors</u>	LICENSE NO.	<u>2040162</u>
STREET ADDRESS	<u>2513 Hwy 6 E 50</u>	ADDRESS	<u>1055 wte</u>
PROPERTY OWNER	_____	TELEPHONE NO.	<u>245-7700</u>
OWNER ADDRESS	_____	CONTACT PERSON	<u>ERIC</u>

<input checked="" 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 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: 30 Square Feet

(1,2,4) Building Façade: 60 Linear Feet

(1 - 4) Street Frontage: 150 Linear Feet

(2 - 5) Height to Top of Sign: 12 Feet      Clearance to Grade: 9 Feet

(5) Distance from all Existing Off-Premise Signs within 600 Feet: \_\_\_\_\_ Feet

EXISTING SIGNAGE/TYPE:	
<u>Free-standing</u>	<u>116</u> Sq. Ft.
<u>Flush wall</u>	<u>30</u> Sq. Ft.
_____	_____ Sq. Ft.
_____	_____ Sq. Ft.
Total Existing:	<u>146</u> Sq. Ft.

● FOR OFFICE USE ONLY ●	
Signage Allowed on Parcel:	
Building	<u>120</u> Sq. Ft.
Free-Standing	<u>112.5</u> Sq. Ft.
Total Allowed:	<u>120</u> 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.

<u>Eric Bennett</u>	<u>12-6-04</u>	<u>Gayleen Henderson</u>	<u>12-6-04</u>
Applicant's Signature	Date	Community Development Approval	Date

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

# City of Grand Junction GIS Zoning Map

existing F-5  
116' / existing FW  
30'

**Airport Zones**

- AIRPORT ROAD
- - CLEAR ZONE
- CRITICAL ZONE
- RUNWAY 22
- RUNWAY 29
- TAXI WAY

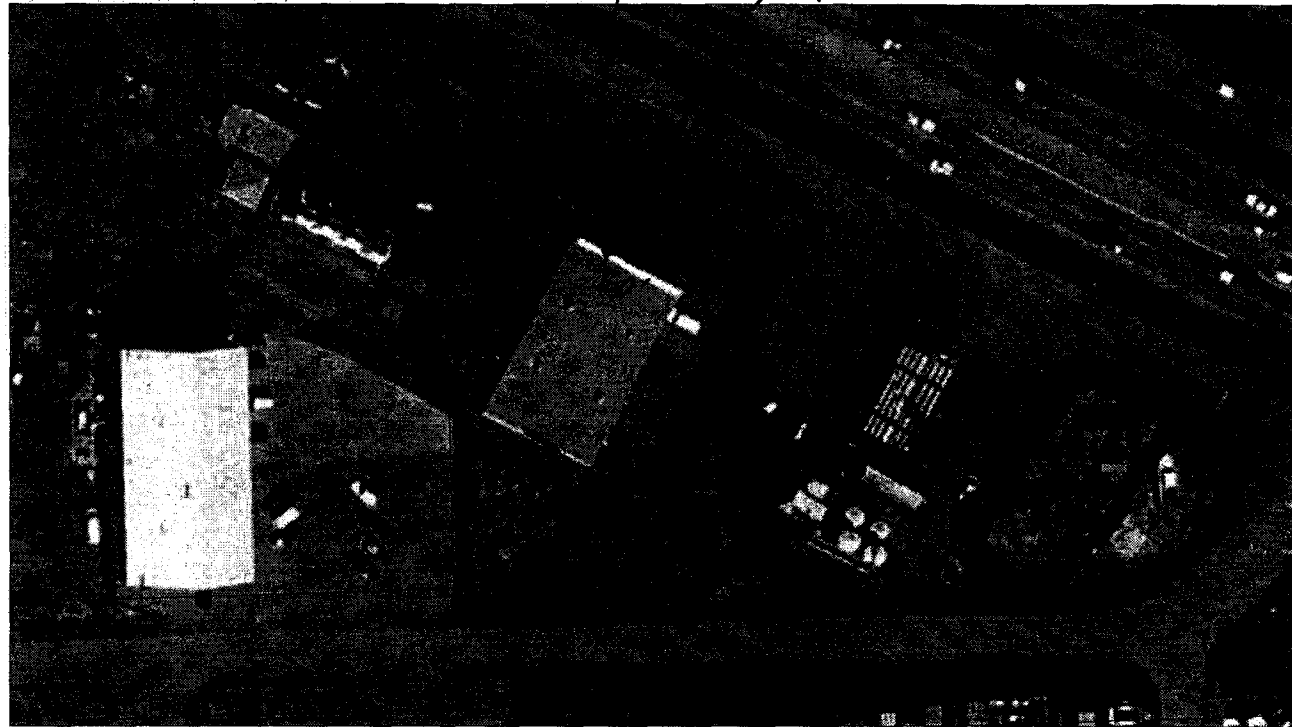
**Billboards**

- NOT CONSTRUCTED
- CONSTRUCTED

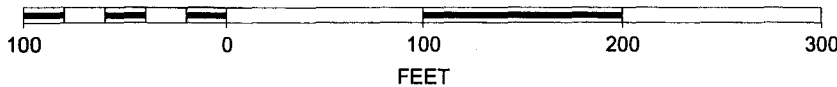
**Secondary Zoning**

- RSF-4
- RMF-8
- R-O
- C-1
- C-2
- I-1
- I-2
- MU
- CSR

--- City Limits Boundary



SCALE 1 : 1,156



proposed FW 30'



3' Cottonwood Liquors 16'