



SIGN CLEARANCE

(2)

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

Clearance No.	_____
Date Submitted	<u>Feb 2, 2005</u>
Fee \$	<u>\$25.00</u>
Zone	<u>C-2</u>

TAX SCHEDULE <u>2945-091-21-006</u>	CONTRACTOR <u>Bud's signs</u>
BUSINESS NAME <u>Kenwood Grove Properties</u>	LICENSE NO. <u>2040162</u>
STREET ADDRESS <u>551 25 Road</u>	ADDRESS <u>1055 ute</u>
PROPERTY OWNER _____	TELEPHONE NO. <u>245-7700</u>
OWNER ADDRESS <u>Bob Turner</u>	CONTACT PERSON <u>ERIC</u>

- 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: 27.5 Square Feet
 (1,2,4) Building Façade: 60 Linear Feet
 (1 - 4) Street Frontage: 175 Linear Feet 294
 (2 - 5) Height to Top of Sign: 7 Feet Clearance to Grade: 1 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:

Building	<u>120.0</u> Sq. Ft.
Free-Standing	<u>60</u> <u>220.5</u> Sq. Ft.
Total Allowed:	<u>60</u> <u>220.5</u> Sq. Ft.

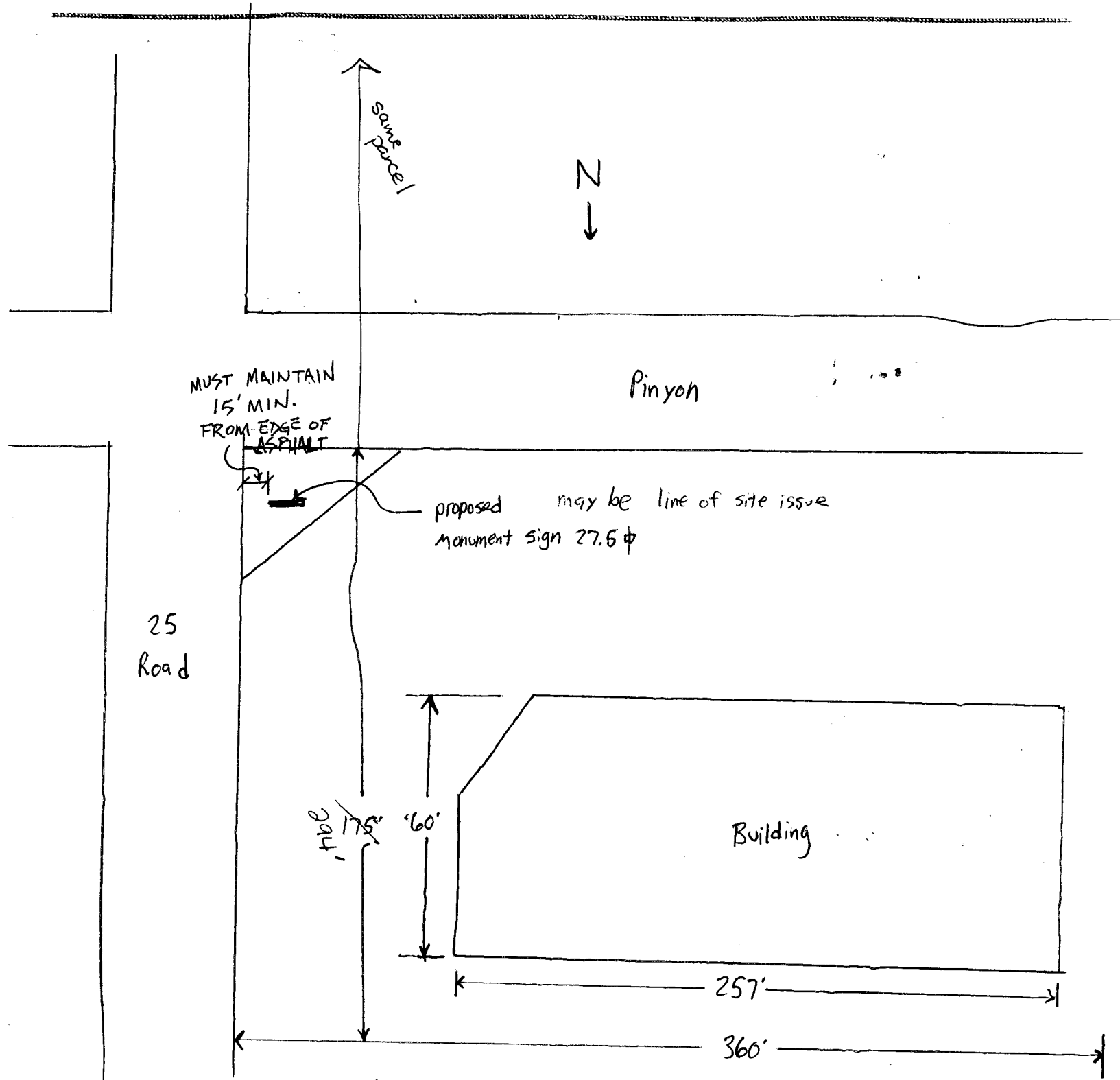
COMMENTS: 60th per sign package - see attached plan

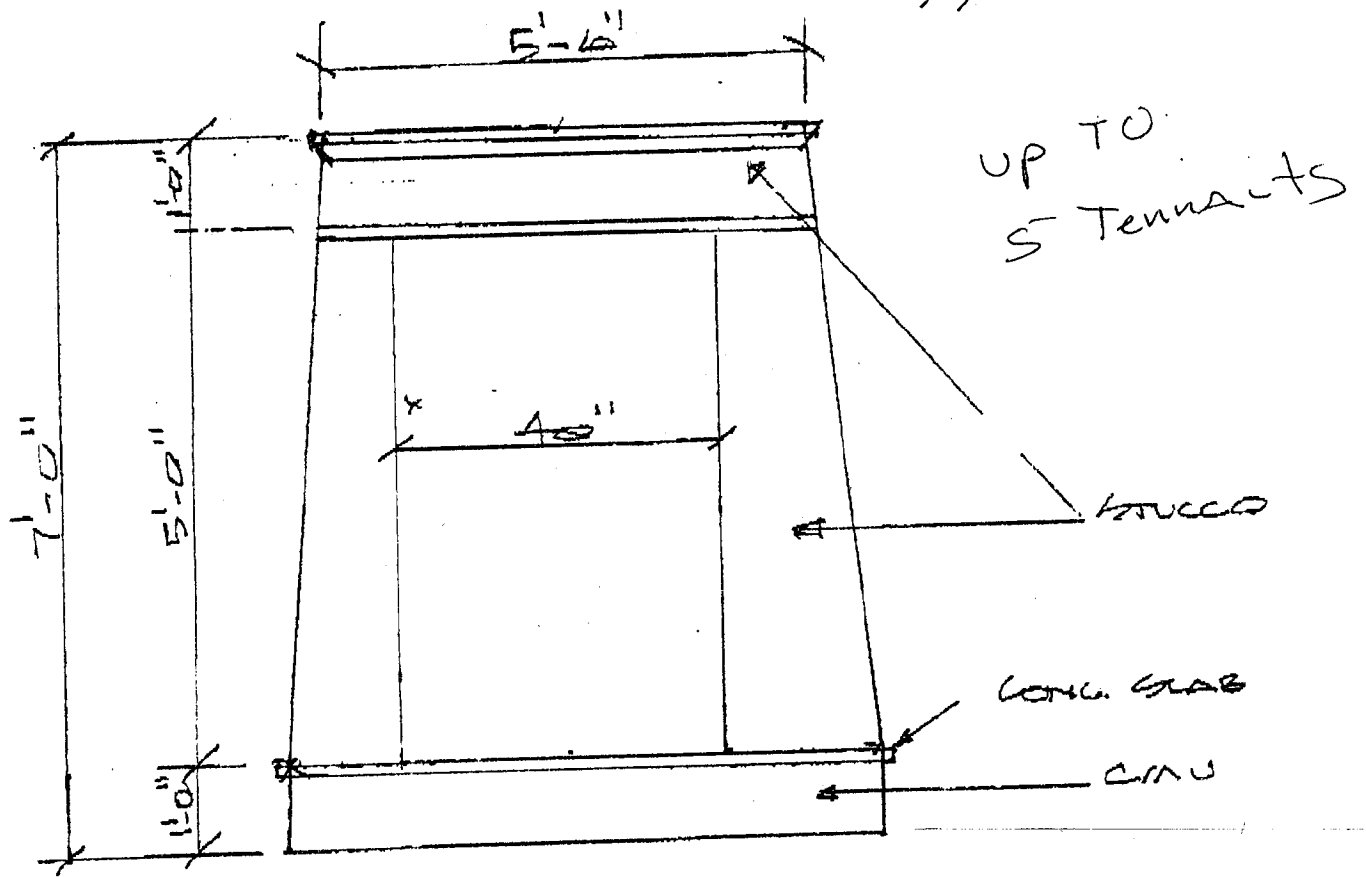
NOTE: No sign may exceed 300 square feet. A separate sign clearance is required for each sign. Attach a sketch, to scale, of proposed and existing signage including types, dimensions and lettering. Attach a plot plan, to scale, showing: abutting streets, alleys, easements, driveways, encroachments, property lines, distances from existing buildings to proposed signs and required setbacks. A SEPARATE PERMIT FROM THE BUILDING DEPARTMENT IS ALSO REQUIRED.

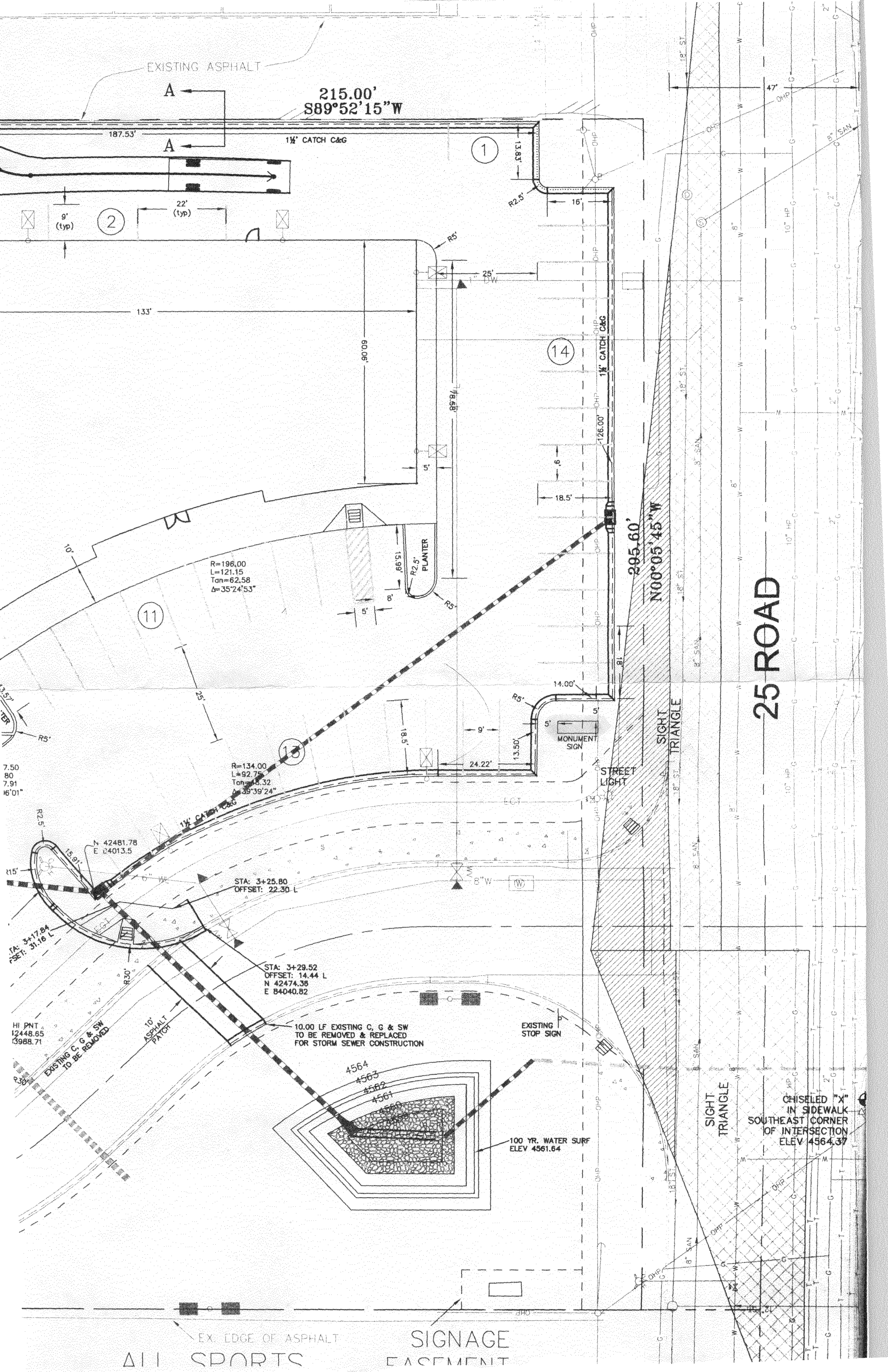
I hereby attest that the information on this form and the attached sketches are true and accurate.

Eric Bennett 2-2-05 [Signature] 2/3/05
 Applicant's Signature Date Community Development Approval Date

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







EXISTING ASPHALT

215.00'
S89°52'15"W

187.53'

1 1/2' CATCH C&G

1

R2.5'

16'

9' (typ)

22' (typ)

2

133'

90.09'

14

126.00'

1 1/2' CATCH C&G

18.5'

295.60'
N00°05'45"W

25 ROAD

SIGHT TRIANGLE

STREET LIGHT

14.00'

5'

5'

MONUMENT SIGN

9'

13.50'

24.22'

R=196.00
L=121.15
Tan=62.58
Δ=35°24'53"

11

23'

R=134.00
L=92.75
Tan=18.32
Δ=39°39'24"

13

=177.50
=15.80
in=7.91
=5°06'01"

R2.5'

15.91'

R15'

25'

STA: 3+17.84
OFFSET: 31.16 L

N 42481.78
E 24013.5

STA: 3+25.80
OFFSET: 22.30 L

STA: 3+29.52
OFFSET: 14.44 L
N 42474.38
E 84040.82

FL HI PNT
N 42448.65
E 83988.71

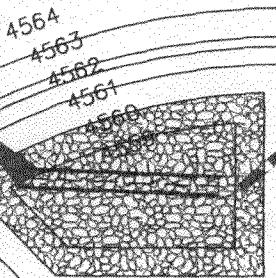
R30'

EXISTING C, G & SW
TO BE REMOVED

10' ASPHALT
PATCH

10.00 LF EXISTING C, G & SW
TO BE REMOVED & REPLACED
FOR STORM SEWER CONSTRUCTION

EXISTING
STOP SIGN



100 YR. WATER SURF
ELEV 4561.64

SIGHT TRIANGLE

CHISELED "X"
IN SIDEWALK
SOUTHEAST CORNER
OF INTERSECTION
ELEV 4564.37

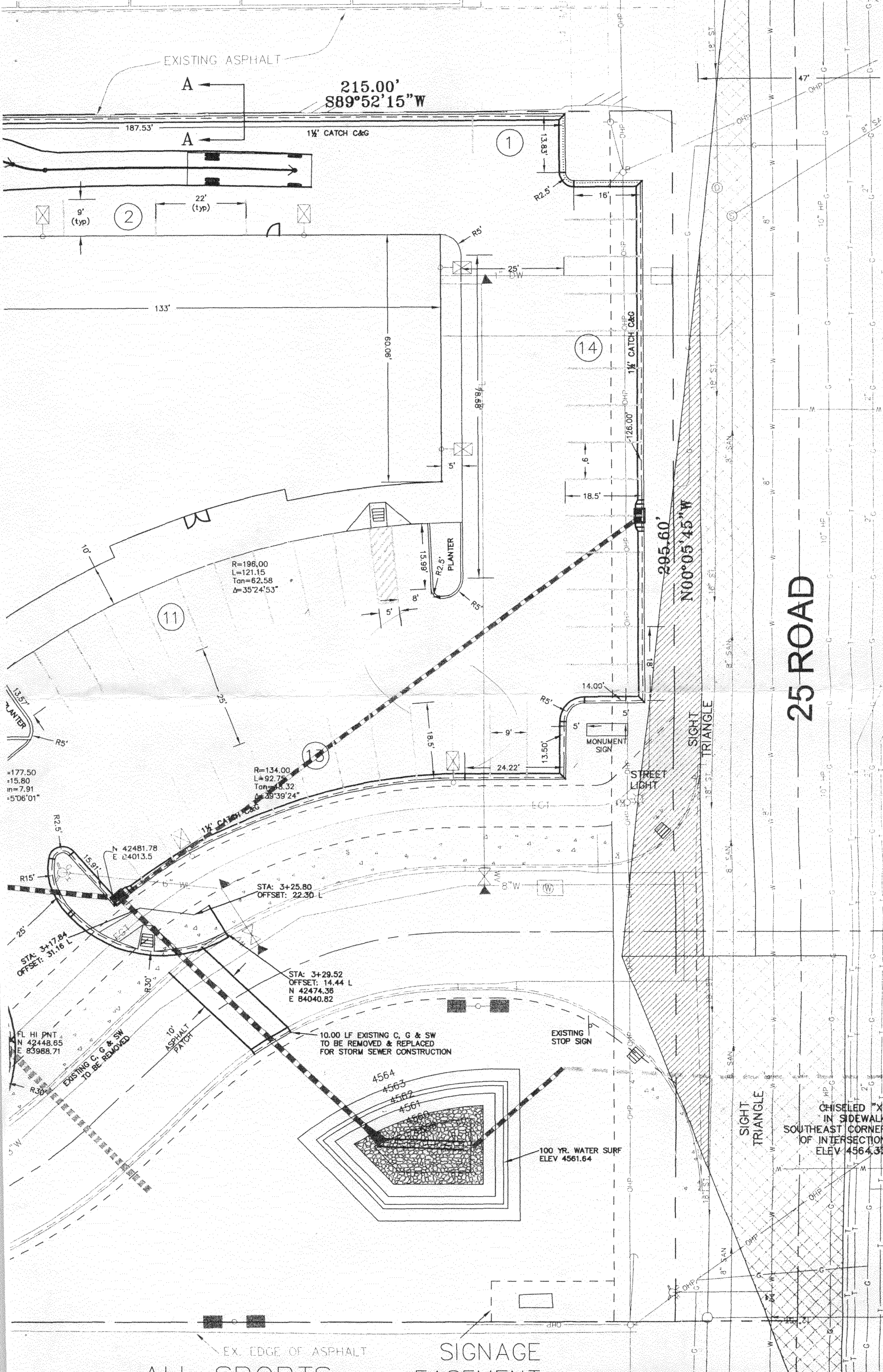
EX. EDGE OF ASPHALT

ALL SPORTS

SIGNAGE
EASEMENT

EXISTING ASPHALT

215.00'
S89°52'15"W



25 ROAD

CHISELED "X" IN SIDEWALK
SOUTHEAST CORNER
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ELEV 4564.37

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ALL SPORTS
SIGNAGE EASEMENT

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STA: 3+29.52
OFFSET: 14.44 L
N 42474.38
E 64040.82

STA: 3+17.84
OFFSET: 31.16 L

FL HI PNT
N 42448.65
E 83988.71

EXISTING STOP SIGN

10.00 LF EXISTING C, G & SW
TO BE REMOVED & REPLACED
FOR STORM SEWER CONSTRUCTION

4564

4563

4562

4561

100 YR. WATER SURF
ELEV 4561.64

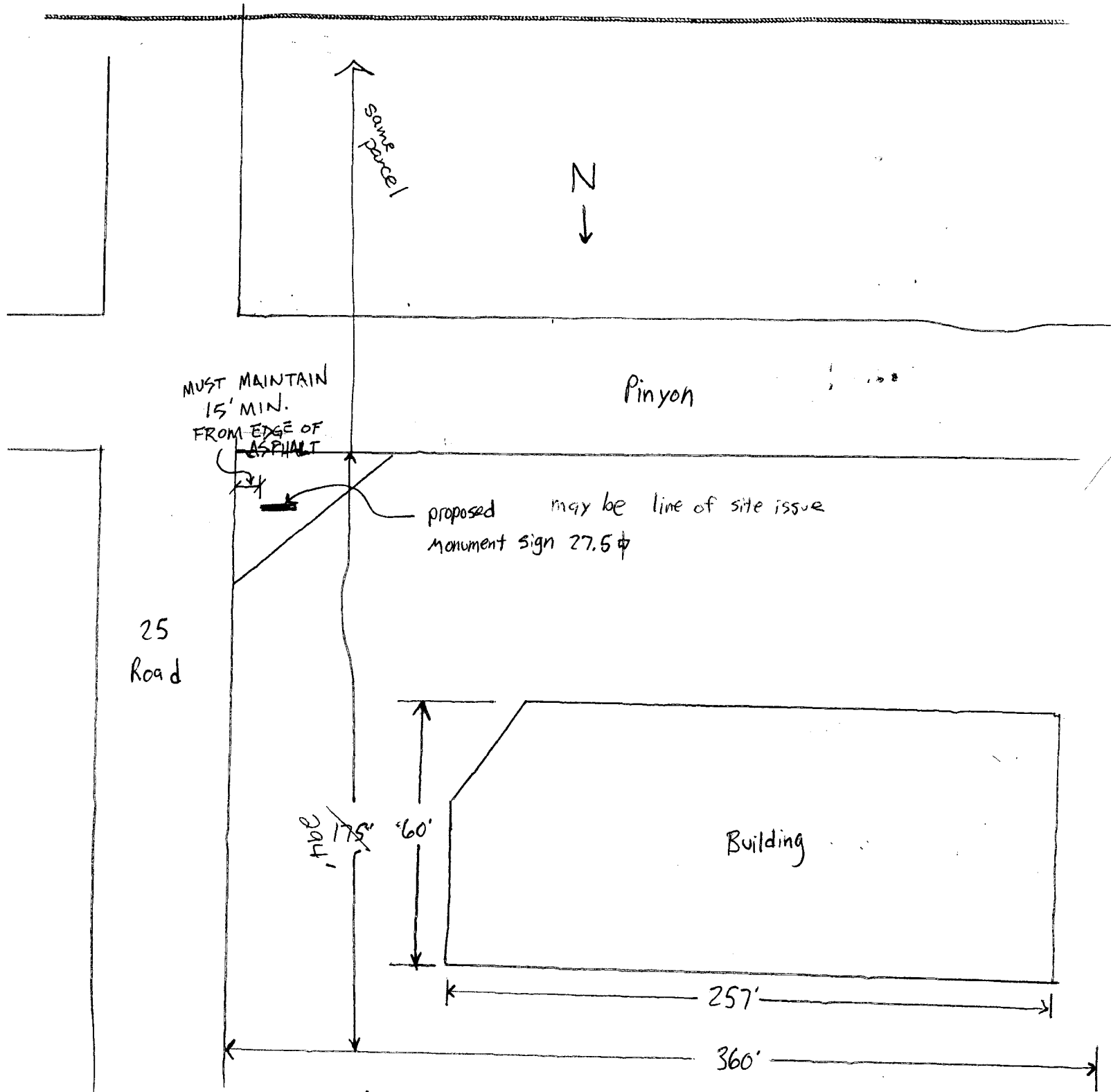
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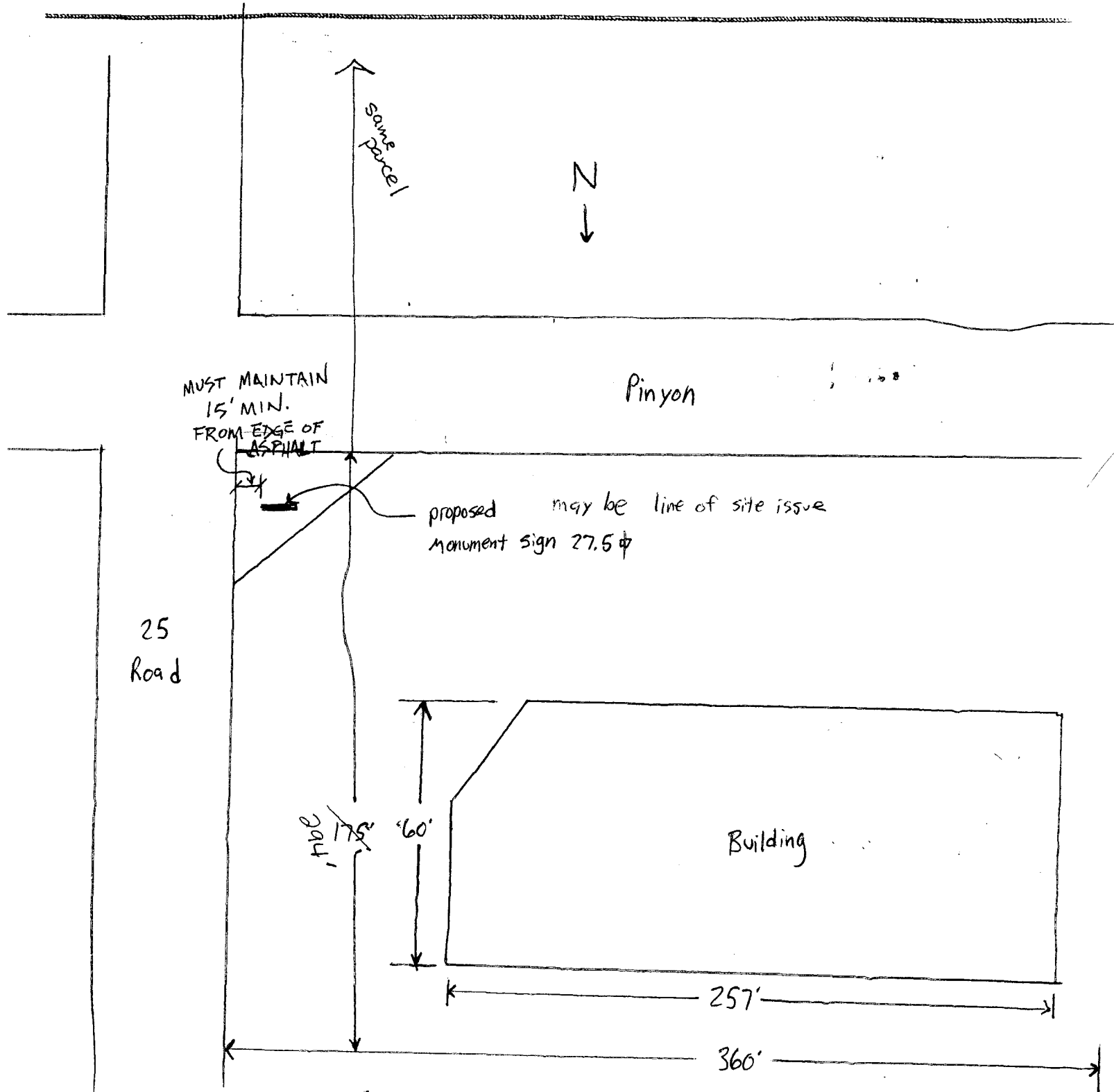
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1055 Ute Avenue • Grand Junction, Colorado 81501 • 970-245-7700



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