



# SIGN CLEARANCE

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

Clearance No.	_____
Date Submitted	<u>12-14-05</u>
Fee \$	<u>25.00</u>
Zone	<u>I-2</u>

TAX SCHEDULE	<u>2945-093-00-156</u>	CONTRACTOR	<u>Platinum Sign Co</u>
BUSINESS NAME	<u>Coors Tech</u>	LICENSE NO.	<u>2050681</u>
STREET ADDRESS	<u>2449 River Rd</u>	ADDRESS	<u>2116 I-70B</u>
PROPERTY OWNER	<u>Coors Porcelain</u>	TELEPHONE NO.	<u>248-9677</u>
OWNER ADDRESS	<u>Same</u>	CONTACT PERSON	<u>Mike</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<br>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: 32 Square Feet

(1,2,4) Building Façade: 530 Linear Feet      Building Façade Direction: North South East West

(1 - 4) Street Frontage: 1262 Linear Feet      Name of Street: River Road

(2 - 5) Height to Top of Sign: 8 Feet      Clearance to Grade: 4 Feet

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

EXISTING SIGNAGE/TYPE & SQUARE FOOTAGE:	
<u>6x20 Flushwall</u>	<u>120</u> Sq. Ft.
_____	_____ Sq. Ft.
_____	_____ Sq. Ft.
<b>Total Existing:</b>	<u>120</u> Sq. Ft.

FOR OFFICE USE ONLY	
Signage Allowed on Parcel for ROW:	
Building	<u>10160</u> Sq. Ft.
Free-Standing	<u>94650</u> Sq. Ft.
<b>Total Allowed:</b>	<u>10160</u> Sq. Ft.

COMMENTS: We will be taking down the existing Coors Tech sign. Exact sign location in variance packet for this address if needed.

**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.

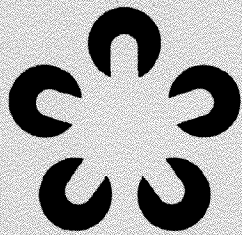
<u>[Signature]</u>	<u>12-14-05</u>	<u>[Signature]</u>	<u>12-14-05</u>
Applicant's Signature	Date	Community Development Approval	Date

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

96"

# COORSTEK

*Amazing Solutions.*  
2449 River Road



## C5 medicalwerks

2451 River Road

24"

65"

93 3/4"

11"



2916 Hwy. ~~Colorado Springs, CO~~ ~~80904~~  
fabrication installation maintenance neon vinyl truck lettering awnings

THIS ARTWORK WAS PREPARED BY AND IS THE PROPERTY OF PLATINUM SIGN CO. ANY UNAUTHORIZED USE OF SAME, IN WHOLE OR PART IS PROHIBITED. ©





# City of Grand Junction GIS Zoning Map ©

**Airport Zones**

- AIRPORT ROAD
- - CLEAR ZONE
- CRITICAL ZONE
- RUNWAY 22
- RUNWAY 29
- TAXI WAY
- Zoom in for Noise Con

**Airport Noise Contours**

- 60 db
- 65 db
- 70 db
- 75 db

**Street Lables**

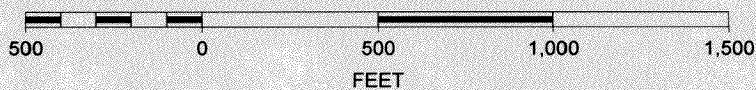
**All Parcels**

Parcels

**Buffer Zones**



SCALE 1 : 6,561



2945-093-00-156  
Coors Porcelain Co  
2449 River Rd