



SIGN CLEARANCE

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

VAR-2006-236

Clearance No. _____
Date Submitted 7-5-06
Fee \$ ~~500~~ 0
Zone C-2

TAX SCHEDULE 2945-050-05-066 CONTRACTOR Western Neon Sign Co. Inc
BUSINESS NAME Stop n Save # 11 LICENSE NO. 2050455
STREET ADDRESS 621 24 Rd - 81505 ADDRESS 3183 Hall Ave - 81504
PROPERTY OWNER Stop n Save TELEPHONE NO. ~~970-244-523~~ 970-244-523-4045
OWNER ADDRESS 2495 Industrial 81505 CONTACT PERSON John

- 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 24 Rd 2 Traffic Lanes - 0.75 Square Feet x Street Frontage
X 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: 97 ~~1517~~ Square Feet
(1,2,4) Building Façade: 102 Linear Feet Building Façade Direction: North South East West
(1 - 4) Street Frontage: 236 Linear Feet Name of Street: 24 Road
(2 - 5) Height to Top of Sign: 30'16" Feet Clearance to Grade: 4'0" Feet
(5) Distance from all Existing Off-Premise Signs within 600 Feet: NA Feet

EXISTING SIGNAGE/TYPE & SQUARE FOOTAGE:
See Attached _____ Sq. Ft.
_____ Sq. Ft.
_____ Sq. Ft.
Total Existing: _____ Sq. Ft.

FOR OFFICE USE ONLY
Signage Allowed on Parcel for ROW:
Building 204 Sq. Ft.
Free-Standing 354 Sq. Ft.
Total Allowed: 354 Sq. Ft.

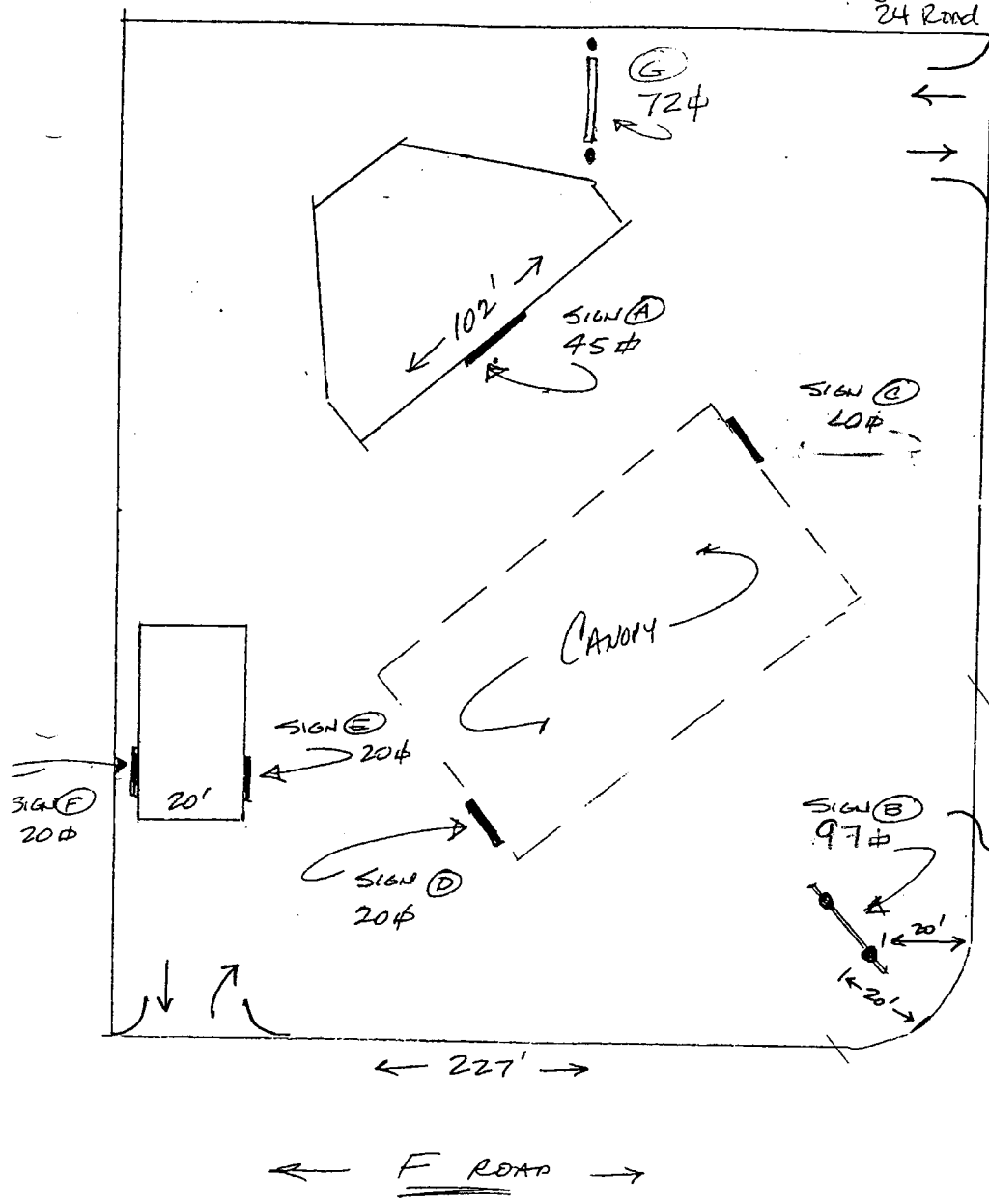
COMMENTS: Convert the existing pole sign to the new "Oasis" look, allowed sign to be 16' tall w/ PC approval on VAR 2006-236

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.
[Signature] 6-30-06 C Faye Hall 10/27/06
Applicant's Signature Date Community Development Approval Date
(White: Community Development) (Canary: Applicant) (Pink: Building Dept) (Goldenrod: Code Enforcement)

Height clearance
measurements.

- Setbacks on freestanding
(2 measurements) Sign.
24 Road and F Road



236' → 24 ROAD ←

Proposed FS sign
all others are existing

← F ROAD →

SIGNS
(B)
(E)
(F)
F ROAD FRONTAGE

NOT TO SCALE

"NEW"

24 RD.

NORTH ↑

ACCEPTED
 10/30/06
RECEIVED
 OCT 30 2006
 COMMUNITY DEVELOPMENT
 DEPT.

Stop n Save
2398 Patterson
Grand Junction

Scale
1/2" = 1ft.

Conoco Oasis Sign

Price Sign

Open Area
(no sign)

Ground

ACCEPTED
DATE: 10/26/06
BY: [Signature]
FOR: [Signature]
USE OF SIGNAGE IS LIMITED TO THE
BOUNDARIES OF THE PROPERTY LINES
AND PROPERTY LINES