

(A)



SIGN CLEARANCE

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

Clearance No. _____
Date Submitted 8-24-06
Fee \$ 25.00
Zone C-2

TAX SCHEDULE 2945-054-08-002
BUSINESS NAME BLACK BEAR DINER
STREET ADDRESS 624 RAE LYNN ST
PROPERTY OWNER RME Properties
OWNER ADDRESS 114 N-1ST suite 201

CONTRACTOR Premier Signs & Neon
LICENSE NO. 2060905
ADDRESS 463 28th Rd
TELEPHONE NO. 257-7656
CONTACT PERSON MARTIN

- 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: 56 Square Feet
(1,2,4) Building Façade: 36 Linear Feet Building Façade Direction: North South East West
(1 - 4) Street Frontage: 272 Linear Feet Name of Street: 24 ROAD
(2 - 5) Height to Top of Sign: 20 Feet Clearance to Grade: 12 Feet
(5) Distance from all Existing Off-Premise Signs within 600 Feet: _____ Feet

EXISTING SIGNAGE/TYPE & SQUARE FOOTAGE:		
<u>STARBUCKS wall sign</u>	<u>12.56</u>	Sq. Ft.
<u>STARBUCKS wall sign</u>	<u>23.85</u>	Sq. Ft.
_____	_____	Sq. Ft.
Total Existing: <u>36.41</u>		Sq. Ft.

FOR OFFICE USE ONLY		
Signage Allowed on Parcel for ROW:		
Building	<u>380</u>	Sq. Ft.
Free-Standing	<u>28</u>	Sq. Ft.
Total Allowed:	<u>380</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. (per Scott Peterson)
Martin 8-29-06 Dayleen Henderson 8-25-06
Applicant's Signature Date Community Development Approval Date

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



SIGN CLEARANCE

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

(B)

Clearance No.	_____
Date Submitted	8-24-06
Fee \$	5.00
Zone	C-2

TAX SCHEDULE	2945-054-08-002	CONTRACTOR	Premier Signs
BUSINESS NAME	Black Bear Diner	LICENSE NO.	2060905
STREET ADDRESS	24RAE LYNN ST	ADDRESS	463 29th rd
PROPERTY OWNER	RMC Properties	TELEPHONE NO.	257-7656
OWNER ADDRESS	1114 N-1st Suite 201	CONTACT PERSON	MARTIN

- | | | |
|-------------------------------------|------------------|--|
| <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: 64 Square Feet

(1,2,4) Building Façade: 60 Linear Feet Building Façade Direction: North South ~~East~~ West

(1 - 4) Street Frontage: 272 Linear Feet Name of Street: ~~Rae Lynn~~ Kassandra Ave

(2 - 5) Height to Top of Sign: 20 Feet Clearance to Grade: 18 Feet

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

EXISTING SIGNAGE/TYPE & SQUARE FOOTAGE:	
STARBUCKS Wall Sign	12-50 Sq. Ft.
STARBUCKS Wall Sign	23-85 Sq. Ft.
BLACK BEAR Sign (Wall)	56 Sq. Ft.
Total Existing:	92-41 Sq. Ft.

FOR OFFICE USE ONLY	
Signage Allowed on Parcel for ROW:	
Building	<u>380</u> Sq. Ft.
Free-Standing	<u>28</u> Sq. Ft.
Total Allowed:	<u>380</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. (per Scott Peterson)

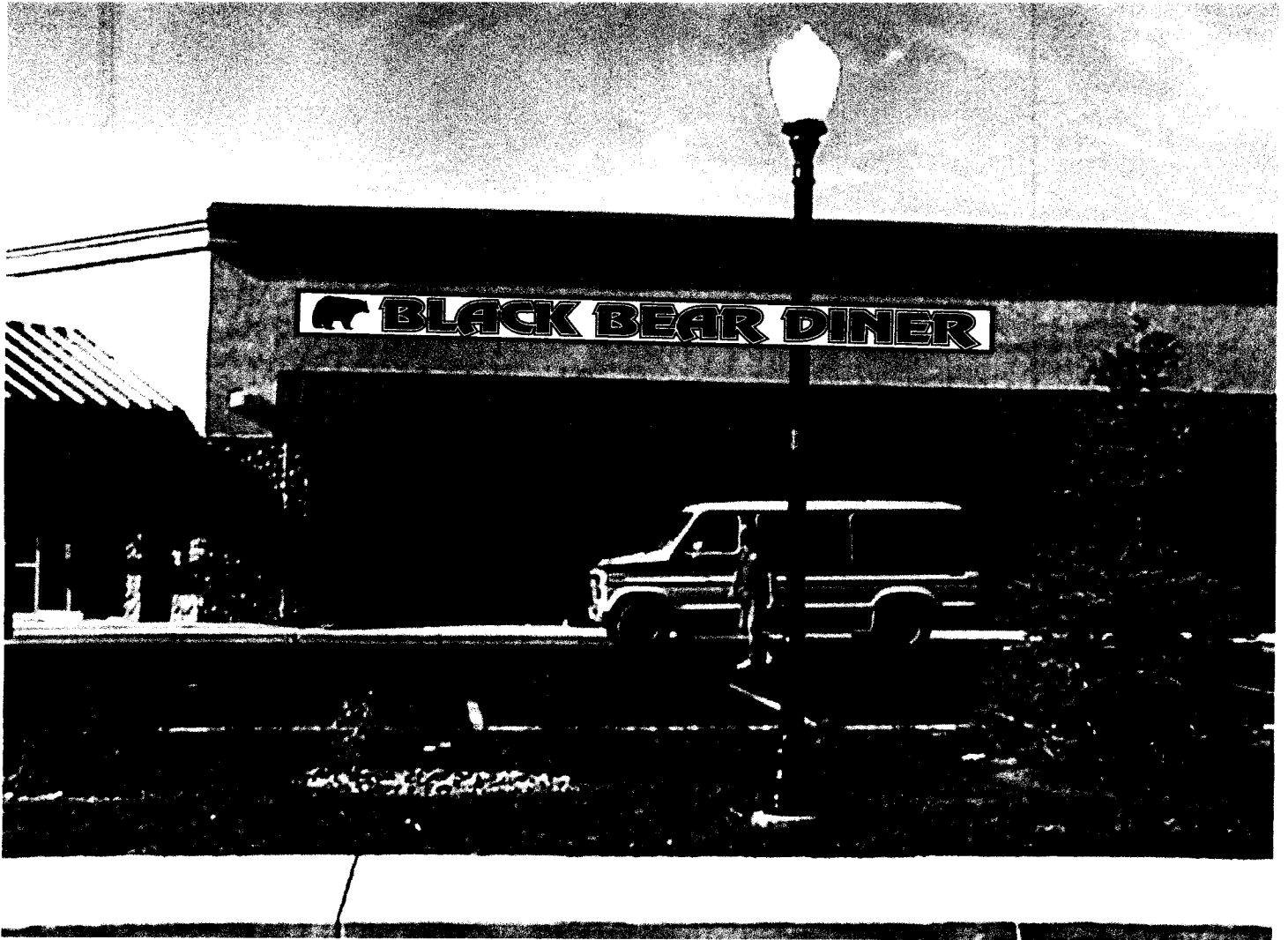
Martin 8-24-06 Gayleen Henderson 8-25-06
 Applicant's Signature Date Community Development Approval Date

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

A



B





~~XXXXXXXXXX~~ Cassandra Ave

EXISTING Monument sign



Building Frontage 60'

Proposed sign

(B)

8-25-06

ACCEPTED

Gayle Heden

ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

(A)

Proposed sign

36'

Building Frontage

Building

EXISTING SETBACKS

EXISTING SETBACKS

24 Road