



SIGN CLEARANCE

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

Sign A

Clearance No.	_____
Date Submitted	9/4/07
Fee \$	25.00
Zone	C-2

TAX SCHEDULE	2945-151-11-022	CONTRACTOR	Bud's Signs
BUSINESS NAME	Osburn Cabinets + Design	LICENSE NO.	2070179
STREET ADDRESS	682 W. Gunnison Ave	ADDRESS	1040 Pitkin Ave.
PROPERTY OWNER	SAME	TELEPHONE NO.	245-7200
OWNER ADDRESS	_____	CONTACT PERSON	TODD

- 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: 160 Square Feet

(1,2,4) Building Façade: 92 Linear Feet Building Façade Direction: North South East West

(1 - 4) Street Frontage: 116 Linear Feet Name of Street: Gunnison

(2 - 5) Height to Top of Sign: 25 Feet Clearance to Grade: 17 Feet

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

EXISTING SIGNAGE/TYPE & SQUARE FOOTAGE:	
_____	_____ Sq. Ft.
_____	_____ Sq. Ft.
_____	_____ Sq. Ft.
Total Existing:	<u>160</u> Sq. Ft.

FOR OFFICE USE ONLY	
Signage Allowed on Parcel for ROW:	
Building	<u>184</u> Sq. Ft.
Free-Standing	<u>0</u> Sq. Ft.
Total Allowed:	<u>184</u> Sq. Ft.

COMMENTS: Sign rotates 4 revolutions a minute
(Old signs to be removed)

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.

Jocel Kocheva 8/31/07 [Signature] 9/4/07
Applicant's Signature Date Community Development Approval Date

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



Sign Permit

Community Development Department
250 North 5th Street
Grand Junction CO 81501
Phone: (970) 244-1430 FAX (970) 256-4031

Sign B

Permit No.	_____
Date Submitted	9/4/07
Fee \$	5.00
Zone	C-2

TAX SCHEDULE	2945-151-11-022	CONTRACTOR	Bud's Signs
BUSINESS NAME	Osborn Cabinets + Design	LICENSE NO.	2070171
STREET ADDRESS	682 W. Gunnison Ave.	ADDRESS	1040 Pitkin
PROPERTY OWNER	_____	TELEPHONE NO.	295-7700
OWNER ADDRESS	_____	CONTACT PERSON	TODD

<input checked="" type="checkbox"/> 1. FLUSH WALL	2 Square Feet per Linear Foot of Building Façade
Face change only on items 2, 3 & 4	
<input type="checkbox"/> 2. ROOF	2 Square Feet per Linear Foot of Building Façade
<input type="checkbox"/> 3. PROJECTING	0.5 Square Feet per each Linear Foot of Building Façade
<input type="checkbox"/> 4. FREE-STANDING	2 Traffic Lanes - 0.75 Square Feet x Street Frontage 4 or more Traffic Lanes - 1.5 Square Feet x Street Frontage

Existing Externally or Internally Illuminated - No Change in Electrical Service Non-Illuminated

(1-4) Area of Proposed Sign:	29	Square Feet	Building Façade Direction:	North South East West	
(1-3) Building Façade:	92	Linear Feet	Name of Street:	Gunnison	
(4) Street Frontage:	116	Linear Feet	Clearance to Grade:	8	Feet
(2-4) Height to Top of Sign:	11	Feet			

EXISTING SIGNAGE/TYPE:		
Freestanding	160	Sq. Ft.
_____	_____	Sq. Ft.
_____	_____	Sq. Ft.
Total Existing:	160	Sq. Ft.

FOR OFFICE USE ONLY		
Signage Allowed on Parcel:		
Building	184	Sq. Ft.
Free-Standing	87	Sq. Ft.
Total Allowed:	184	Sq. Ft.

COMMENTS: _____

NOTE: No sign may exceed 300 square feet. A separate sign permit 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. Roof signs shall be manufactured such that no guy wires, braces or supports shall be visible.

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

<u>Joel Kocheva</u>	<u>8/31/07</u>	<u>[Signature]</u>	<u>9/4/07</u>
Applicant's Signature	Date	Community Development Approval	Date

(White: Community Development) (Yellow: Applicant) (Pink: Code Enforcement)

Osburn

CABINETS & DESIGN

20'

8'

25'

SIGN
A

17'

ACCEPTED
ANY CHANGE OR SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENT AND PROPERTY LINES.



ILLUMINATED POLE SIGN
8'-0" X 20'-0"



Underwriters
Laboratories Inc.®
LOOK FOR THE LISTING MARK

DESIGN PROPERTY OF

Bud's
SIGNS
and Neon
970-245-7700



NON-ILLUMINATED WALL SIGN

3'-0" X 8'-0"

SIGN
B



City of Grand Junction GIS Zoning Map ©






Airport Zones

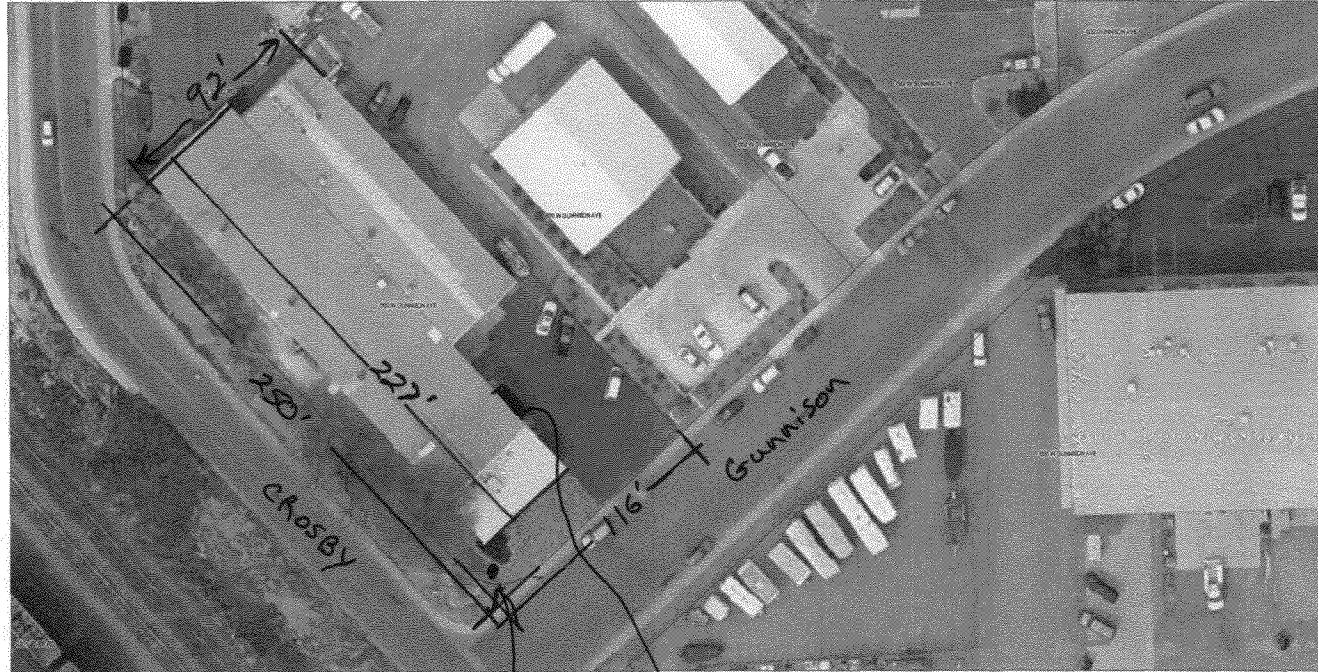
- Airport Road
- - Clear Zone
- Critical Zone
- Runway 22
- Runway 29
- Taxi Way

ZOOM IN FOR ZONING DISTRICT

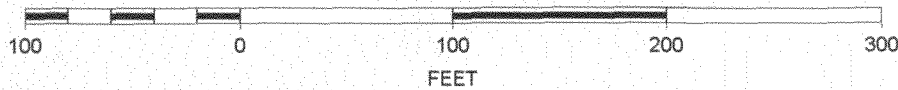
Streets

All Parcels

-  Parcels
-  Address Label
-  Palisade Grand Jct Buffer Zone
-  Fruita / Grand Junction Buffer
-  Urban Growth Boundary



SCALE 1 : 1,051



ACCEPTED
 ANY CHANGE OF RETRACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANTS
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

2995-151-11-022