



# SIGN CLEARANCE

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

Clearance No. \_\_\_\_\_  
 Date Submitted 9/30/07  
 Fee \$ 25  
 Zone E-2  
CUP-2006-265

TAX SCHEDULE 2701-323-25-001 CONTRACTOR Bud's Signs  
 BUSINESS NAME Multi-Chem LICENSE NO. 2070171  
 STREET ADDRESS 731 23 1/4 Rd ADDRESS 1090 Pitkin  
 PROPERTY OWNER SAME TELEPHONE NO. 245-7700  
 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 Monument 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: 50 Linear Feet Building Façade Direction: North South East West  
 (1 - 4) Street Frontage: 313 Linear Feet Name of Street: hogas  
 (2 - 5) Height to Top of Sign: 6 Feet Clearance to Grade: 2 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>0</u> | Sq. Ft. |

**FOR OFFICE USE ONLY**

Signage Allowed on Parcel for ROW:

|                              |               |         |
|------------------------------|---------------|---------|
| <u>2x50</u> Building         | <u>100</u>    | Sq. Ft. |
| <u>.75x313</u> Free-Standing | <u>234.75</u> | Sq. Ft. |
| Total Allowed:               | <u>234</u>    | Sq. Ft. |

COMMENTS: Monument on CUP-265. locate monument sign

**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.**

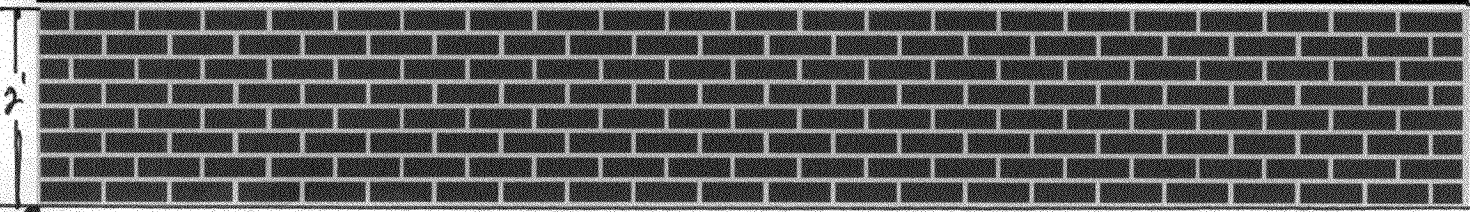
I hereby attest that the information on this form and the attached sketches are true and accurate. Judith Rae 9/19/07  
Zoel Koehner 8/28/07 Paul Hornbeck 8/31/07  
 Applicant's Signature Date Community Development Approval Date

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

14'  
14'

multi-chem<sup>®</sup>

4'



2'

Grade

# 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



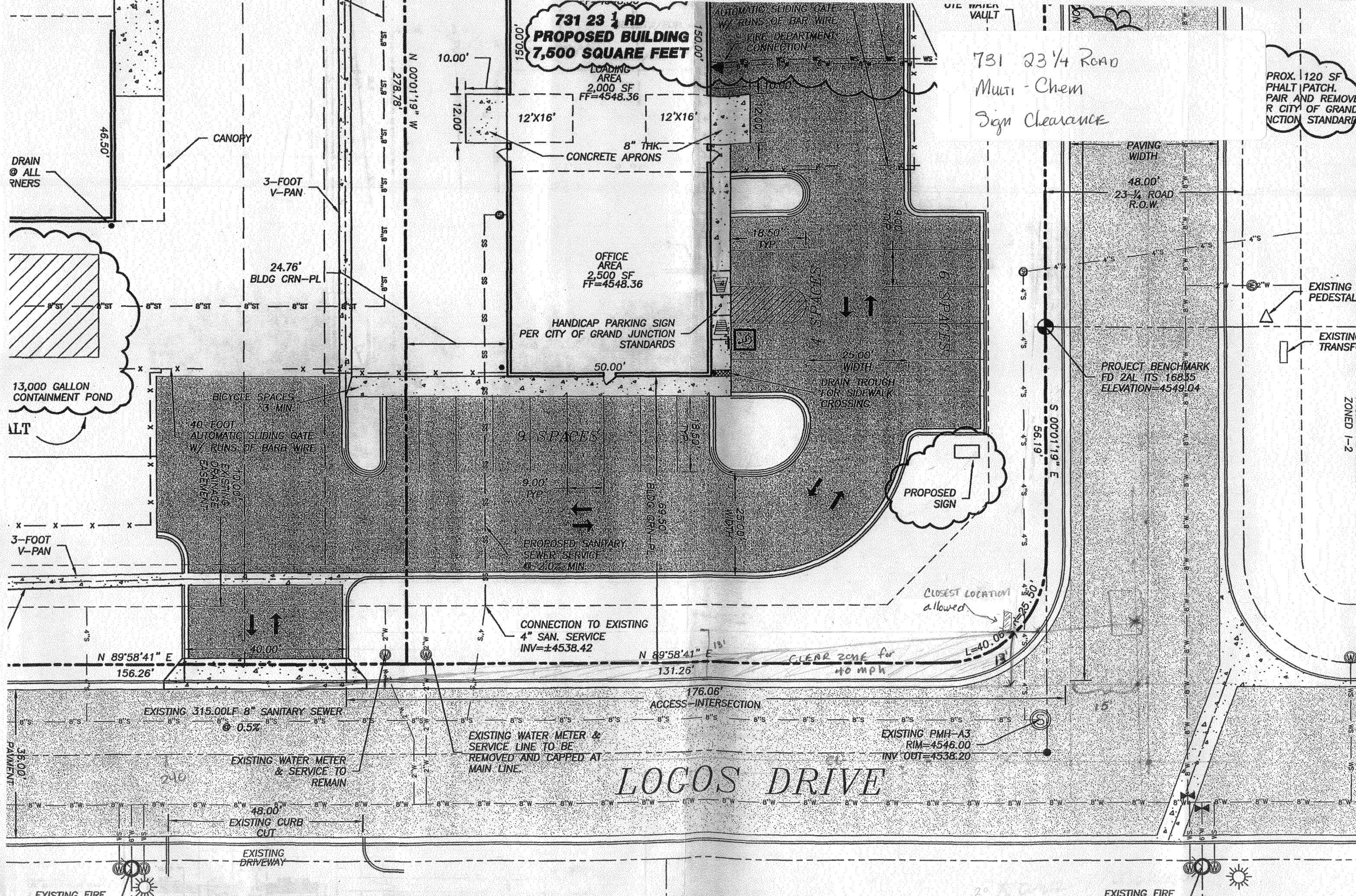
SCALE 1 : 2,102



731 23 1/4 RD  
PROPOSED BUILDING  
7,500 SQUARE FEET

731 23 1/4 ROAD  
Multi-Chem  
Sign Clearance

PROX. 120 SF  
PHALT PATCH.  
PAIR AND REMOVE  
R CITY OF GRAND  
JUNCTION STANDARDS.



DRAIN @ ALL CORNERS

CANOPY

3-FOOT V-PAN

24.76° BLDG CRN-PL

13,000 GALLON CONTAINMENT POND

ALT

3-FOOT V-PAN

BICYCLE SPACES 3 MIN  
40-FOOT AUTOMATIC SLIDING GATE W/ RUNS OF BARB WIRE

OFFICE AREA 2,500 SF  
FF=4548.36

HANDICAP PARKING SIGN PER CITY OF GRAND JUNCTION STANDARDS

9 SPACES

PROPOSED SANITARY SEWER SERVICE @ 2.0% MIN.

CONNECTION TO EXISTING 4" SAN. SERVICE INV=±4538.42

EXISTING WATER METER & SERVICE LINE TO BE REMOVED AND CAPPED AT MAIN LINE.

LOGOS DRIVE

PROPOSED SIGN

CLOSEST LOCATION allowed

CLEAR ZONE for 40 mph

PAVING WIDTH 48.00' 23-1/4 ROAD R.O.W.

EXISTING TELE PEDESTAL

EXISTING ELL TRANSFORMER

PROJECT BENCHMARK FD 2AL ITS 16855 ELEVATION=4549.04

2701-323-18-010  
THOMAS & DEBORAH FOLKESTAD  
ZONED I-2

EXISTING 315.00LF 8" SANITARY SEWER @ 0.5%

EXISTING WATER METER & SERVICE TO REMAIN

48.00' EXISTING CURB CUT

EXISTING DRIVEWAY

176.06' ACCESS-INTERSECTION

EXISTING PMH-A3 RIM=4546.00 INV OUT=4538.20

EXISTING FIRE HYDRANT

EXISTING FIRE

E SUBDIVISION