



SIGN CLEARANCE

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

Clearance No.	_____
Date Submitted	8/20/07
Fee \$	25.00
Zone	C-2

TAX SCHEDULE	2945-134-00-029	CONTRACTOR	Bud's Signs
BUSINESS NAME	Circle C Outdoor	LICENSE NO.	2070171
STREET ADDRESS	1900 E. Main	ADDRESS	1090 P.4th St
PROPERTY OWNER	Main Street Bowl/Prop.	TELEPHONE NO.	245-7700
OWNER ADDRESS	SAME	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: 300 Square Feet

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

(1 - 4) Street Frontage: _____ Linear Feet Name of Street: L-70 B-Loop

(2 - 5) Height to Top of Sign: 40 Feet Clearance to Grade: 28 Feet

(5) Distance from all Existing Off-Premise Signs within 600 Feet: 890 Feet 2525

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

FOR OFFICE USE ONLY	
Signage Allowed on Parcel for ROW:	
Building	_____ Sq. Ft.
Free-Standing	_____ Sq. Ft.
Total Allowed:	<u>300</u> Sq. Ft.

COMMENTS: Replacement of old Billboard support. Established in C-2 zoning in 1961

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>9/10/07</u>	<u>[Signature]</u>	<u>8/22/07</u>
Applicant's Signature	Date	Community Development Approval	Date

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

[Signature] 9/10/07

10 MAY

XCEL ENERGY/GJ

Fax 970-244-2661

Aug 10 2007 09:01am P001/001



2538 Blichmann Ave. Grand Junction, CO 81505

Application for Electric/ Gas Service

Is Electric Temporary Service Needed? YES NO Inspected? YES NO

Service Address: 1700 EAST MAIN ST.
 Zip Code: 81501
 Subdivision:
 Customer Name: CIRCLE K OUTDOOR
 Mailing Address: 711 Raptor Road
 Zip Code: 81521
 Contractor Name: BUDS SIGNS
 Mailing Address: 1055 UTE AVE 81501

Contact Cell Phone # 250-9229 Name Rob Caldwell
 Cust Home Phone # 970-255-0220
 Cust Work Phone # 970-255-5177
 Cust Soc Sec No 523-25-5177
 Cust Employment SELF
 Spouse Name
 Spouse Soc Sec No
 Spouse Employment

Gas Appliance	BTU Rating/CFH
Central Htg.	
Water Heater	
Fireplace	
Range	
Grill	
Dryer	
Hot Tub / Pool	
Other	
Total BTU	

Cust ID #
 Fax # 970-858-9760
 Planner Start Date
 Phone Need Week
 Elect. SR# Gas SR#
 Elect. Mtr Location Largest Motor Size
 Elect. Serv. Type: OH UG // 1-3 phase
 Serv. Size Runs #Wires Sz Typ
 Conversion: P E // OH-UG
 Gas Mtr Location Sys Pressure
 Altitude: Customer Provided Trench Yes No

Legal Description:

Lot Blk Filing City/County

Square footage:

Electric Load Information	
Lighting	<u>22 Bulbless Lights</u>
Electric Heat	
Other loads	
Water Heater	
Cooking	
Refrig Equip	
Pump	
Air Conditioning (In Tons)	
Future	
Voltage Req'd / supplied	
Existing Demand	
Future Demand	

SKETCH AREA Show desired meter location, however, Xcel Energy reserves right for final placement.



Refer to Don Price FAX 244-2661

Xcel Facilities will not be installed until the water and sewer have been installed to your job site. Your site must be within 6" of final grade.

Our Construction route must be clear of building materials, trailers, or obstructions. Xcel Energy will not be responsible for damages to unmarked facilities. Please keep your Planner advised of your project condition and progress. If Xcel makes a trip to your site, and is unable to install our facilities due to site obstructions or due to improper grade, we will reschedule your job based on construction work loads.

There may be a trip charge assessed by Xcel Energy.

Xcel standard practice is "wheel compaction" of all Xcel trenches. Xcel New Service Fax # (970) 244-2661

*Applicant Signature _____

Date _____

(Office use only) Extension Contract Info Rate: Gas- RG-T CG-T // Elect. C SG R
 Corp _____ Colo Co. _____ Individual _____ (Svc Type) Perm _____ Indeterminate _____
 Elect. Including _____ Excluding _____ Extension # _____ Ext Completion Date _____
 Amount \$ _____ Collected Main Participations? YES: box 1: _____ NO: box 2: _____

Gas Including _____ Excluding _____ Extension # _____ Ext Completion Date _____
 Amount \$ _____ Collected Main Participations? YES: box 1: _____ NO: box 2: _____
 Sec _____ Twn _____ Rng _____ Altitude _____ Gas Plat # _____
 SPC x y -x -y _____

Route ID _____
Additional Information/ Remarks: _____

Subj: **Billboard**
Date: 8/1/2007 9:10:18 AM Mountain Daylight Time
From: justink@ci.grandjct.co.us
To: CircleCoutdoor@aol.com

Hello Bob,

A sign clearance submitted by a licensed sign contractor in Mesa County should cover the permits needed. The following are the standards, which would determine the size of billboard you can replace with.

4. Off-Premise (Outdoor Advertising Sign). Off-Premise signs erected on ground or wall locations (and roof locations done within the regulations and limitations of roof signs) shall only be permitted in the C-2 (General Commercial) and I-1 and I-2 (Industrial) zones, subject to the following conditions:

a. Height Limitations. No off-premise sign shall be erected higher than forty feet (40') above the level of the street or road upon which the

22 sign faces, or above the adjoining ground level if such ground level is above the street or road level. No off-premise sign shall have a surface or face exceeding three hundred (300) square feet in area or containing less than fifteen (15) square feet in area.

b. Distance. For each square foot of surface or facing of the sign, two feet (2') of space from adjacent off-premise signs shall be maintained. Such distances shall be determined by using the largest sign as criterion. For example, no sign can be erected closer than six hundred feet (600') to an existing three hundred (300) square foot sign.

A MAXIMUM OF ONE (1) OFF-PREMISE SIGN SHALL BE ALLOWED PER PARCEL OF LAND.

c. Location. A sketch, drawn to scale, depicting the size and location of the proposed billboard shall be provided. The sketch shall be prepared by a licensed surveyor and shall indicate dimensions from the proposed billboard to the closest adjacent aliquot section line and shall include coordinates. The sketch shall also include the location of the proposed billboard to the nearest adjacent right-of-way line, if applicable. The sketch shall be signed and sealed by the surveyor.

d. Service clubs may be allowed one (1) common off-premise sign, in any zone, adjacent to each major highway, to a maximum of five (5) signs. These signs do not have to comply with (A) and (B) above but must receive site plan approval by the Planning Commission as to size, height, placement and impacts on traffic and adjacent properties.

12 x 25 (300)

Please let me know if I can help further,

Justin

City Planning
(970) 256-4026

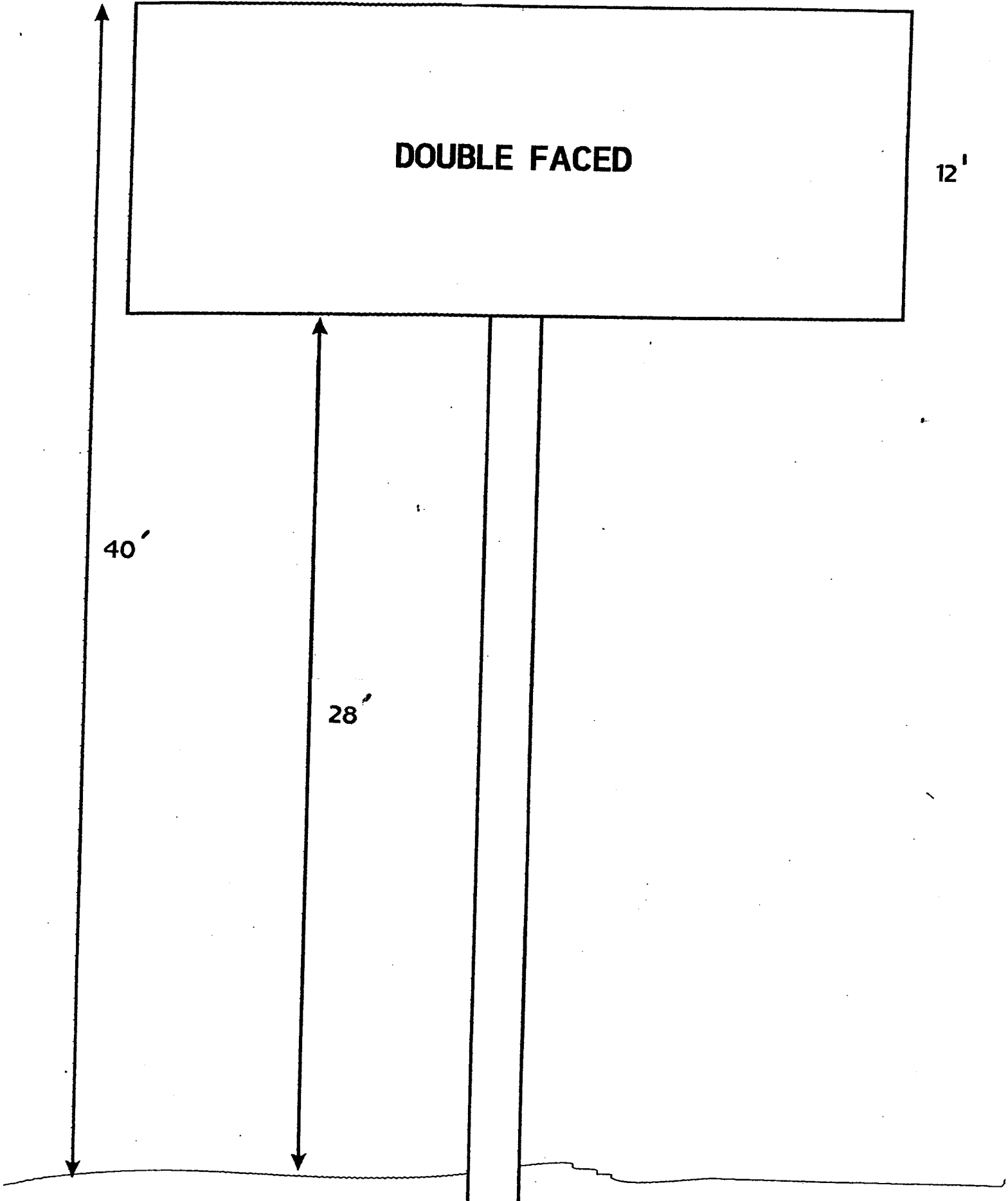
25'

DOUBLE FACED

12'

40'

28'

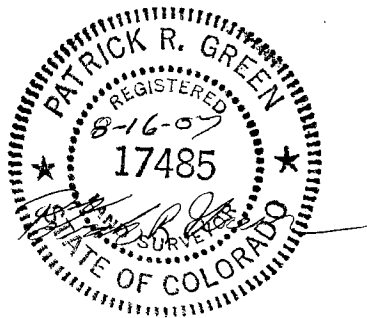


**SIGN EASEMENT
MAIN STREET BOWL PROPERTIES**

A SIGN EASEMENT being a portion of the Northwest Quarter of the Southeast Quarter of Section 13, Township 1 South, Range 1 West, of the Ute Principal Meridian, Grand Junction, Mesa County Colorado, more particularly described as follows:

Commencing at the South Quarter Corner Section 13, whence the Center Quarter Corner of Section 13 bears N 00°28'18"W, for a distance of 2630.20 feet, for a basis of bearing with all bearings being relative thereto; thence N 00°28'18"W, along the section line, a distance of 1681.73 feet to a point on said section line; thence S 90°00'00"E, a distance of 489.30 feet, to a found number 5 rebar, being the Southeast Corner of the property as described in Book 9, Page 72, Mesa County Records, on the I-70 Business Loop Right-of-Way, and the POINT OF BEGINNING; thence S 73°23'40"W, a distance of 41.71 feet to a point on the said Right-of-Way line, thence N 00°08'39"W, a distance of 52.14 feet; thence N 73°23'40"E a distance of 31.28 feet; thence N 00°08'39"W, a distance of 125.49 feet; thence N 89°51'02"E, a distance of 10.00 feet; thence S 00°08'39"E, along the East Property Line of said property a distance of 174.67 feet to the POINT OF BEGINNING.

The above described easement contains 3326 square feet or 0.08 acres.



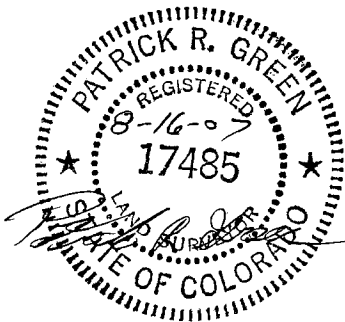
Prepared By
Patrick R. Green PLS 17485
LANDesign
326 Main Street, Suite 100
Grand Junction, CO 81501

**UTILITY EASEMENT A
MAIN STREET BOWL PROPERTIES**

A UTILITY EASEMENT being a portion of the Northwest Quarter of the Southeast Quarter of Section 13, Township 1 South, Range 1 West, of the Ute Principal Meridian, Grand Junction, Mesa County Colorado, more particularly described as follows:

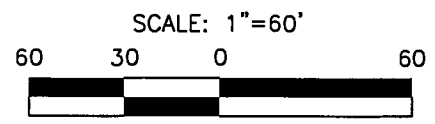
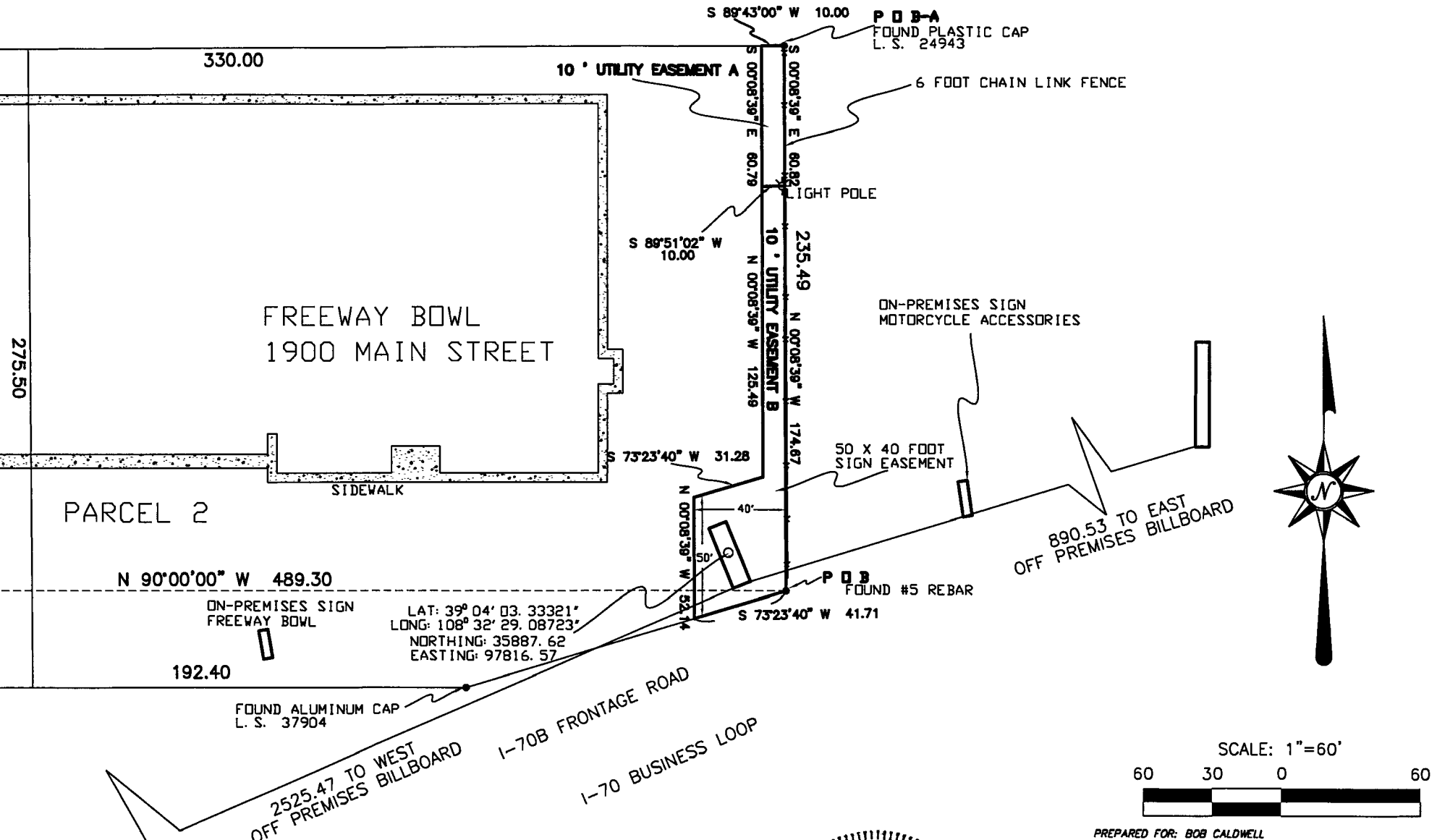
Commencing at the South Quarter Corner Section 13, whence the Center Quarter Corner of Section 13 bears N 00°28'18"W, for a distance of 2630.20 feet, for a basis of bearing with all bearings being relative thereto; thence N 00°28'18"W, along said section line, a distance of 1681.73 feet to a point on said section line; thence S 90°00'00"E, a distance of 489.30 feet to a found number 5 rebar, being the Southeast Corner of the property as described in Book 9, Page 72, Mesa County Records, on the I-70 Business Loop Right-of Way Line; thence N 00°08'39"W, a distance of 235.49 feet, on the East Property Line of said property to a found plastic cap L.S. number 24943 and the POINT OF BEGINNING A; thence S 00°08'39"E, a distance of 60.82 feet; thence S 89°51'02"W, a distance of 10.00 feet; thence N 00°08'39"W, a distance of 60.79 feet; thence N 89°43'00"E, a distance of 10.00 feet to the POINT OF BEGINNING A.

The above described easement contains 608.00 square feet or 0.01 acres.



Prepared By
Patrick R. Green PLS 17485
LANDesign
326 Main Street, Suite 100
Grand Junction, CO 81501

MAIN STREET BOWL PROPERTIES
SITUATED IN THE
NW¹/₄ SE¹/₄ SECTION 13, T1S, R1W, UTE MERIDIAN
GRAND JUNCTION
MESA COUNTY, COLORADO



PREPARED FOR: BOB CALDWELL



SIGN EASEMENT
MAIN STREET BOWL PROPERTIES
GRAND JUNCTION
MESA COUNTY, COLORADO

