



# SIGN CLEARANCE

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

Clearance No. \_\_\_\_\_  
Date Submitted 11/19/07  
Fee \$ 25  
Zone E-1

WS

TAX SCHEDULE 2945-053-~~00~~-~~127~~ <sup>13 001</sup>  
BUSINESS NAME Power Equipment Co.  
STREET ADDRESS 237 River Road  
PROPERTY OWNER Powerhand Co, LLC  
OWNER ADDRESS \_\_\_\_\_  
CONTRACTOR Bud's Signs  
LICENSE NO. 2070171  
ADDRESS 1040 Parkin  
TELEPHONE NO. 245-7700  
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: 127 Square Feet  
(1,2,4) Building Façade: 100 Linear Feet      Building Façade Direction: North South East West  
(1 - 4) Street Frontage: 488 Linear Feet ~~379~~      Name of Street: River Road  
(2 - 5) Height to Top of Sign: 25 Feet      Clearance to Grade: 3'8" Feet  
(5) Distance from all Existing Off-Premise Signs within 600 Feet: \_\_\_\_\_ Feet

**EXISTING SIGNAGE/TYPE & SQUARE FOOTAGE:**

_____	<u>Ø</u>	Sq. Ft.
_____	_____	Sq. Ft.
_____	_____	Sq. Ft.
Total Existing:	<u>Ø</u>	Sq. Ft.

**FOR OFFICE USE ONLY**

Signage Allowed on Parcel for ROW:

Building	<u>200</u>	Sq. Ft.
Free-Standing	<u>366</u>	Sq. Ft.
Total Allowed:	<u>366</u>	Sq. Ft.

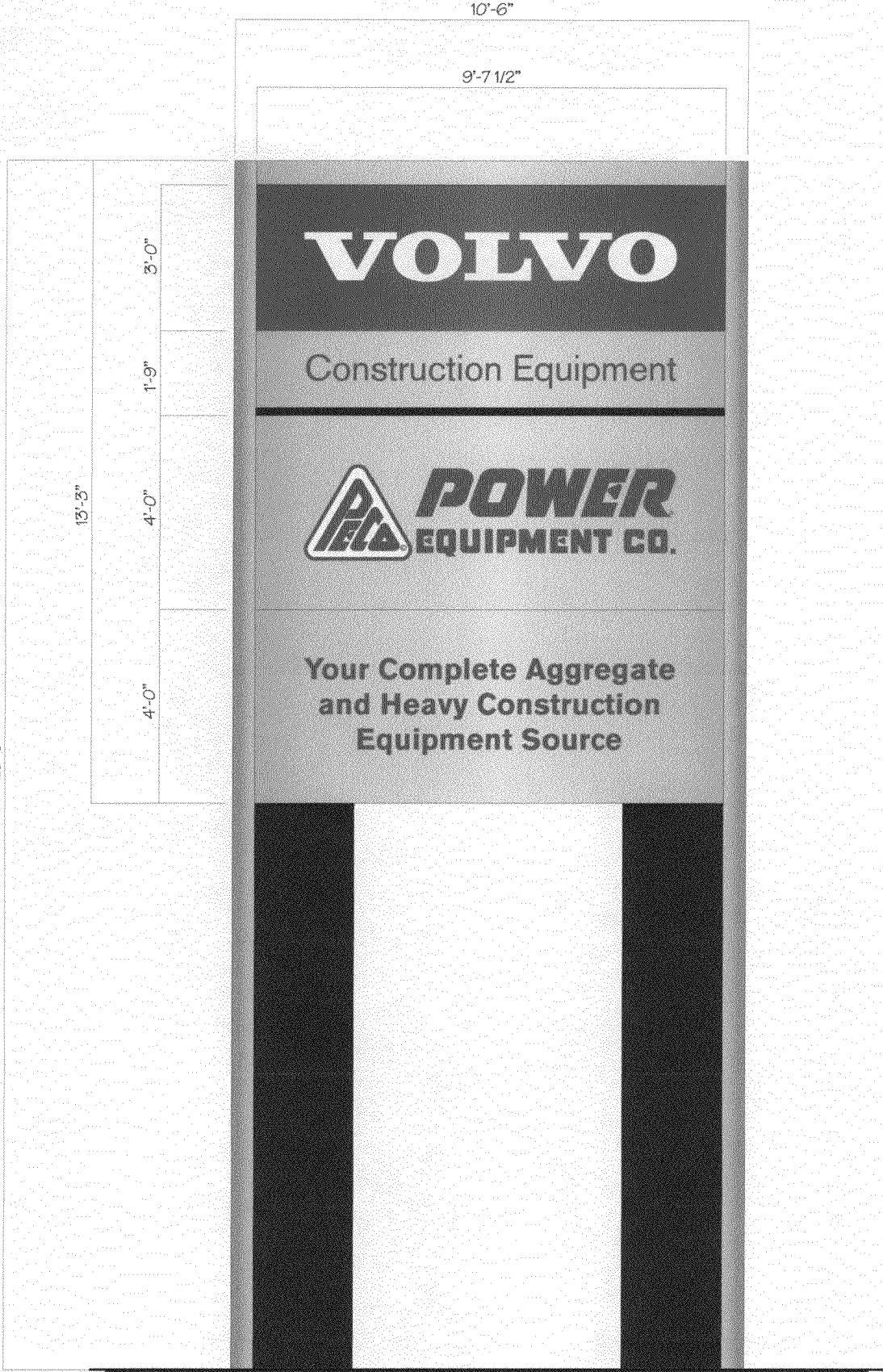
COMMENTS: \_\_\_\_\_

**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.

Joel Kober      11/14/07      Paul Hornbeck      11/19/07  
Applicant's Signature      Date      Community Development Approval      Date

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



ELEVATION - 25ft OAH Monolith

**UTILITIES AND AGENCIES**

STREETS	CITY OF GRAND JUNCTION	MARK BARRISLAND 256-4106
SEWER	CITY OF GRAND JUNCTION	ED TOLEK 242-7491
WATER	UTE WATER DISTRICT	PHIL BERTRAND 242-4343
IRRIGATION	GRAND VALLEY IRRIGATION	JOHN BALLAGH 242-4343
DRAINAGE	GRAND VALLEY DRAINAGE DISTRICT	JOHN RUPP 242-3040
PHONE	GRAND VALLEY RURAL POWER	MAX WARD 244-4721
CABLE	QWEST COMMUNICATIONS	GLEN VANCEL 242-8750
AT&T CABLEVISION		JOHN BAEFORD 244-2630
GAS	XCEL ENERGY	

**LEGEND**

[Symbol]	EXISTING ASPHALT	[Symbol]	PROPOSED FENCE
[Symbol]	PROPOSED ASPHALT	[Symbol]	EXISTING SEWER MAIN
[Symbol]	EXISTING CONCRETE	[Symbol]	PROPOSED SEWER SERVICE
[Symbol]	PROPOSED CONCRETE	[Symbol]	EXISTING SEWER MANHOLE
[Symbol]	EXISTING CURB/GUTTER	[Symbol]	PROPOSED SANITARY SEWER MANHOLE
[Symbol]	FUTURE CURB/GUTTER	[Symbol]	PROPOSED SANITARY SEWER CLEANOUT
[Symbol]	PROPOSED CURB/GUTTER	[Symbol]	SURFACE DRAINAGE DIRECTION
[Symbol]	EXISTING RETAINING WALL	[Symbol]	EXISTING STORM SEWER
[Symbol]	PROPERTY LINE	[Symbol]	EXISTING STORM SEWER INLET
[Symbol]	EXISTING EASEMENT	[Symbol]	PROPOSED STORM SEWER
[Symbol]	EXISTING 8" WATER MAIN	[Symbol]	PROPOSED STORM SEWER INLET
[Symbol]	PROPOSED 1-1/2" WATER SERVICE	[Symbol]	STORM DRAIN
[Symbol]	PROPOSED 4" WATER SERVICE LINE	[Symbol]	OIL/SAND INTERCEPTOR
[Symbol]	EXISTING FIRE HYDRANT	[Symbol]	EXISTING BUILDING
[Symbol]	PROPOSED WATER METER	[Symbol]	EXISTING PARKING LOT LIGHT
[Symbol]	PROPOSED UTE WATER METER VAULT	[Symbol]	PROPOSED PARKING LOT LIGHT
[Symbol]	TW TOP OF WALL	[Symbol]	EXISTING GAS RISER
[Symbol]	BW BOTTOM OF WALL	[Symbol]	PROPOSED DRAINAGE DITCH
[Symbol]	TOC TOP OF CONCRETE	[Symbol]	
[Symbol]	FL FLOWLINE	[Symbol]	
[Symbol]	RD ROOF DRAIN	[Symbol]	
[Symbol]	FDC FIRE DEPARTMENT CONNECTION	[Symbol]	

- GENERAL NOTES:**
- ALL HANDICAP PARKING SPACES SHALL BE PROVIDED IN ACCORDANCE WITH THE CITY OF GRAND JUNCTION STANDARD SPECIFICATIONS FOR CAPITAL IMPROVEMENT PROJECTS DETAIL DRAWING C-24.
  - ALL HANDICAP RAMPS SHALL BE PROVIDED WITH DETECTABLE WARNING PADS IN ACCORDANCE WITH THE CITY OF GRAND JUNCTION STANDARD SPECIFICATIONS FOR CAPITAL IMPROVEMENT PROJECTS DETAIL DRAWING C-23.
  - PROJECT BENCHMARK: SET 2" CAP MON. BOX WITH AN ELEVATION OF 4535.80 AS DEPICTED BY PLAN VIEW.
  - ALL GRADES AND DIMENSIONS ARE TO FLOWLINE UNLESS OTHERWISE SPECIFIED.
  - CONTRACTOR MUST CONTACT CITY OF GRAND JUNCTION TRAFFIC OPERATIONS SUPERVISOR PRIOR TO CONSTRUCTION OR PLACEMENT OF TRAFFIC CONTROL DEVICES/FEATURES (STRIPPING, SIGNALS, MEDIANS, ETC.)
  - RECOMMENDED PAVEMENT SECTIONS
    - PARKING AREAS (ESAL=36,400)
    - 3" ASPHALT, OVER 6" AGGREGATE BASE COURSE OVER 9-1/2" SUB BASE COURSE.
    - TRAVEL LANES (ESAL=72,800)
    - 3" ASPHALT, OVER 6" AGGREGATE BASE COURSE, OVER 13" SUB BASE COURSE.
    - TRAVEL LANES (ESAL=145,600)
    - 4" ASPHALT, OVER 6" AGGREGATE BASE COURSE, OVER 12-1/2" SUB BASE COURSE.
  - RECOMMENDED GRAVEL SECTIONS
    - PARKING AREAS (ESAL=36,400)
    - 23" AGGREGATE BASE COURSE
    - TRAVEL LANES (ESAL=72,800)
    - 26" AGGREGATE BASE COURSE
    - TRAVEL LANES (ESAL=145,600)
    - 29" AGGREGATE BASE COURSE
  - ACCORDING TO "FIRM-MESA COUNTY PANEL 080115 04608", THE PROPOSED SITE IS LOCATED IN ZONE X, WHICH IS DEFINED AS AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1-FOOT. THE 100-YEAR FLOOD ELEVATION FOR THE PROPOSED SITE IS APPROXIMATELY 4532 (NAVD29), 4535.20 (NAVD88). THE PROPOSED FINISHED FLOOR ELEVATION IS 4541.13, WELL ABOVE THE 100-YEAR FLOOD ELEVATION.
  - CONTRACTOR SHALL VERIFY DEPTH OF EXISTING SANITARY SEWER LINE PRIOR TO CONSTRUCTION TO ENSURE GRAVITY CAPABILITIES TO PROPOSED BUILDING.
  - CONTACT CITY PUBLIC WORKS 244-1555 FOR INSPECTION FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY.

**LAND USE SUMMARY**

	ACRES	PERCENT
BUILDING	0.46	7.44%
PAVEMENT/CONCRETE	0.71	11.5%
GRAVEL YARD	2.59	42.36%
LANDSCAPE	0.44	7.10%
DEDICATED R.O.W	0.12	1.45%
VACANT LAND	1.86	30.15%
TOTAL	6.18	100%

**PARKING REQUIREMENTS**

OFFICE = 2,240 SF @ 1/300 = 8 SPACES  
 STORAGE = 4,200 SF @ 1/1000 = 5 SPACES  
 SERVICE AREA(2 BAYS) = 9,960 SF @ 2/BAY + 1/EMPLOYEE = 16 SPACES  
 TOTAL REQUIRED = 29 SPACES (2 HC SPACES & 3 BICYCLE SPACE)  
 TOTAL PROVIDED = 31 SPACES (2 HC SPACES & 3 BICYCLE SPACE)

CITY OF GRAND JUNCTION ENGINEERING

APPROVED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE.

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

ACCEPTED AS CONSTRUCTED

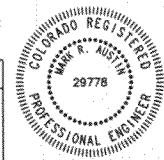
BY: \_\_\_\_\_ DATE: \_\_\_\_\_

"All details, construction, inspections, and testing shall conform to the City of Grand Junction Standard Contract Documents for Capital Improvements Construction. Contractor shall have a copy of the accepted plans and current City of Grand Junction Standard Documents for Capital Improvements Construction on site and available at all times."

CITY OF GRAND JUNCTION COMMUNITY DEVELOPMENT

APPROVED FOR CONSTRUCTION:

BY: \_\_\_\_\_ DATE: \_\_\_\_\_



**REVISIONS**

NO.	DATE	DESCRIPTION
1	5/15/06	CITY OF GRAND JUNCTION REVISIONS
2	6/28/06	CITY OF GRAND JUNCTION REVISIONS - 2ND ROUND
3	8/18/06	CITY OF GRAND JUNCTION REVISIONS - 3RD ROUND
4	7/17/07	BUILDING EXPANSION

**AUSTIN CIVIL GROUP, INC.**  
 Land Planning • Civil Engineering • Development Services  
 338 Main Street, Suite 202 • Grand Junction, Colorado 81501  
 (970) 242-7540

**POWER EQUIPMENT SUBDIVISION**

**SITE PLAN**  
 2331 RIVER ROAD  
 GRAND JUNCTION, COLORADO

**POWER LAND COMPANY**

DRAWN BY: STS  
 CHECKED BY: MRA  
 APPROVED BY: MRA

JOB NUMBER: 1000.0001  
 DATE: 1/23/06  
 SCALE: 1"=30'  
 SHEET NO: S-1

