



# SIGN CLEARANCE

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

Clearance No. \_\_\_\_\_  
Date Submitted 3-26-07  
Fee \$ 25.00  
Zone C-2

TAX SCHEDULE 2945-103-~~20155~~<sup>53-002</sup> 2nd  
BUSINESS NAME McPhearson Devel.  
STREET ADDRESS 2504 Hwy 6 + 50  
PROPERTY OWNER SAME  
OWNER ADDRESS SAME

CONTRACTOR Bud's Signs  
LICENSE NO. 2070171  
ADDRESS 1055 Ute Ave.  
TELEPHONE NO. 245-7700  
CONTACT PERSON TOOD

- 1. FLUSH WALL 2 Square Feet per Linear Foot of Building Façade
- 2. ROOF 2 Square Feet per Linear Foot of Building Façade
- 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 Façade
- 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: 237 Square Feet  
(1,2,4) Building Façade: 125 Linear Feet      Building Façade Direction: North South East West  
(1 - 4) Street Frontage: 300 Linear Feet      Name of Street: Hwy 6 + 50  
(2 - 5) Height to Top of Sign: 30 Feet      Clearance to Grade: 8'6" Feet  
(5) Distance from all Existing Off-Premise Signs within 600 Feet: \_\_\_\_\_ Feet

### EXISTING SIGNAGE/TYPE & SQUARE FOOTAGE:

<u>Flush wall 2 @ 23</u>	<u>64</u>	Sq. Ft.
<u>Flush wall 2 @ 45</u>	<u>90</u>	Sq. Ft.
_____	_____	Sq. Ft.
_____	_____	Sq. Ft.
Total Existing:	<u>154</u>	Sq. Ft.

### FOR OFFICE USE ONLY

Signage Allowed on Parcel for ROW:

Building	<u>250</u>	Sq. Ft.
Free-Standing	<u>450</u>	Sq. Ft.
Total Allowed:	<u>450</u>	Sq. Ft.

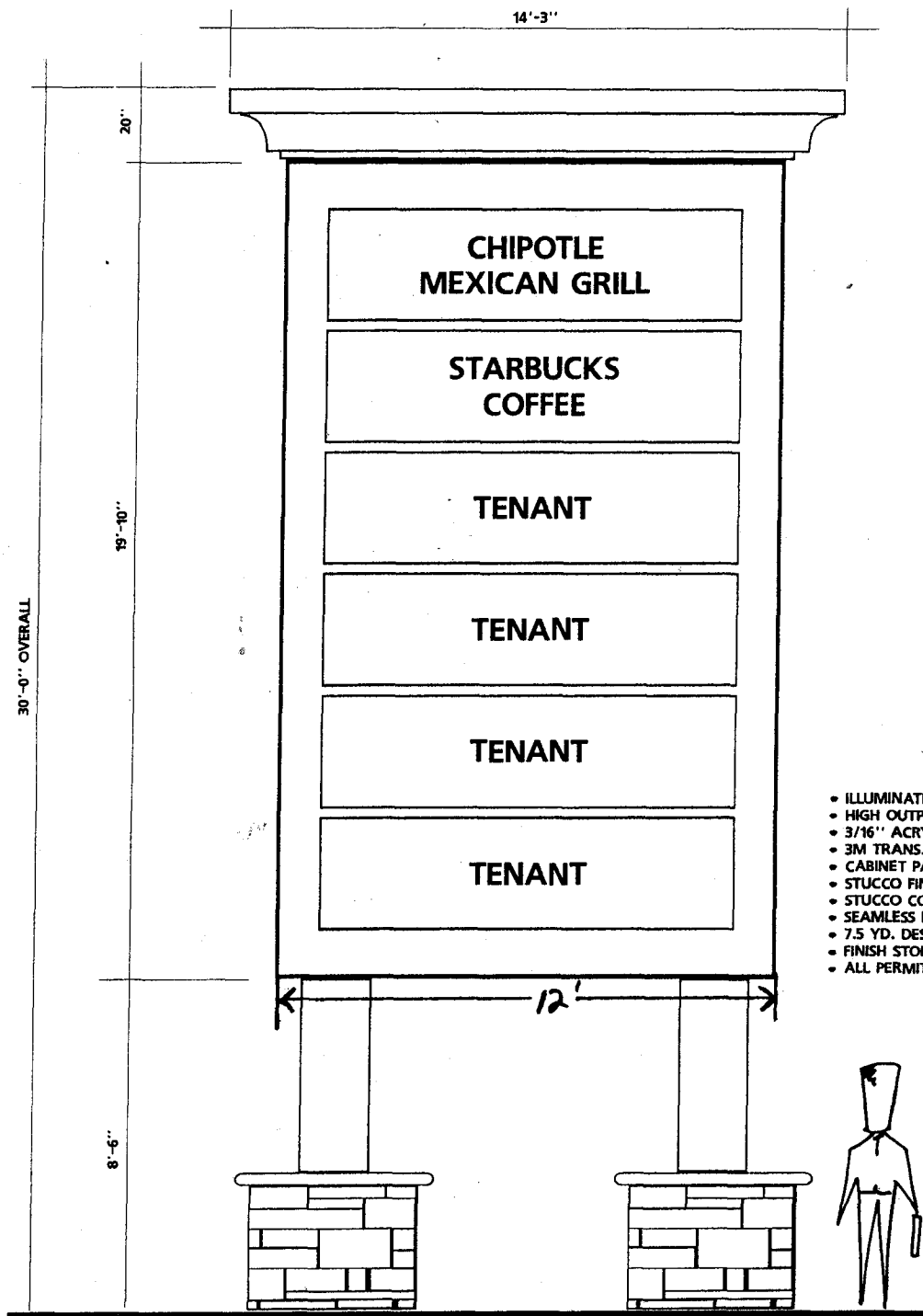
COMMENTS: \_\_\_\_\_

**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.

Zedd Kochwa      3/26/07      Daglene Henderson      3-27-07  
Applicant's Signature      Date      Community Development Approval      Date

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



- ILLUMINATED PYLON DISPLAY
- HIGH OUTPUT FLOURESCENT LAMPS
- 3/16" ACRYLIC PLEXIGLASS FACES
- 3M TRANS. VINYL TENANT LOGOS
- CABINET PAINTED SMOOTH TO MATCH BLDG.
- STUCCO FINISH ON LOWER COLUMNS
- STUCCO CORNICE (BY OTHERS)
- SEAMLESS METAL ROOF
- 7.5 YD. DESIGNED CONCRETE FOUNDATION
- FINISH STONE & CAPS (BY OTHERS)
- ALL PERMITS & INSTALLATION

**FREESTANDING PYLON SIGN**

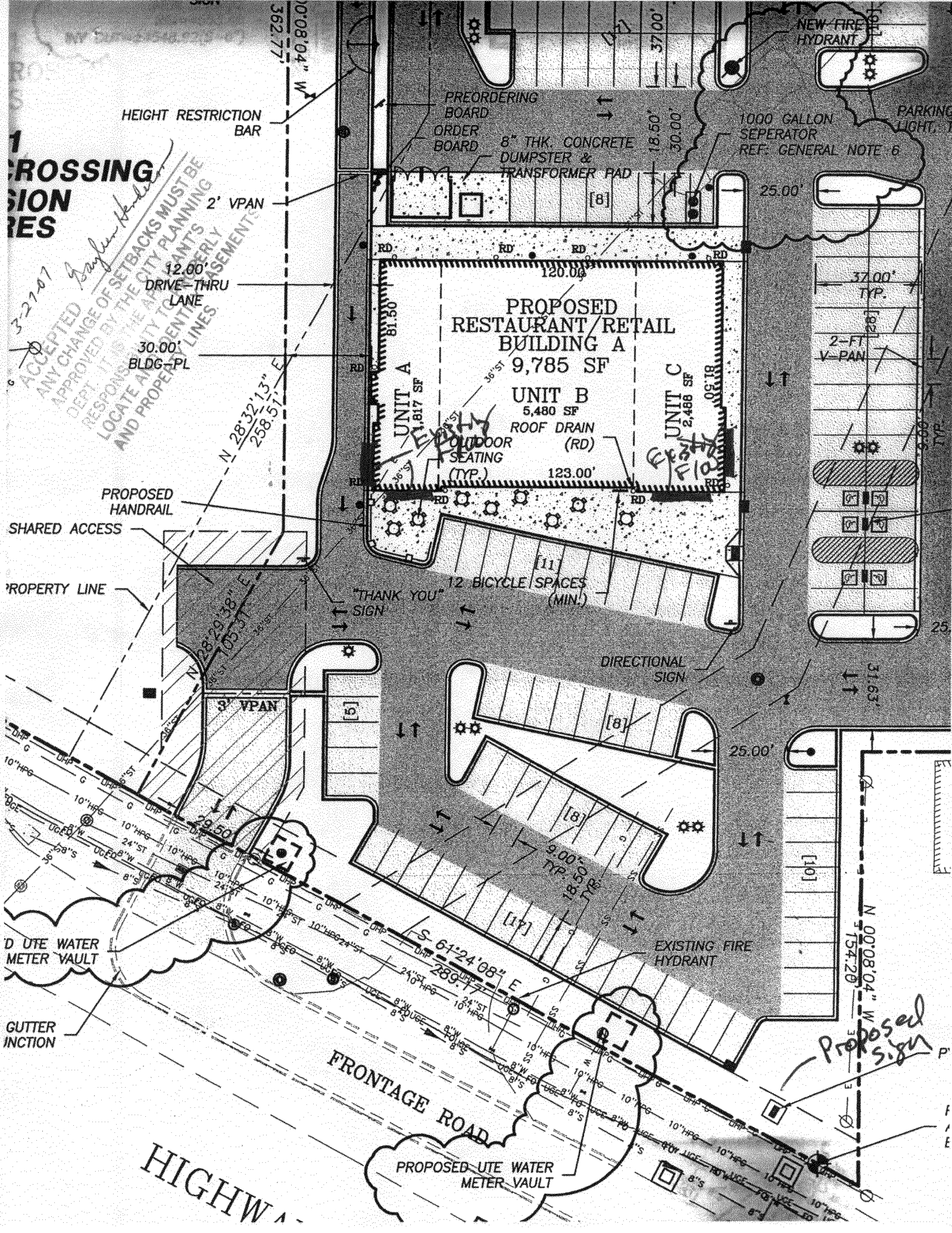
DESIGN PROPERTY OF

*Bud's*  
**SIGNS**  
*and Neon*  
 970-245-7700

**UL** Underwriters  
 Laboratories Inc.®  
 LOOK FOR THE LISTING MARK

# CROSSING SION RES

3-27-07  
ACCEPTED  
ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING  
DEPT. IT IS THE APPLICANT'S  
RESPONSIBILITY TO PROPERLY  
LOCATE ANY IDENTIFIERS, PERMITS  
AND PROPERTY LINES



Proposed sign