



# SIGN CLEARANCE

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

(A)

22

Clearance No. \_\_\_\_\_  
 Date Submitted 7-2-08  
 Fee \$ 25.00  
 Zone F-1

TAX SCHEDULE 2697-254-03-004 CONTRACTOR Bud's Signs  
 BUSINESS NAME WEIR SPM LICENSE NO. 2080160  
 STREET ADDRESS 842 21 1/2 RD ADDRESS 1040 PITKIN  
 PROPERTY OWNER KNIGHT & DURMAS TELEPHONE NO. 245-7700  
 OWNER ADDRESS SAME CONTACT PERSON BUD PREUSS

- 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: 80 Square Feet  
 (1,2,4) Building Façade: 50 Linear Feet Building Façade Direction: North South East West  
 (1 - 4) Street Frontage: 200 Linear Feet Name of Street: 21 1/2 rd.  
 (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>0</u>	_____ Sq. Ft.

**FOR OFFICE USE ONLY**

Signage Allowed on Parcel for ROW:

Building	_____ Sq. Ft.
Free-Standing	_____ Sq. Ft.
Total Allowed:	_____ Sq. Ft.

COMMENTS: I-1

**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.

[Signature] 7-2-08 [Signature] 7/3/08  
 Applicant's Signature Date Community Development Approval Date

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



Public Works and Planning Department  
250 North 5<sup>th</sup> Street, Grand Junction CO 81501  
Tel: (970) 244-1430 FAX (970) 256-4031

# Sign Permit

For Signs that **DO NOT** Require  
a Building Permit

(B)

Date Submitted	<u>7-2-08</u>
Fee \$	<u>5.00</u>
Zone	<u>L-1</u>

TAX SCHEDULE NO. <u>2697-254-03-004</u>	CONTRACTOR <u>Bud's Signs</u>
BUSINESS NAME <u>WEIR SIM</u>	LICENSE NO. <u>2080160</u>
STREET ADDRESS <u>842 21 1/2 RD.</u>	ADDRESS <u>1040 PITKIN</u>
PROPERTY OWNER <u>KNIGHT &amp; DURMAS</u>	TELEPHONE <u>245-7700</u>
OWNER ADDRESS <u>SAME</u>	CONTACT PERSON <u>BUD PREUSS</u>

<input checked="" type="checkbox"/> 1. FLUSH WALL	2 Square Feet per Linear Foot of Building Façade
<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: <u>30</u> Square Feet	Building Façade Direction: North South East <u>West</u>
(1-3) Building Façade: <u>50</u> Linear Feet	Name of Street: <u>21 1/2 RD</u>
(4) Street Frontage: <u>200</u> Linear Feet	Clearance to Grade: <u>13</u> Feet
(2-4) Height to Top of Sign: <u>18</u> Feet	

EXISTING SIGNAGE TYPE & SQUARE FOOTAGE:	
<u>FREESTANDING</u>	<u>80</u> Sq. Ft.
_____	<u>1</u> Sq. Ft.
_____	_____ Sq. Ft.
Total Existing:	<u>80</u> Sq. Ft.

FOR OFFICE USE ONLY	
Signage Allowed on Parcel:	
Building	<u>100</u> Sq. Ft.
Free-Standing	<u>150</u> Sq. Ft.
Total Allowed:	<u>150</u> Sq. Ft.

COMMENTS: I-1

**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.

[Signature]      7-2-08      [Signature]      7/3/08  
Applicant's Signature      Date      Planning Approval      Date

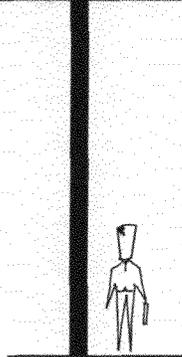
10'-0"

A

8'-0"



## ILLUMINATED PYLON SIGN



ELEVATION

- INTERNALLY ILLUMINATED DOUBLE FACE
- 10" SINGLE POLE BASE SUPPORT
- 3M FLEXIBLE SIGN FACES
- PMS COLORS TO MATCH CORPORATE STANDARDS
- 120 VOLT POWER
- PHOTO CELL ON/OFF CONTROL



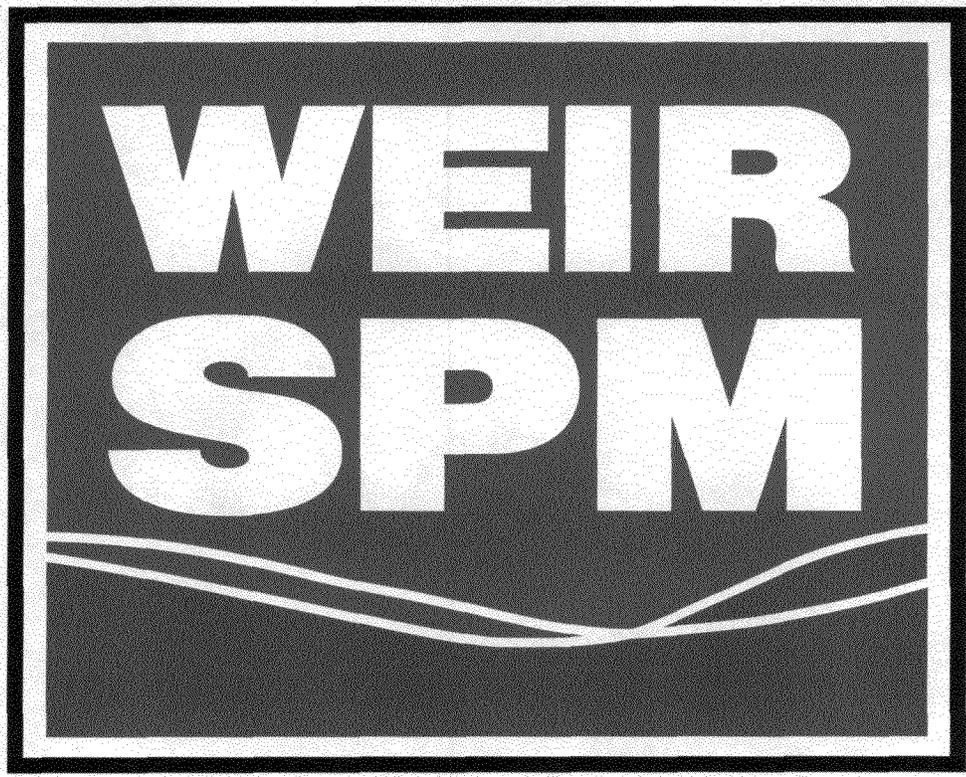
DESIGN PROPERTY OF



(B)

6'-0"

5'-0"



## FLUSH WALL SIGN

- INTERNALLY ILLUMINATED SINGLE FACE SIGN
- 3/16" PLEXIGLASS SIGN FACE
- PMS COLORS TO MATCH CORPORATE STANDARDS
- 120 VOLT POWER
- PHOTO CELL ON/OFF CONTROL

DESIGN PROPERTY OF



# City of Grand Junction GIS Zoning Map ©

 **Redline**

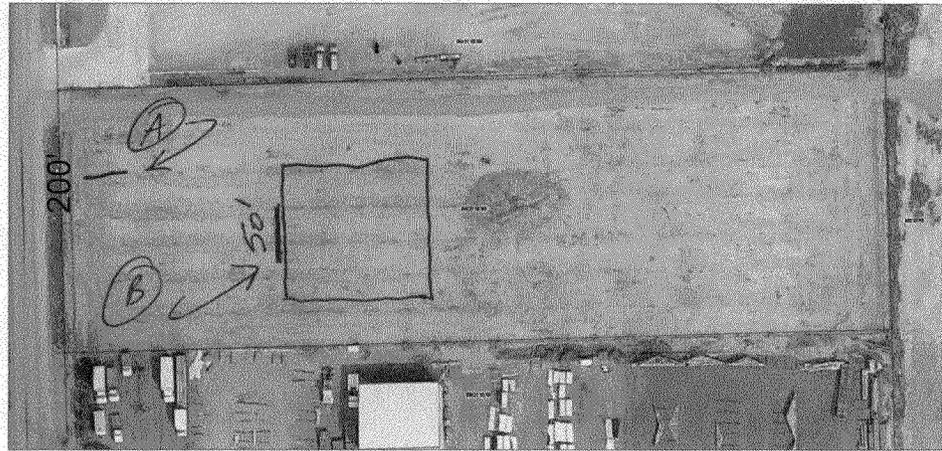
 **201 Persigo Service Area**

**Airport Zones**

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

ZOOM IN FOR LAND USE  
ZOOM IN FOR ZONING

**Buffer Zones**



SCALE 1 : 1,724

