



SIGN CLEARANCE

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

Clearance No. _____
Date Submitted ~~7-2-04~~ 3-19-08
Fee \$ 25.00
Zone C-2

2
BX1

TAX SCHEDULE ²⁹⁴⁵⁻⁰⁵⁴⁻¹⁰⁻⁰⁰⁶ 2945-054-00-025
 BUSINESS NAME Circle C Outdoor Advertising
 STREET ADDRESS 2394 US Hwy lot 50
 PROPERTY OWNER Mesa MARK SALES & Services
 OWNER ADDRESS _____ Inc.
 CONTRACTOR ~~Southern Signs~~ Bud's Signs
 LICENSE NO. 20410150 2080160
 ADDRESS 2223 H. Rd 1040 Pitkin
 TELEPHONE NO. 243-1383 245-7700
 CONTACT PERSON Sandy 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: 250 Square Feet
 (1,2,4) Building Façade: N/A Linear Feet
 (1 - 4) Street Frontage: 200 Linear Feet
 2 - 5) Height to Top of Sign: 30 Feet Clearance to Grade: 20 Feet
 (5) Distance from all Existing Off-Premise Signs within 600 Feet: _____ Feet

EXISTING SIGNAGE/TYPE:

_____	_____	Sq. Ft.
_____	_____	Sq. Ft.
_____	_____	Sq. Ft.
_____	_____	Sq. Ft.
Total Existing:		_____ Sq. Ft.

● FOR OFFICE USE ONLY ●

Signage Allowed on Parcel:	Hwy 6 & 50
Building	N/A Sq. Ft.
Free-Standing	300 Sq. Ft.
Total Allowed:	300 Sq. Ft.

COMMENTS: This is a single faced off-premise sign
No V-shaped signs allowed - Also needs to be EPS

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.

Sandra Helweg 7/2/04 Michelle Wagner 2-6-08 7/23/04
 Applicant's Signature Date Community Development Approval Date
Joel Stocke 3/19/08
 (White: Community Development) (Canary: Applicant) (Pink: Building Dept) (Goldenrod: Code Enforcement)

From: "Roy Dunker" <royd@landesign-gj.com>
To: <SCOTTL@ci.grandjct.co.us>
Date: 7/23/2004 7:42:28 AM
Subject: Sign coordinates

Scott,

My supervisor, Pat Green, asked me to provide you with Mesa County coordinates and latitude and Longitude for the proposed sign location for the Caldwell property at 24 Road and U.S. 6& 50.

Mesa County coords.

North= 44826.88

East= 78650.57

Latitude= 39D 05'31.52018" N

Longitude= 108D 36'32.15800" W

Roy Dunker

7/23/2004 7:42:28 AM

From: "Roy Dunker" <royd@landesign-gj.com>

To: "SCOTTL" <SCOTTL@ci.grandjct.co.us>

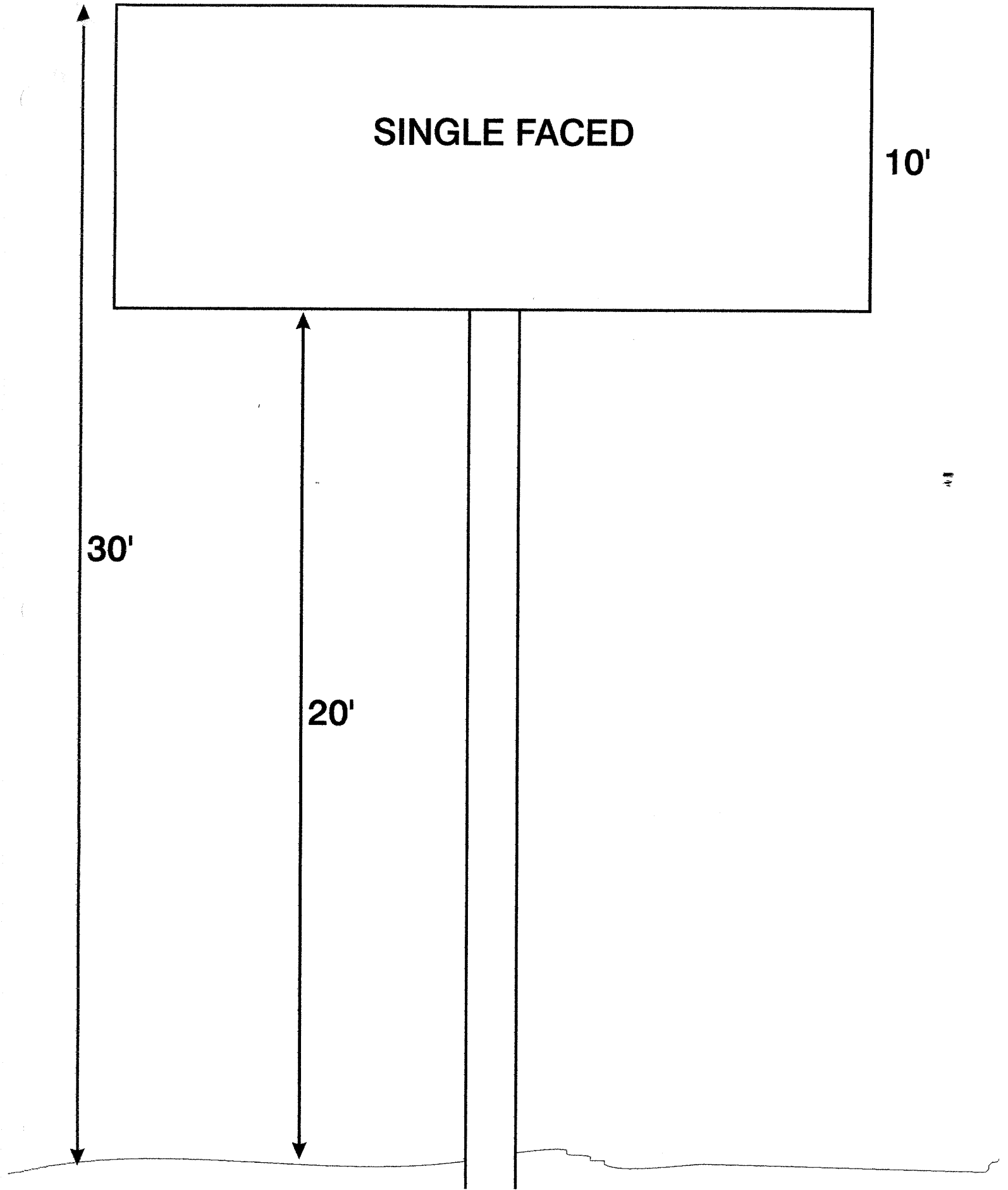
25'

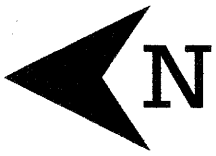
SINGLE FACED

10'

30'

20'





PROPERTY LINE

3'

20'

PROPOSED SINGLE FACE
10' X 25' OFF PREMISE SIGN

PROPERTY LINE

RIGHT OF WAY

US HWY 6 & 50

CIRCLE C OUTDOOR ADVERTISING
2945-054-00-025
MESA MACK PROPERTY
2394 US HWY 6 & 50

City of Grand Junction GIS Zoning Map

Airport Zones

- AIRPORT ROAD
- - CLEAR ZONE
- CRITICAL ZONE
- RUNWAY 22
- RUNWAY 29
- TAXI WAY

Billboards

- NOT CONSTRUCTED
- CONSTRUCTED

Secondary Zoning

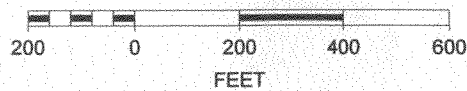
- RSF-4
- RMF-8
- R-O
- C-1
- C-2
- I-1
- I-2
- MU
- CSR

ZONING

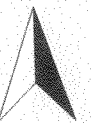
- RSF-R
- RSF-E
- RSF-1



SCALE 1 : 4,310



N



COLORADO DEPARTMENT OF TRANSPORTATION

ROADSIDE ADVERTISING PERMIT

Issue date **MARCH 10, 2008**

Expiration date **JUNE 30, 2008**

Permit no. **11282**

This is to certify that:

Permittee name **CIRCLE C OUTDOOR ADVERTISING**

Permittee address **2394 US HIGHWAY 6950/711 RAPTOR DR, FRUITA CO 81521**

is authorized to erect and maintain an advertising structure at:

Highway number I-70B	at milepoint 2.420	<input type="checkbox"/> Nonconforming	<input checked="" type="checkbox"/> Conforming
		<input type="checkbox"/> Grandfathered	<input type="checkbox"/> Necessary goods or services

Description of structure


Height: 10 Feet	Faces: 1
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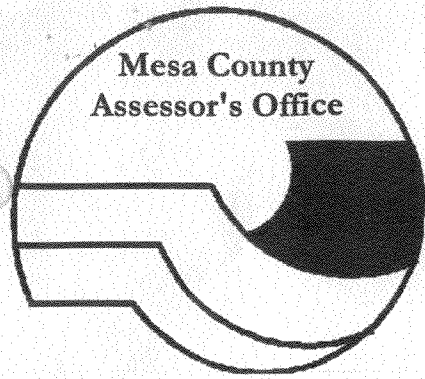
Length: 25 Feet	Structure type: METAL
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Square feet: 250	Lighted <input checked="" type="checkbox"/> yes <input type="checkbox"/> no
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Sign I.D. # **03-02-P070-0801-2.420-N**

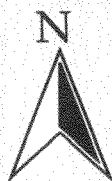
CDOT issues this permit pursuant to statutes 43-1-401 through 43-1-419 and 2 CCR 601-3. The permit is subject to all terms, conditions, standards and requirements contained in such statute and rules, the permit application, and this permit. The validity of this permit and the authority of the permittee to erect, place, and continue to maintain a sign at the above location is expressly conditioned upon the permittee's continued compliance with all such terms, conditions, standards, and requirements.

Authorized signature 	Title Operations & Outdoor Advertising
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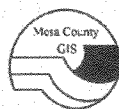


2945

- Arbitrary Blocks
- Tax Parcels
- Water Features
- Townships
- Sections



40 0 40 80 120 Feet



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