



Sign Clearance

For Signs that Require a Building Permit

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

Bldg Permit No.	_____
Date Submitted	<u>8/26/08</u>
Fee \$	<u>25⁰⁰</u>
Zone	<u>C-1</u>

TAX SCHEDULE NO.	<u>2945-254-41-001</u>	CONTRACTOR	<u>Platinum Sign</u>
BUSINESS NAME	<u>Orchard Mesa Retail Center</u>	LICENSE NO.	<u>2080868</u>
STREET ADDRESS	<u>2742 Hwy 50</u>	ADDRESS	<u>2916 I-70B</u>
PROPERTY OWNER	<u>DPC Development</u>	TELEPHONE NO.	<u>248-9677</u>
OWNER ADDRESS	<u>Same</u>	CONTACT PERSON	<u>Mike</u>

- | | | |
|-------------------------------------|------------------|---|
| <input type="checkbox"/> | 1. FLUSH WALL | 2 Square Feet per Linear Foot of Building Facade |
| <input type="checkbox"/> | 2. ROOF | 2 Square Feet per Linear Foot of Building Facade |
| <input checked="" type="checkbox"/> | 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 |
| <input type="checkbox"/> | 4. PROJECTING | 0.5 Square Feet per each Linear Foot of Building Facade |
| <input type="checkbox"/> | 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: 144 Square Feet
 (1,2,4) Building Façade: 240 Linear Feet Building Façade Direction: North South East West
 (1 - 4) Street Frontage: 240 Linear Feet Name of Street: Hwy 6250
 (2 - 5) Height to Top of Sign: 18 Feet Clearance to Grade: _____ Feet
 (5) Distance to Nearest Existing Off-Premise Sign: _____ Feet

EXISTING SIGNAGE TYPE & SQUARE FOOTAGE:

_____	<u>0</u>	Sq. Ft.
_____	_____	Sq. Ft.
_____	_____	Sq. Ft.
_____	<u>0</u>	Sq. Ft.
Total Existing:		_____ Sq. Ft.

FOR OFFICE USE ONLY

Signage Allowed on Parcel for ROW:

Building	<u>480</u>	Sq. Ft.
Free-Standing	<u>225.75</u>	Sq. Ft.
Total Allowed:	<u>480</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.

<u>[Signature]</u>	<u>8-26-08</u>	<u>[Signature]</u>	<u>8/27/08</u>
Applicant's Signature	Date	Planning Approval	Date

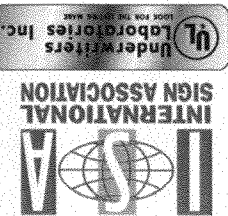
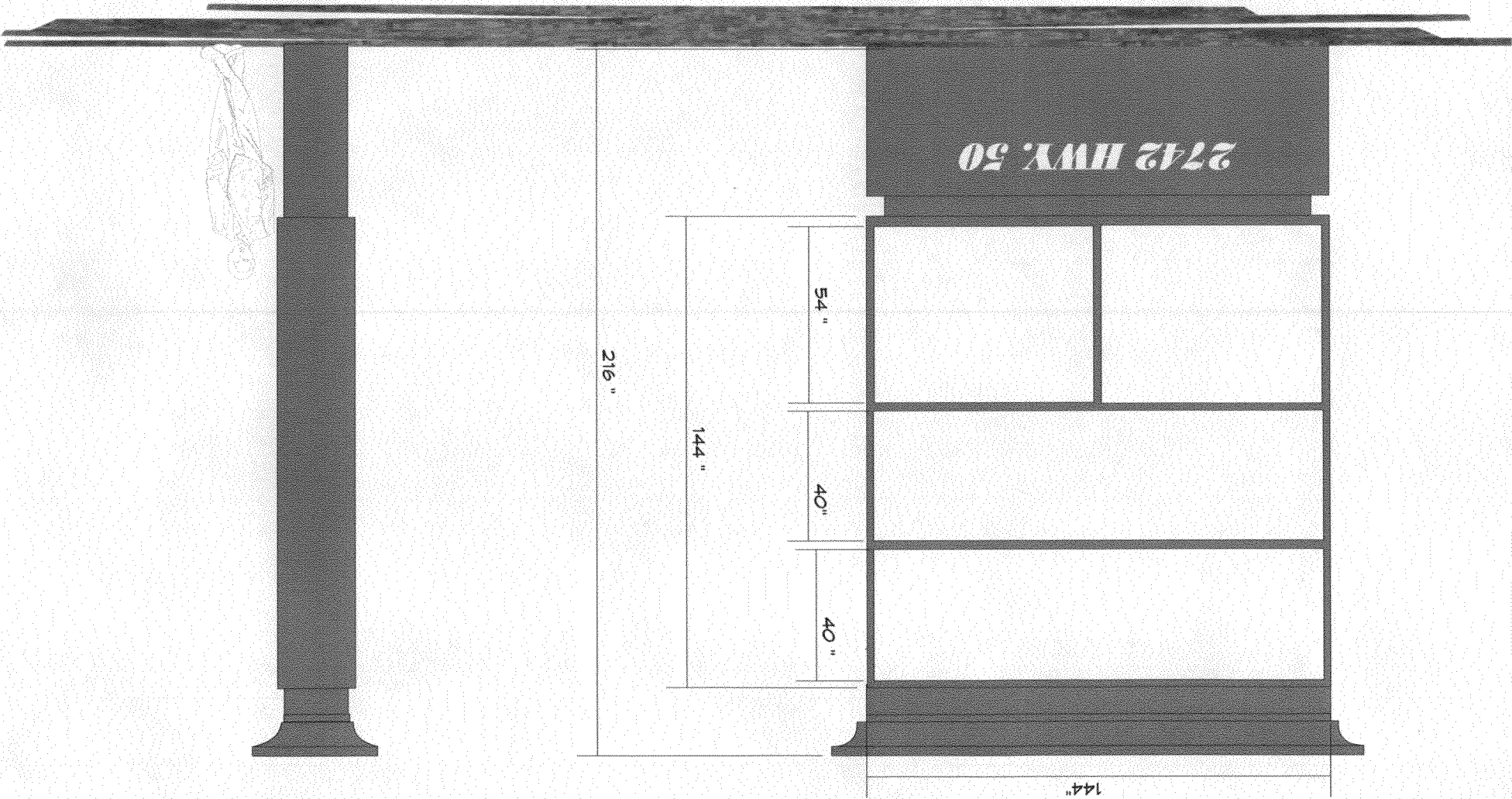
(White: Planning) (Yellow: Neighborhood Services) (Pink: Building Permit) (Goldenrod: Applicant)



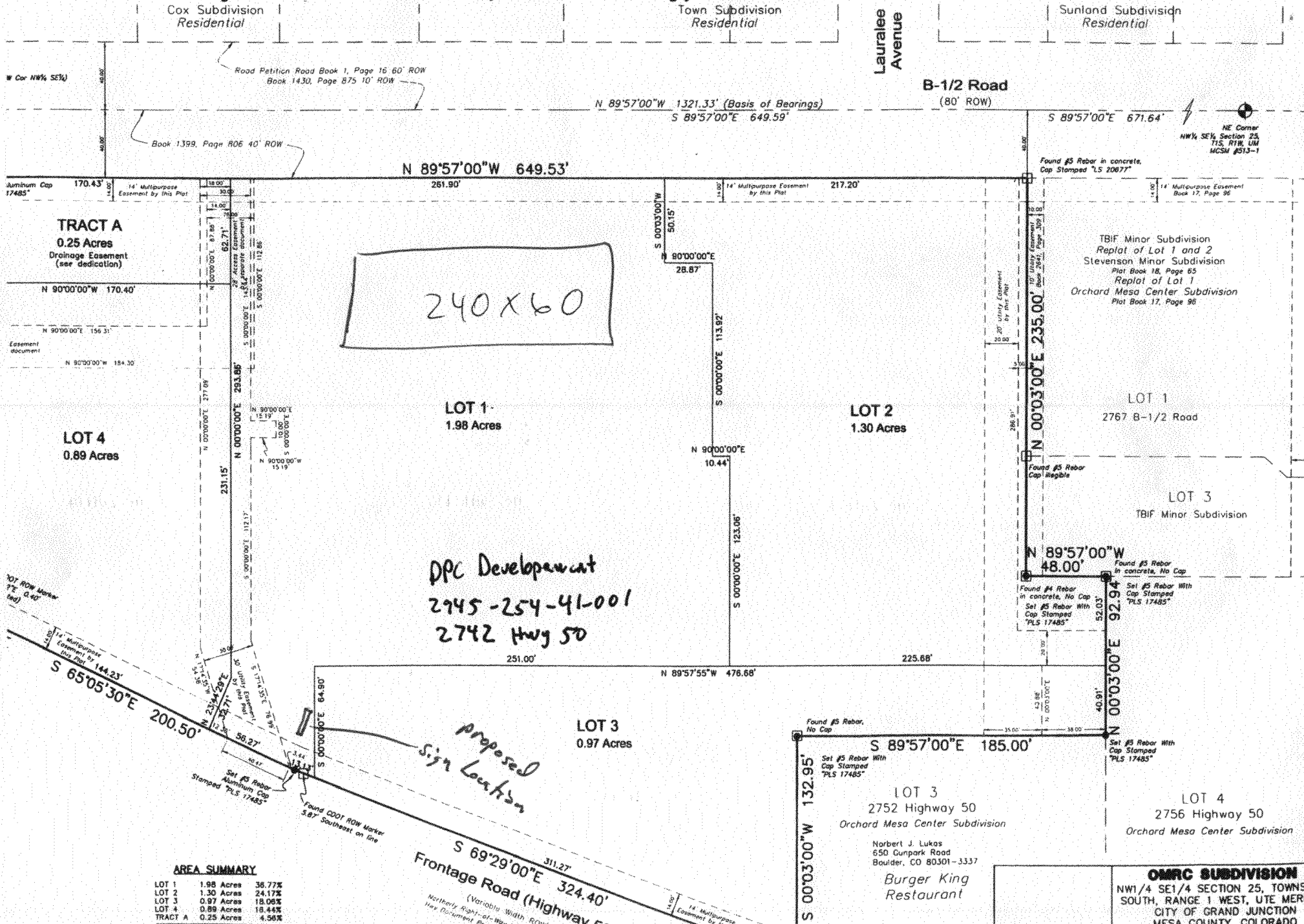
2916 HWY. 6824 Grand Junction, CO 81504 (970)248-9677
fabrication installation maintenance neon vinyl truck lettering awnings

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Double Face Internally Illuminated Sign Cabinet



**Part of the NW1/4 SE1/4 Section 25
Township 1 South, Range 1 West, Ute Meridian
City of Grand Junction, Mesa County, Colorado**



AREA SUMMARY

LOT 1	1.98 Acres	38.77%
LOT 2	1.30 Acres	24.17%
LOT 3	0.97 Acres	18.06%
LOT 4	0.89 Acres	16.84%
TRACT A	0.25 Acres	4.56%

OMRC SUBDIVISION
NW1/4 SE1/4 SECTION 25, TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN CITY OF GRAND JUNCTION MESA COUNTY, COLORADO


LOT 3
2752 Highway 50
Orchard Mesa Center Subdivision
Narbert J. Lukas
650 Gunpark Road
Boulder, CO 80301-3337
Burger King Restaurant


LOT 4
2756 Highway 50
Orchard Mesa Center Subdivision

(Variable Width ROW)
Northernly Right-of-Way Line
See Document # 11


City of Grand Junction GIS City Map ©


Parcels


 **Address Label**

 **Rail Roads**


Air Photos


 **2008 Photos**


 **Highways**


 **Street Labels**

City Limits

 **Grand Junction**

 **Fruita**

 **Palisade**

 **Mesa County**



SCALE 1 : 3,745

