



CITY OF  
**Grand Junction**  
COLORADO

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

Clearance No. \_\_\_\_\_  
Date Submitted 12/18/08  
Fee \$ 25<sup>00</sup>  
Zone I-0

TAX SCHEDULE 2701-253-17-005 CONTRACTOR ELDERADO SIGNS  
BUSINESS NAME LEITNER - POMMA OF AMER. LICENSE NO. 2080385  
STREET ADDRESS 2746 SACCOMANNO DR. ADDRESS 3423 FRONT ST. CUERON  
PROPERTY OWNER LEITNER/POMMA OF AMER. TELEPHONE NO. 245-7446  
OWNER ADDRESS 2746 SACCOMANNO DR. CONTACT PERSON GENE ELDER

- 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: 81 <sup>#</sup> Square Feet  
(1,2,4) Building Façade: 145 Linear Feet      Building Façade Direction: North South East West  
(1 - 4) Street Frontage: 575 Linear Feet      Name of Street: SACCOMANNO DR.  
(2 - 5) Height to Top of Sign: 32 Feet      Clearance to Grade: 30 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:

<u>2 x 145</u>	Building	<u>290</u>	Sq. Ft.
<u>175 x 1076</u>	Free-Standing	<u>807</u>	Sq. Ft.
Total Allowed:		<u>807</u>	Sq. Ft.

COMMENTS: SIGN (A) "SEE ATTACHED"

**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] 12/17/08 Pat Oberlap 12/18/08  
Applicant's Signature      Date      Community Development Approval      Date

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



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

Clearance No. \_\_\_\_\_  
 Date Submitted 12/18/08  
 Fee \$ 500  
 Zone I-O

TAX SCHEDULE 2701-253-17-005 CONTRACTOR ELDERADO SIGNS  
 BUSINESS NAME LEITNER-POMIA OF AMR LICENSE NO. 2080385  
 STREET ADDRESS 2746 SACCOMANNINO DR ADDRESS 3423 FRONT ST. CLIFTON  
 PROPERTY OWNER LEITNER-POMIA TELEPHONE NO. 245-7440  
 OWNER ADDRESS 2746 SACCOMANNINO CONTACT PERSON GENE ELDER

- 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. PROJECTING 4 or more Traffic Lanes - 1.5 Square Feet x Street Frontage
  - 5. OFF-PREMISE 0.5 Square Feet per each Linear Foot of Building Facade
- See #3 Spacing Requirements; Not > 300 Square Feet or < 15 Square Feet

Externally Illuminated       Internally Illuminated       Non-Illuminated

(1 - 5) Area of Proposed Sign: 45<sup>4</sup> Square Feet  
 (1,2,4) Building Façade: 75' Linear Feet      Building Façade Direction: North South East West  
 (1 - 4) Street Frontage: 575<sup>1076</sup> Linear Feet      Name of Street: SACCOMANNINO DR.  
 (2 - 5) Height to Top of Sign: 32 Feet      Clearance to Grade: 30 Feet  
 (5) Distance from all Existing Off-Premise Signs within 600 Feet: — Feet

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

<u>Flush Wall (Sign A)</u>	<u>81</u>	Sq. Ft.
_____	_____	Sq. Ft.
_____	_____	Sq. Ft.
Total Existing:	<u>81</u>	Sq. Ft.

**FOR OFFICE USE ONLY**

Signage Allowed on Parcel for ROW:		
<u>2x 75</u> Building	<u>150</u>	Sq. Ft.
<u>.75x 1076</u> Free-Standing	<u>807</u>	Sq. Ft.
Total Allowed:	<u>807</u>	Sq. Ft.
	<u>- 81</u>	
	<u>726</u>	

COMMENTS: SIGN (B) "SEE ATTACHED"

**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]      12/17/08      Pat Denver      12/18/08  
 Applicant's Signature      Date      Community Development Approval      Date

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

0



# SIGN CLEARANCE

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

Clearance No.	_____
Date Submitted	<u>12/18/08</u>
Fee \$	<u>500</u>
Zone	<u>I-0</u>

TAX SCHEDULE	<u>2701-253-17-005</u>	CONTRACTOR	<u>ELDERADO SIGNS</u>
BUSINESS NAME	<u>LEITNER-DOMA OF AMER.</u>	LICENSE NO.	<u>208385</u>
STREET ADDRESS	<u>2746 SACCOMANNO DR.</u>	ADDRESS	<u>3423 FRONT ST. UNION</u>
PROPERTY OWNER	<u>LEITNER/DOMA</u>	TELEPHONE NO.	<u>295-7446</u>
OWNER ADDRESS	<u>2746 SACCOMANNO DR</u>	CONTACT PERSON	<u>GENE ELDER</u>

- 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: 35 Square Feet

(1,2,4) Building Façade: 145 Linear Feet                      Building Façade Direction: North South East West

(1 - 4) Street Frontage: 1076 Linear Feet                      Name of Street: SACCOMANNO DR

(2 - 5) Height to Top of Sign: 7 Feet                      Clearance to Grade: \_\_\_\_\_ Feet

(5) Distance from all Existing Off-Premise Signs within 600 Feet: 0 Feet

EXISTING SIGNAGE/TYPE & SQUARE FOOTAGE:	
<u>Flush Wall (Sign A)</u>	<u>81</u> Sq. Ft.
<u>Flush Wall (Sign B)</u>	<u>45</u> Sq. Ft.
_____	_____ Sq. Ft.
_____	_____ Sq. Ft.
Total Existing:	<u>126</u> Sq. Ft.

FOR OFFICE USE ONLY	
Signage Allowed on Parcel for ROW:	
<u>2x145</u> Building	<u>290</u> Sq. Ft.
<u>175x1076</u> Free-Standing	<u>807</u> Sq. Ft.
Total Allowed:	<u>807</u> Sq. Ft.
	<u>-126</u>
	<u>681</u>

COMMENTS: S/F INTERNALLY ILLUM. SIGN INSTALLED OK!  
EXISTING CONCRETE BASE (ELECT. IS SUPPLIED TO BASE)  
"(SEE ATTACHED)"

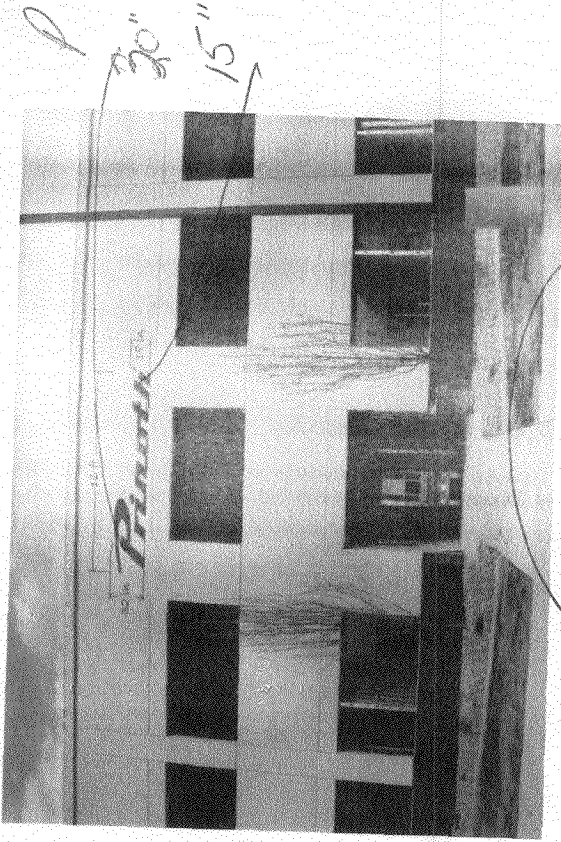
NOTE: No sign may exceed 300 square feet. A separate sign clearance is required for each sign. Attach a sketch, to scale, of proposed and existing signage including types, dimensions and lettering. Attach a plot plan, to scale, showing: abutting streets, alleys, easements, driveways, encroachments, property 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.

N. Suzanne Glabe                      12/17/08                      Pat Denlap                      12/18/08  
Applicant's Signature                      Date                      Community Development Approval                      Date

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

*Pinot*



SIGN "B"

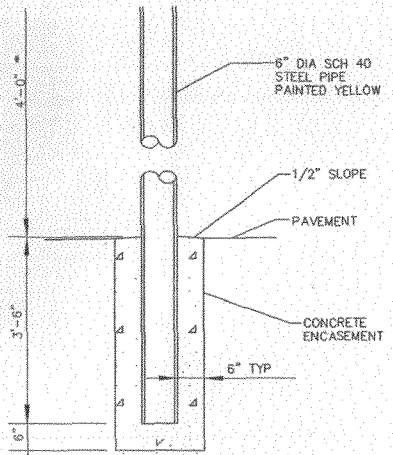
19" <sup>sq</sup> 21" x 18"



SIGN "A"



SIGN "C"



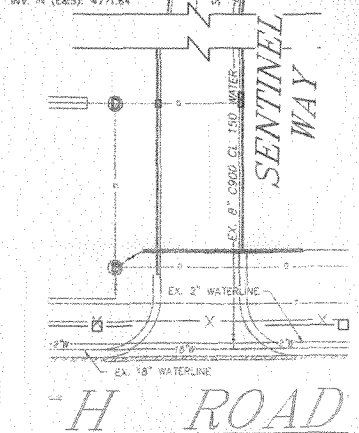
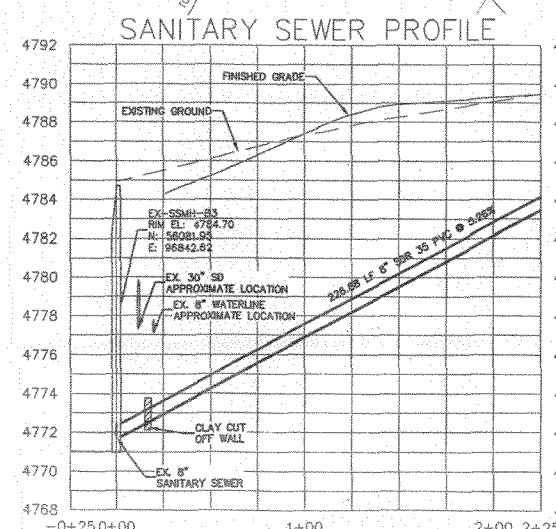
BOLLARD POST DETAIL  
NOT TO SCALE

# SITE PLAN

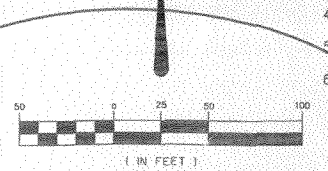
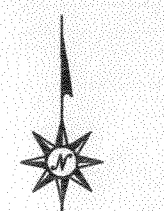
FLUSH MOUNT  
SIGN  
"B"

FLUSH MOUNT  
SIGN

MCNUMENT  
STYLE  
FREE-STANDING  
SIGN  
"C"



**BENCHMARK**  
BENCH MARK (1):  
INTERSECTION OF 27 1/4 RD. & H RD.  
W 1/16 CORNER  
SECTION 25  
T. 1N., R. 1W., UTE P.M.  
N 55279.54  
E 96045.33  
ELEVATION=4774.69  
NAVD88  
  
BENCH MARK (2):  
27.5 & H ROAD  
S 1/4 CORNER  
SECTION 25  
T. 1N., R. 1W., UTE P.M.  
N 55279.23  
E 97363.36  
NAVD88



- NOTE:
1. THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON VISIBLE EVIDENCE FROM ABOVE GROUND STRUCTURES, MARKINGS BY THE RESPECTIVE UTILITY COMPANIES AND/OR THEIR LOCATOR SERVICES, AND DRAWINGS PROVIDED BY THE UTILITY COMPANIES. NO EXCAVATIONS WERE MADE DURING THIS SURVEY TO DETERMINE EXACT LOCATIONS AND DEPTHS OF UNDERGROUND UTILITIES AND STRUCTURES. ACTUAL LOCATIONS MAY VARY SLIGHTLY FROM THOSE AS SHOWN HEREON AND ADDITIONAL UNDERGROUND UTILITIES MAY EXIST. EXISTENCE AND LOCATIONS OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHOULD BE VERIFIED PRIOR TO ANY CONSTRUCTION ON THIS PROPERTY.
  2. EXISTING UTILITIES ARE SHOWN SCREENED, PROPOSED UTILITIES ARE UNSCREENED.
  3. SEE SHEET C11 FOR STORM DRAIN PLAN AND PROFILE.
  4. GAS LINE & COMPRESSED AIR LOCATIONS PROVIDED BY BIGHORN ENGINEERING.
  5. IRRIGATION LINE TO BE DESIGNED BY OTHERS.
  6. ALL WATER AND FIRE LINES TO BE C900 CLASS 150 PVC.

APPROVED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE.

# LEITNER - POMA OF AMER., INC.