



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>4-14-09</u>
Fee \$	<u>25.00</u>
Zone	<u>C-2</u>

TAX SCHEDULE NO.	<u>2945 091 00 088</u>	CONTRACTOR	<u>Answars in Real Estate LLC</u>
BUSINESS NAME	<u>Answars in Real Estate LLC</u>	LICENSE NO.	<u>20 912 49</u>
STREET ADDRESS	<u>591 25th St G.J. 81503</u>	ADDRESS	<u>Po Box 3452 G.J. Co 81502</u>
PROPERTY OWNER	<u>Wells Development Co LLC</u>	TELEPHONE NO.	<u>985-8564 / 1800 816 7071</u>
OWNER ADDRESS	<u>2156 Buffalo St G.J. 81503</u>	CONTACT PERSON	<u>Martin Schwartz</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 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 checked="" 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:	<u>300</u> Square Feet		
(1,2,4)	Building Façade:	<u>774</u> Linear Feet	Building Façade Direction:	<u>North</u> South <u>East</u> West
(1 - 4)	Street Frontage:	<u>270</u> Linear Feet	Name of Street:	<u>25 road</u>
(2 - 5)	Height to Top of Sign:	<u>40</u> Feet	Clearance to Grade:	<u>28</u> Feet
(5)	Distance to Nearest Existing Off-Premise Sign:	<u>605</u> Feet		

EXISTING SIGNAGE TYPE & SQUARE FOOTAGE:	
<u>Free standing</u>	<u>90</u> Sq. Ft.
<u>Flush Wall</u>	<u>164</u> Sq. Ft.
_____	_____ Sq. Ft.
Total Existing:	<u>254</u> Sq. Ft.

FOR OFFICE USE ONLY	
Signage Allowed on Parcel for ROW:	
Building	<u> </u> Sq. Ft.
Free-Standing	<u> </u> Sq. Ft.
Total Allowed:	<u>300</u> Sq. Ft.

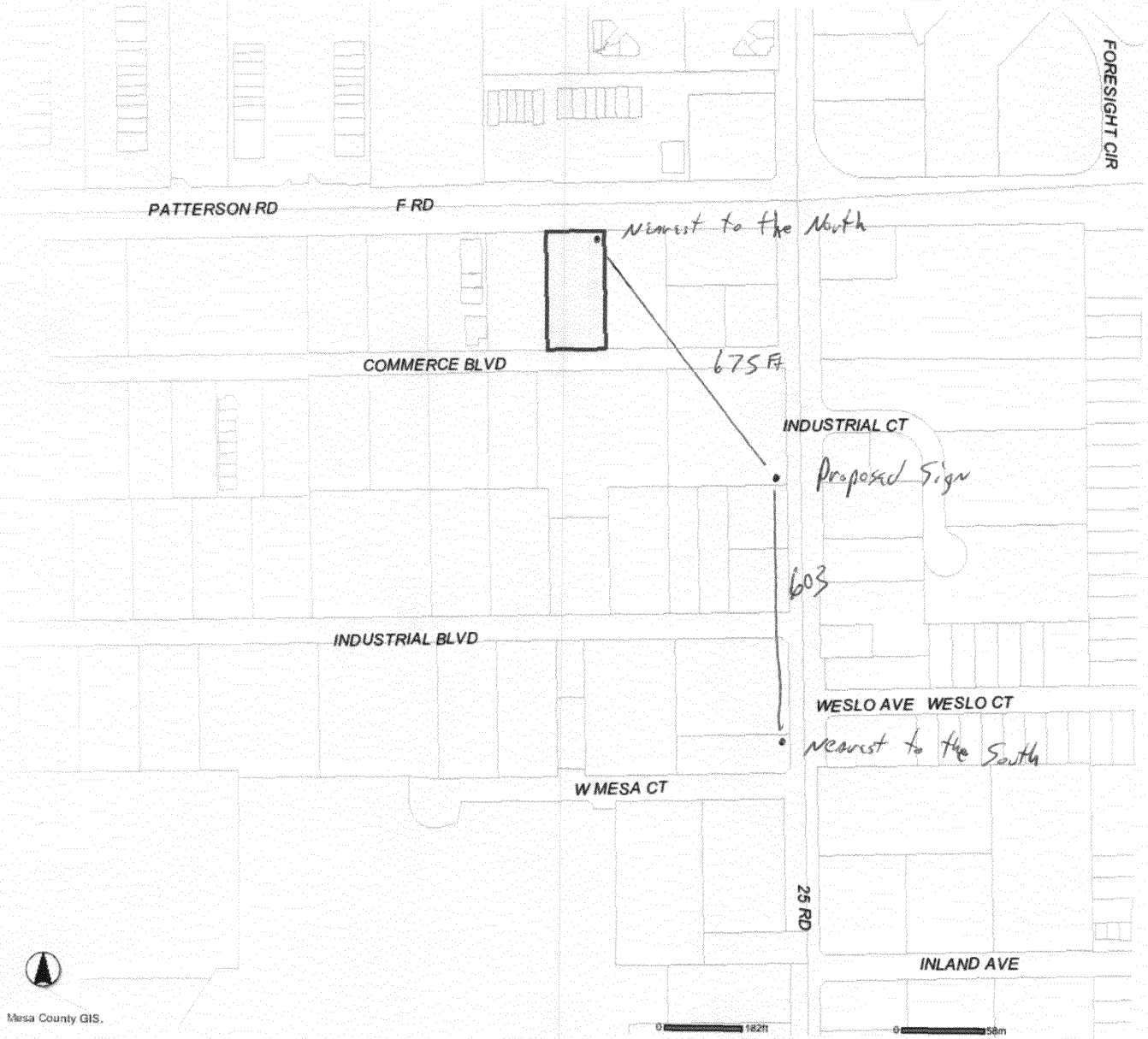
COMMENTS: dim lighting towards sign, Notify City Planning after installed.

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>Answars in Real Estate LLC</u> <u>Martin Schwartz</u> Applicant's Signature	<u>3/16/09</u> Date	<u>Dayleen Henderson</u> Planning Approval	<u>4-16-09</u> Date
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(White: Planning) (Yellow: Neighborhood Services) (Pink: Building Permit) (Goldenrod: Applicant)



Mesa County GIS.

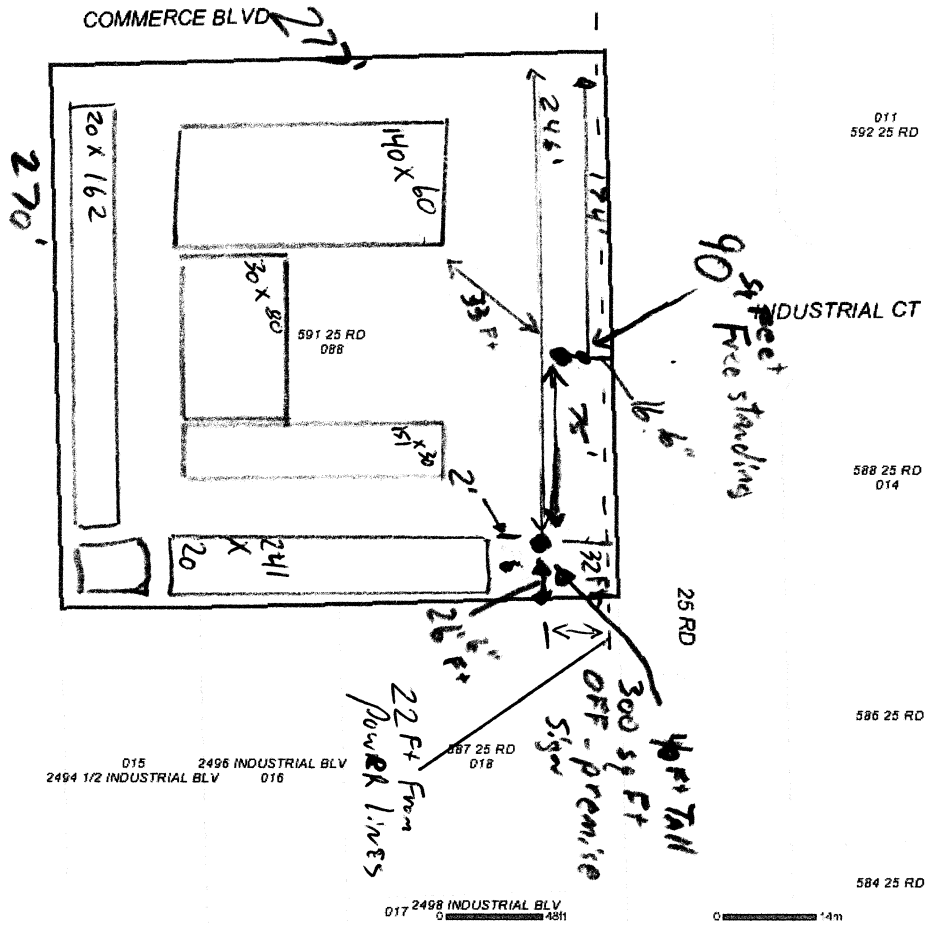
2490 COMMERCE BLV 2492 COMMERCE BLV
002

2496 COMMERCE BLV
001

2498 COMMERCE BLV

2515 PATTERSON RD
119

↑ North



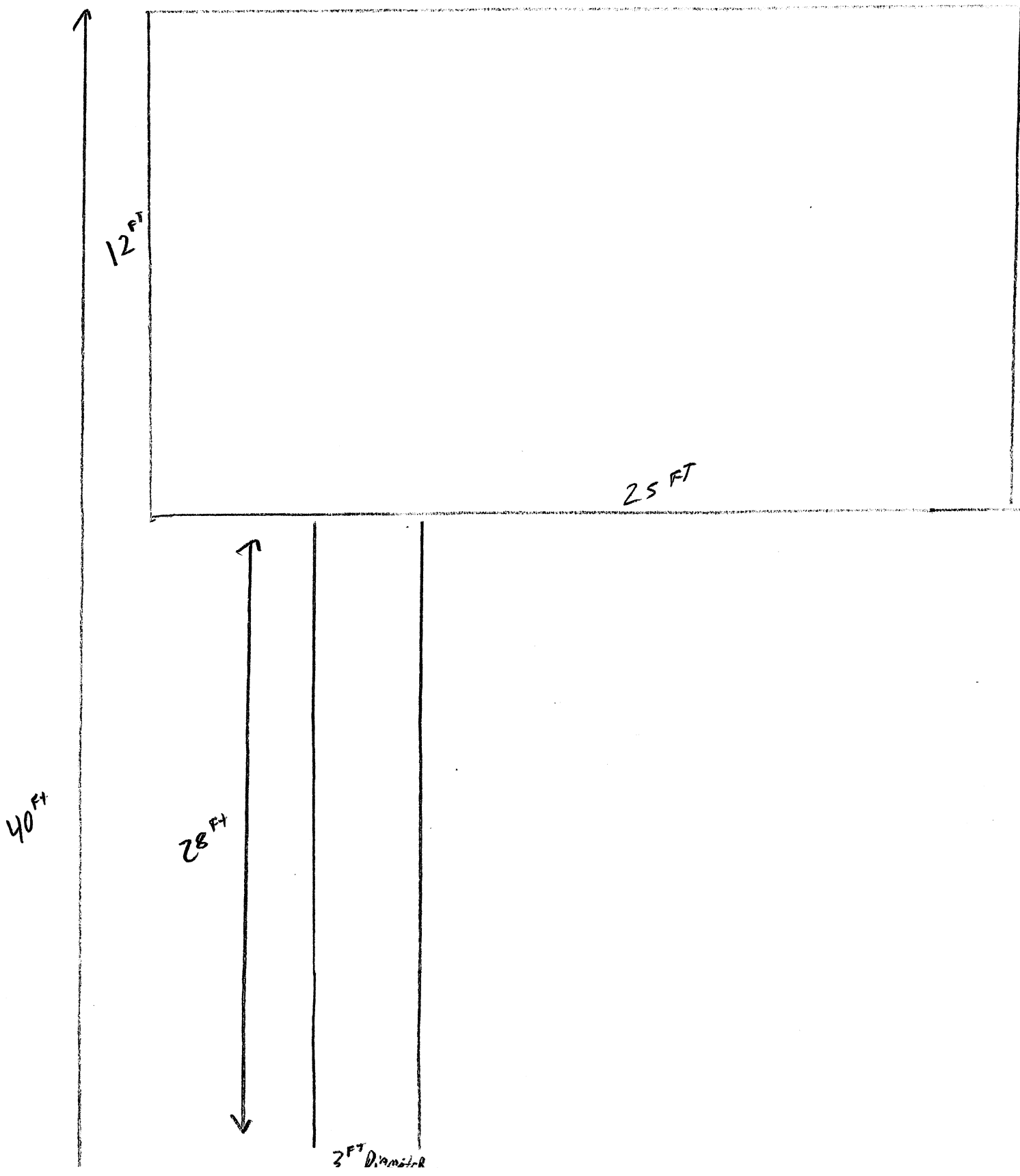
Mesa County GIS.

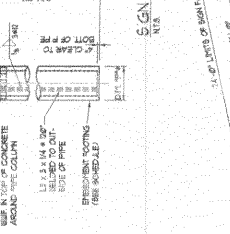
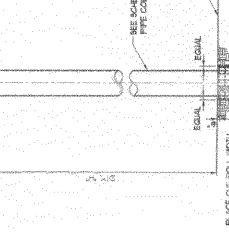
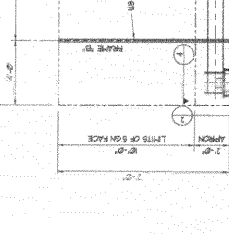
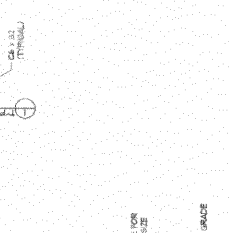
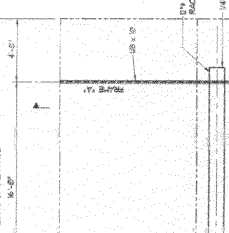
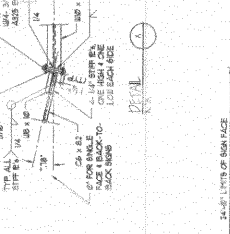
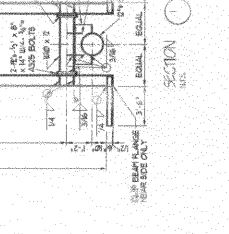
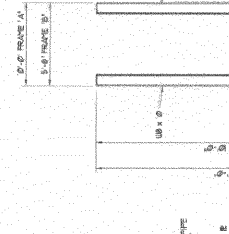
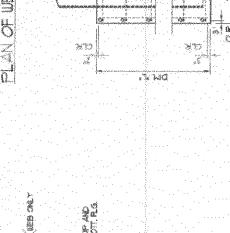
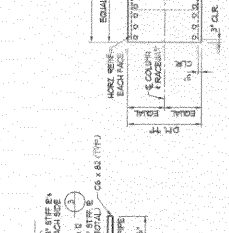
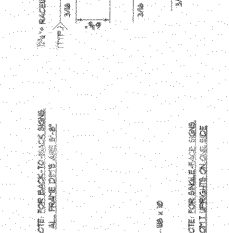
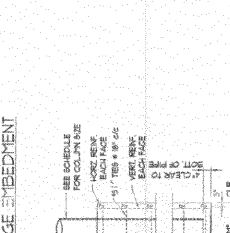
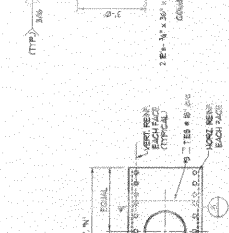
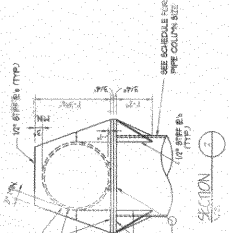
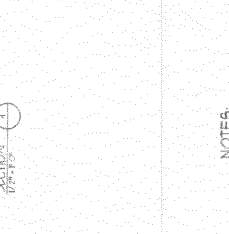
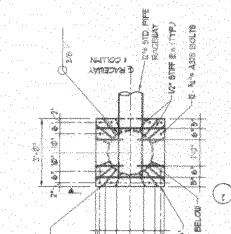
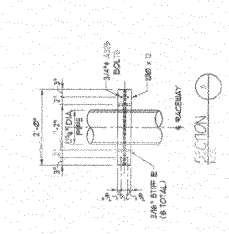
LEGEND

- + Hospitals
- ★ Police Stations
- ▲ Fire Stations
- ⊥ Schools
- ≡ State Highways
- ≡ Roads
- Lakes
- ≡ Canals
- Colorado National Monument
- BLM Special Areas
- ▨ Back Ridge Canyons
- ▨ COLORADO CANYONS NATIONAL CONSERVATION AREA
- BLM
- National Forest

Mesa County GIS
 544 Rood Ave.
 Grand Junction, CO 81501

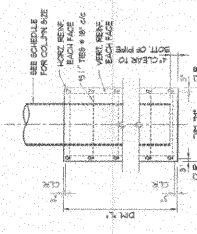
DISCLAIMER : The Geographic Information System (GIS) and its components are designed as a source of reference for answering inquiries, for planning and for modeling. GIS is not intended or does not replace legal description information in the chain of title and other information contained in official government records such as the County Clerk and Records office or the courts. In addition, the representations of locations in this GIS cannot be substituted for actual legal surveys.





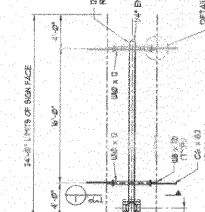
- NOTES:**
1. ALL BOLTS SHALL BE A307 UNLESS NOTED.
 2. ALL WELD SHALL BE 1/8" MINIMUM.
 3. ALL WELDS SHALL BE 1/8" MINIMUM.
 4. 1500 PSI SOIL BEARING CAPACITY SHALL BE ASSUMED.
 5. ALL STEEL SHALL BE A36 UNLESS NOTED.
 6. ALL STEEL SHALL BE A36 UNLESS NOTED.
 7. ALL WELDS SHALL BE 1/8" MINIMUM.
 8. ALL WELDS SHALL BE 1/8" MINIMUM.
 9. MINIMUM LATERAL PIVOTING SOIL BEARING CAPACITY SHALL BE 1500 PSI PER FOOT OF DEPTH.

PLAN OF WEDGE EMBEDMENT

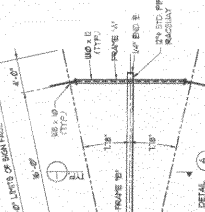


TYPICAL SIGN FRAME SCHEDULE

DEPTH	COL. DIA.	EMBEDMENT	WEDGE EMBEDMENT
10'-0"	18" DIA.	3'-0" DIA.	3'-0" DIA.
12'-0"	20" DIA.	3'-0" DIA.	3'-0" DIA.
14'-0"	22" DIA.	3'-0" DIA.	3'-0" DIA.
16'-0"	24" DIA.	3'-0" DIA.	3'-0" DIA.
18'-0"	26" DIA.	3'-0" DIA.	3'-0" DIA.
20'-0"	28" DIA.	3'-0" DIA.	3'-0" DIA.
22'-0"	30" DIA.	3'-0" DIA.	3'-0" DIA.
24'-0"	32" DIA.	3'-0" DIA.	3'-0" DIA.
26'-0"	34" DIA.	3'-0" DIA.	3'-0" DIA.
28'-0"	36" DIA.	3'-0" DIA.	3'-0" DIA.
30'-0"	38" DIA.	3'-0" DIA.	3'-0" DIA.
32'-0"	40" DIA.	3'-0" DIA.	3'-0" DIA.
34'-0"	42" DIA.	3'-0" DIA.	3'-0" DIA.
36'-0"	44" DIA.	3'-0" DIA.	3'-0" DIA.
38'-0"	46" DIA.	3'-0" DIA.	3'-0" DIA.
40'-0"	48" DIA.	3'-0" DIA.	3'-0" DIA.
42'-0"	50" DIA.	3'-0" DIA.	3'-0" DIA.
44'-0"	52" DIA.	3'-0" DIA.	3'-0" DIA.
46'-0"	54" DIA.	3'-0" DIA.	3'-0" DIA.
48'-0"	56" DIA.	3'-0" DIA.	3'-0" DIA.
50'-0"	58" DIA.	3'-0" DIA.	3'-0" DIA.



PLAN OF SIGN FRAME
NOTE: (SEE BLOCK MOUNTING)



PLAN OF SIGN FRAME
NOTE: (SEE BLOCK MOUNTING)



OUTDOOR SPECIALIST, INC.
Augusta, Georgia

DATE: 10/15/03
DRAWN BY: J. B. BROWN
CHECKED BY: J. B. BROWN
SCALE: AS SHOWN


13-051

From East to West



Buffer Zones

-  Palisade Grand Jct Buffer
-  Fruita / Grand Junction Buffer



Streets

-  Streets

Billboards

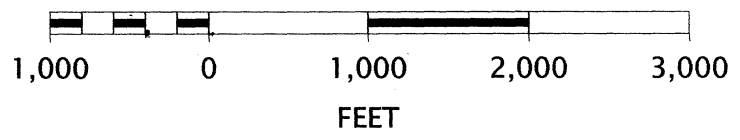
-  Billboards - County
-  Billboard - City

All Parcels

-  Parcels
-  Highways





SCALE 1 : 21,266




From West to East
→



Buffer Zones

-  Palisade Grand Jct Buffer
-  Fruita / Grand Junction Buffer



Streets

-  Streets

Billboards

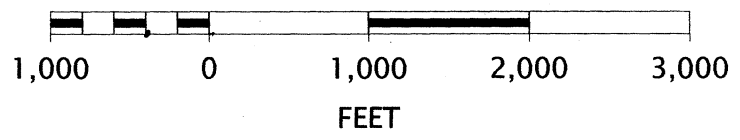
-  Billboards - County
-  Billboard - City

All Parcels

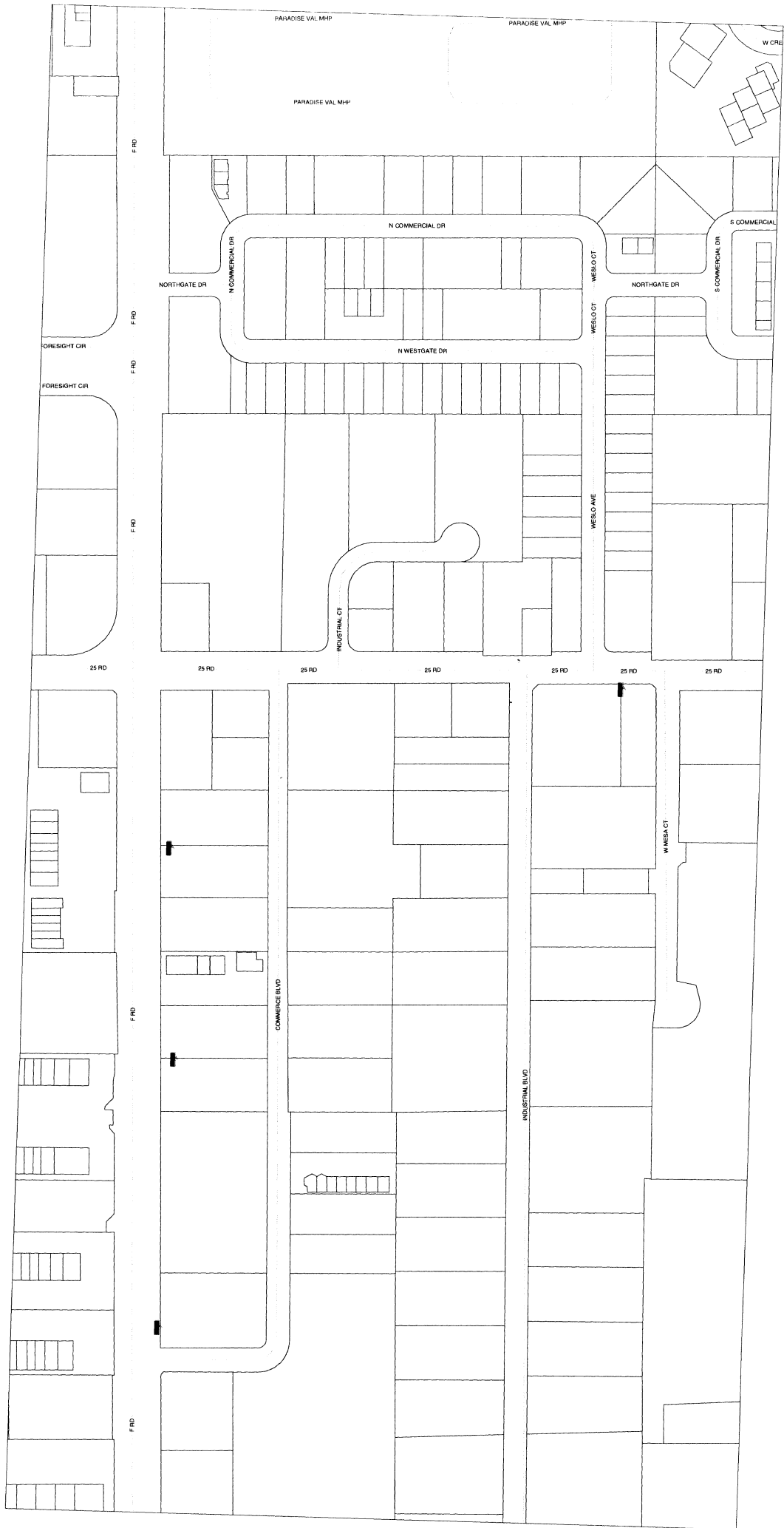
-  Parcels
-  Highways



SCALE 1 : 21,266



GIS

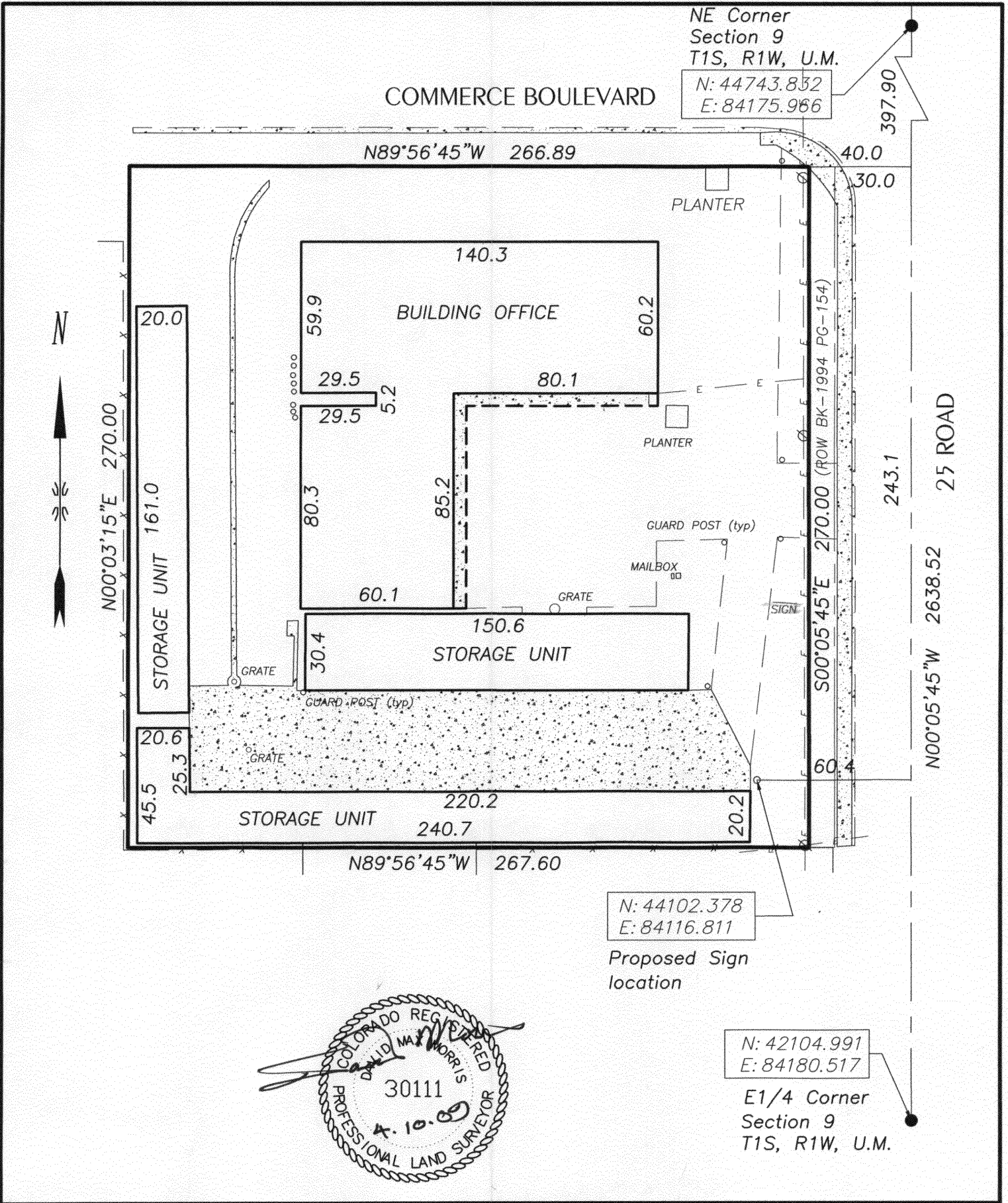




- minimum sign allowance shall be twelve (12) square feet.
- (2) On places of public entertainment such as theaters, arenas, meeting halls, *etc.*, where changeable copy signs are used which project over public property, the projection may be one-half foot ($\frac{1}{2}$ ') for each linear foot of building frontage provided that it is no closer than four feet (4') to the curb face (see definition).
- g. **Freestanding Signs.** Freestanding signs shall comply with the following requirements.
- (1) No more than one (1) freestanding sign shall be permitted for any parcel for each street frontage. The sign allowance per frontage can only be used on that frontage and shall not be transferred to any other frontage.
 - (2) Maximum sign allowance shall be calculated by the linear front foot of property on a public street right-of-way in conformance with the following:
 - (A) Two (2) traffic lanes: Maximum area of sign per face per front foot of property, three quarters (0.75) square foot; maximum height, twenty-five feet (25').
 - (B) Four (4) or more traffic lanes: Maximum area of sign per face per front foot of property, one and one-half ($1\frac{1}{2}$) square feet; maximum height, forty feet (40').
 - (3) Signs may be installed at street right-of-way line. The sign face may project up to seventy-two inches (72") into the right-of-way, if located fourteen feet (14') or more above grade, but shall not project closer than twenty-four inches (24") to the back of the curb. If the existing street right-of-way width is less than that required in this Code, the distance shall be measured from the line of such right-of-way as required by this Code rather than from the existing right-of-way line. Ute and Pitkin Avenues shall be calculated using four (4) lanes.
 - (4) On a corner lot, a freestanding sign shall not be placed within the sight-distance triangle, as defined in TEDS, unless free air space is maintained as provided in TEDS. A single pipe support with no sign structure or copy shall not be considered a violation of the free air space requirement.
 - (5) When electrical service is provided to freestanding signs, all such electrical service shall be underground.
 - (6) All freestanding signs shall require a building permit in addition to a sign clearance.
4. **Off-Premise (Outdoor Advertising Sign).** Off-Premise signs erected on ground or wall locations (and roof locations done within the regulations and limitations of roof signs) shall only be permitted in the C-2 (General

Commercial) and I-1 and I-2 (Industrial) zones, subject to the following conditions:

- a. **Height Limitations.** No off-premise sign shall be erected higher than forty feet (40') above the level of the street or road upon which the sign faces, or above the adjoining ground level if such ground level is above the street or road level. No off-premise sign shall have a surface or face exceeding three hundred (300) square feet in area or containing less than fifteen (15) square feet in area.
 - b. **Distance.** For each square foot of surface or facing of the sign, two feet (2') of space from adjacent off-premise signs shall be maintained. Such distances shall be determined by using the largest sign as criterion. For example, no sign can be erected closer than six hundred feet (600') to an existing three hundred (300) square foot sign. A MAXIMUM OF ONE (1) OFF-PREMISE SIGN SHALL BE ALLOWED PER PARCEL OF LAND.
 - c. **Location.** A sketch, drawn to scale, depicting the size and location of the proposed billboard shall be provided. The sketch shall be prepared by a licensed surveyor and shall indicate dimensions from the proposed billboard to the closest adjacent aliquot section line and shall include coordinates. The sketch shall also include the location of the proposed billboard to the nearest adjacent right-of-way line, if applicable. The sketch shall be signed and sealed by the surveyor.
 - d. Service clubs may be allowed one (1) common off-premise sign, in any zone, adjacent to each major highway, to a maximum of five (5) signs. These signs do not have to comply with (A) and (B) above but must receive site plan approval by the Planning Commission as to size, height, placement and impacts on traffic and adjacent properties.
 - e. Off-premise outdoor advertising signs shall not be visible from the Riverside Parkway. No portion of a sign may be visible from the Riverside Parkway. It is rebuttably presumed that a sign is visible if the sign is located within 600 feet from the centerline of the Riverside Parkway as that location is depicted in Exhibit A
5. **Planned Developments and Conditional Uses.** No sign shall be allowed on properties in a planned development zone or on a conditional use site unless the sign has been approved as part of the development plan. Variance of the maximum total surface area of signs shall not be permitted, but the maximum sign allowance for the entire development or use may be aggregated and the total allowance redistributed.
 6. **Sign Packages.** A site or sites that consist of more than one developed parcel of land that are abutting and function as one through the sharing of vehicular access through, across, over, entrance onto, and/or exit from the site(s) and/or parking, (such as a shopping center) may be considered for a Sign Package through a Sign Package Permit. Variance of the maximum total sign allowance shall not be permitted, but the maximum sign allowance for the entire site or sites may be aggregated and the total allowance redistributed for the same type of sign. For example, freestanding sign allowance may be redistributed among freestanding signs, but a freestanding sign allowance may not be redistributed for a façade sign.



SKETCH PLAN

591 25 ROAD, GRAND JUNCTION, CO 81505

FOR: SCHWARTZ	 <p>Q.E.D. SURVEYING SYSTEMS, Inc. 1018 COLORADO AVE GRAND JUNCTION, CO 81501-3521 (970) 241-2370 FAX: 241-7025</p>	SURVEYED BY: JMM
SCALE:  1 IN = 50 FT		DRAWN BY: JMM
DATE: 4/10/2009		ACAD ID: SCHWARTZ ILC
		SHEET NO.
		FILE: 2009-098.2