



Sign Clearance

For Signs that Require a Building Permit

Bldg Permit No.	_____
Date Submitted	<u>2-2-09</u>
Fee \$	<u>2500</u>
Zone	<u>C-1</u>

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

TAX SCHEDULE NO. <u>2945-054-10-002</u>	CONTRACTOR <u>Buo's Signs</u>
BUSINESS NAME <u>CROSSROADS LIQUOR</u>	LICENSE NO. <u>2090133</u>
STREET ADDRESS <u>611 24 ROAD</u>	ADDRESS <u>1040 PITMAN</u>
PROPERTY OWNER <u>MASE LLC</u>	TELEPHONE NO. <u>245-7700</u>
OWNER ADDRESS <u>SAME</u>	CONTACT PERSON <u>Buo Preuss</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:	<u>170</u> Square Feet	
(1,2,4)	Building Façade:	<u>96</u> Linear Feet	Building Façade Direction: North South <u>East</u> West
(1 - 4)	Street Frontage:	<u>135</u> Linear Feet	Name of Street: <u>24 ROAD</u>
(2 - 5)	Height to Top of Sign:	<u>38</u> Feet	Clearance to Grade: <u>19'</u> Feet
(5)	Distance to Nearest Existing Off-Premise Sign:	<u>N/A</u> 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	<u>192</u> [#] Sq. Ft.
Free-Standing	<u>102</u> [#] Sq. Ft.
Total Allowed:	<u>294</u> [#] Sq. Ft.

Handwritten notes: 203 # off 24 rd, off access rd

COMMENTS: must be outside the drainage easement, which is 10' from new bldg per site plan. p84

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>2/2/09</u>	<u>[Signature]</u>	<u>2/10/09</u>
Applicant's Signature	Date	Planning Approval	Date

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

13'-6"

4'-0"

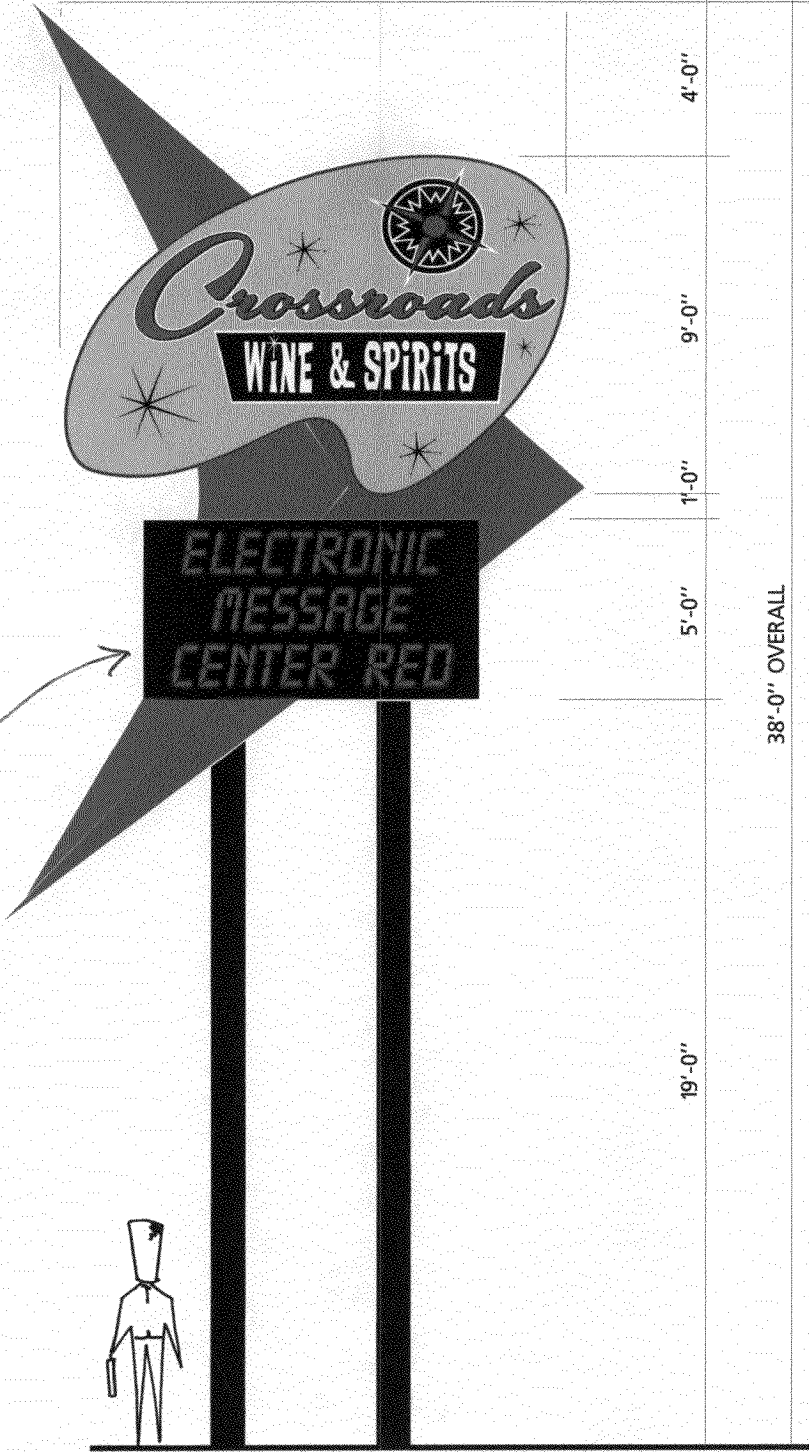
9'-0"

1'-0"

5'-0"

38'-0" OVERALL

19'-0"



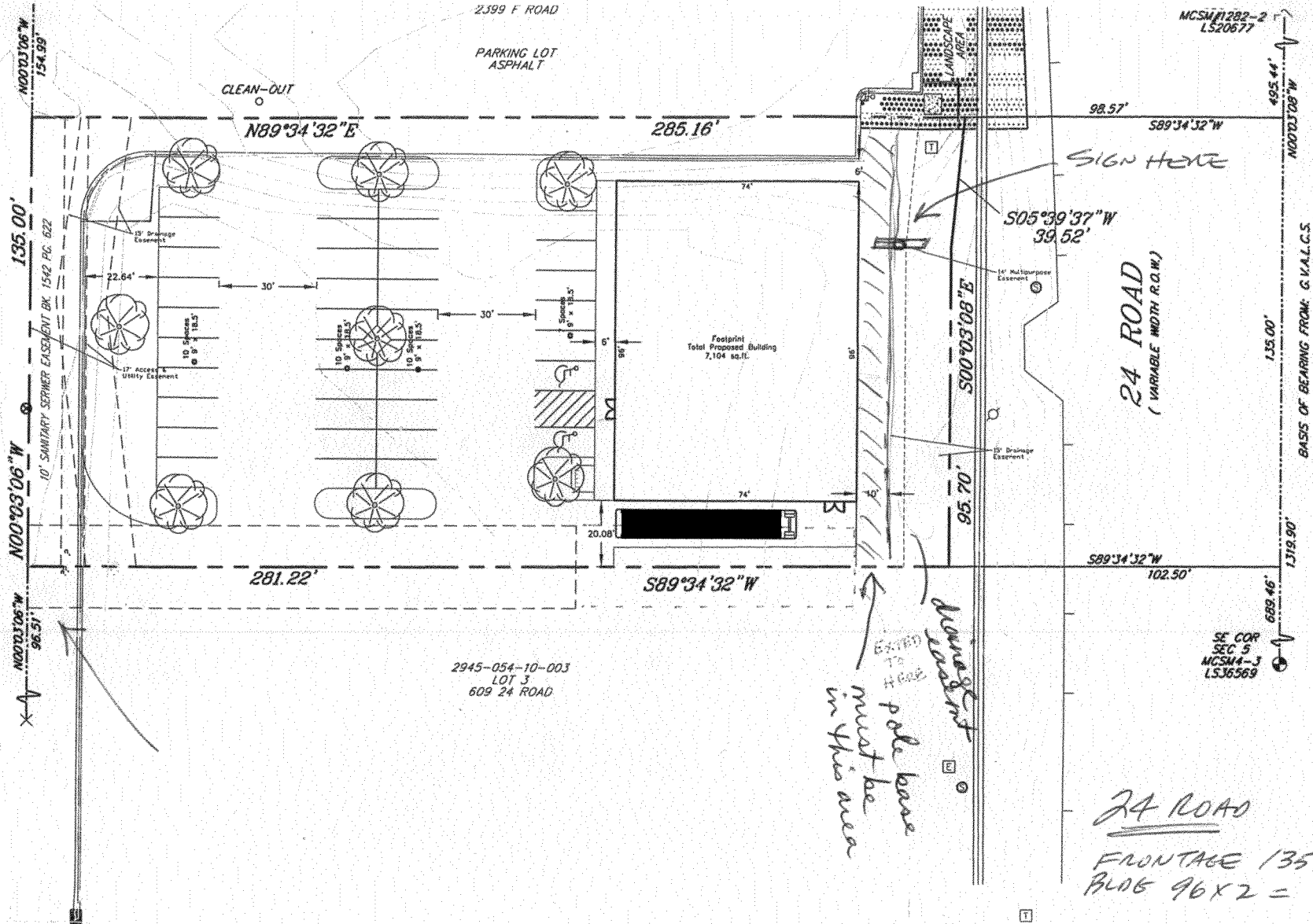
*message
can only change
once in a 24 hr.
period.*

ILLUMINATED PYLON SIGN
170 Sq. Ft. TOTAL

DESIGN PROPERTY OF

Bud's
SIGNS
and Neon
970-245-7700

UL Underwriters
Laboratories Inc.®
LOOK FOR THE LISTING MARK



CONCE
6
Parcel #
Zone: C-

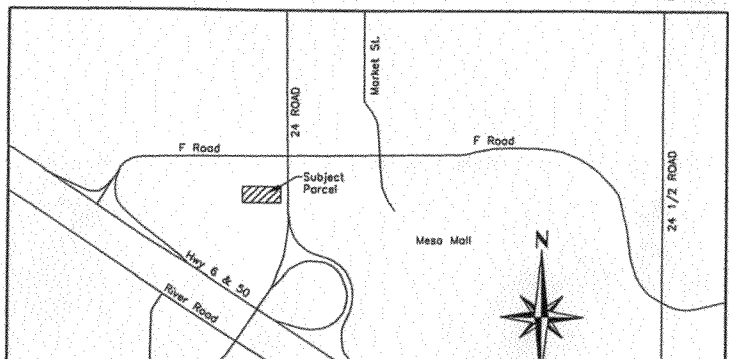
USE	REQUIRE
Retail Sales	1 Space
Bicycle Parking	1/30 Ve
TOTAL REQUIRED : 29 SPACES	
TOTAL PROPOSED: 37 SPACES	

Handwritten note: 6x10 pole base must be in this area

24 ROAD
FRONTAGE $135 \times 1.5 = 202.5\phi$
BLOG $96 \times 2 = 192\phi$

REAR STREET (UN NAMED)
FRONTAGE $135 \times .75 = 101.25\phi$
BLOG $96 \times 2 = 192\phi$
(private drive)
RBE

Note: Refer to City and Utilities S concrete detail curb & gutter and construct

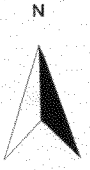
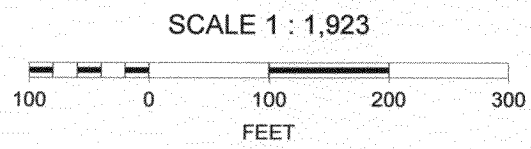


City of Grand Junction GIS Zoning Map ©

R Redline
— 201 Persigo Service Area
■ Urban Growth Boundary

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

ZOOM IN FOR LAND USE



UNNAMED STREET

24 ROAD

BLDG.

SIGN

** must be outside drainage easement*

4/24/09