



# Sign Clearance

For Signs that Require a Building Permit

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

Bldg Permit No. \_\_\_\_\_  
Date Submitted 6-27-09  
Fee \$ 25<sup>00</sup>  
Zone C-1

TAX SCHEDULE NO. 2945-104-21-021 CONTRACTOR Buo's Signs  
BUSINESS NAME PDF Auto / Motor City Avns LICENSE NO. 2080160  
STREET ADDRESS 1405 MOTOR STREET ADDRESS 1040 PITKIN AVE  
PROPERTY OWNER KOJO LLC TELEPHONE NO. 245-7700  
OWNER ADDRESS SAME CONTACT PERSON BUD PREUSS

- 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: 64 Square Feet  
(1,2,4) Building Façade: 181 Linear Feet Building Façade Direction: North South East West  
(1 - 4) Street Frontage: 163 Linear Feet Name of Street: MOTOR STREET  
(2 - 5) Height to Top of Sign: 25 Feet Clearance to Grade: 17 Feet  
(5) Distance to Nearest Existing Off-Premise Sign: 7 Feet

### EXISTING SIGNAGE TYPE & SQUARE FOOTAGE:

<u>FLUSHWALL (3)</u>	<u>88</u>	Sq. Ft.
<u>4x8 2x12 4x8</u>		Sq. Ft.
<u>PROJECTING (1)</u>	<u>32</u>	Sq. Ft.
Total Existing:	<u>120</u>	Sq. Ft.

### FOR OFFICE USE ONLY

Signage Allowed on Parcel for ROW:

Building	<u>362</u>	Sq. Ft.
Free-Standing	<u>122</u>	Sq. Ft.
Total Allowed:	<u>362</u>	Sq. Ft.

COMMENTS: EXISTING ELECTRICAL NEW SIGN ONLY

**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] 6-27-09 Dayleen Henderson 6-29-09  
Applicant's Signature Date Planning Approval Date

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

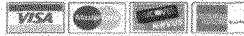
8'-0"

8'-0"

**P. D. F. Automotive Repair**



Domestic • Foreign • 4X4's



**241-4429**

**BACK BUILDING**

**MOTOR CITY**  
**242-4135**

**ALIGNMENT  
AND REPAIR**

DOUBLE SIDED ILLUMINATED SIGN




**Underwriters  
Laboratories Inc.®**  
LOOK FOR THE LISTING MARK

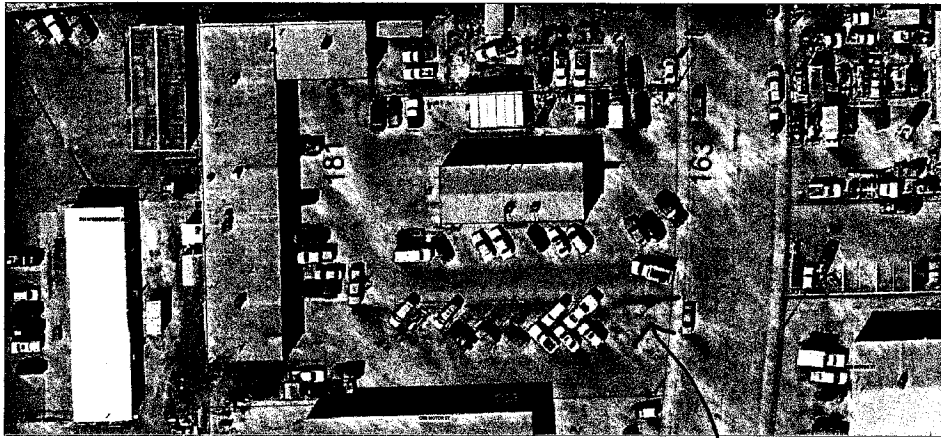
DESIGN PROPERTY OF

*Bud's*  
**SIGNS**  
*and Neon*  
970-245-7700

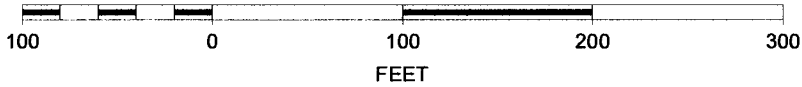
# City of Grand Junction GIS Zoning Map ©

**R** Redline  
**I** 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



SCALE 1 : 1,214



*FREESTANDING  
SIGN  
HERE*

