

PMT-2011-514

Receipt 35951 ch 6611



Sign Clearance

For Signs that Require a Building Permit

Bldg Permit No.	_____
Date Submitted	<u>11-5-10</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

PMT-2011-514

TAX SCHEDULE NO.	<u>2945-043-04-013</u>	CONTRACTOR	<u>BUD'S SIGNS</u>
BUSINESS NAME	<u>CAFE RIO / SUBWAY</u>	LICENSE NO.	<u>200161</u>
STREET ADDRESS	<u>2412 FRO. # 3</u>	ADDRESS	<u>1040 PITKIN AVE.</u>
PROPERTY OWNER	<u>BJ PROPERTY DEV.</u>	TELEPHONE NO.	<u>245-7700</u>
OWNER ADDRESS	<u>SAME</u>	CONTACT PERSON	<u>BUD 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: 66 Square Feet

(1,2,4) Building Façade: 166 Linear Feet Building Façade Direction: North South East West

(1 - 4) Street Frontage: 289 Linear Feet Name of Street: MARKET ST

(2 - 5) Height to Top of Sign: 12 Feet Clearance to Grade: 5 Feet

(5) Distance to Nearest Existing Off-Premise Sign: _____ Feet

EXISTING SIGNAGE TYPE & SQUARE FOOTAGE:	
<u>FLUSH WALL</u>	<u>72</u> Sq. Ft.
_____	_____ Sq. Ft.
_____	_____ Sq. Ft.
Total Existing:	<u>72</u> Sq. Ft.

FOR OFFICE USE ONLY	
Signage Allowed on Parcel for ROW:	
Building	<u>332</u> Sq. Ft.
Free-Standing ³⁰⁰	<u>433</u> Sq. Ft.
Total Allowed:	<u>332</u> Sq. Ft.

COMMENTS: NO OTHER EXISTING SIGNS ARE PERMITTED OFF THIS FRONTAGE (MARKET ST.) Remove 1 parking spce OK (80 req'd)

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] 11-5-10 [Signature] 11/15/10
 Applicant's Signature Date Planning Approval Date

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

City of Grand Junction GIS Zoning Map ©

Airport Zones

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

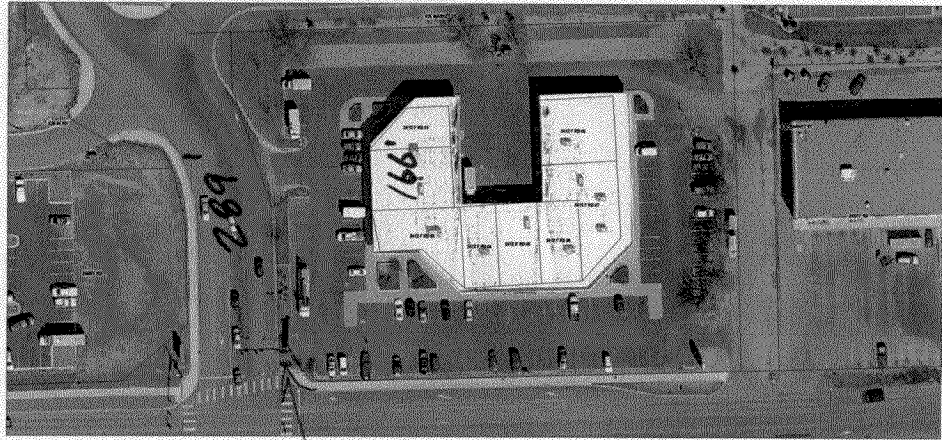
ZOOM IN FOR LAND USE
ZOOM IN FOR ZONING

Parcels

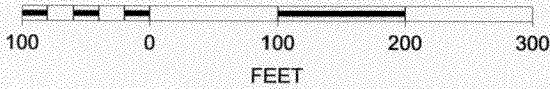


Address Label

ZONING



SCALE 1 : 1,790



N



Proposed Sign
Here
66φ

FCP-2005-242

10'-0"

Cafe Rio

MEXICAN GRILL

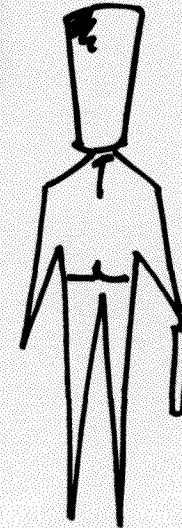
4'-0"

may

12'-0" OVERALL

2'-6"

SUBWAY



6,6"

5,5"

DOUBLE SIDED ILLUMINATED SIGN



DESIGN PROPERTY OF



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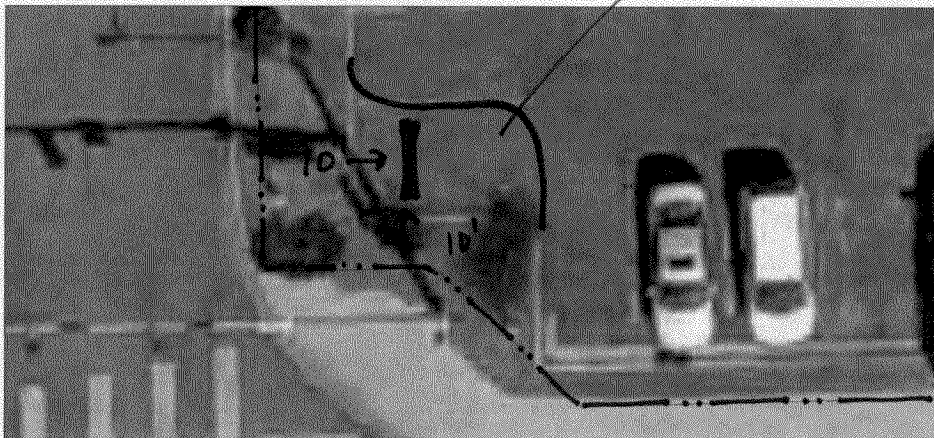
ZOOM IN FOR LAND USE
ZOOM IN FOR ZONING

ZONING



Zoning Labels

Buffer Zones



SCALE 1 : 214

