



# 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	<u>9-23-10</u>
Fee \$	<u>2500</u>
Zone	<u>C-2</u>

TAX SCHEDULE NO.	<u>2945-103-64-001</u>	CONTRACTOR	<u>Buo's SIGNS</u>
BUSINESS NAME	<u>RIMROCK CROSSING</u>	LICENSE NO.	<u>200161</u>
STREET ADDRESS	<u>1450 W. INDEPENDENT</u>	ADDRESS	<u>1040 PITKIN</u>
PROPERTY OWNER	<u>THFG.J. Two RIVERSIDE</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<br>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: 269 Square Feet *ok per Scott Peterson 10/27/10*

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

(1 - 4) Street Frontage: 487 Linear Feet      Name of Street: INDEPENDENT

(2 - 5) Height to Top of Sign: 75 Feet      Clearance to Grade: 7 Feet

(5) Distance to Nearest Existing Off-Premise Sign: \_\_\_\_\_ 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>N/A</u>	Sq. Ft.
Free-Standing	<u>300 max</u>	Sq. Ft.
Total Allowed:	<u>300</u>	Sq. Ft.

*487 x .75*

COMMENTS: this sign permit may be subject to CDOT regulations. Please contact CDOT for further information.

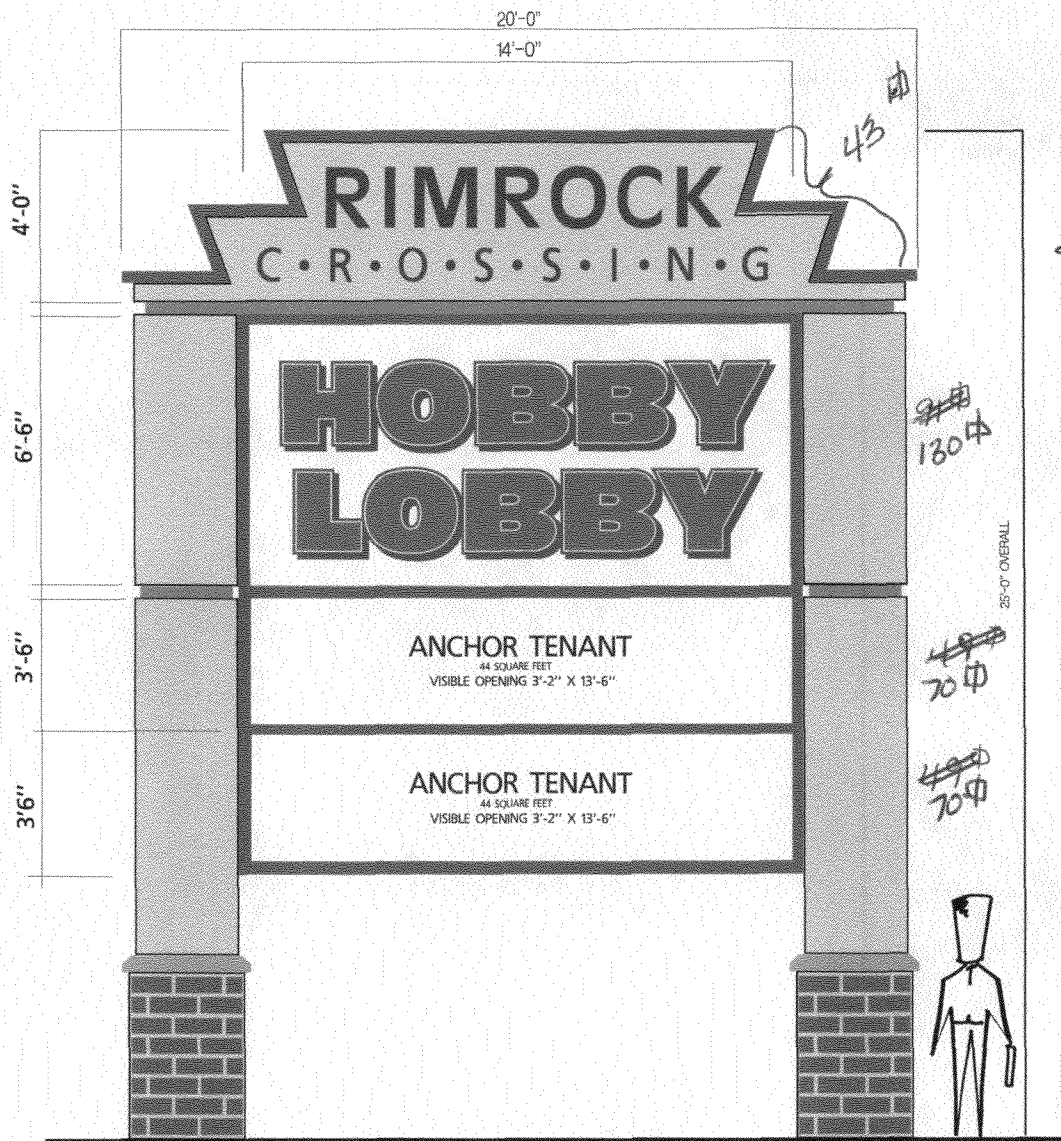
NOTE: No sign may exceed 300 square feet. A separate sign clearance is required for each sign. Attach a sketch, to scale, of proposed and existing signage including types, dimensions and lettering. Attach a plot plan, to scale, showing: abutting streets, alleys, easements, driveways, encroachments, property 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]      9-23-10      PD Bayleen Henderson      9-27-10

Applicant's Signature      Date      Planning Approval      Date

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



SIGN  
TOTAL 2694

- DOUBLE SIDED ILLUMINATED SIGN
- HIGH OUTPUT FLOURESCENT LIGHTING 12" O.C.
- REVERSE ROUTERED PLEX LETTERS (RIMROCK) 2283RED
- PANAFLEX FLEXIBLE SIGN FACES (TENANTS)
- .080 ALUMINUM CLADDING (SMOOTH)
- SPLITFACE BLOCK ON BOTTOM TO MATCH BLDGS.
- 15mm WHITE LED STRIPS ON 4" STAINLESS STEEL CHANNEL
- COLUMNS TO MATCH STUCCO BUILDING COLOR
- TOP CAP & CABINETS PMS 464C



ILLUMINATED PYLON SIGN

DESIGN PROPERTY OF  
*Bud's*  
**SIGNS**  
*and Neon*  
970-245-7700

# City of Grand Junction GIS Zoning Map ©

## Airport Zones

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

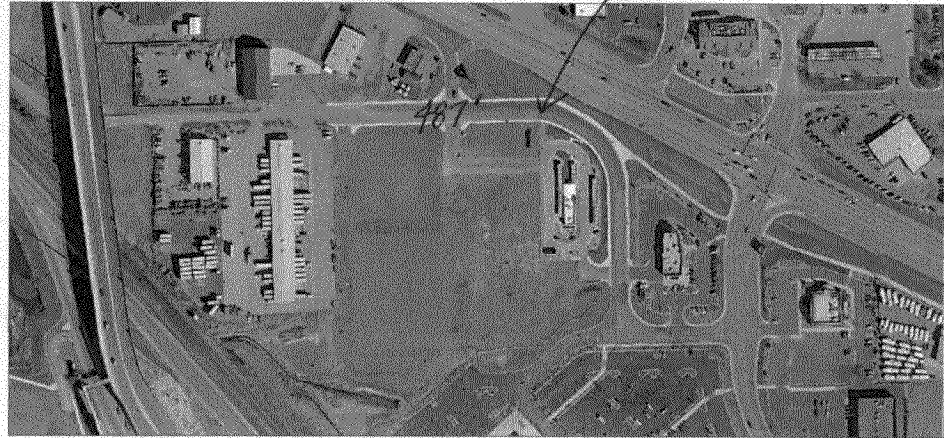
ZOOM IN FOR LAND USE  
ZOOM IN FOR ZONING

## Buffer Zones



Palisade Grand Jct Buffer

Fruita / Grand Junction Buffer



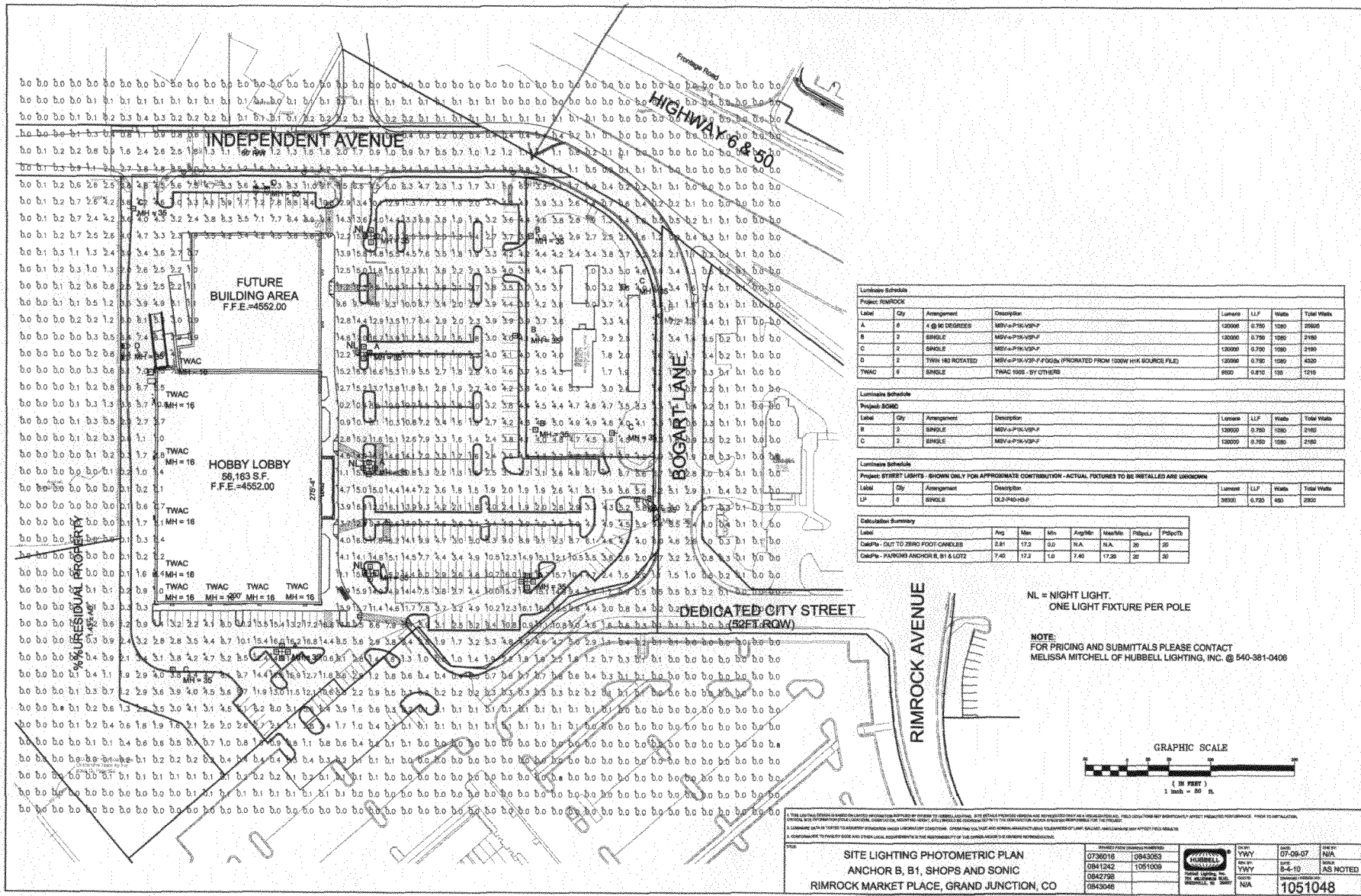
SCALE 1 : 5,428



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SIGN HERE



**Luminaire Schedule**  
Project: RIMROCK

Label	Qty	Arrangement	Description	Lumens	LLF	Watts	Total Watts
A	8	4 @ 90 DEGREE	MDV-P18-VGP-F	12000	0.750	1980	23520
B	2	SINGLE	MDV-P18-VGP-F	12000	0.750	1980	2180
C	2	SINGLE	MDV-P18-VGP-F	12000	0.750	1980	2180
D	2	TWIN 180 ROTATED	MDV-P18-VGP-F-F020 (PRIORATED FROM 1200W HY SOURCE FILE)	12000	0.750	1980	4320
TWAC	8	SINGLE	TWAC 1000 - BY OTHERS	8000	0.810	135	1215

**Luminaire Schedule**  
Project: SONIC

Label	Qty	Arrangement	Description	Lumens	LLF	Watts	Total Watts
B	2	SINGLE	MDV-P18-VGP-F	12000	0.750	1980	2180
C	2	SINGLE	MDV-P18-VGP-F	12000	0.750	1980	2180

**Luminaire Schedule**  
Project: STREET LIGHTS - SHOWN ONLY FOR APPROXIMATE CONTRIBUTION - ACTUAL FIXTURES TO BE INSTALLED ARE UNKNOWN

Label	Qty	Arrangement	Description	Lumens	LLF	Watts	Total Watts
LP	8	SINGLE	DL2-P40-H-F	3600	0.720	450	2880

**Calculation Summary**

Label	Avg	Max	Min	Avg/Min	Max/Min	Pd/PctL	Pd/PctT
CompA - OUT TO 2000 FOOT CIRCLES	2.81	17.2	0.0	N/A	N/A	20	20
CompB - PARKING ANCHOR B, B1 & LOT2	7.40	17.2	1.0	7.40	17.20	20	20

NL = NIGHT LIGHT.  
ONE LIGHT FIXTURE PER POLE

NOTE:  
FOR PRICING AND SUBMITTALS PLEASE CONTACT  
MELISSA MITCHELL OF HUBBELL LIGHTING, INC. @ 540-381-0406



**SITE LIGHTING PHOTOMETRIC PLAN**  
ANCHOR B, B1, SHOPS AND SONIC  
RIMROCK MARKET PLACE, GRAND JUNCTION, CO

DATE: 07-20-16	PROJECT: RIMROCK MARKET PLACE	CLIENT: HUBBELL LIGHTING, INC.	DATE: 07-08-07	SCALE: N/A
DATE: 08-12-14	PROJECT: 1051009	CLIENT: HUBBELL LIGHTING, INC.	DATE: 04-10-10	SCALE: AS NOTED
DATE: 08-42-98	PROJECT: 1051009	CLIENT: HUBBELL LIGHTING, INC.	DATE: 04-10-10	SCALE: AS NOTED
DATE: 08-43-08	PROJECT: 1051009	CLIENT: HUBBELL LIGHTING, INC.	DATE: 04-10-10	SCALE: AS NOTED