

A: FMT-2011-546



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

Sign Permit

For Signs that DO NOT Require
a Building Permit

Date Submitted	12/8/10
Fee \$	25 ⁰⁰
Zone	C1

TAX SCHEDULE NO.	2945-043-04-013	CONTRACTOR	The Sign Smith
BUSINESS NAME	Cafe Rio	LICENSE NO.	201065
STREET ADDRESS	2412 F RD. #3	ADDRESS	570 East Crete Circle #3
PROPERTY OWNER	Paul Dillate B+J Property		(970) 244-9197
OWNER ADDRESS	4001 PTARMIGAN PO Box 2300 GJT 81502-2300	CONTACT PERSON	Ernie Smith

- 1. FLUSH WALL 2 Square Feet per Linear Foot of Building Façade
- 2. ROOF 2 Square Feet per Linear Foot of Building Façade
- 3. PROJECTING 0.5 Square Feet per each Linear Foot of Building Façade
- 4. FREE-STANDING 2 Traffic Lanes - 0.75 Square Feet x Street Frontage
4 or more Traffic Lanes - 1.5 Square Feet x Street Frontage

Existing Externally or Internally Illuminated - No Change in Electrical Service Non-Illuminated

(1-4) Area of Proposed Sign:	8074 Square Feet	ONLY ALLOWED FOR THIS PARCEL, NOT WHOLE BUILDING	
(1-3) Building Façade:	215328 Linear Feet	Building Façade Direction:	North South East West
(4) Street Frontage:	358 Linear Feet	Name of Street:	F Road
(2-4) Height to Top of Sign:	16 Feet	Clearance to Grade:	10 Feet

EXISTING SIGNAGE TYPE & SQUARE FOOTAGE:	
_____	_____ Sq. Ft.
_____	_____ Sq. Ft.
_____	_____ Sq. Ft.
Total Existing:	0 Sq. Ft.

FOR OFFICE USE ONLY	
Signage Allowed on Parcel:	
Building	148 65.6 Sq. Ft.
Free-Standing	302 148 Sq. Ft.
Total Allowed:	148 65.6 Sq. Ft.

COMMENTS: Borrowing 8.4 # from Market Street allowance - 0 # left
This permit maybe subject to CDOT regulations, please contact CDOT for further information
Subject to 24 Road Corridor Standards.

NOTE: No sign may exceed 300 square feet. A separate sign permit 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. Roof signs shall be manufactured such that no guy wires, braces or supports shall be visible.

I hereby attest that the information on this form and the attached sketches are true and accurate.

	12/07/10	RD. Lyle Ryzell	12/10/10
Applicant's Signature	Date	Planning Approval	Date
ERNEST W SMITH			

(White: Planning)

(Yellow: Neighborhood Services)

(Pink: Applicant)


SOUTH WEST FACING




4


City of Grand Junction GIS City Map ©

Parcels



 Address Label







Air Photos

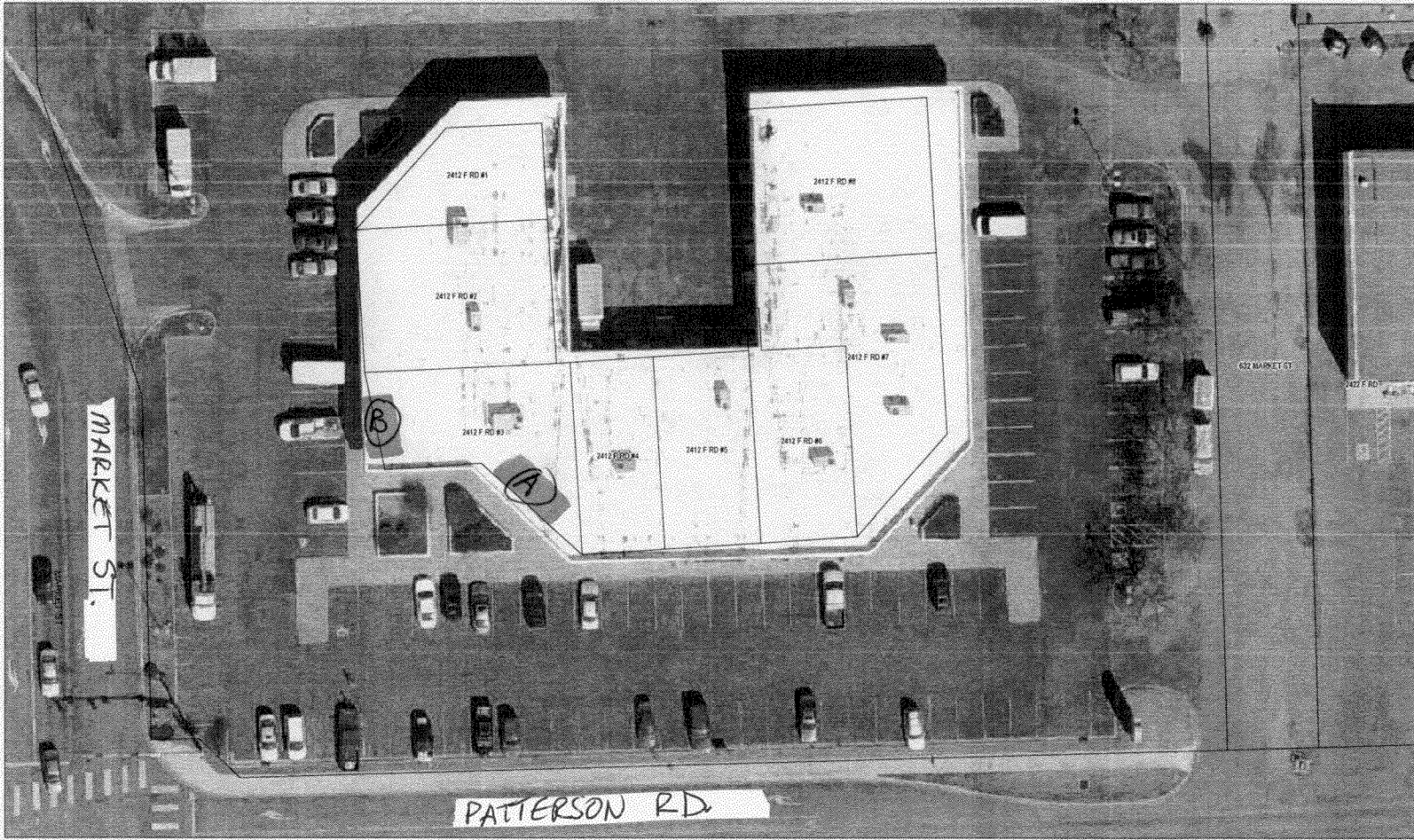
 2010 Photos

 Highways

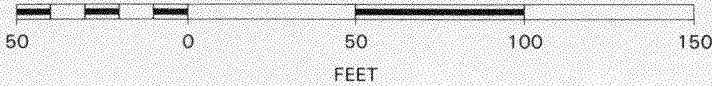
Street Labels

  **City Limits**

-  Grand Junction
-  Fruita
-  Palisade
-  De Beque
-  Collbran
-  Mesa County



SCALE 1 : 674

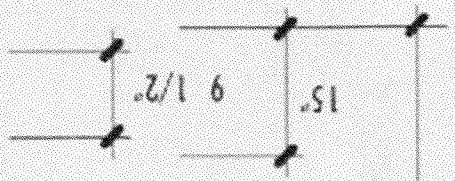


74

12' - 8 1/2"



MEXICAN GRILL



15"

9 1/2"

5' - 4"

36"

(A)

Cafe Rio®



13' - 11"

A & B