



SIGN CLEARANCE

@

Community Development Department
250 North 5th Street
Grand Junction CO 81501
(970) 244-1430

Clearance No. _____
Date Submitted 9/11/03
Fee \$ 25.00
Zone I-1

TAX SCHEDULE 2701-313-05-027 CONTRACTOR Outdoor Promotions
BUSINESS NAME Grand Valley Business Plaza LICENSE NO. 2031318
STREET ADDRESS 2214 Stanford, GJ ADDRESS 5724 S. College
PROPERTY OWNER Grand Valley Developus, LLC TELEPHONE NO. 242-3300
OWNER ADDRESS PO 5391 H. Howard, SC 29938 CONTACT PERSON Gary Young

- 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: 300 Square Feet
(1,2,4) Building Façade: _____ Linear Feet
(1 - 4) Street Frontage: _____ Linear Feet
(2 - 5) Height to Top of Sign: _____ Feet Clearance to Grade: _____ Feet
(5) Distance from all Existing Off-Premise Signs within 600 Feet: _____ Feet

EXISTING SIGNAGE/TYPE:

_____	_____	Sq. Ft.
_____	_____	Sq. Ft.
_____	_____	Sq. Ft.
Total Existing:		_____ Sq. Ft.

● FOR OFFICE USE ONLY ●

Signage Allowed on Parcel:

Building	_____	Sq. Ft.
Free-Standing	<u>300</u>	Sq. Ft.
Total Allowed:	<u>300</u>	Sq. Ft.

COMMENTS: Need CDOT Permit

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] 9/9/03 [Signature] 9/22/03
Applicant's Signature Date Community Development Approval Date

(White: Community Development) (Canary: Applicant) (Pink: Building Dept) (Goldenrod: Code Enforcement)

I-70 Ramp R-O-W

Fence line ↓

12x25 Off-Premise Sign

Paved lot

47'

Gravel
Cement curb

Building

31'

Property line

East Gate Hotel

1/2
3/4
1

2214 Stanford

Scale 1" = 20'

City of Grand Junction GIS City Map ©

Air Photos

 2002 Photos

 Highways

 Streets 2



SCALE 1 : 6,610



Issue date October 3, 2003

Expiration date June 30, 2004

Permit no. 8988

COLORADO DEPARTMENT OF TRANSPORTATION

ROADSIDE ADVERTISING PERMIT

This is to certify that:

Permittee name

Outdoor Promotions, Inc.

Permittee address

5724 South College Avenue, Fort Collins, CO 80525

is authorized to erect and maintain an advertising structure at:

Highway number

I070

at milepoint

25.61

Nonconforming
 Grandfathered

Conforming
 Necessary goods or services

Description of structure

Height:

12'

Faces:

2

Length:

25'

Structure type:

Metal

Square feet:

300

Lighted

yes no

Sign I.D. #

03-02-I070-0309-025.61-S

CDOT issues this permit pursuant to statutes 43-1-401 through 43-1-419 and 2 CCR 601-3. The permit is subject to all terms, conditions, standards and requirements contained in such statute and rules, the permit application, and this permit. The validity of this permit and the authority of the permittee to erect, place, and continue to maintain a sign at the above location is expressly conditioned upon the permittee's continued compliance with all such terms, conditions, standards, and requirements.

Authorized signature



Title

Utility Coordinator/Inspector

ARIZONA DEPARTMENT OF TRANSPORTATION
JADSIDE SIGN PERMIT APPLICATION

Date 10/3/03
 Region # 3
 Section # 2

Proposed sign location

State highway no. 1-70 approximately .16 miles north south east west of
M.P. 25 on the north south east west side of the highway in
MESA county.

Applicant information (PRINT) (attach a current statement of the property owner's consent or a current lease agreement)

Sign owner name Outdoor Promotions
 Address (Street, City, State, Zip) _____
5724 S. College Ft Collins, Co 80525
 Property owner name GRAND VALLEY BUSINESS PLAZA ASSO.
 Address (Street, City, State, Zip) _____
2214 Stanford, G5 81502

Sign Description (attach a sketch or photo of each face)

Height <u>12</u>	Length <u>25</u>	Total area <u>300</u>	Photo or sketch
Number of faces <u>2</u>	Year erected <u>2003</u>	Distance from edge of R.O.W. <u>2'</u>	
Type <input type="checkbox"/> Wood <input checked="" type="checkbox"/> Metal <input checked="" type="checkbox"/> Lighted <input type="checkbox"/> Reflectorized <input type="checkbox"/> Other: _____			
What does the sign advertise?			
What is the location of the item advertised?			

Zoned City or County approval

Approval Denial Date: 9/24/03 Type of zoning Commercial effective date of zoning 1964
 Zoning administrator signature [Signature] County name/City name MESA County
 In place of a signed approval, attach a copy of the current valid city or count permit (type of zoning and effect date of zoning are required).

I declare under penalty of perjury in the second degree, and any other applicable state or federal laws that the statements made on this document are true and complete to the best of my knowledge. I understand that this permit may be denied or revoked, or a renewal denied if:
 - I provide misleading information on this application, or
 - I violate the rules and regulations of CDOT (2CCR 601-3), or
 - I violate the provisions of the Outdoor Advertising Act (CRS 43-1-401)

Applicant signature [Signature] Date 9/09/03 Fee amount enclosed \$40
 #4115
 ng address (if different from above)