



# SIGN CLEARANCE

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

Clearance No.	_____
Date Submitted	<u>12/1/03</u>
Fee \$	<u>25.00</u>
Zone	<u>C-2</u>

TAX SCHEDULE <u>2945-133-00-011</u>	CONTRACTOR <u>Outdoor Promotions Inc</u>
BUSINESS NAME <u>ClearTalk</u>	LICENSE NO. <u>2031318</u>
STREET ADDRESS <u>1600 UTR Ave</u>	ADDRESS <u>5724 S. College, Ft. Collins, Co 80525</u>
PROPERTY OWNER <u>Graig A &amp; Elaine Shelley</u>	TELEPHONE NO. <u>970-266-0979</u>
OWNER ADDRESS <u>3359 Star Ct 81506</u>	CONTACT PERSON <u>Gary Young</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 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 checked="" 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: 300 Square Feet

(1,2,4) Building Façade: \_\_\_\_\_ Linear Feet

(1 - 4) Street Frontage: \_\_\_\_\_ Linear Feet

(2 - 5) Height to Top of Sign: 23 Feet      Clearance to Grade: 20 Feet

(5) Distance from all Existing Off-Premise Signs within 600 Feet: 600 Feet *Over 600'*

**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	_____ Sq. Ft.
Total Allowed:	<u>300</u> Sq. Ft.

COMMENTS: Need CDOT access 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.

*Bry Young*      11/21/03      *C. Jane Hall*      12/1/03  
 Applicant's Signature      Date      Community Development Approval      Date

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

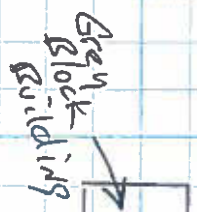
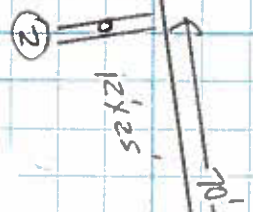
UTE, 1-70 BUSINESS Frontage

Right of Way

VACANT LOT

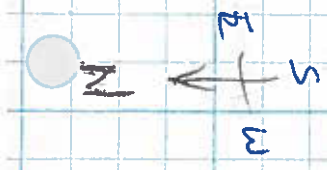
FENCE

No other OFF-Premise Signs  
within 600'



CLEAR TALK OFFICES 1600 UTE

Power pole with transformer



320'

110'

# vacant lot 1600 Ute



Mesa County GIS  
 544 Rood Ave.  
 Grand Junction, CO 81501

**DISCLAIMER:** The Geographic Information System (GIS) and its components are designed as a source of reference for answering inquiries, for planning and for modeling. GIS is not intended or does not replace legal description information in the chain of title and other information contained in official government records such as the County Clerk and Recorders office or the courts. In addition, the representations of locations in this GIS cannot be substituted for actual legal surveys.

## LEGEND

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>+ Hospitals</li> <li>★ Police Stations</li> <li>▲ Fire Stations</li> <li>Ⓜ Schools</li> <li>⚡ State Highways</li> <li>⚡ Roads</li> <li>🌊 Lakes</li> <li>🌊 Canals</li> </ul> | <ul style="list-style-type: none"> <li>☐ Colorado National Monument</li> <li>BLM Special Areas</li> <li>▨ Black Ridge Canyons</li> <li>▨ COLORADO CANYONS NATIONAL CONSERVATION AREA</li> <li>BLM</li> <li>National Forest</li> </ul> |
|--|---|