



SIGN CLEARANCE



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

Clearance No. 57238
 Date Submitted 8-19-96
 FEE \$ 25.00
 Tax Schedule 2701-363-00-093
 Zone H.O.
 File # UAR-95-220

BUSINESS NAME The Pour House
 STREET ADDRESS 715 Horizon Drive
 PROPERTY OWNER Stewart Sidney
 OWNER ADDRESS 420 North 8th

CONTRACTOR Canvas Products Co
 LICENSE NO. 2960189
 ADDRESS 580 25 Road
 TELEPHONE NO. 242-1483

- 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

(- 5) Area of Proposed Sign 14 Square Feet
 (1,2,4) Building Facade 165 Linear Feet
 (1 - 4) Street Frontage _____ Linear Feet
 (2,4,5) 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:	
Bldg Signage	252 Sq. Ft.
Freestanding	302 Sq. Ft.
	Sq. Ft.
Total Existing:	554 Sq. Ft.

● FOR OFFICE USE ONLY ●	
Signage Allowed on Parcel:	
Building	330 330 Sq. Ft.
Free-Standing	646.5 Sq. Ft.
Total Allowed:	646.5 Sq. Ft.

COMMENTS: _____

NOTE: No sign may exceed 300 square feet. A separate sign clearance is required for each sign. Attach a sketch of proposed and existing signage including types, dimensions, lettering, abutting streets, alleys, easements, property lines, and locations. **A SEPARATE PERMIT FROM THE BUILDING DEPARTMENT IS REQUIRED.**

[Signature] 8-19-96 Marcia Rabideaux 8-19-96
 Applicant's Signature Date Community Development Approval Date

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

Canvas Products Co
580.25 Road
242-1453
Tom Dykstra

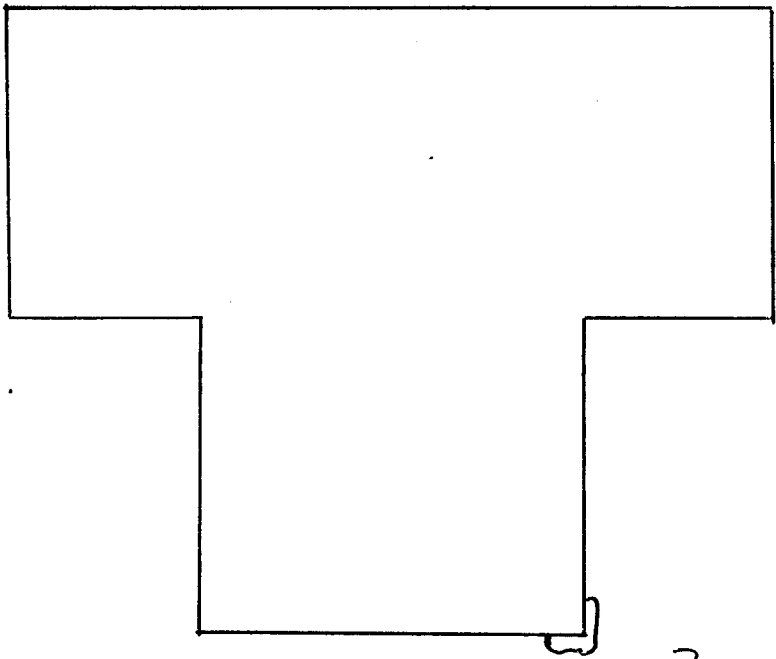
Site Planning

The Pow House
715 Horizon Drive
257-0478
Marvin Stephenson

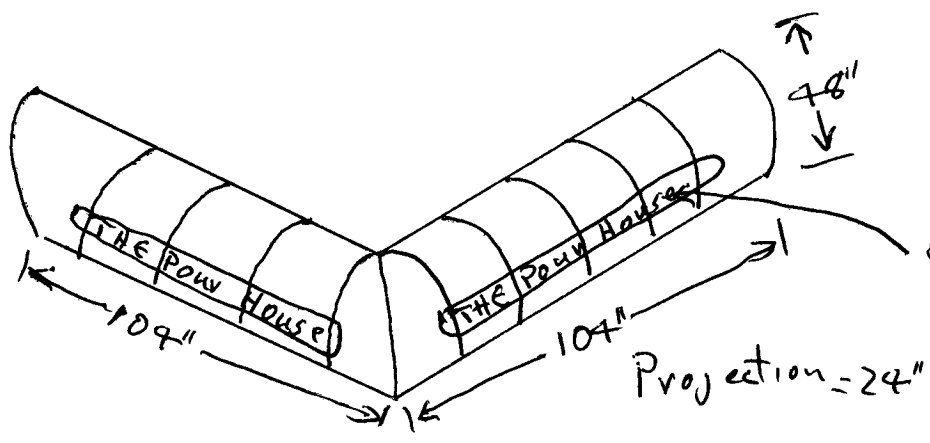
Horizon Drive

File # UAR-95-220

North ↑



Proposed Awning



Awning - Green
Illuminated

Signage - White
12" Letters (tall)

ACCEPTED SL 8/19/96 ^{KA} MR
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.