



# SIGN CLEARANCE

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

Clearance No. 102169  
 Date Submitted 9-23-97  
 FEE \$ 25.00  
 Tax Schedule 2995-123-28-002  
 Zone C-1

BUSINESS NAME Timbers Motel  
 STREET ADDRESS 1810 North Avenue  
 PROPERTY OWNER Paul Mitchell  
 OWNER ADDRESS 1810 North Ave

CONTRACTOR Canvas Products Co  
 LICENSE NO. 2970181  
 ADDRESS 580 25 Road  
 TELEPHONE NO. 242-1953

- 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 10 Square Feet
- (1,2,4) Building Facade 141 Linear Feet
- (1-4) Street Frontage 180 Linear Feet 175 ft
- (2,4,5) Height to Top of Sign N/A Feet Clearance to Grade N/A Feet
- (5) Distance from all Existing Off-Premise Signs within 600 Feet N/A Feet

Existing Signage/Type:		
Pole Sign	180	Sq. Ft.
Flush wall Sign	30	Sq. Ft.
		Sq. Ft.
Total Existing:	210	Sq. Ft.

● FOR OFFICE USE ONLY ●		
Signage Allowed on Parcel:		
Building	282	Sq. Ft.
Free-Standing	262.5	Sq. Ft.
Total Allowed:	282	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]      9-23-97      [Signature]      9/24/97  
 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  
Tom Dykstra  
242-1453

# Site Plan

Timbers Motel  
1810 North Ave  
Paul Mitchell  
434-0946

North ↑

18th Street

← 300' →

Wrigley's Field  
96'

Timbers Motel  
45'

Existing Pole Sign  
180 sq ft.

← 180' →  
175 ft  
(gross)

Proposed Awning  
10 sq ft.

Existing Wall  
30 sq ft Sign

North Ave

