



SIGN CLEARANCE



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

Clearance No. 59304
 Date Submitted 2-24-97
 FEE \$ 25.00
 Tax Schedule 2697-364-00-061
 Zone I-1

BUSINESS NAME MURDOCK TRAILERS SALES CONTRACTOR WESTERN SIGN CO.
 STREET ADDRESS 2173 RIVER RD. LOT 1 LICENSE NO. 2960490
 PROPERTY OWNER SCOTT MURDOCK ADDRESS 2495 INDUSTRIAL B. G.W.
 OWNER ADDRESS 3550 SCRS LOVELAND CO. 80537 TELEPHONE NO. 970-242-7843

- 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 80 Square Feet
- (1,2,4) Building Facade 30 Linear Feet
- (1 - 4) Street Frontage 1000 Linear Feet
- (2,4,5) Height to Top of Sign 22 Feet Clearance to Grade 14 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: <u>I-70</u>		
Building	<u>60</u>	Sq. Ft.
Free-Standing	<u>1545</u>	Sq. Ft.
Total Allowed:	<u>1545</u>	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.**

 2-24-97  2-26-97
 Applicant's Signature Date Community Development Approval Date
 (White: Community Development) (Canary: Applicant) (Pink: Building Dept) (Goldenrod: Code Enforcement)

36

Lot 13-D

S89°43'22" W 6.75'
N84°23'44" W
209.27'

N69°56'
21.84'

S. 10° 18' W.
782 FT.

026

ROAD

G. J. DRAINAGE DISTRICT
B-220 P-326

MURDOCK MINOR SUB.

025

S 160

Lot 2

002

Lot 1

001

200
S
1000

09
New 8'x10' SIGN

B-921
P-918

200'

LOT 2

50'

TATE

70

Lot 1

08

1

001

S 43°-09'-20" E

RAILHEAD

RAILHEA



Murdock
TRAILER
SALES
10" COPY
READER BOARD

Black

Red

8'

10'

14' Above Grade

-97 FRI 11:21

C.M.O.A. / WESTERN NEON