



SIGN CLEARANCE

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

Clearance No. 59241
Date Submitted _____
FEE \$ 25.00
Tax Schedule 2945-094-00-150
Zone C-2

BUSINESS NAME Rocky MTN SUBARU CONTRACTOR Western Neon Sign
STREET ADDRESS 2476 Hwy 6-50 LICENSE NO. 2960490
PROPERTY OWNER DALE - BRANDON ADDRESS 2495 Industrial Blvd.
OWNER ADDRESS 833 26RD G.J. 81506 TELEPHONE NO. 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 90 Square Feet
- (1,2,4) Building Facade 148 Linear Feet > 25 ROAD
- (1-4) Street Frontage 400 Linear Feet
- (2,4,5) Height to Top of Sign 21 Feet Clearance to Grade 17 Feet *
- (5) Distance from all Existing Off-Premise Signs within 600 Feet — Feet *

Existing Signage/Type:		
"C" FW sign	108	Sq. Ft.
"D" FW sign	18	Sq. Ft.
"F" FW sign	20	Sq. Ft.
Total Existing:		Sq. Ft.

● FOR OFFICE USE ONLY ●		
Signage Allowed on Parcel: <u>25 ROAD</u>		
Building	296	Sq. Ft.
Free-Standing	300	Sq. Ft.
Total Allowed:	300	Sq. Ft.

COMMENTS: _____

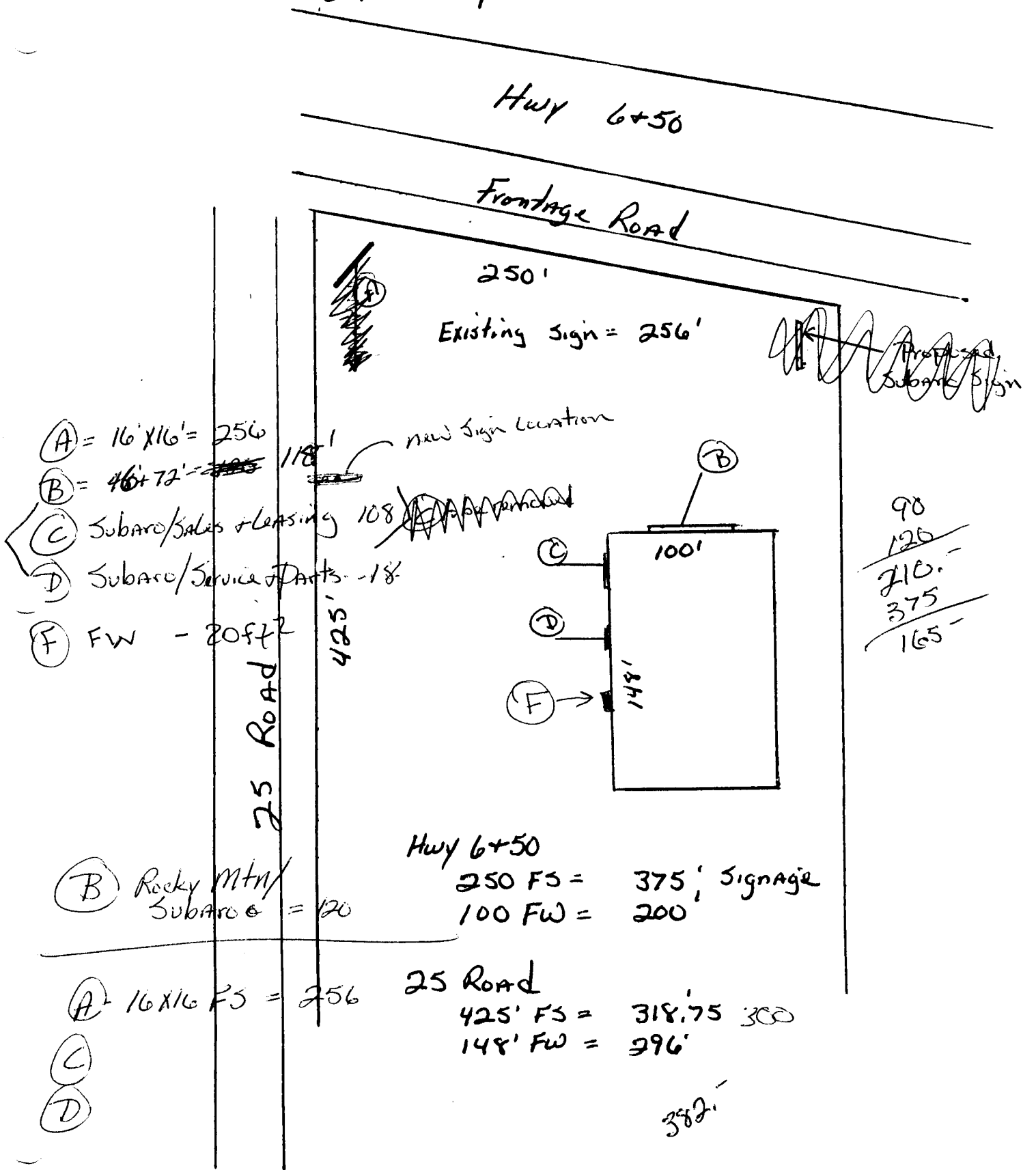
NOTE: No sign may exceed 300 square feet. A separate sign clearance is required for each sign. Attach a sketch of proposed and existing signage including types, dimensions, lettering, abutting streets, alleys, easements, property lines, and locations. **A SEPARATE PERMIT FROM THE BUILDING DEPARTMENT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

Edward Kowalski 2-24-97 [Signature] 2-24-97
Applicant's Signature Date Community Development Approval Date

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

Metric Automotive
2496 Hwy 6+50

Note: not to scale
wheel measurements and



- (A) = 16' x 16' = 256
- (B) = 46' + 72' = ~~118'~~
- (C) Subaru/Sales + Leasing 108'
- (D) Subaru/Service + Parts - 18'
- (F) FW - 20ft + 2'

90
120
210
375
165

- (B) Rocky Mtn/
Subaru & = 120
- (A) 16 x 16 FS = 256
- (C)
- (D)

Hwy 6+50
250 FS = 375' Signage
100 FW = 200'

25 Road
425' FS = 318.75 300
148' FW = 296'

382'

