SIGN CLEARANCE

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

Clearance No. 61053
Date Submitted 6-27-97
FEE $ 25.00
Tax Schedule 2945-103-00-146
Zone C-2

BUSINESS NAME INDEPENDENCE PLAZA
STREET ADDRESS 1048 INDEPENDENT AV.
PROPERTY OWNER ZANS CAR LLC
OWNER ADDRESS 1048 INDEPENDENT AVE #201

CONTRACTOR SIGN GALLERY
LICENSE NO. 29570251
ADDRESS 1048 INDEPENDENT #A109
TELEPHONE NO. 241-6400

[ ]	1.	**FLUSH WALL**	2 Square Feet per Linear Foot of Building Facade
[ ]	2.	**ROOF**	2 Square Feet per Linear Foot of Building Facade
[X]	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

[X] **Externally Illuminated** [ ] **Internally Illuminated** [ ] **Non-Illuminated**

- 5) Area of Proposed Sign 64 Square Feet
(1,2,4) Building Facade 339 ~~[illegible]~~ Linear Feet (long side)
(1 - 4) Street Frontage 243 Linear Feet
(2,4,5) Height to Top of Sign 11 Feet Clearance to Grade N/A Feet
(5) Distance from all Existing Off-Premise Signs within 600 Feet N/A Feet

Existing Signage/Type:	
Wall Signs (15)	240 Sq. Ft.
	Sq. Ft.
	Sq. Ft.
Total Existing:	240 Sq. Ft.

● *FOR OFFICE USE ONLY* ●	
Signage Allowed on Parcel:	
Building	678 Sq. Ft.
Free-Standing	182.25 Sq. Ft.
Total Allowed:	678 Sq. Ft.

COMMENTS: REPLACING FREESTANDING HIT BY CAR

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]	6/27/97	[signature]	7/1/97
Applicant's Signature	**Date**	**Community Development Approval**	**Date**

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

96"

Independence Plaza

A B N

BUILDING A

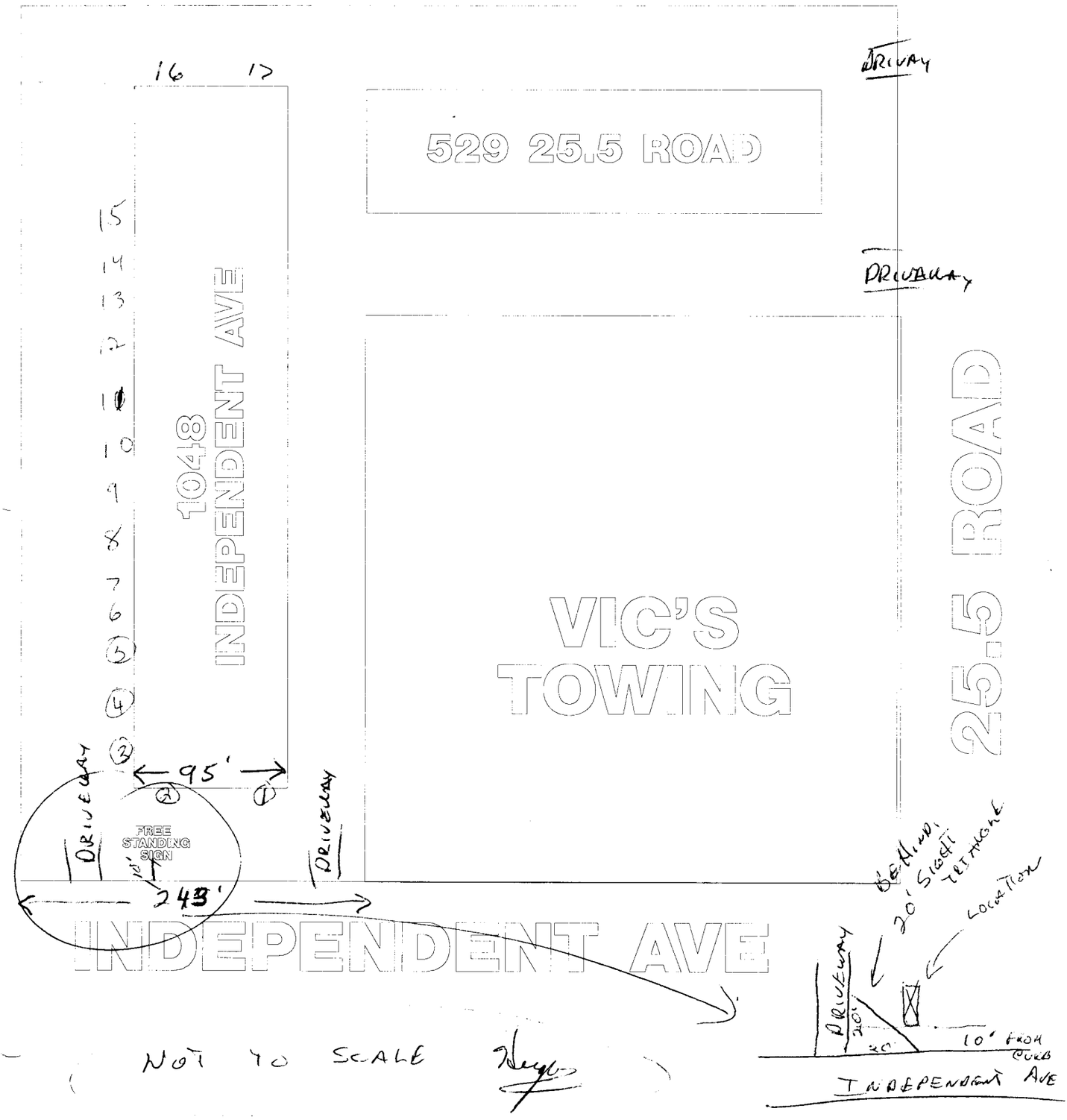
BUILDING B

109 THE SIGN GALLERY		
110 SOME COMPANY WITH AN EXTREMELY LONG NAME THAT TAKES UP 2 WHOLE LINES		SLAT SIZE 4 1/4" X 30"

90"

1048

36" HIGH BASE


16
17
DRIVEWAY
529 25.5 ROAD
15
14
13
12
11
10
9
8
7
6
5
4
3
1048
INDEPENDENT AVE
DRIVEWAY
VIC'S
TOWING
25.5 ROAD
95'
2
1
DRIVEWAY
FREE
STANDING
SIGN
DRIVEWAY
243'
INDEPENDENT AVE
BEHIND
30' SIGHT
TRIANGLE
LOCATION
DRIVEWAY
30'
30'
10' FROM
CURB
INDEPENDENT AVE

NOT TO SCALE