



SIGN CLEARANCE

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

Clearance No. 66285
Date Submitted 7-20-98
FEE \$ 25⁰⁰
Tax Schedule 2945-154-02002
Zone ~~FE~~ I-1

BUSINESS NAME A-1 Bail + Pawn
STREET ADDRESS 225 W. Grand
PROPERTY OWNER Surplus City USA
OWNER ADDRESS 200 W. Grand

CONTRACTOR Sourdough Signs
LICENSE NO. 2980248
ADDRESS 2223 H. Rd
TELEPHONE NO. 243-1383

- 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

- (1 - 5) Area of Proposed Sign 4060 Square Feet
- (1,2,4) Building Facade 41 Linear Feet
- (1 - 4) Street Frontage 120/105 Linear Feet Rice St.
- (2,4,5) Height to Top of Sign 21 Feet Clearance to Grade 15 Feet
- (5) Distance from all Existing Off-Premise Signs within 600 Feet _____ Feet

Existing Signage/Type:	
Flush Mt (Grand Ave.)	42 Sq. Ft.
	Sq. Ft.
	Sq. Ft.
Total Existing:	<u>42</u> Sq. Ft.

● FOR OFFICE USE ONLY ●	
Signage Allowed on Parcel:	
Building	<u>82</u> Sq. Ft.
Free-Standing	9097.5 Sq. Ft.
Total Allowed:	9097.5 Sq. Ft.

COMMENTS: WALL PAINTINGS HAVE BEEN BLOCKED OUT!
(YEA)

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.**

Brian Swanson
Applicant's Signature

7/20/98
Date

Kathleen Porter
Community Development Approval

7/20/98
Date

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

A-1
BAIL BONDS
555-5555

TO READ
'BAIL & PAWN'

245-3033

SOURDOUGH
SIGNS
243-1383



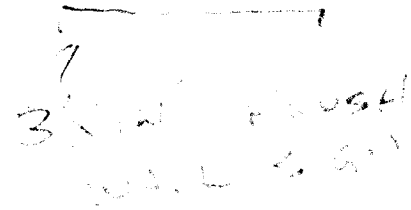
WEST GRAND

RICE ST



26'

PROPOSED
6' X 10' L.F.
ILLUMINATED
SIGN



225 W GRAND AVE

C-L STATE HWY. 340
Δ = 29°38'52"
R = 1273.30
L = 592.20
T = 301.56

R = 1223.30'
L = 57.67'
C = 57.66'
CH. BRG. = N 77°03'33" E

50' R.O.W.

BUILDING ENCROACHMENT DETAIL

DETAIL "A"

8.00'

SOUTH R.O.W. LINE
STATE HWY. 340

PROPOSED
SIGN
LOCATION
EXISTING

S 00°01'00" E
26.33'

FOUND #5 REBAR

C-L RICE STREET

N 00°01'00" W
124.58'

LOT 9 | LOT
BLOC
MOBLEY'S F

S 48°28'38" E 0.52'

PIN & CAP
LS 10097

30.00'

