



# SIGN CLEARANCE

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

Clearance No. 67591  
Date Submitted 10-13-98  
FEE \$ 25.00  
Tax Schedule 2945-103-210-001  
Zone C-2

BUSINESS NAME SIMPSON AUTO  
~~FAIRWAY AUTO~~  
STREET ADDRESS 801 MAIN 2540 6450  
PROPERTY OWNER CLARENCE SIMPSON  
OWNER ADDRESS 2540 6450

CONTRACTOR SIGN GALLERY  
LICENSE NO. 2930251  
ADDRESS 1048 INDEPENDENT AVE #2109  
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
- 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 65 Square Feet
- (1,2,4) Building Facade 120 Linear Feet
- (1 - 4) Street Frontage 310 Linear Feet
- (2,4,5) Height to Top of Sign 20 Feet Clearance to Grade 15 Feet
- (5) Distance from all Existing Off-Premise Signs within 600 Feet \_\_\_\_\_ Feet

Existing Signage/Type:	
FLUSH WALL	40 Sq. Ft.
FLUSH WALL	50 Sq. Ft.
	Sq. Ft.
Total Existing:	90 Sq. Ft.

● FOR OFFICE USE ONLY ●	
Signage Allowed on Parcel:	650
Building	240 Sq. Ft.
Free-Standing	465 Sq. Ft.
Total Allowed:	465 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.**

Ernest W Smith      10-12-98      Kristen L. Abbott      10/13/98  
 Applicant's Signature      Date      Community Development Approval      Date  
 (White: Community Development)      (Canary: Applicant)      (Pink: Building Dept)      (Goldenrod: Code Enforcement)



