



SIGN CLEARANCE

EX

sign A

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

Clearance No. 73163
Date Submitted 12-7-99
FEE \$ 25
Tax Schedule 2945-262-03-001
Zone C-1

BUSINESS NAME Hotwater Production CONTRACTOR Wester Neon Sign
STREET ADDRESS 501 Hwy 50 LICENSE NO. 2990370
PROPERTY OWNER JOE Deelke ADDRESS 3183 HALL AVE CT
OWNER ADDRESS 2511 S. Townsend Ave TELEPHONE NO. 523 4045
Montrose CO 81401

- 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 ^{Existing}

Non-Illuminated

- (1 - 5) Area of Proposed Sign 32 Square Feet
- (1,2,4) Building Facade 851 Linear Feet
- (1 - 4) Street Frontage 212 Linear Feet - on Highway 50
- (2 - 5) Height to Top of Sign 16' Feet Clearance to Grade 12 Feet
- (5) Distance from all Existing Off-Premise Signs within 600 Feet _____ Feet Highway 50 Allowance

Existing Signage/Type:	Sq. Ft.
<u>None</u>	
	Sq. Ft.
	Sq. Ft.
Total Existing:	<u>0</u> Sq. Ft.

● FOR OFFICE USE ONLY ●		
Signage Allowed on Parcel:		
Building	<u>170</u>	Sq. Ft.
Free-Standing	<u>318</u>	Sq. Ft.
Total Allowed:	<u>318</u>	Sq. Ft.

COMMENTS: new faces on existing pole sign

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.**

Phil Ganger 12-7-99 Bill Nulth 12-8-99
Applicant's Signature Date Community Development Approval Date

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