SIGN CLEARANCE

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

Clearance No. _73163_

Date Submitted _12-7-99_

FEE $ _5.00_ _2945-262-03-001_

Tax Schedule _____

Zone _C-1_

BUSINESS NAME _Hot Water Production_ CONTRACTOR _Western Neon Sign_

STREET ADDRESS _501 Hwy 50_ LICENSE NO. _2990370_

PROPERTY OWNER _Joe Derenze_ ADDRESS _3183 Hall Ave GJ_

OWNER ADDRESS _2511 S. Townsend Av._ 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**   _Existing_ [✓] **Internally Illuminated**   [ ] **Non-Illuminated**

(1 - 5)   Area of Proposed Sign _64_ Square Feet

(1,2,4)   Building Facade _85_ Linear Feet _212_

(1 - 4)   Street Frontage _None_ Linear Feet ~~one story 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

Hwy 50

Existing Signage/Type:		
None		Sq. Ft.
A - FREESTANDING	32	Sq. Ft.
		Sq. Ft.
Total Existing:		Sq. Ft.

| ● FOR OFFICE USE ONLY ●		
Signage Allowed on Parcel:		
Building	170	Sq. Ft.
Free-Standing	38	Sq. Ft.
Total Allowed:	~~212~~ 318	Sq. Ft.

COMMENTS: _replacing previous_

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.**

_____   _12-7-99_   _Bill Nulh_   _12-8-99_
Applicant's Signature   **Date**   **Community Development Approval**   **Date**

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

II. PLEASE SKETCH IN THE SPACE BELOW:

- Proposed sign dimensions (length, width, height, depth)
- Location on parcel (dimensions from streets, structures, and property lines)
- Any other signs on parcel.

Hwy 50

212"

4X8

Ⓐ

55'

4X16

Ⓑ
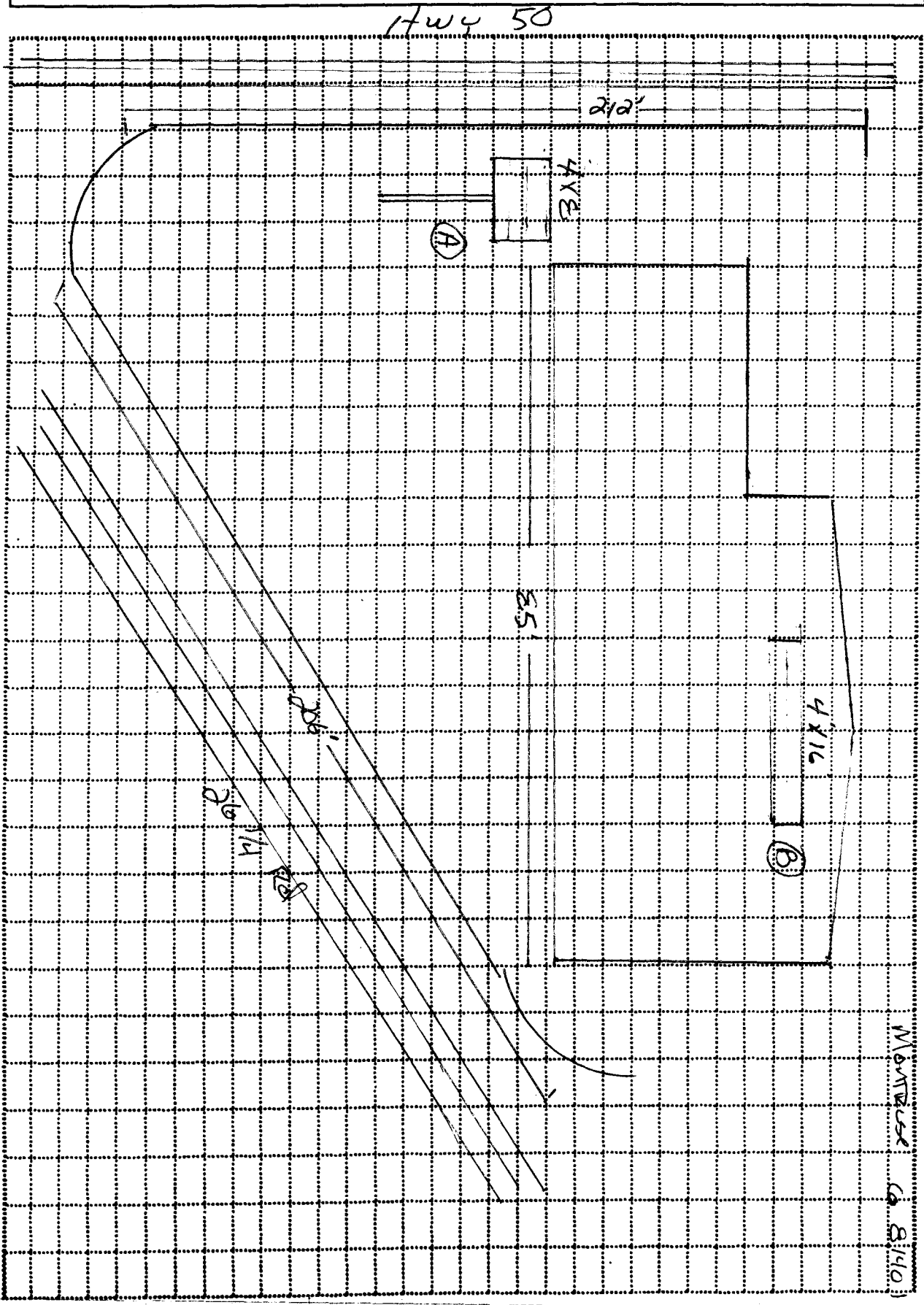
New Signage   Hot Water Production   TX 745 262-0301

Joe Dorrence
2511 S. Townsend Av.
Montrose Co. 8140)