



SIGN CLEARANCE

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

Clearance No. _____
Date Submitted 4-8-99
FEE \$ 2500
Tax Schedule 2701-313-09-009
Zone I-1

BUSINESS NAME ALL Temp Services CONTRACTOR Canvas Products
STREET ADDRESS 714 Scarlet Drive LICENSE NO. 2990162
PROPERTY OWNER Bruce + Raven Nunes ADDRESS 580 25 Road
OWNER ADDRESS 2285 Shiprock Rd 81503 TELEPHONE NO. 242-1253

- 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 20 Square Feet
- (1,2,4) Building Facade 120 Linear Feet
- (1 - 4) Street Frontage 80' Linear Feet - ?
- (2,4,5) Height to Top of Sign _____ Feet Clearance to Grade _____ Feet
- (5) Distance from all Existing Off-Premise Signs within 600 Feet _____ Feet

| | |
|------------------------|------------------|
| Existing Signage/Type: | |
| | <u>0</u> Sq. Ft. |
| | Sq. Ft. |
| | Sq. Ft. |
| Total Existing: | Sq. Ft. |

| | | |
|--------------------------------|------------|---------|
| ● FOR OFFICE USE ONLY ● | | |
| Signage Allowed on Parcel: | | |
| Building | <u>240</u> | Sq. Ft. |
| Free-Standing | <u>60</u> | Sq. Ft. |
| Total Allowed: | <u>240</u> | Sq. Ft. |

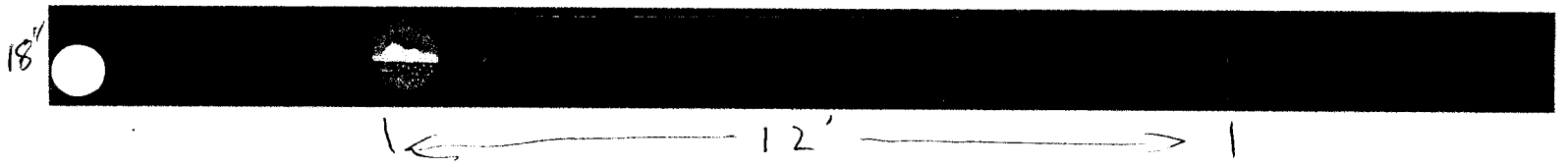
COMMENTS:

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.**

Jan Dylak 4-8-99 *Luis V. Bowen* 4-13-99
 Applicant's Signature Date Community Development Approval Date

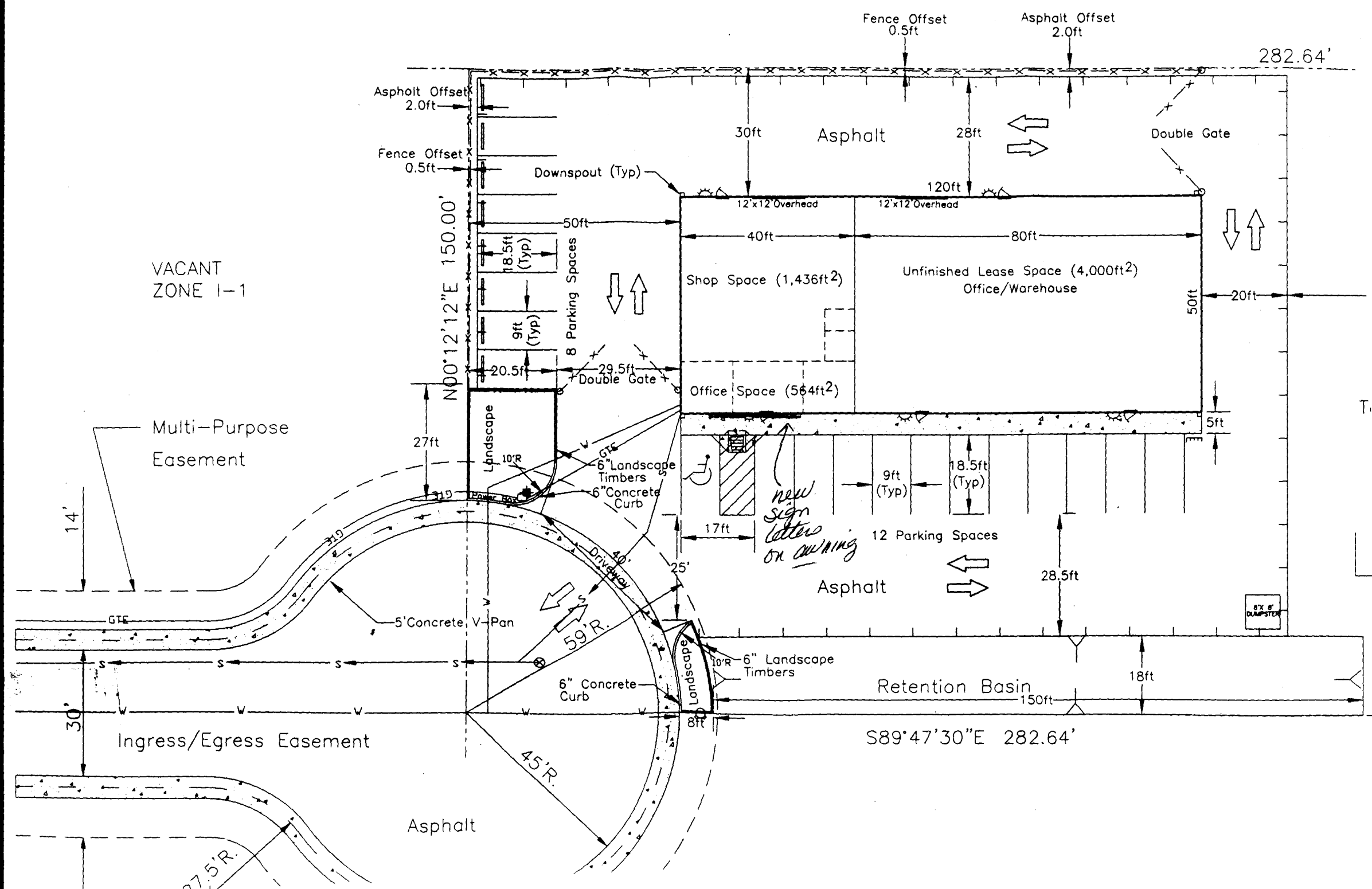
(White: Community Development) (Canary: Applicant) (Pink: ~~Building Dept~~ *existing*) (Goldenrod: Code Enforcement)

20'



18'

12'



VACANT
ZONE I-1

Multi-Purpose
Easement

Ingress/Egress Easement

Asphalt

Asphalt

Asphalt

Retention Basin

Shop Space (1,436ft²)

Unfinished Lease Space (4,000ft²)
Office/Warehouse

Office Space (564ft²)

12 Parking Spaces

Downspout (Typ)

Double Gate

Double Gate

*new
sign
letters
OR
OWNING*

6'x6'
DUMPSTER

N00°12'12"E 150.00'

282.64'

S89°47'30"E 282.64'

27.5'R.

45'R.

59'R.

14'

30'

27ft

17ft

28.5ft

18ft

20ft

5ft

40ft

80ft

50ft

50ft

18.5ft (Typ)

9ft (Typ)

20.5ft

29.5ft

9ft (Typ)

18.5ft (Typ)

12'x12' Overhead

12'x12' Overhead

30ft

28ft

120ft

Asphalt Offset
2.0ft

Fence Offset
0.5ft

Fence Offset
0.5ft

Asphalt Offset
2.0ft