



SIGN CLEARANCE

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

Clearance No. 73236
 Date Submitted 12-10-99
 FEE \$ # 25⁰⁰
 Tax Schedule 2945-133-00-011
 Zone C-2

BUSINESS NAME ClearTalk
 STREET ADDRESS 1600 ute Ave
 PROPERTY OWNER Elaine + Craig Shelley
 OWNER ADDRESS 3359 Star Ct 81506

CONTRACTOR Canvas Products Co
 LICENSE NO. 2990162
 ADDRESS 580 25 Rd
 TELEPHONE NO. 242 1453

- 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 170 Linear Feet
- (1 - 4) Street Frontage 650 Linear Feet
- (2 - 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>Non ILL Free Standing Sign</u>	<u>132</u> Sq. Ft.
	Sq. Ft.
	Sq. Ft.
Total Existing:	<u>132</u> Sq. Ft.

● FOR OFFICE USE ONLY ●	
Signage Allowed on Parcel:	
Building	<u>340</u> Sq. Ft.
Free-Standing	<u>300 max</u> Sq. Ft.
Total Allowed:	<u>975 TOTAL</u> Sq. Ft.

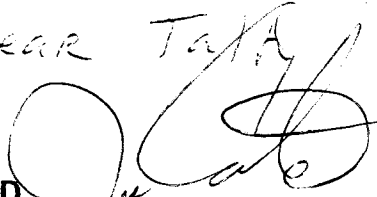
COMMENTS:

Permitted w/ Bldg. permit for the remodel. (PSE)

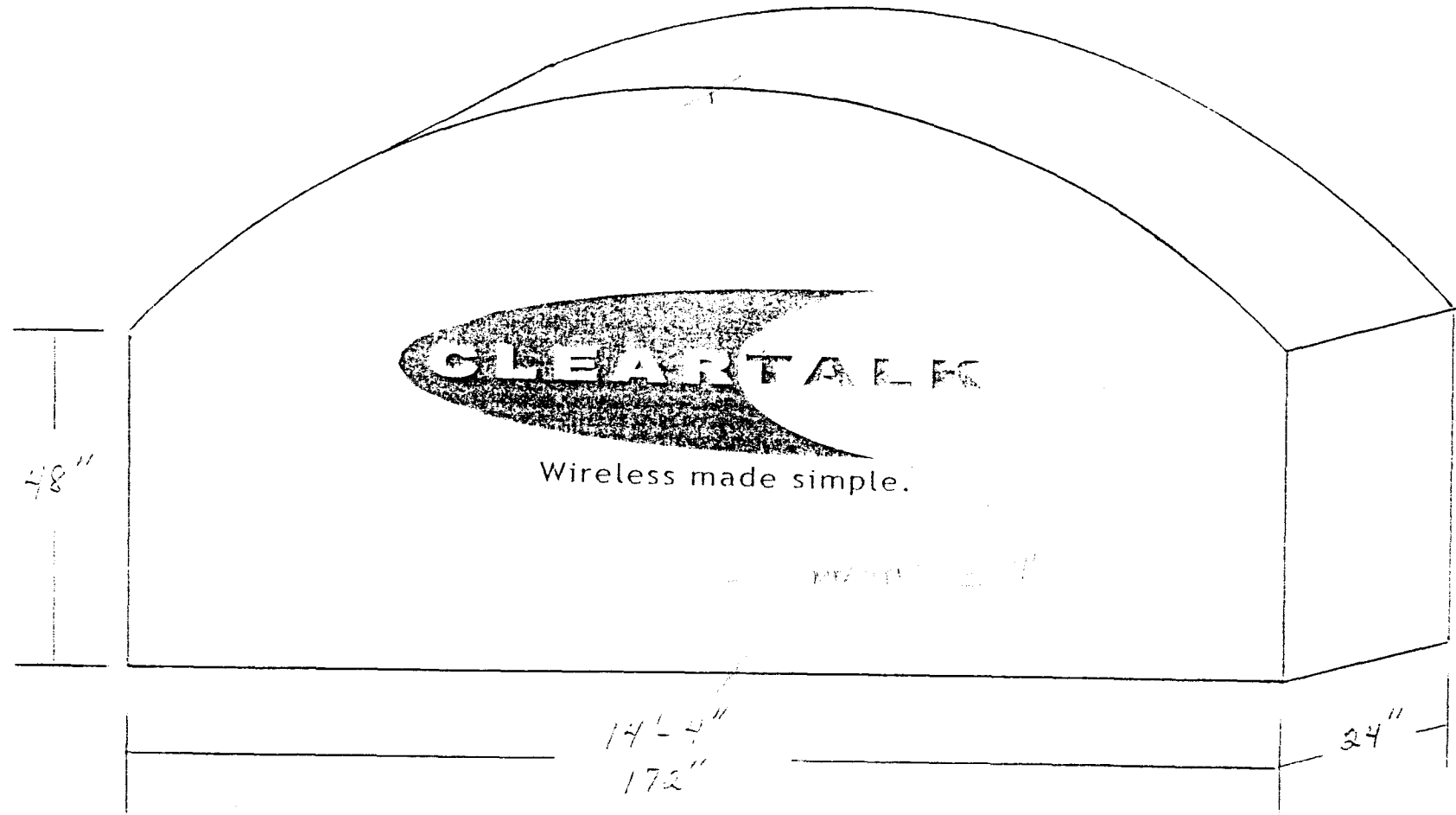
NOTE: No sign may exceed 300 square feet. A separate sign clearance is required for each sign. Attach a sketch of proposed and existing signage including types, dimensions, lettering, abutting streets, alleys, easements, property lines, and locations. **A SEPARATE PERMIT FROM THE BUILDING DEPARTMENT IS REQUIRED.**

Jan Dylter 12-9-99 [Signature] 12/13/99
 Applicant's Signature Date Community Development Approval Date

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

Clear Talk


ACCEPTED
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



N

Canus Products CO
580 25 Road
Tem Dykstra
242-1450

For Clear tail

170' of Bldg Frontage

← Proposed Awning

700' Frontage

Frontage Rd.

I-70 Buss. Loop

Clear tail
11/2/11

Parking

Site Plan