



SIGN CLEARANCE

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

Clearance No. 72944
 Date Submitted 7-19-99
 FEE \$ 25.00
 Tax Schedule 2445-054-00-082
 Zone C-2

no permit
 (9)

BUSINESS NAME PIPE TRADES EDUCATION CENTER CONTRACTOR Platinum Sign Co
 STREET ADDRESS 2384 Hwy 6950 LICENSE NO. 2980849
 PROPERTY OWNER UA PIPE TRADES ADDRESS 620 Noland Ave
 OWNER ADDRESS 2384 Hwy 6950 TELEPHONE NO. 248-9677
Jim 241-1883 MIKE BLACKWELDER JR.

- 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 150 Square Feet
- (1,2,4) Building Facade _____ Linear Feet
- (1 - 4) Street Frontage _____ Linear Feet
- (2 - 5) Height to Top of Sign 30 Feet Clearance to Grade 20' Feet
- (5) Distance from all Existing Off-Premise Signs within 600 Feet _____ Feet Closest Approx 800 Feet

Existing Signage/Type:		
1 Freestanding	32	Sq. Ft.
1 Freestanding <u>TO BE REMOVED</u>	32	Sq. Ft.
		Sq. Ft.
Total Existing:	<u>0</u>	Sq. Ft.

● FOR OFFICE USE ONLY ●	
Signage Allowed on Parcel: <u>Hwy 6950 1100' wide</u>	
Building	Sq. Ft.
Free-Standing	<u>300</u> Sq. Ft.
Total Allowed:	<u>300</u> Sq. Ft.

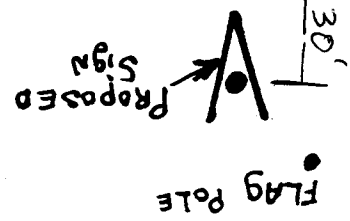
COMMENTS: Putting up Billboard off premise sign only.

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.**

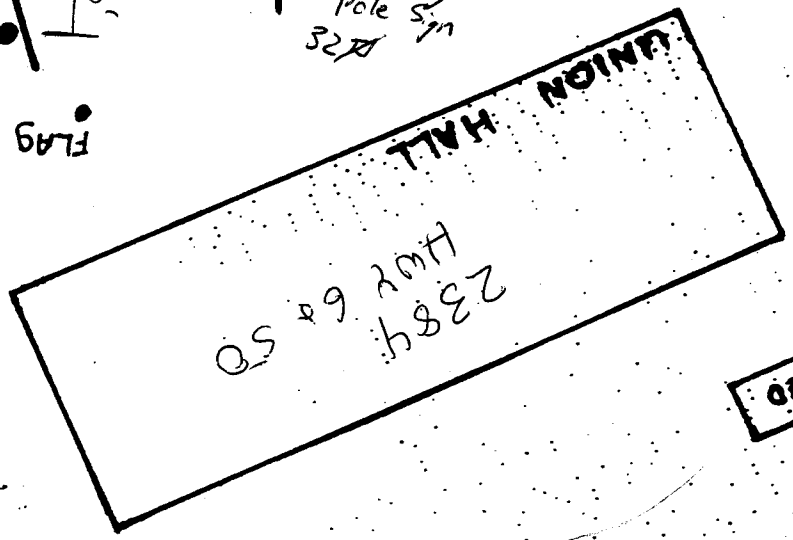
[Signature] 7-19-99 [Signature] 7-30-99
 Applicant's Signature Date Community Development Approval Date
 (White: Community Development) (Canary: Applicant) (Pink: Building Dept) (Goldenrod: Code Enforcement)

HWY 6 & 50

(Measured to edge of pavement)



(To BE Removed)
Existing Pole Sign
32'



Driveway

Existing Pole Sign
4 x 8
32'

F ROAD / PATTERSON RD

COLORADO DEPARTMENT OF TRANSPORTATION

ROADSIDE ADVERTISING PERMIT

Issue date June 30, 1999

Expiration date June 30, 2000

Permit no. 8958

This is to certify that:

Permittee name

Pipe Trades Education Center

Permittee address

2384 Hwy 6E50 Grand Jct Co 81505

is authorized to erect and maintain an advertising structure at:

Highway number

6E50

at milepoint

2.2

Nonconforming

Conforming

Grandfathered

Necessary goods or services

Description of structure

Height:

10'

Faces:

2

Length:

15.0

Structure type:

metal

Square feet:

150'

Lighted

yes

no

Sign I.D. #

03-02-P6E50-9904-2.2E

CDOT issues this permit pursuant to statutes 43-1-401 through 43-1-419 and 2 CCR 601-3. The permit is subject to all terms, conditions, standards and requirements contained in such statute and rules, the permit application, and this permit. The validity of this permit and the authority of the permittee to erect, place, and continue to maintain a sign at the above location is expressly conditioned upon the permittee's continued compliance with all such terms, conditions, standards, and requirements.

Authorized signature

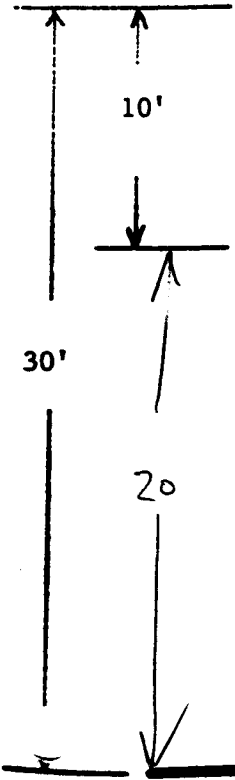
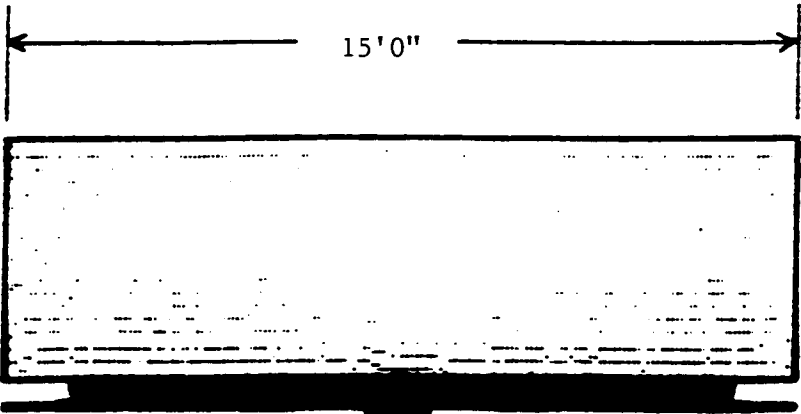
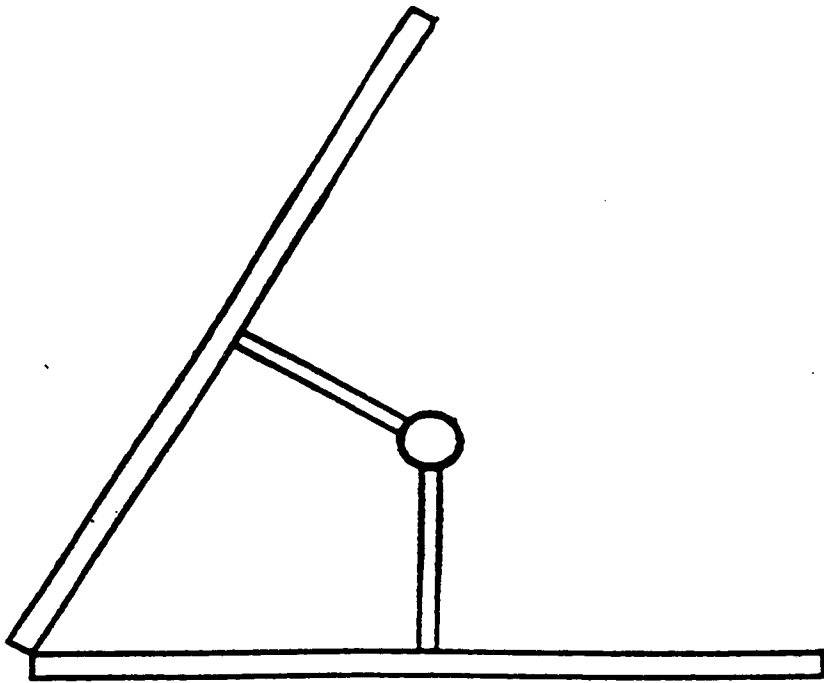
Janet Lindley

Title

Outdoor Advertising Inspector

Original (white)-permittee
Duplicate (blue)-District Inspector
Triplicate (green)-Staff Right of Way Branch

CDOT Form #294
8/91



SIDED ADVERTISING BOARD

PLANNING AND DESIGN
 LOCAL, INC. 98
 200 Highway 6 & 50
 Grand Junction, CO 81505

Figure A
Proposed Billboard
 2384 Hwy. 6 & 50

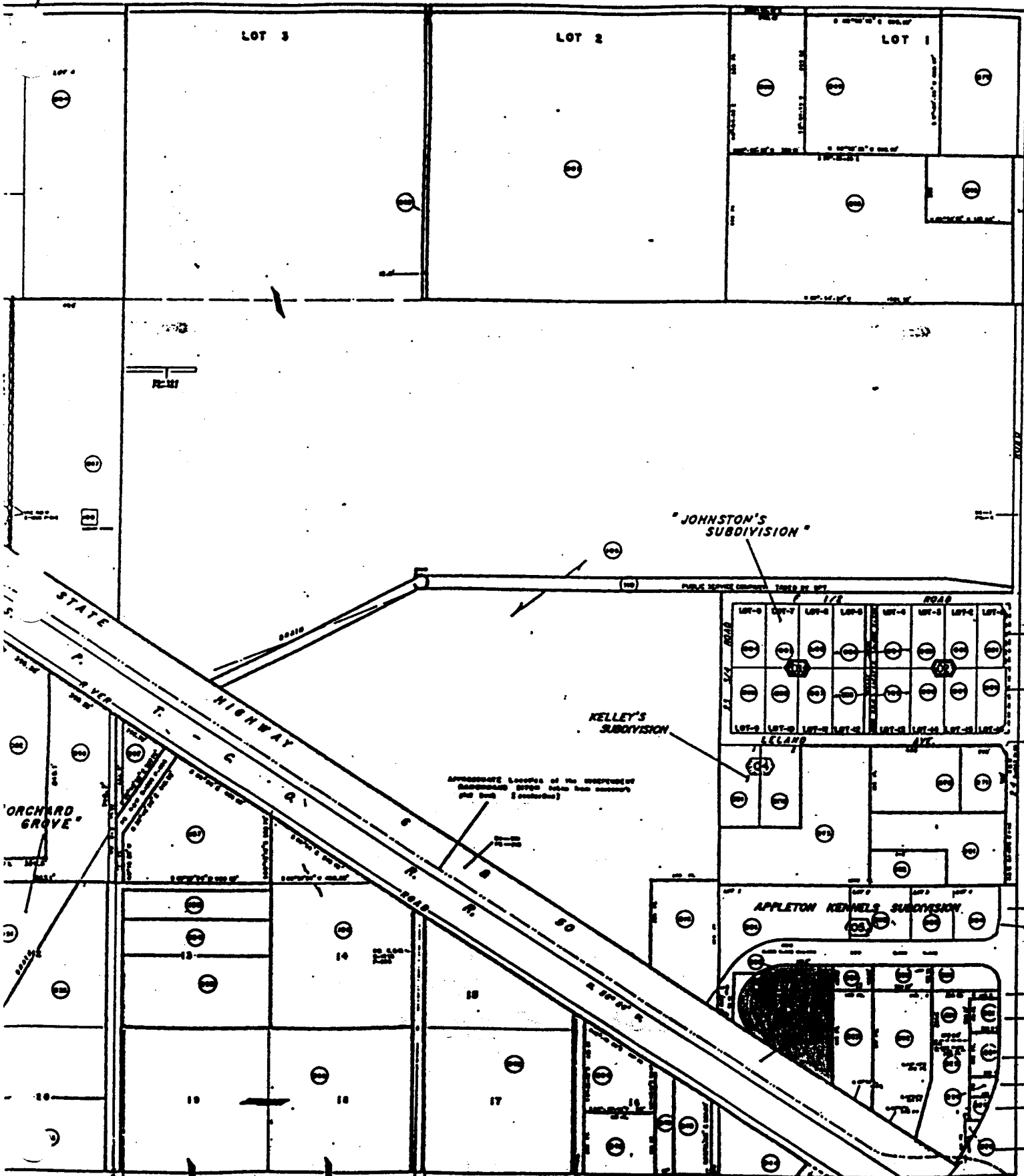
PARK

AGENCY
T18 R1W
2701-38

LOT 3

LOT 2

LOT 1



"JOHNSTON'S
SUBDIVISION"

KELLEY'S
SUBDIVISION

APPLETON KENNELS SUBDIVISION

ORCHARD
GROVE

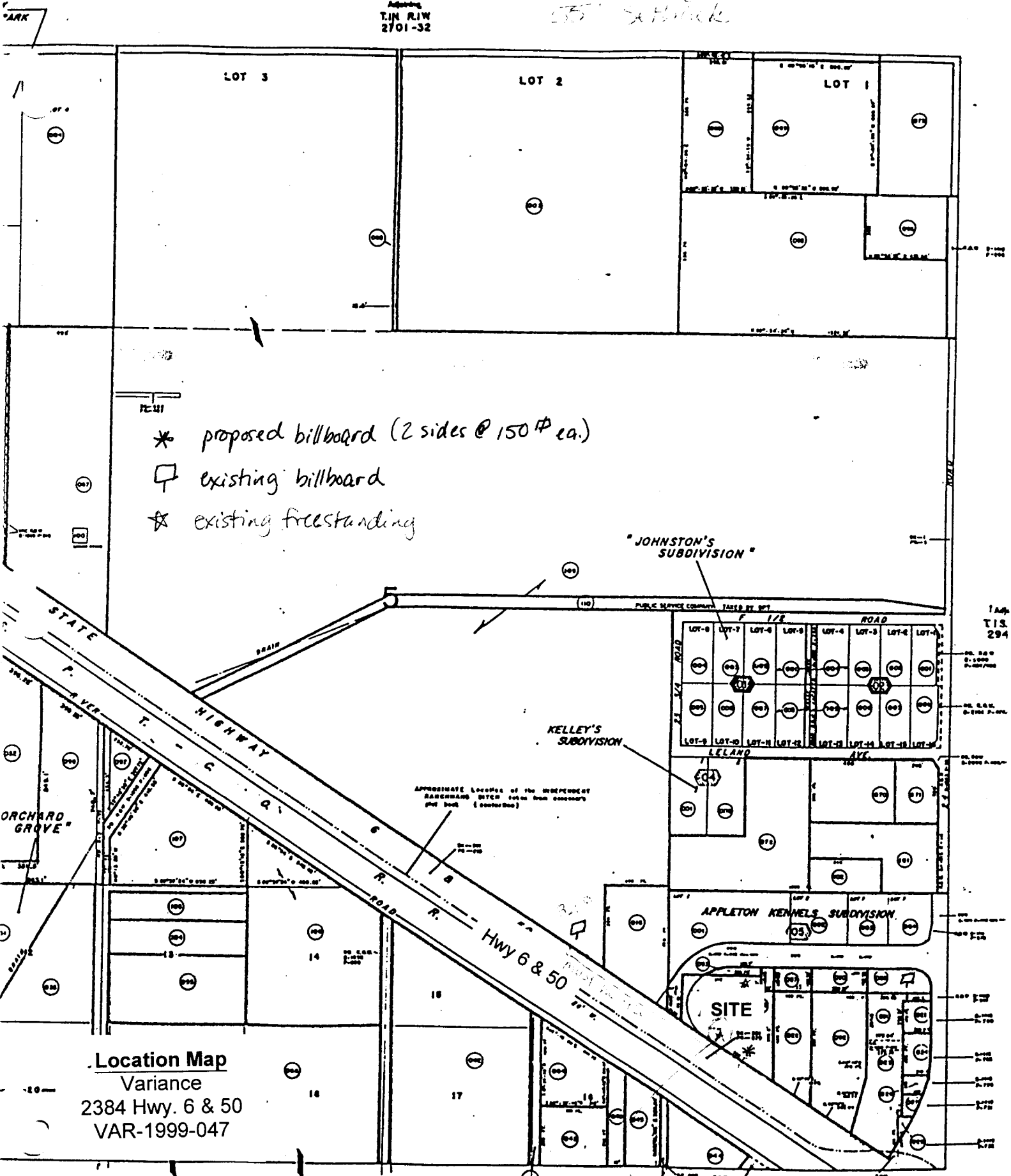
APPROXIMATE LOCATIONS of the INTERSECTION of
SUBDIVISION BOUNDARIES shown from memory
(not sure)

AGENCY
T18 R1W

T18 R1W SEC
2945-05

300 # sign face
150' x 100'

Adjoining
T.I.N. R.I.W.
2701-32



- * proposed billboard (2 sides @ 150 # ea.)
- existing billboard
- ☆ existing freestanding

Location Map
 Variance
 2384 Hwy. 6 & 50
 VAR-1999-047

T.I.S. R.I.W. SEC. 5
 2945-05

(As shown on plat)

To: Lisa Gerstenberger
From: Nina McNally
Subject: Billboard
Date: 7/23/99 Time: 1:10PM

I measured the billboard at 24 & Patterson as well as I am able with the equipment I have. Here you go:

Bottom of sign is approximately 8 ft from grade. N. edge of sign is 22 ft. from edge of pavement on Patterson. Center of sign pole is about 177 ft from edge of pavement on 24 Rd. Width of sign is 24 1/2 ft. by use of a rotary wheel measure. I have no way to measure height of sign but guess it at around 12'. This measurement includes the 1 ft. frame. I hope this helps you. Let me know if I need to check something else or if you need more information.

Nina

24 Rd



Sign ->

12'

177'

24 Rd 177 ft from area

