



SIGN CLEARANCE

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

Clearance No. # 73298
Date Submitted _____
FEE \$ 25.00
Tax Schedule 2945-094-00-060/059
Zone C-2

BUSINESS NAME Sor-on Quality Homes CONTRACTOR The Sign Gallery
STREET ADDRESS 2497 Hwy 16 + 50 LICENSE NO. 12990216
PROPERTY OWNER Eddie Davis ADDRESS 1048 Independent A109
OWNER ADDRESS _____ TELEPHONE NO. 241-6400

- 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 260 Square Feet
- (1,2,4) Building Facade - Linear Feet
- (1 - 4) Street Frontage 231.5 Linear Feet
- (2 - 5) Height to Top of Sign 40 Feet Clearance to Grade 24 Feet
- (5) Distance from all Existing Off-Premise Signs within 600 Feet _____ Feet

Sign actually sits on 060.

Existing Signage/Type:	
<i>Free-standing to be removed</i> (24)	Sq. Ft.
	Sq. Ft.
	Sq. Ft.
Total Existing:	0 Sq. Ft.

● FOR OFFICE USE ONLY ●	
Signage Allowed on Parcel:	
Building	0 Sq. Ft.
Free-Standing <u>300</u> #	<u>347.25</u> # Sq. Ft.
Total Allowed:	<u>347</u> # Sq. Ft.

COMMENTS: Proposed sign will replace existing 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.**

Larry Z Bouler 11-23-99 Bill Nalder 12-6-99
Applicant's Signature Date Community Development Approval Date

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

20 FT



Sav-On

Quality Homes

Locally Owned

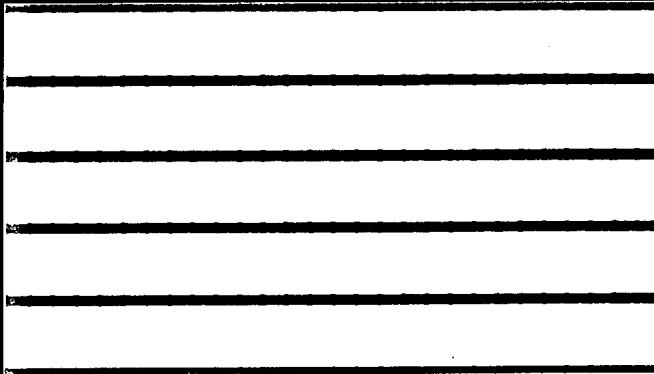


FEATURING

CUSTOM HUD & UBC HOMES

By Champion

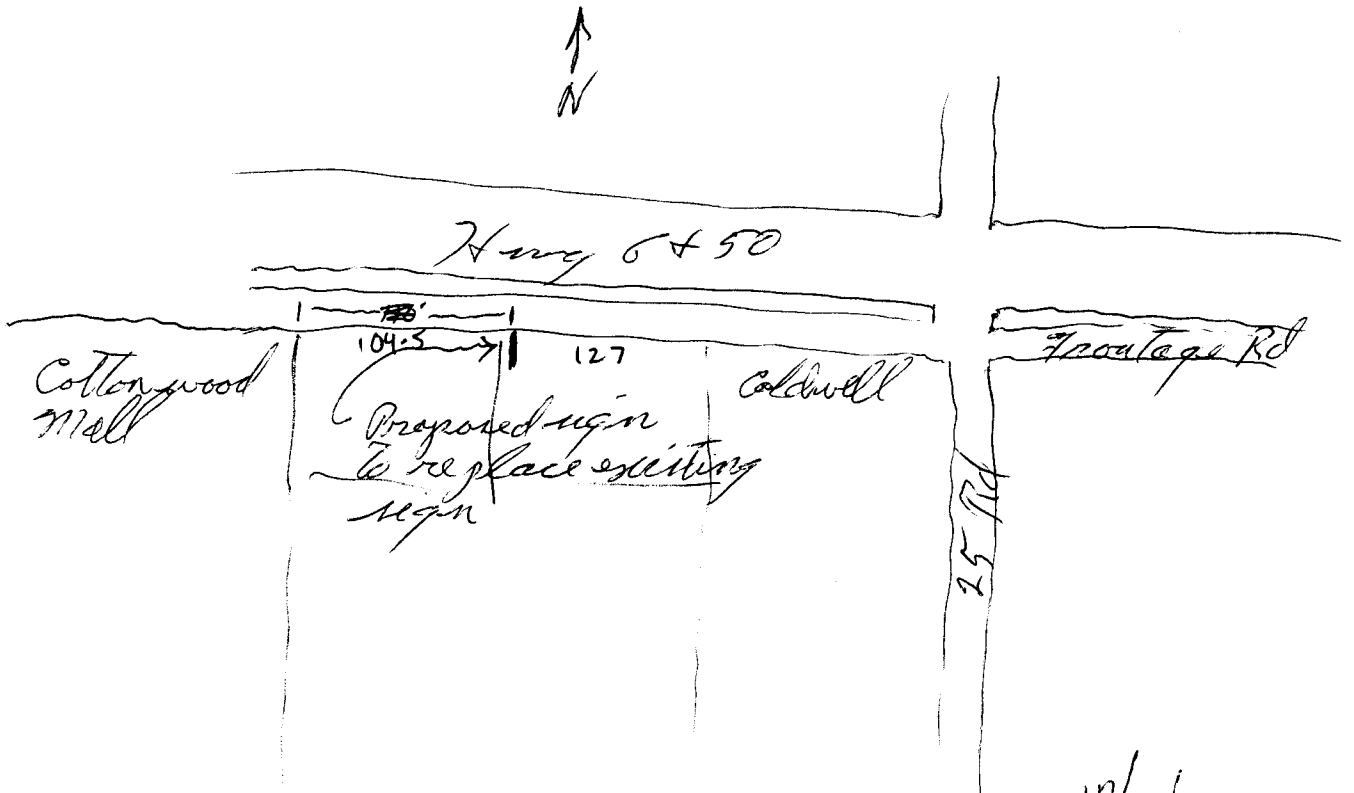
6 FT



10 FT

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

Saw-on Quality Homes
2497 Hwy 6 + 50



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.

Walter Mason 12/21

29 November 1999

TO WHOM IT MAY CONCERN:

I, Lily Silzell, executor of Lily Silzell Trust, owner of tax parcels 2945-094-00-059 and 2945-094-00-060 at 2497 Hwy 6 & 50, Grand Junction, Colorado, do hereby state that both parcels are leased to the same company which is Sav-On Quality Homes, Inc.

Also, Sav-On Quality Homes, Inc., will own the sign which will be placed on this property and agrees that they will remove or sell sign if parcels are ever used for separate business.

Lily Silzell Trust

By: Lily Silzell Date: Nov. 29, 1999
Lily Silzell