



SIGN CLEARANCE

(A)

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

Clearance No. 70824
Date Submitted 6-18-99
FEE \$ 25.00
Tax Schedule 2945-252-00-117
Zone H0

BUSINESS NAME WAGNER RENTAL CONTRACTOR WESTERN Neon Sign Co.
STREET ADDRESS 2707 Hwy 50 E1503 LICENSE NO. 2990370
PROPERTY OWNER Doty Corp of Co ADDRESS 3183 Hill Ave
OWNER ADDRESS P.O. Box 277E TELEPHONE NO. 970-523-4045
LITTLETON CO 80121

- 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 Pole Sign 10' x 15'
- (1,2,4) Building Facade 166 Linear Feet
- (1 - 4) Street Frontage 325 Linear Feet 940'
- (2 - 5) Height to Top of Sign 40' Feet Clearance to Grade 30' Feet
- (5) Distance from all Existing Off-Premise Signs within 600 Feet _____ Feet

Existing Signage/Type:	Sq. Ft.
	Sq. Ft.
	Sq. Ft.
	Sq. Ft.
Total Existing:	Sq. Ft.

● FOR OFFICE USE ONLY ●	
Signage Allowed on Parcel:	
Building	<u>332</u> Sq. Ft.
Free-Standing	<u>1,410</u> Sq. Ft.
Total Allowed:	<u>1,410</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.**

Paul Ganger 6-18-99 Luis V. Roman 6-12-99
Applicant's Signature Date Community Development Approval Date

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



SIGN CLEARANCE

(B)

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

Clearance No. 70824
Date Submitted 6-18-99
FEE \$ 5.00
Tax Schedule 2945-252-00-117
Zone H0

BUSINESS NAME Wagner Rental CONTRACTOR Western Neon Sign Co
STREET ADDRESS 2707 Hwy 50 E183 LICENSE NO. 2990370
PROPERTY OWNER Dotty Corp of Co ADDRESS 3183 Hawth Ave
OWNER ADDRESS P.O. Box 279E TELEPHONE NO. 970 523-4045
LITTLETON CO 80161

- 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 24 Square Feet AWNING LETTERS 16' x 1.5'
- (1,2,4) Building Facade 166' Linear Feet
- (1 - 4) Street Frontage 338 Linear Feet 940'
- (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>(A)</u>	<u>150</u> Sq. Ft.
	Sq. Ft.
	Sq. Ft.
Total Existing:	<u>150</u> Sq. Ft.

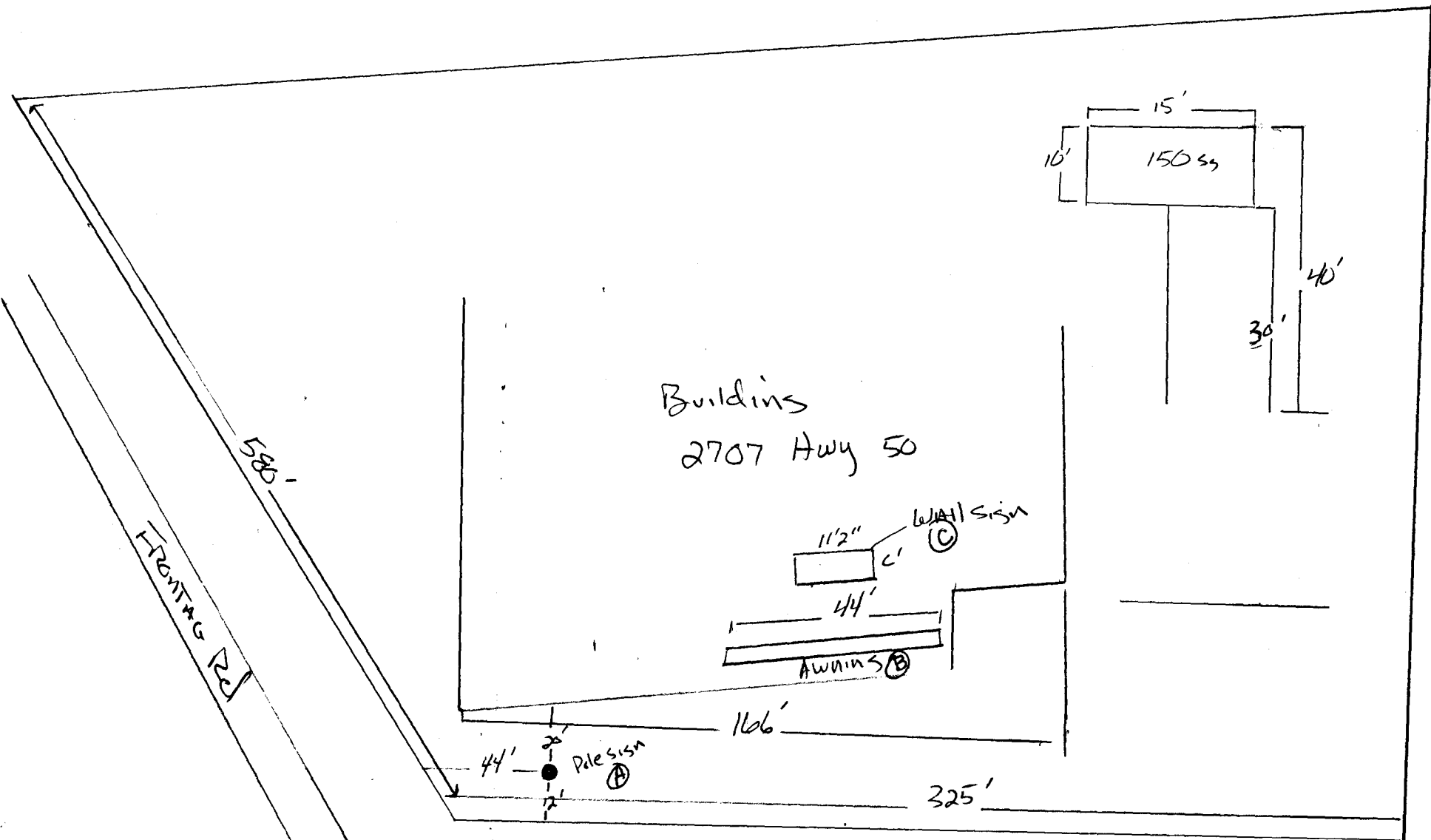
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Paul Ganger 6-18-99 Lou V. Brown 6-21-99
Applicant's Signature Date Community Development Approval Date

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



Buildings
2707 Hwy 50

FRONTING RD

588'

44'

Pole sign
Ⓐ

1106'

11 1/2'

44'

AWNINGS
Ⓑ

WALL SIGN
Ⓒ

325'

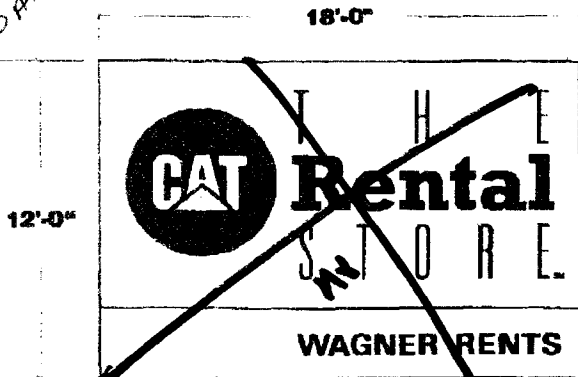
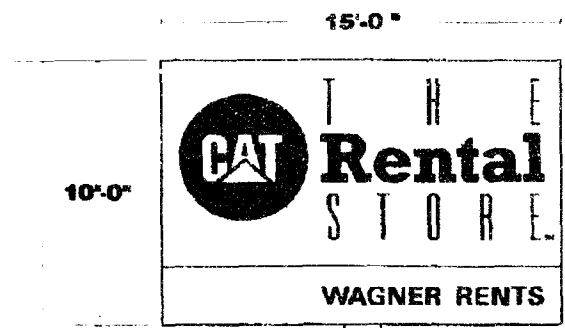
15'
10'
150 sq ft

30'
40'

Hwy 50

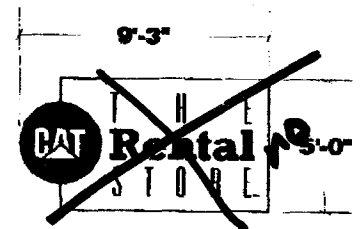
TR 2945-252-00-117
2707 Hwy 50 E1503

120
2720 AMPs



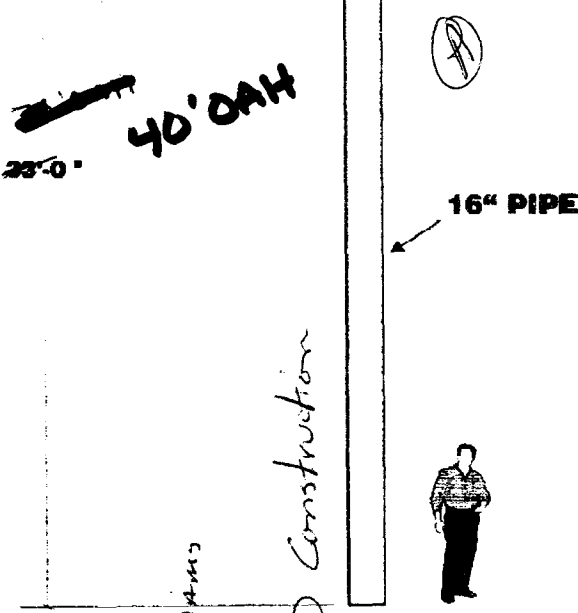
NON-ILLUMINATED WALL SIGN

OPTION A

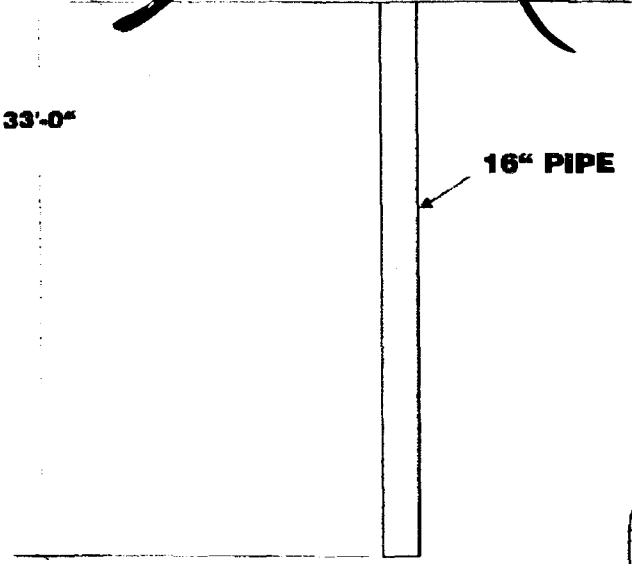


NON-ILLUMINATED WALL SIGN

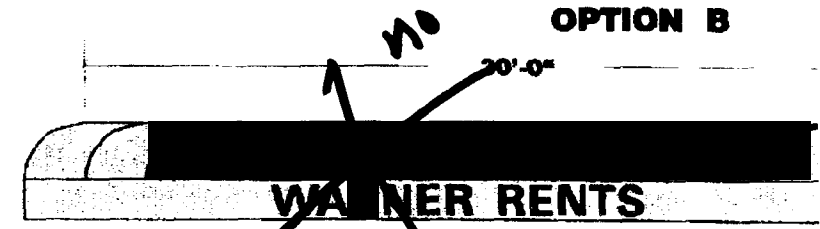
OPTION B



OPTION A POLE SIGNS



OPTION B



AWNING OPTION A



AWNING OPTION B

Steve Williams
Bill
Kirt - Construction
40' CAH

LOCATION : GRAND JUNCTION

INDEPENDENT SIGN

DELAWARE DENVER, CO. 80223

CUSTOMER:	WAGNER RENTS
PROJECT NAME:	WAGNER RENTS (GRAND JUNCTION)
CONTACT PERSON:	STEVE WILLIAMS
DATE:	5-25-99
FILE NAME:	CAT-GRAND JUNCTION CDP



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STREET ADDRESS 2707 Hwy 50 E153 LICENSE NO. 2990370
PROPERTY OWNER DEITY CORP OF CO. ADDRESS 3183 Hall Ave
OWNER ADDRESS P.O. BOX 2798 TELEPHONE NO. 970 523 4645
LITTLETON CO 80161

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Externally Illuminated Internally Illuminated Non-Illuminated

(1 - 5) Area of Proposed Sign 67 Square Feet Wall Sign 11'2" x 6'
(1,2,4) Building Facade 166 Linear Feet
(1 - 4) Street Frontage 325 Linear Feet 940'
(2 - 5) Height to Top of Sign 4' Feet Clearance to Grade 3' Feet
(5) Distance from all Existing Off-Premise Signs within 600 Feet _____ Feet

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<u>(A)</u>	<u>150</u> Sq. Ft.
<u>(B)</u>	<u>24</u> Sq. Ft.
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Phil Gamp 6-18-99 Luis V. Bowen 6-21-99
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