



SIGN CLEARANCE

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

②

Clearance No.	<u>79885</u>
Date Submitted	<u>5/14/01</u>
Fee \$	<u>25.00</u>
Zone	<u>C-1</u>

TAX SCHEDULE	<u>2945-233-14-010</u>	CONTRACTOR	<u>Western neon sign co</u>
BUSINESS NAME	<u>Redlands upholstery</u>	LICENSE NO.	<u>2010292</u>
STREET ADDRESS	<u>360 Grand mesa Ave</u>	ADDRESS	<u>3183 Hall Ave</u>
PROPERTY OWNER	<u>Steve Aggie</u>	TELEPHONE NO.	<u>523 4045</u>
OWNER ADDRESS		CONTACT PERSON	<u>Roy McManus</u>

<input type="checkbox"/> 1. FLUSH WALL	2 Square Feet per Linear Foot of Building Facade
<input type="checkbox"/> 2. ROOF	2 Square Feet per Linear Foot of Building Facade
<input checked="" type="checkbox"/> 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
<input type="checkbox"/> 4. PROJECTING	0.5 Square Feet per each Linear Foot of Building Facade
<input type="checkbox"/> 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: 70 Square Feet

(1,2,4) Building Façade: 70 Linear Feet Grand mesa Ave. 80' on Hwy 50 115' on Grand Mesa

(1 - 4) Street Frontage: 150 Linear Feet 150' on Hwy 50

(2 - 5) Height to Top of Sign: 25' or less Feet Clearance to Grade: 18' or less Feet

(5) Distance from all Existing Off-Premise Signs within 600 Feet: _____ Feet

EXISTING SIGNAGE/TYPE:			
<u>1</u>	<u>4'x8' FW sign</u>	<u>32</u>	Sq. Ft.
<u>1</u>	<u>4'x6' FW sign</u>	<u>24</u>	Sq. Ft.
			Sq. Ft.
			Sq. Ft.
Total Existing:		<u>56</u>	Sq. Ft.

● FOR OFFICE USE ONLY ●	
Signage Allowed on Parcel:	<u>Hwy 50</u>
Building	<u>180</u> Sq. Ft.
Free-Standing	<u>225</u> Sq. Ft.
Total Allowed:	<u>225</u> Sq. Ft.

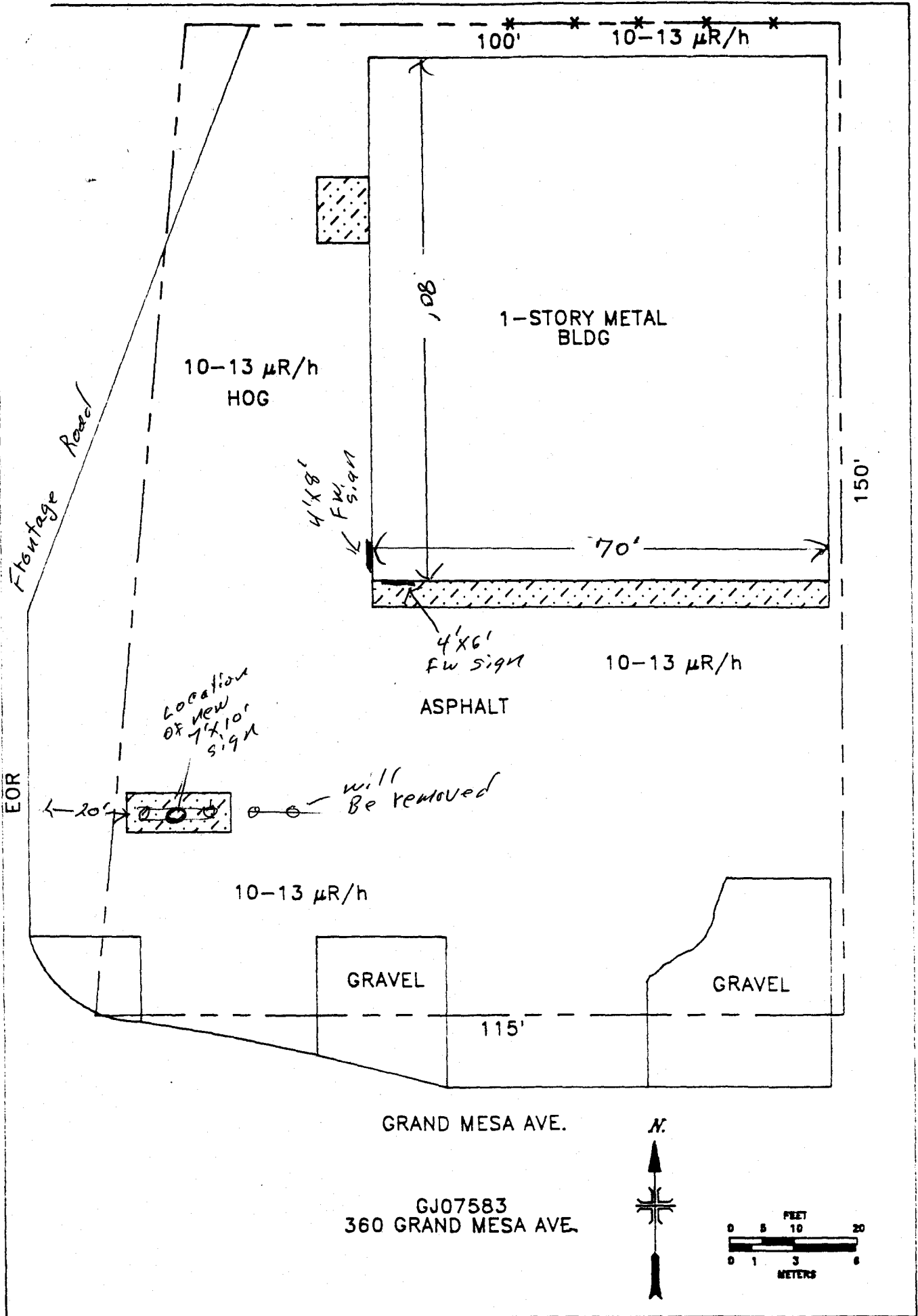
COMMENTS: existing freestanding to be moved to planter location

NOTE: No sign may exceed 300 square feet. A separate sign clearance is required for each sign. Attach a sketch, to scale, of proposed and existing signage including types, dimensions and lettering. Attach a plot plan, to scale, showing: abutting streets, alleys, easements, driveways, encroachments, property lines, distances from existing buildings to proposed signs and required setbacks. **A SEPARATE PERMIT FROM THE BUILDING DEPARTMENT IS ALSO REQUIRED.**

I hereby attest that the information on this form and the attached sketches are true and accurate.

Roy McManus 5/14/01 [Signature] 5/14/01
Applicant's Signature Date Community Development Approval Date

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

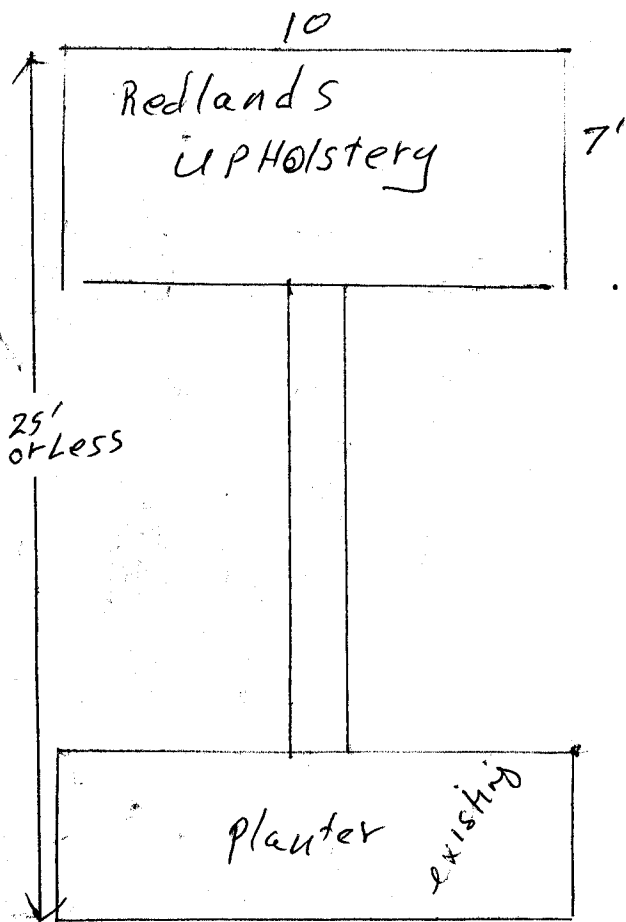


2945-233-14-010

360 Grand Mesa Ave

FGG/JLZ 4/14/87 FGG 4/14/87

Location GJ07583, 360 Grand Mesa Avenue, Grand Junction, Colorado.



Parcel Search

Select one and then click on an area of the map

- Zoom In
- Zoom Out
- Pan
- Identify Parcel
- Refresh

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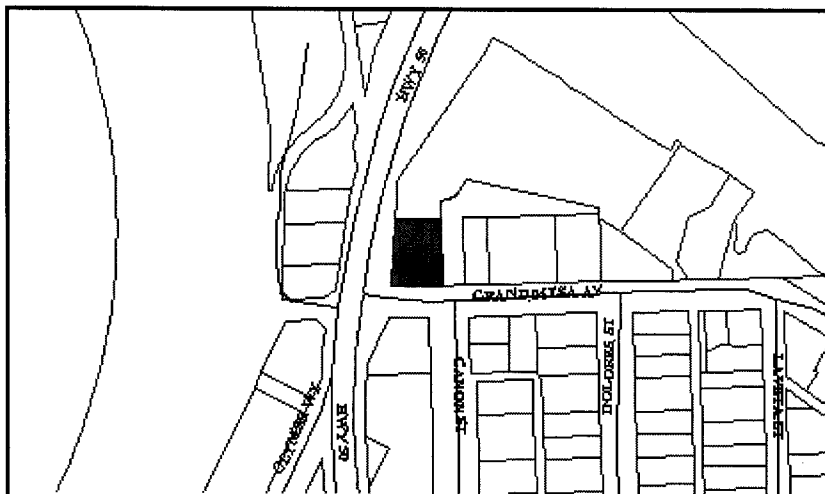
Which Items would like to draw

- Roads
- Road Names
- BLM Lands
- State Lands
- parcel
- Township
- Sections

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Parcel Num
2945-233-14-

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Number to view
detailed information

[VIEW](#)

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