



# SIGN CLEARANCE

2

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

Clearance No. 87453  
Date Submitted 12-12-02  
FEE \$ 25.00  
Tax Schedule 2945 124-193024  
Zone C-1

BUSINESS NAME Sinclair / North Ave  
STREET ADDRESS 2260 No Ave  
PROPERTY OWNER Mike Knowles  
OWNER ADDRESS 1210 No. Ave

CONTRACTOR western neon sign co  
LICENSE NO. 202111  
ADDRESS 3183 Hall Ave Grand jet  
TELEPHONE NO. 523 4045

- 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 70 Square Feet
- (1,2,4) Building Facade 48 Linear Feet
- (1 - 4) Street Frontage 112 Linear Feet No Ave
- (2 - 5) Height to Top of Sign ~~33~~ 40 Feet Clearance to Grade 33 Feet
- (5) Distance from all Existing Off-Premise Signs within 600 Feet \_\_\_\_\_ Feet

Existing Signage/Type:	
<u>1 Price sign on same pole</u>	<u>12</u> Sq. Ft.
	Sq. Ft.
	Sq. Ft.
Total Existing:	Sq. Ft.

● FOR OFFICE USE ONLY ●	
Signage Allowed on Parcel: <u>North Ave</u>	
Building	<u>96</u> Sq. Ft.
Free-Standing	<u>168</u> Sq. Ft.
Total Allowed:	<u>168</u> Sq. Ft.

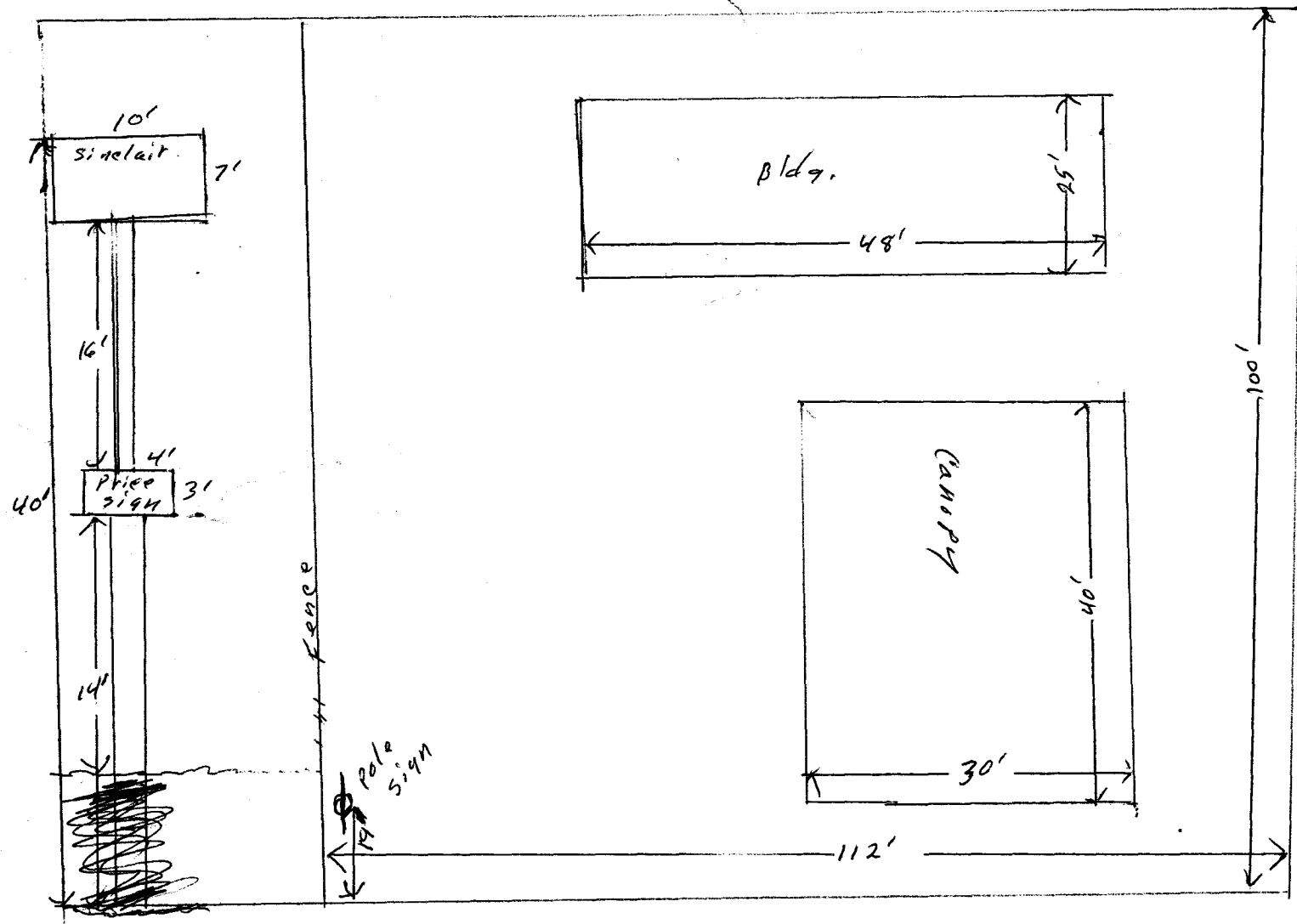
COMMENTS: \_\_\_\_\_

**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.**

Roy McManis      12/4/02      Mishi Oragon      12/9/02  
 Applicant's Signature      Date      Community Development Approval      Date

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

Sinclair / No Ave  
2260 N. Ave



23 st  
2 Lane

No Ave  
4 Lanes