



SIGN CLEARANCE

2

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

Clearance No.	_____
Date Submitted	<u>5/9/03</u>
Fee \$	<u>25.00</u>
Zone	<u>B-2</u>

TAX SCHEDULE	<u>2945-143-24-941</u>	CONTRACTOR	<u>Platinum Sign Co</u>
BUSINESS NAME	<u>Two Rivers Convention Center</u>	LICENSE NO.	_____
STREET ADDRESS	<u>159 Main St</u>	ADDRESS	<u>2916 E-708</u>
PROPERTY OWNER	<u>City of Grand Jct.</u>	TELEPHONE NO.	<u>970-248-9677</u>
OWNER ADDRESS	<u>250 North Fifth</u>	CONTACT PERSON	<u>Mike Blackwelder</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: 81.75 Square Feet
 (1,2,4) Building Façade: 220 Linear Feet
 (1 - 4) Street Frontage: 512 Linear Feet
 (2 - 5) Height to Top of Sign: 26 Feet Clearance to Grade: 8 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:	<u>1st St.</u>
Building	<u>440</u> Sq. Ft.
Free-Standing	<u>768</u> Sq. Ft.
Total Allowed:	<u>768</u> Sq. Ft.

COMMENTS: Taking down existing pole sign and installing new.

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.

<u>[Signature]</u>	<u>5-9-03</u>	<u>C. Faye Johnson</u>	<u>5/12/03</u>
Applicant's Signature	Date	Community Development Approval	Date

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

City of Grand Junction GIS Zoning Map

Airport Zones

- AIRPORT ROAD
- CLEAR ZONE
- CRITICAL ZONE
- RUNWAY 22
- RUNWAY 29
- TAXI WAY

Flood Plain Information

- Floodway
- 100-Year Floodplain
- 500-Year Floodplain
- Outside 500-Year Flo...
- Between 100 & 500-y...
- Minimal flooding
- Deleted
- ZOOM IN FOR ZONI...

Parcels

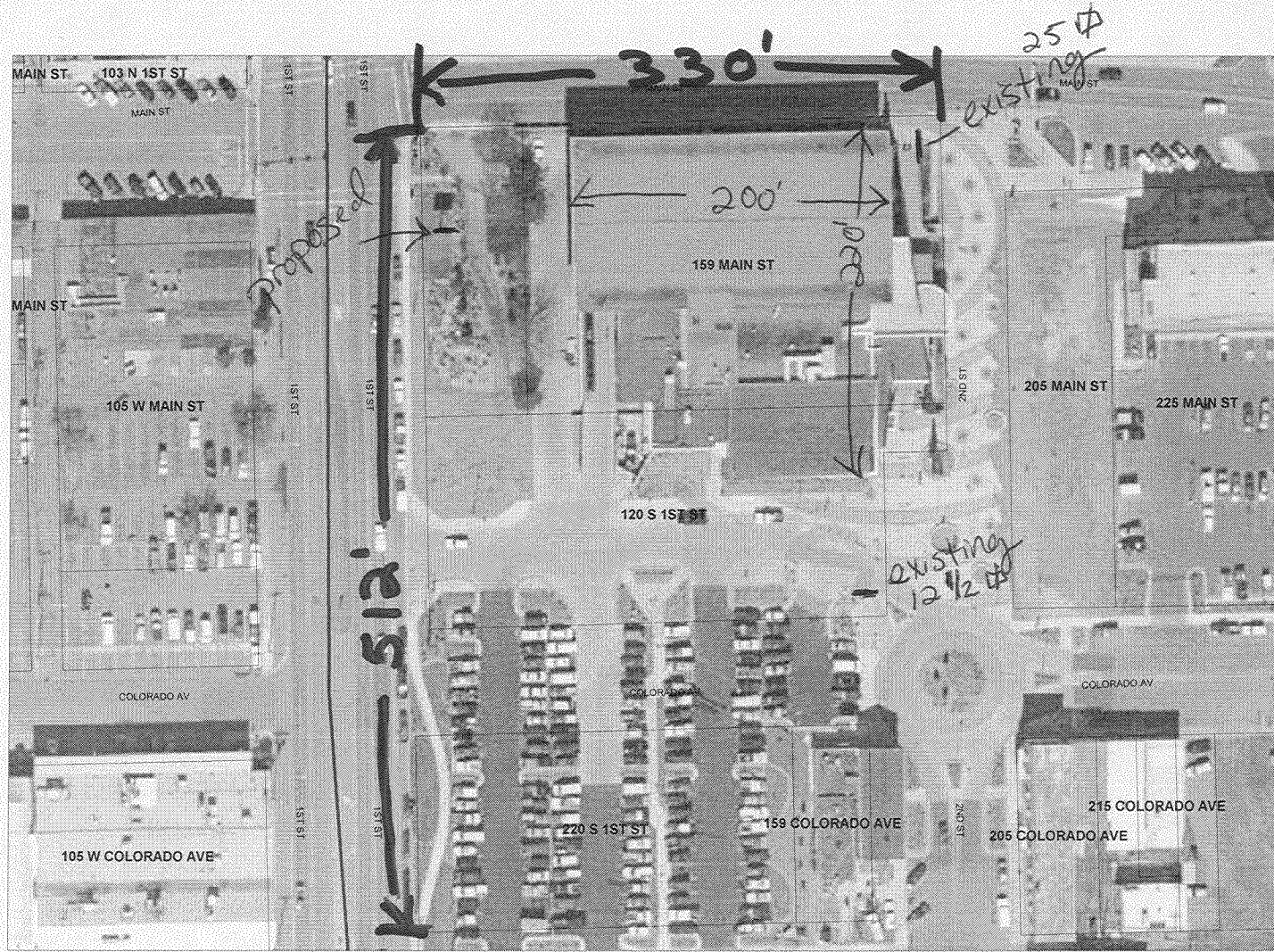
Address Label

Highways

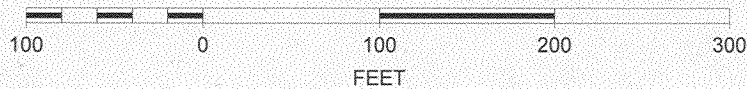
Air Photos

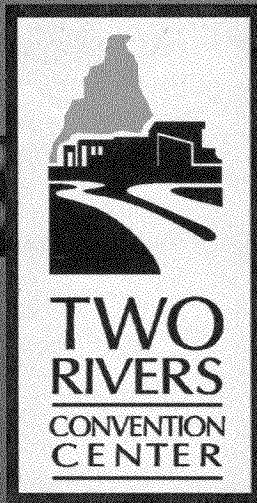
2002 Photos

Streets 2



SCALE 1 : 1,305





224

45 x 87

286
26'

COME ON IN!
BOAT SHOW

35

43' x 117

← Downtown Dining
Lodging & Shopping Park

19.5

21 17



2916 Hwy. 6&24 Grand Junction, CO 81504 (970)248-9677

FABRICATION INSTALLATION MAINTENANCE REPAIR VINYL LETTERING

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