



# SIGN CLEARANCE

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

Clearance No. \_\_\_\_\_  
Date Submitted 8/26/03  
Fee \$ 25.00  
Zone I-1

TAX SCHEDULE 2943-181-00-077 CONTRACTOR Sourdough Signs  
BUSINESS NAME Badly Bent LICENSE NO. 2030719  
STREET ADDRESS 472 28 1/2 Rd unit B ADDRESS 2223 H Rd  
PROPERTY OWNER Johnny + Virginia Webb TELEPHONE NO. 243-1383  
OWNER ADDRESS \_\_\_\_\_ CONTACT PERSON Sandy

- 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: 9 Square Feet  
(1,2,4) Building Façade: 35 Linear Feet  
(1 - 4) Street Frontage: 6.5 Linear Feet  
(2 - 5) Height to Top of Sign: 14 Feet      Clearance to Grade: 7 Feet  
(5) Distance from all Existing Off-Premise Signs within 600 Feet: 8 Feet

EXISTING SIGNAGE/TYPE:

<u>Flush mt</u>	<u>37.5</u> Sq. Ft.
<u>Projecting</u>	<u>12</u> Sq. Ft.
<u>* Freestanding 32 sq cabinet</u>	<u>32</u> Sq. Ft.
Total Existing:	<u>81.5</u> Sq. Ft.

● FOR OFFICE USE ONLY ●

Signage Allowed on Parcel:

Building	<u>350</u> Sq. Ft.
Free-Standing	<u>48.75</u> Sq. Ft.
Total Allowed:	<u>350</u> Sq. Ft.

COMMENTS: \* Add on a 3'x3' DF Non-Illum. sign below existing 4'x8' cabinet

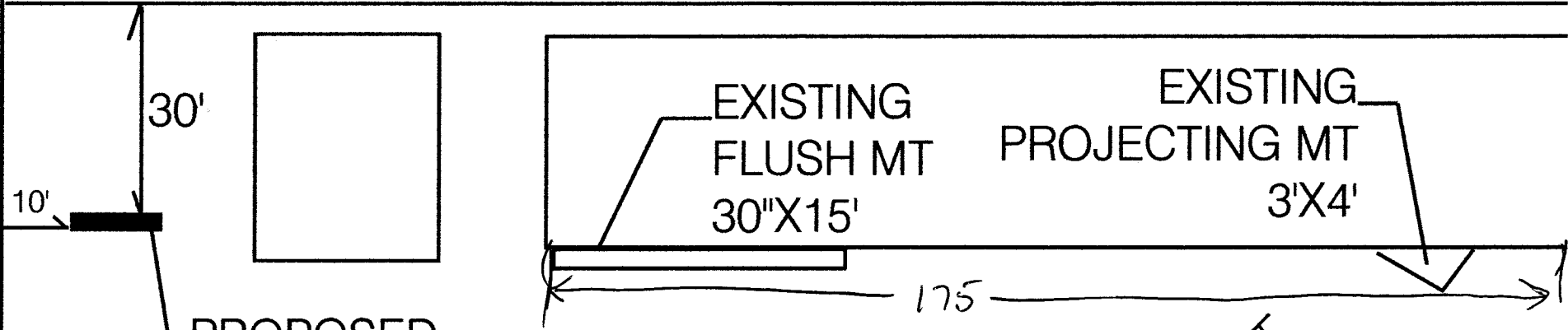
NOTE: No sign may exceed 300 square feet. A separate sign clearance is required for each sign. Attach a sketch, to scale, of proposed and existing signage including types, dimensions and lettering. Attach a plot plan, to scale, showing: abutting streets, alleys, easements, driveways, encroachments, property 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.

Sandy Webb      8/26/03      C. Jaye Jensen      8/28/03  
Applicant's Signature      Date      Community Development Approval      Date

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

**PROPERTY LINE**



**28 1/2 Road 65' FRONTAGE**

PROPOSED  
ADD ON  
3' X 3' SIGN  
TO EXISTING  
4' X 8' FREESTANDING

*DRIVEWAY & PARKING LOT*

**PROPERTY LINE-280'**

472 28 1/2 Road

EXISTING 4' X 8'  
INTERNALLY ILLUMINATED  
CABINET

PROPOSED  
3' X 3'

ADDED ON TO  
WEST SIDE OF  
EXISTING  
FREESTANDING

472 28 1/2 Road

**THE**  
**BADLY BENT**

**AUTOMOTIVE FRAME SPECIALIST**

**(970) 256-0642**