



SIGN CLEARANCE

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

Clearance No. _____
Date Submitted 5/29/03
Fee \$ 5.00
Zone A-1

TAX SCHEDULE 2697-361-02-006 CONTRACTOR Western neon sign Co
BUSINESS NAME Schumberger LICENSE NO. 2030815
STREET ADDRESS 783 22nd St GJ 81505 ADDRESS 3183 Hall Ave GJ 81504
PROPERTY OWNER West Valley Development LLC TELEPHONE NO. 523-4045
OWNER ADDRESS 111 30 12th GJ 81501 CONTACT PERSON John Abramson

- 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
(1,2,4) Building Façade: 84 Linear Feet
(1 - 4) Street Frontage: 450' Linear Feet
(2 - 5) Height to Top of Sign: 12 Feet Clearance to Grade: 10 Feet
(5) Distance from all Existing Off-Premise Signs within 600 Feet: _____ Feet

EXISTING SIGNAGE/TYPE:

<u>FS Mounted Sign</u>	<u>32</u>	Sq. Ft.
_____	_____	Sq. Ft.
_____	_____	Sq. Ft.
_____	_____	Sq. Ft.
Total Existing:	<u>32</u>	Sq. Ft.

● FOR OFFICE USE ONLY ●

Signage Allowed on Parcel:

Building 168 Sq. Ft.
Free-Standing 337.5 Sq. Ft.
Total Allowed: 337.5 Sq. Ft.

COMMENTS:

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.

Ray McManis 5/29/03 C. Jaye Johnson 5/29/03
Applicant's Signature Date Community Development Approval Date

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



Clearance SIGN ~~Permit~~

(B)

Community Development Department
250 North 5th Street
Grand Junction CO 81501
Phone: (970) 244-1430 FAX (970) 256-4031

Permit No. _____
Date Submitted 5/26/03
Fee \$ 25.00
Zone I-1

TAX SCHEDULE 2697-361-02-006 CONTRACTOR Western Neon Sign Co. Inc
BUSINESS NAME Schlumberger LICENSE NO. 2030815
STREET ADDRESS 783 22 Rd G.J. 81505 ADDRESS 3183 Hall Ave G.J. 81504
PROPERTY OWNER West Valley Development LLC TELEPHONE NO. 523-4045
OWNER ADDRESS 1111 S 12th G.J. 81504 CONTACT PERSON John Abramson

- 1. FLUSH WALL 2 Square Feet per Linear Foot of Building Façade
- 2. ROOF 2 Square Feet per Linear Foot of Building Façade
- 3. FREE-STANDING X2 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 Façade

Existing Externally or Internally Illuminated - No Change in Electrical Service Non-Illuminated

(1 - 4) Area of Proposed Sign: 32 Square Feet 4'x8'
(1,2,4) Building Façade: 84' Linear Feet 84'
(1 - 4) Street Frontage: ~~485~~ Linear Feet ~~450~~ 15-3105-25
(2 - 4) Height to Top of Sign: 5' Feet Clearance to Grade: 1' Feet

EXISTING SIGNAGE/TYPE:

<u>1 FW Sign 2'x12' ±</u>	<u>24</u>	Sq. Ft.
_____	_____	Sq. Ft.
_____	_____	Sq. Ft.
_____	_____	Sq. Ft.
Total Existing:	_____	Sq. Ft.

● FOR OFFICE USE ONLY ●

Signage Allowed on Parcel:

Building	<u>1108</u>	Sq. Ft.
Free-Standing	<u>337.5</u>	Sq. Ft.
Total Allowed:	<u>337.5</u>	Sq. Ft.

COMMENTS: Install one monument style sign @ 5' OAH to landscaping
at entrance of the property.
Sign is outside of fence, but on the property.

NOTE: No sign may exceed 300 square feet. A separate sign permit 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. Roof signs shall be manufactured such that no guy wires, braces or supports shall be visible.

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

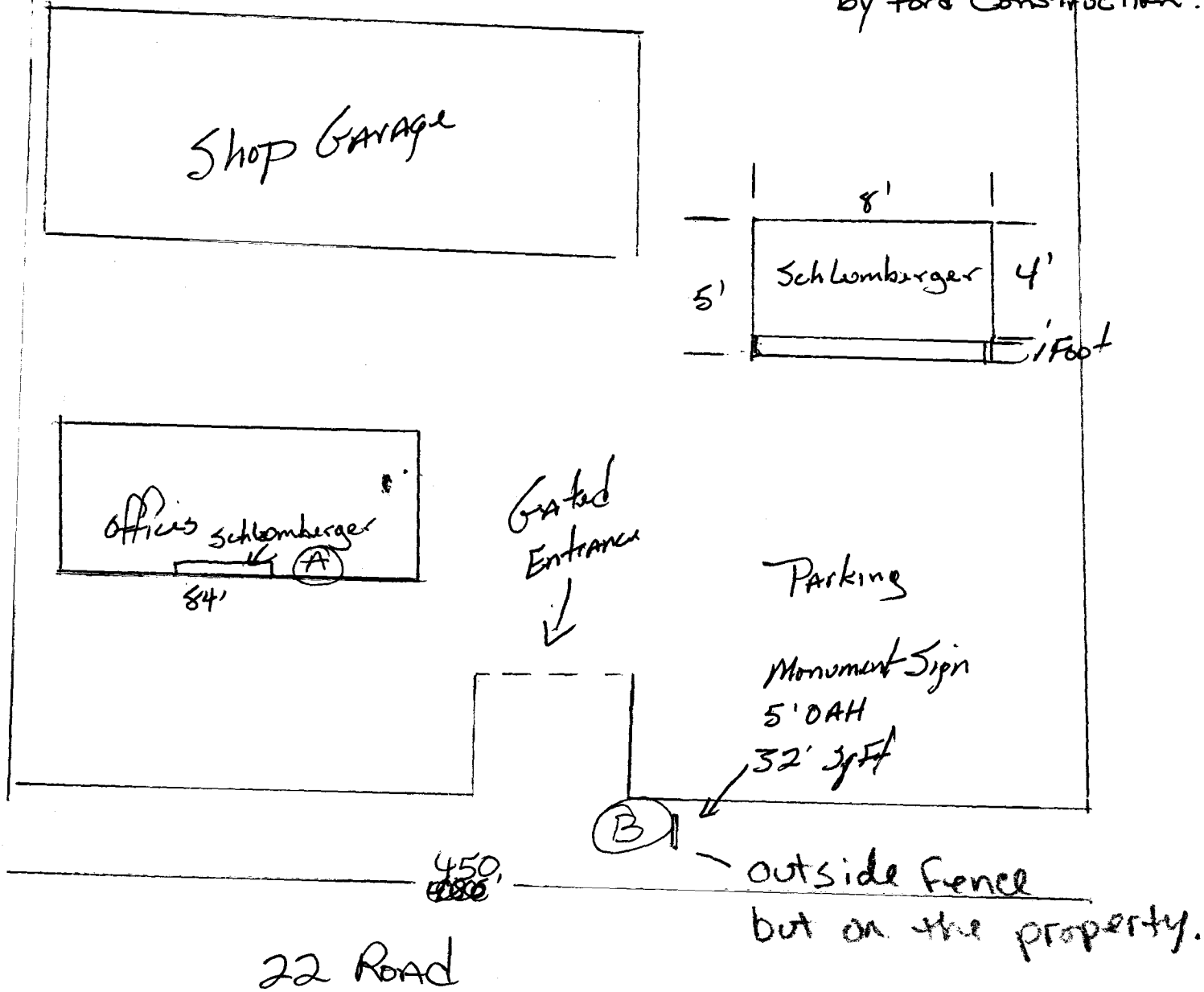
[Signature] Applicant's Signature 5-2003 Date [Signature] Community Development Approval 5/29/03 Date

(White: Community Development) (Canary: Applicant) (Pink: Code Enforcement)

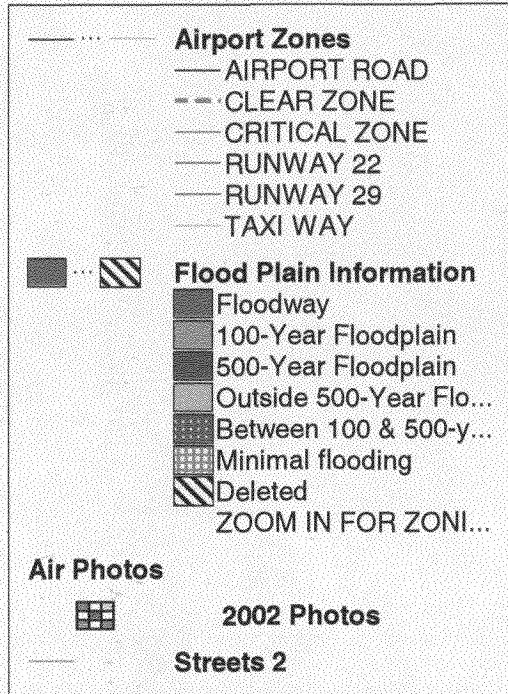
Schlumberger
783 22 Rd
G.I. Co. 81505

TS# 2697-361-02-006

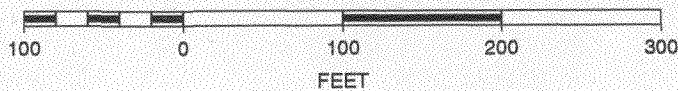
ALL MEASUREMENTS PROVIDED
by Ford Construction.



City of Grand Junction GIS Zoning Map



SCALE 1 : 1,445



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