



# SIGN CLEARANCE

2

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

Clearance No. \_\_\_\_\_  
Date Submitted 11/7/03  
FEE \$ 25.00  
Tax Schedule 2943-172-00-225 2945-081-00-103  
Zone I-1

BUSINESS NAME N.A.  
STREET ADDRESS ~~587-304~~ Redlands Parkway  
PROPERTY OWNER Terry Hammer  
OWNER ADDRESS 492 29 Rd. #A

CONTRACTOR CWOA, Inc.  
LICENSE NO. 2030186  
ADDRESS P.O. Box 2906 Grand Jct., CO 81502  
TELEPHONE NO. 242-5248

- 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 300 Square Feet
- (1,2,4) Building Facade \_\_\_\_\_ Linear Feet
- (1 - 4) Street Frontage \_\_\_\_\_ Linear Feet
- (2,4,5) Height to Top of Sign 40 Feet Clearance to Grade 28 Feet
- (5) Distance from all Existing Off-Premise Signs within 600 Feet 600+ Feet

Existing Signage/Type:	
N.A.	Sq. Ft.
	Sq. Ft.
	Sq. Ft.
Total Existing:	Sq. Ft.

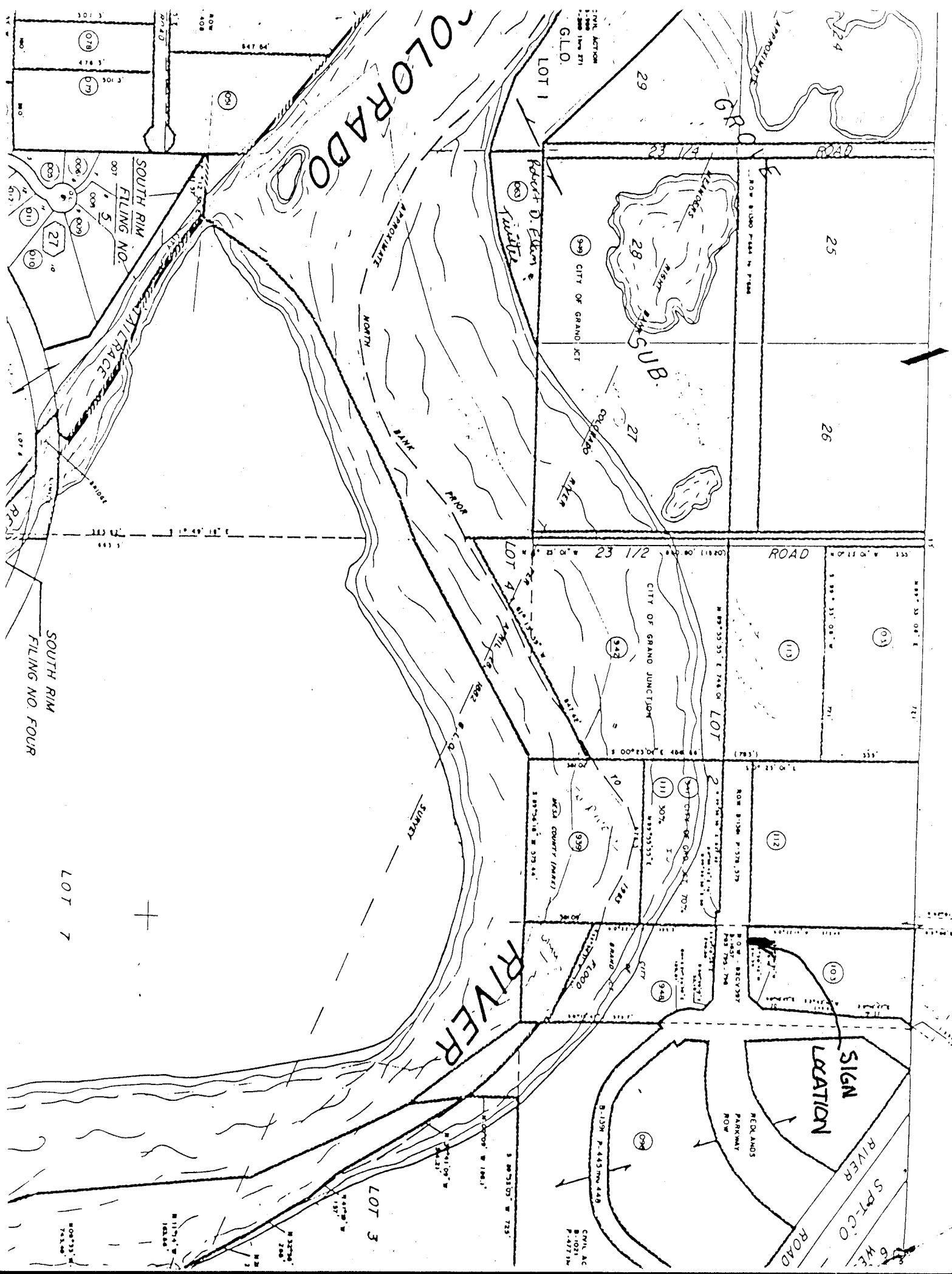
● FOR OFFICE USE ONLY ●		
Signage Allowed on Parcel:		
Building		Sq. Ft.
Free-Standing	<u>300</u>	Sq. Ft.
Total Allowed:	<u>300</u>	Sq. Ft.

COMMENTS: No V-shaped signs

**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.**


11/7/03

12/9/03  
 Applicant's Signature      Date      Community Development Approval      Date

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



COLORADO RIVER

LOT 1  
SUB. ROAD

LOT 2  
CITY OF GRAND JUNCTION

LOT 3  
CITY OF GRAND CT

LOT 4  
MED. COUNTY (PART)

LOT 5  
CIVIL AC

LOT 25

LOT 26

LOT 27

LOT 28

LOT 29

SOUTH RIM FILING NO. FIVE

SOUTH RIM FILING NO. FOUR

LOT 7

SIGN LOCATION

MEDLANDS PARKWAY ROW

SPY-CO ROAD

CIVIL ACTION

CITY OF GRAND CT

CITY OF GRAND JUNCTION

MED. COUNTY (PART)

CIVIL AC

SOUTH RIM FILING NO.

SOUTH RIM FILING NO.

LOT

ROAD

PARKWAY ROW

ROAD

CIVIL ACTION

CITY OF GRAND CT

CITY OF GRAND JUNCTION

MED. COUNTY (PART)

CIVIL AC

SOUTH RIM FILING NO.

SOUTH RIM FILING NO.

LOT

ROAD

PARKWAY ROW

ROAD

**CHANGEABLE  
ADVERTISING COPY**

**SIGN FACE WITH TRIM: 147" X 294" = 300 SQ. FT.**

**SIGN FACE: 125" X 272" = 236.11 SQ. FT.**

**40 ft to road grade**

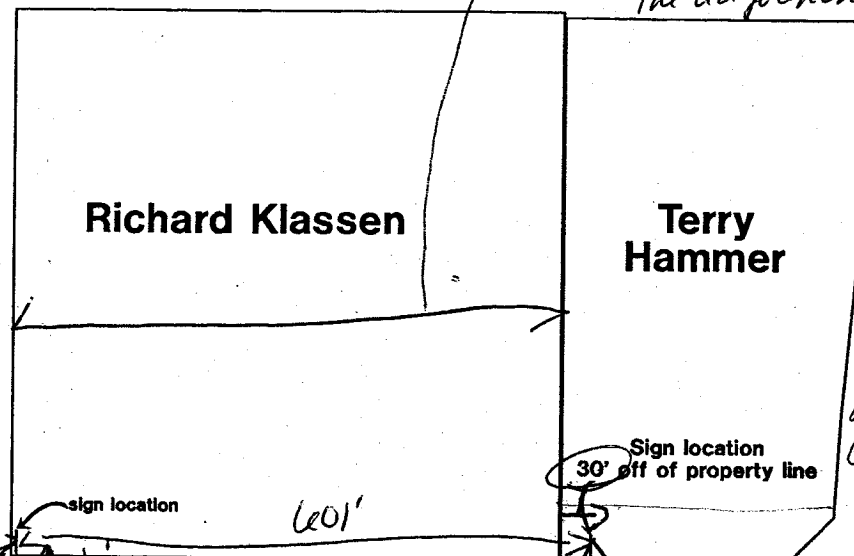


LANDOWNER CONSENT FORM

CWOA OUTDOOR ADVERTISING has my permission to erect and maintain an "Off-Premise" advertising structure on my property. Said property being described as Tax Parcel Number 2943 172 00 225.

Signed this 6 day of June, 2003

Property Owner: J L Bauer, Camilla A Hammer

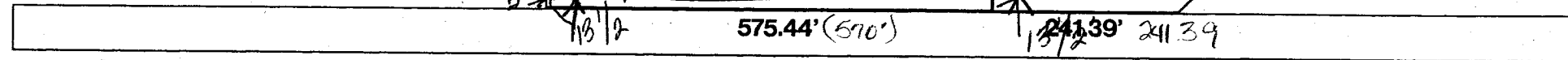


As measured off the City's GIS System, this dimension is ~570'. If that is correct, the off-premise sign on the adjoining property must be at least

35' from ~~the~~ property line. It is the applicant's responsibility to correctly identify the property lines and locate the off-premise signs so they are at least 600' apart and meet all other requirements of the Code.

281'

Total distance between the to billboard sign locations will be 600 plus feet



Redlands Parkway

Face of the sign will be 1' back from property line.

Signed and acknowledged this 9th day of December

*Gary Young*

Outdoor Promotions, Inc.  
Gary Young

*Mark L. Gamble*

CWOA, Inc.  
Mark L. Gamble