



# SIGN CLEARANCE

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

@

Clearance No.	_____
Date Submitted	<u>5/27/03</u>
Fee \$	<u>25.00</u>
Zone	<u>I-1</u>

TAX SCHEDULE	<u>2945-152-05-007</u>	CONTRACTOR	<u>Bud's Signs</u>
BUSINESS NAME	<u>old west properties</u>	LICENSE NO.	<u>2030106</u>
STREET ADDRESS	<u><del>6500</del> Highcouny ct 2529</u>	ADDRESS	<u>1055 utp</u>
PROPERTY OWNER	<u>George Turner</u>	TELEPHONE NO.	<u>245-7700</u>
OWNER ADDRESS	_____	CONTACT PERSON	<u>Eric</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<br>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: 38 Square Feet  
 (1,2,4) Building Façade: 100 Linear Feet  
 (1 - 4) Street Frontage: ~~230~~ Linear Feet 145'  
 (2 - 5) Height to Top of Sign: 10'-4" Feet      Clearance to Grade: 4 Feet  
 (5) Distance from all Existing Off-Premise Signs within 600 Feet: \_\_\_\_\_ Feet

EXISTING SIGNAGE/TYPE:

_____	<u>0</u> Sq. Ft.
_____	_____ Sq. Ft.
_____	_____ Sq. Ft.
_____	_____ Sq. Ft.
Total Existing:	_____ Sq. Ft.

● FOR OFFICE USE ONLY ●

Signage Allowed on Parcel: High Country ct

Building 200 Sq. Ft.  
 Free-Standing 108.75 Sq. Ft.  
 Total Allowed: 200 Sq. Ft.

COMMENTS: Please note sight distance triangle information

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.

Eric Bennett      5-27-03      C. Jane Nelson      5/28/03  
 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 RO/
- - CLEAR ZONE
- CRITICAL ZON
- RUNWAY 22
- RUNWAY 29
- TAXI WAY

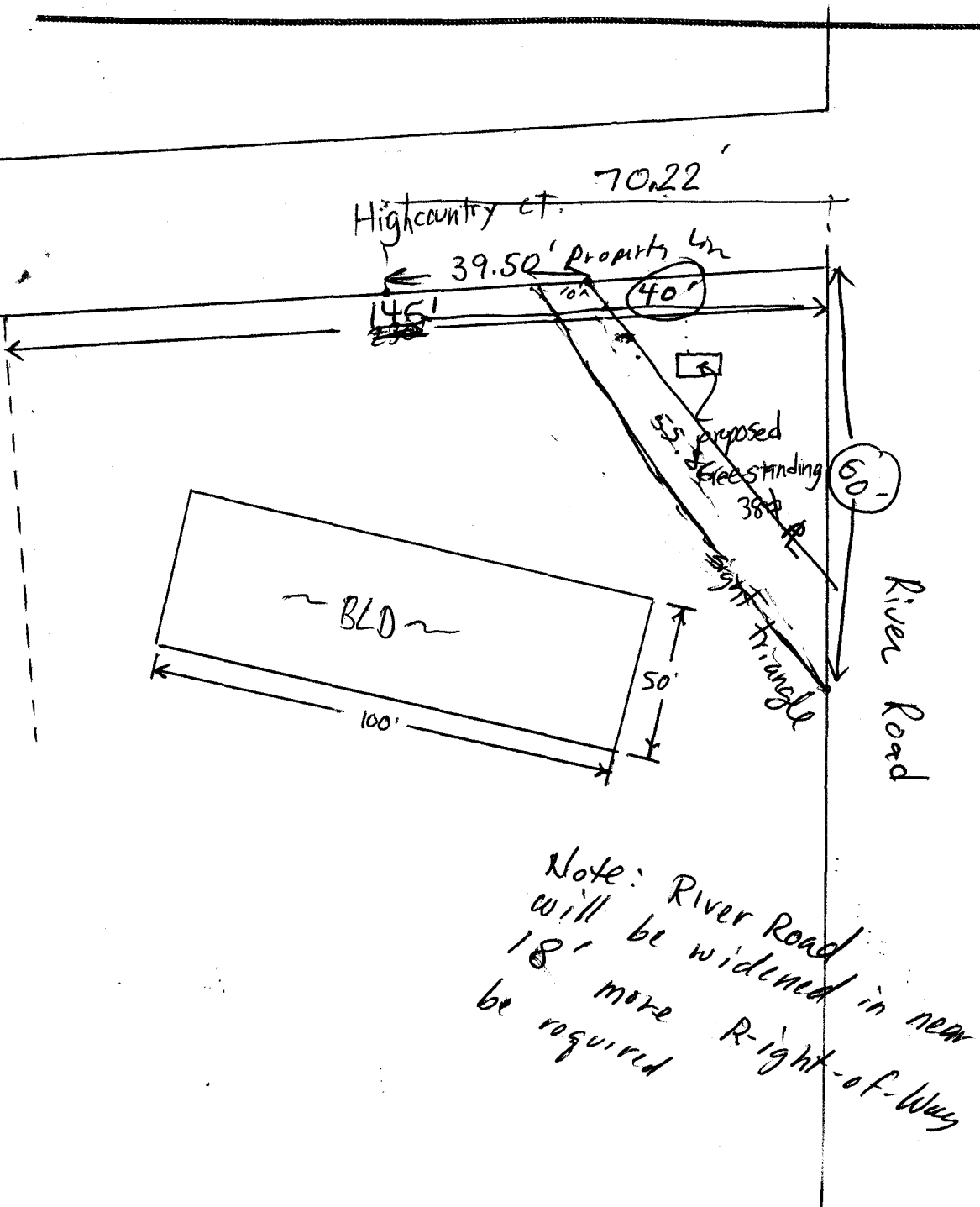
**Air Photos**

-  2002 Photos
- Streets 2



SCALE 1 : 1,683





6'-0"

2529 HIGH COUNTRY CT.

FUTURE TENNANT SPACE

FUTURE TENNANT SPACE

10'-4" OVERALL

6'-4"

4'-0"

