



SIGN CLEARANCE

C

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

Clearance No. _____
Date Submitted February 12, 2003
FEE \$ 25.00
Tax Schedule 2945-152-00-095
Zone I-1

BUSINESS NAME CWOA, INC.
STREET ADDRESS 2547 River Road
PROPERTY OWNER Neil Riddle
OWNER ADDRESS 2777 Purdy Mesa Rd.
Whitewater, CO 81527

CONTRACTOR CWOA, INC.
LICENSE NO. 2030186
ADDRESS P.O. Box 2906 Grand Jct., CO 81502
TELEPHONE NO. 970-242-5248

- 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 35 Feet Clearance to Grade 23 Feet
- (5) Distance from all Existing Off-Premise Signs within 600 Feet 600+ Feet

Existing Signage/Type:	Sq. Ft.
NONE	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.

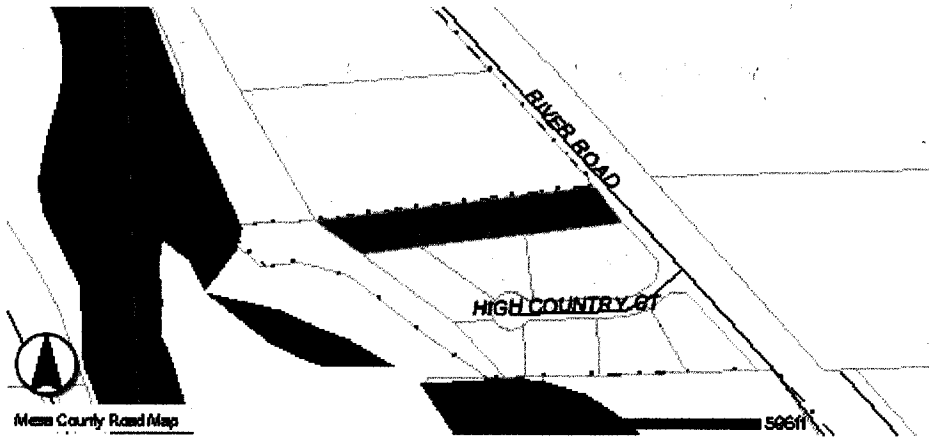
COMMENTS: No "V" allowed.
Blade Sign only.

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.**

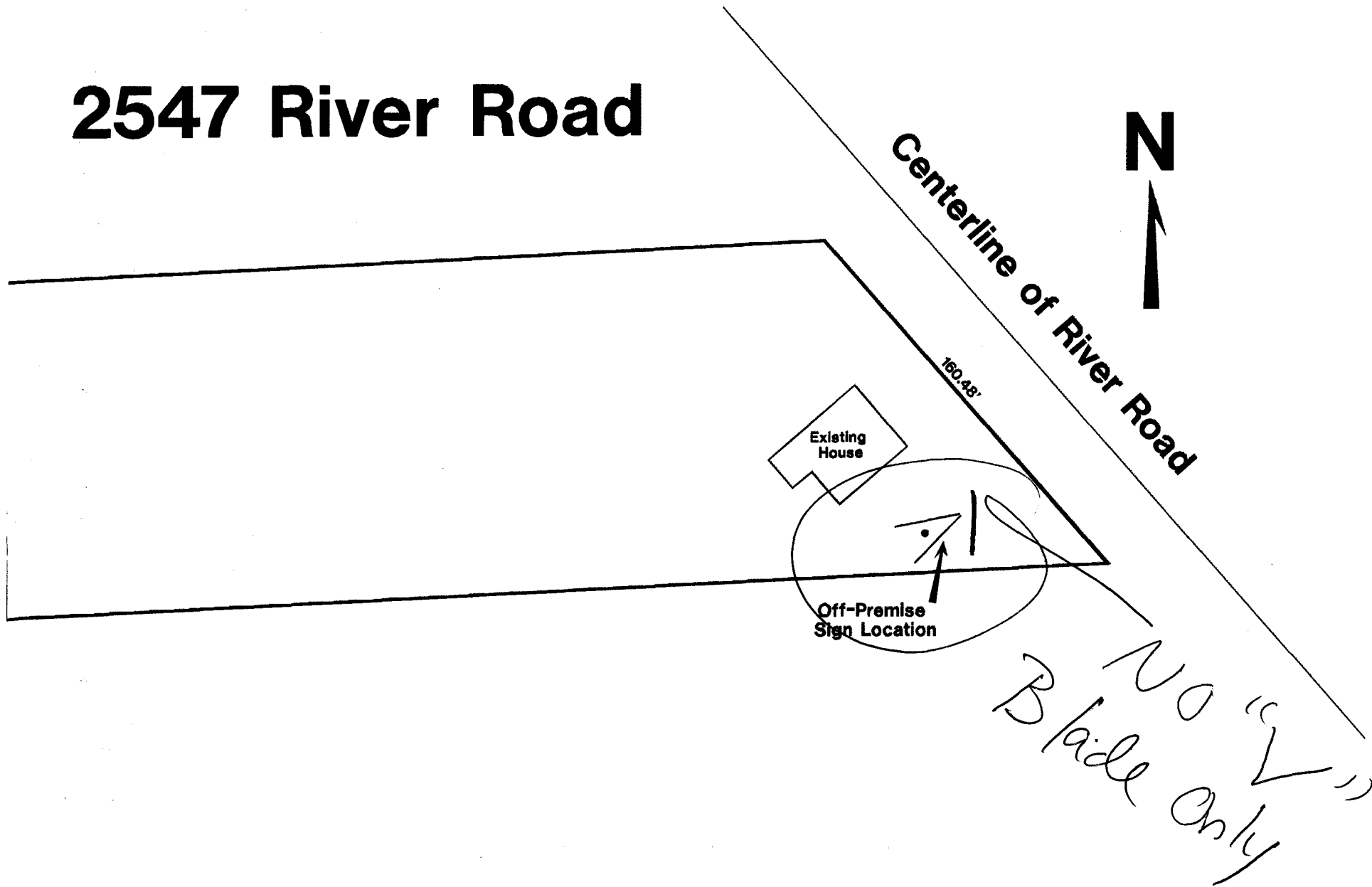
[Signature]
Applicant's Signature Date 2/12/03

C. Fay Gibson
Community Development Approval Date 2/20/03

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



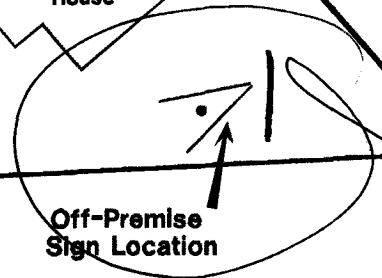
2547 River Road



Centerline of River Road



Existing House



Off-Premise Sign Location

160.48'

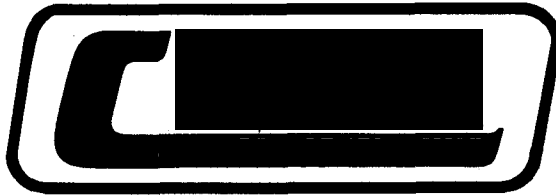
No "V" Blade Only

**CHANGEABLE
ADVERTISING COPY**

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

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

23 ft. 35 ft.




LANDOWNER CONSENT FORM

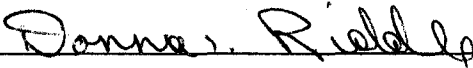
CWOA OUTDOOR ADVERTISING has my permission to erect and maintain an "Off-Premise" advertising structure on my property. Said property being described as TAX PARCEL # 2945-152-00-095.

Signed this 11th day of February, ~~19~~2003

Property Owner:


Neil S. Riddle

Property Owner:


Donna L. Riddle