



SIGN CLEARANCE

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

Clearance No. _____
Date Submitted 4-16-04
Fee \$ 25.00
Zone C-2

①

TAX SCHEDULE 2945-151-11-014 CONTRACTOR The Sign Gallery
BUSINESS NAME Rio Blanco Cottage Co LICENSE NO. 12041068
STREET ADDRESS 464 25th Rd ADDRESS 1048 Independent A-109
PROPERTY OWNER Paul Coleman TELEPHONE NO. 241-6400
OWNER ADDRESS GJ CONTACT PERSON Larry

- 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: 16 Square Feet
(1,2,4) Building Façade: 90 Linear Feet
(1 - 4) Street Frontage: ~~300~~ Linear Feet 200
(2 - 5) Height to Top of Sign: 8 Feet Clearance to Grade: 4 Feet
(5) Distance from all Existing Off-Premise Signs within 600 Feet: _____ Feet

EXISTING SIGNAGE/TYPE:

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

● FOR OFFICE USE ONLY ●

Signage Allowed on Parcel:	<u>25¹/₂ Rd</u>
Building	<u>180</u> Sq. Ft.
Free-Standing	<u>150</u> Sq. Ft.
Total Allowed:	<u>180</u> 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.

Larry Coleman 4-16-04 Michelle Magan 4-19-04
Applicant's Signature Date Community Development Approval Date

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

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