



SIGN CLEARANCE

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

②

Clearance No.	_____
Date Submitted	<u>1/8/04</u>
Fee \$	<u>25.00</u>
Zone	<u>F-1</u>

TAX SCHEDULE	<u>2945-053-00-111</u>	CONTRACTOR	<u>Outdoor Promotions</u>
BUSINESS NAME	<u>Vacant</u>	LICENSE NO.	<u>2031318</u>
STREET ADDRESS	<u>2345 River Rd, GJ</u>	ADDRESS	<u>5724 S. College St</u>
PROPERTY OWNER	<u>A & G Partnership</u>	TELEPHONE NO.	<u>242-3300</u>
OWNER ADDRESS	<u>710 S. 15 St. GJ 81501</u>	CONTACT PERSON	<u>Gary Young</u>

- 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 Façade: _____ Linear Feet
 (1 - 4) Street Frontage: _____ Linear Feet
 (2 - 5) Height to Top of Sign: 40 Feet Clearance to Grade: 27 Feet
 (5) Distance from all Existing Off-Premise Signs within 600 Feet: 850 Feet

EXISTING SIGNAGE/TYPE:	
<u>None</u>	_____ Sq. Ft.
_____	_____ Sq. Ft.
_____	_____ Sq. Ft.
_____	_____ Sq. Ft.
Total Existing:	_____ Sq. Ft.

● FOR OFFICE USE ONLY ●	
Signage Allowed on Parcel:	
Building	_____ Sq. Ft.
Free-Standing	_____ Sq. Ft.
Total Allowed:	_____ Sq. Ft.

COMMENTS: _____

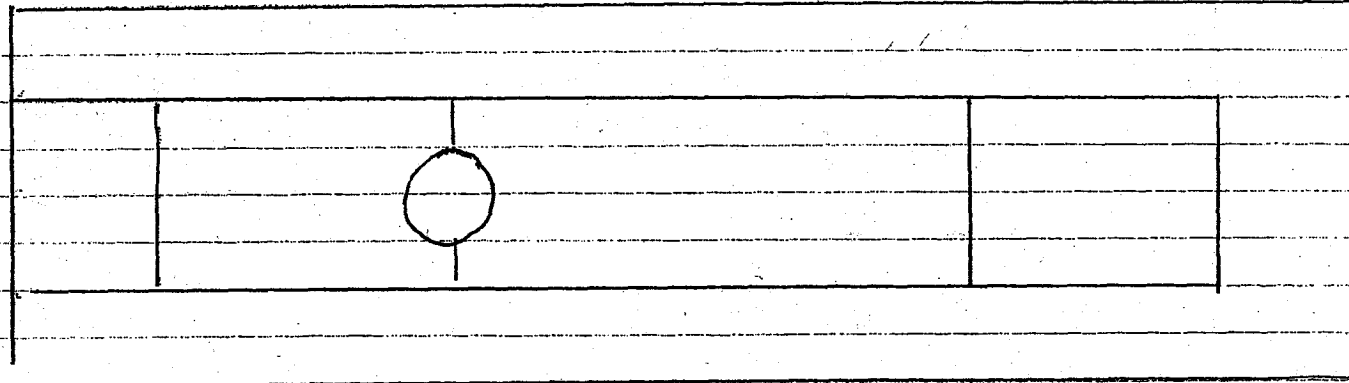
NOTE: No sign may exceed 300 square feet. A separate sign clearance is required for each sign. Attach a sketch, to scale, of proposed and existing signage including types, dimensions and lettering. Attach a plot plan, to scale, showing: abutting streets, alleys, easements, driveways, encroachments, property 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.

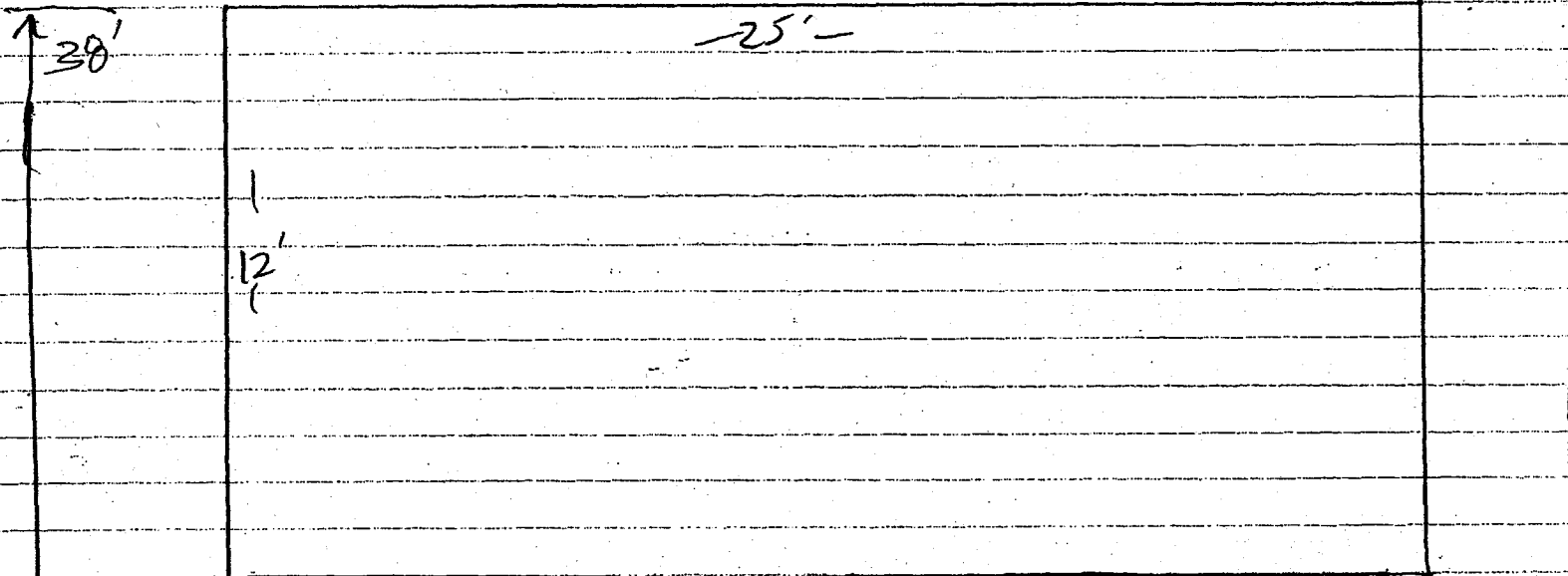
<u>Berry Young</u> Applicant's Signature	<u>1/8/04</u> Date	<u>C. Young Hall</u> Community Development Approval	<u>1/16/04</u> Date
---	-----------------------	--	------------------------

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

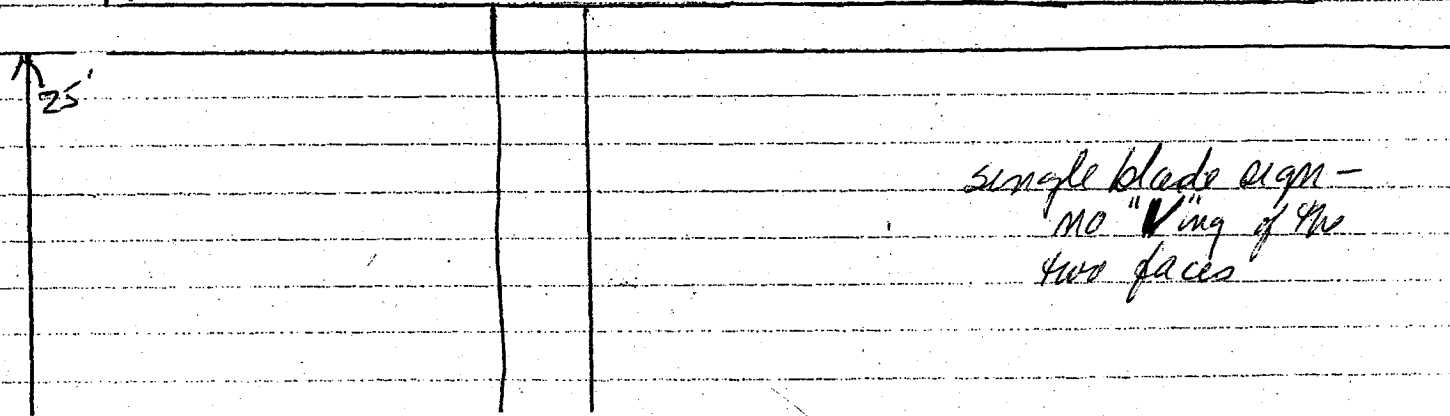
OFF-PREMISE 12x25
SIGN



top



SIDE



CATWALK
w/ WALL AT BOTTOM

single blade sign -
no "V"ing of the
two faces

City of Grand Junction GIS Zoning Map ©

Airport Zones

- AIRPORT ROAD
- - CLEAR ZONE
- CRITICAL ZONE
- RUNWAY 22
- RUNWAY 29
- TAXI WAY

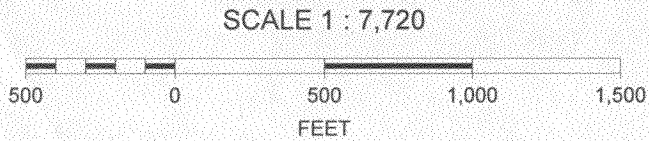
Billboard Information

Rivers

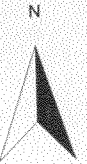
Air Photos

- 2002 Photos

Streets 2



*10' From R-O-W
SIGN
SITE
10' from east PL*



- Channels
- Computers and In...
- Directories
- Entertainment an...
- Links
- Media
- News and Sports
- Personal Bookma...
- Personal Toolbar ...
- Search
- Shopping and Cla...
- Software Updates
- What's New and ...
- Ouray & Tellu...
- 2000 CFR Title 2...
- 29CFR3 - Contrac...
- 91.3 KMSA FM G...
- 98-447
- AandE.com

- Property Sales
- Business
- Parcels
- Undeveloped Land
- Air Photos
 - 1954 Photos
 - 1966 Photos
 - 1994 Photos
 - 1997 Photos
 - 2002 Photos
- Annexations
- Highways
- Rivers
- City Council Districts
- DDA Boundary
- Zip Codes
- Fire Stations



2381 1/2 River Rd.
 appr. 835' from
 sign at 2345 River Rd.

Favorites

Add... Organi

- Channels
- Computers and In...
- Directories
- Entertainment an...
- Links
- Media
- News and Sports
- Personal Bookma...
- Personal Toolbar ...
- Search
- Shopping and Cla...
- Software Updates
- What's New and ...
- Ouray & Tellu...
- 2000 CFR Title 2...
- 29CFR3 - Contrac...
- 91.3 KMSA FM G...
- 98-447
- AandE.com

City Map©



autodesk

- Property Sales
- Business
- Parcels
- Undeveloped Land
- Air Photos
 - 1954 Photos
 - 1966 Photos
 - 1994 Photos
 - 1997 Photos
 - 2002 Photos
- Annexations
- Highways
- Rivers
- City Council Districts
- DDA Boundary
- Zip Codes
- Fire Stations



Distance: 837 (ft)
Total: 837 (ft)

Parcels: 2945-0 | 1 'Parcels' selected

1:11 NRS

3782 x 3320 (ft)

Local intranet

2345 - 2381 1/2 River Rd