



SIGN CLEARANCE

2

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

Clearance No. _____
Date Submitted 9-24-03
FEE \$ 25.00
Tax Schedule 2945-081-00-112
Zone I-1

BUSINESS NAME Moffet Pencil Service
STREET ADDRESS 2381 1/2 River Rd
PROPERTY OWNER Richard Klassen
OWNER ADDRESS 2969 Bookcliff Ave, GJ

CONTRACTOR Outdoor Promotions, inc
LICENSE NO. 2031318
ADDRESS 5724 S. College, Ft. C. 80525
TELEPHONE NO. 970-242-3300

- 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 30 Feet Clearance to Grade 18 Feet
- (5) Distance from all Existing Off-Premise Signs within 600 Feet _____ Feet None in Area

Existing Signage/Type:	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	<u>300</u> Sq. Ft.
Total Allowed:	<u>300</u> Sq. Ft.

COMMENTS: Need to get building permit.

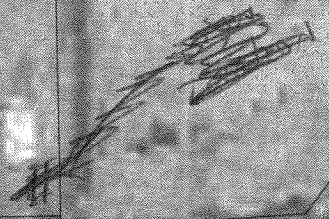
NOTE: No sign may exceed 300 square feet. A separate sign clearance is required for each sign. Attach a sketch of proposed and existing signage including types, dimensions, lettering, abutting streets, alleys, easements, property lines, and locations. **A SEPARATE PERMIT FROM THE BUILDING DEPARTMENT IS REQUIRED.**

Benny Young Applicant's Signature 9/24/03 Date Mishu Aragon Community Development Approval 1/8/04 Date
9/30/03

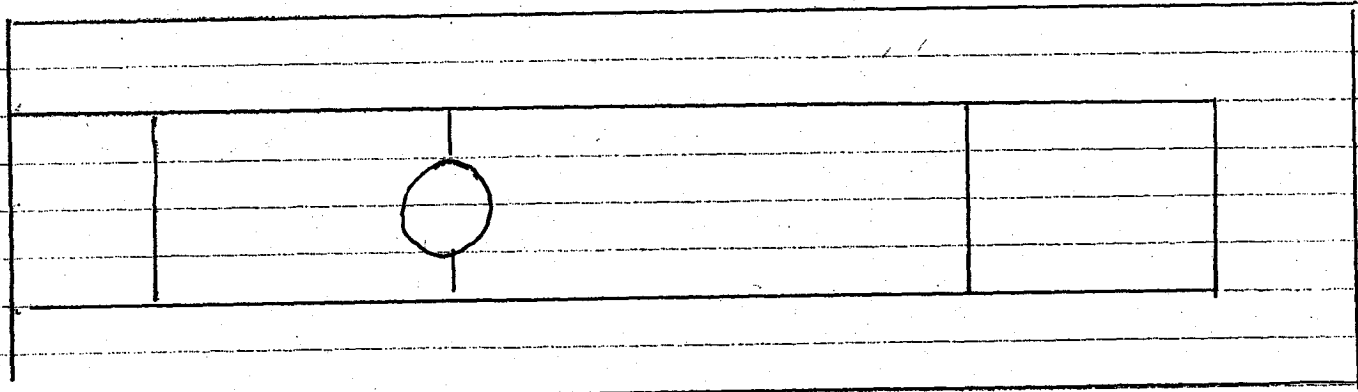
(White: Community Development) (Canary: Applicant) (Pink: Building Dept) (Goldenrod: Code Enforcement)

2945-081-00-112

*marked
sign location*

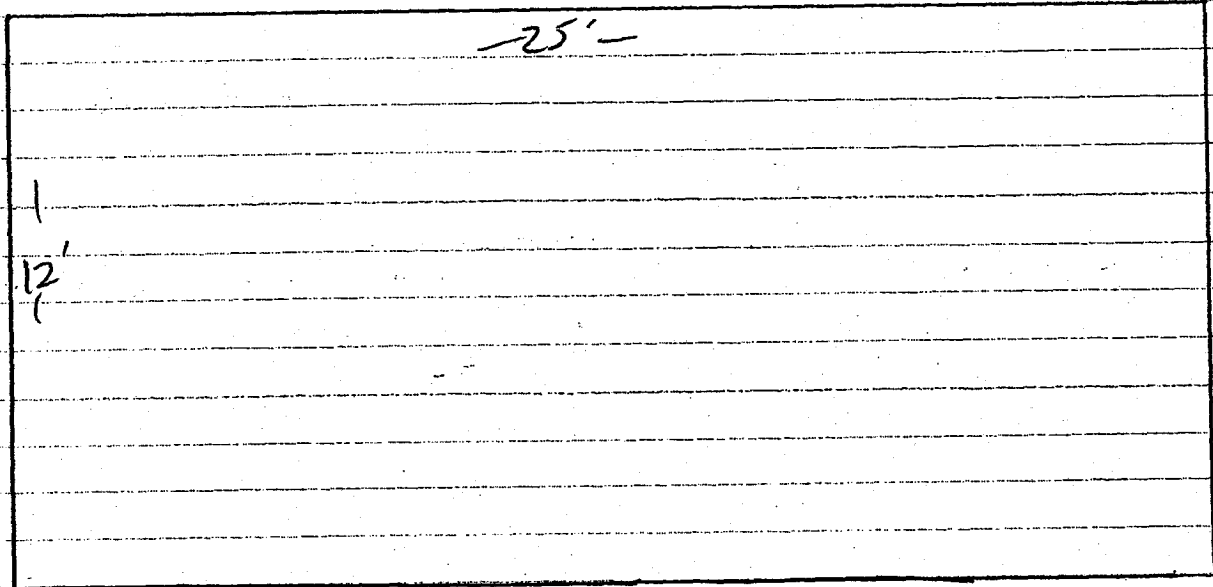


OFF-PREMISE 12x25
SIGN



top

30'

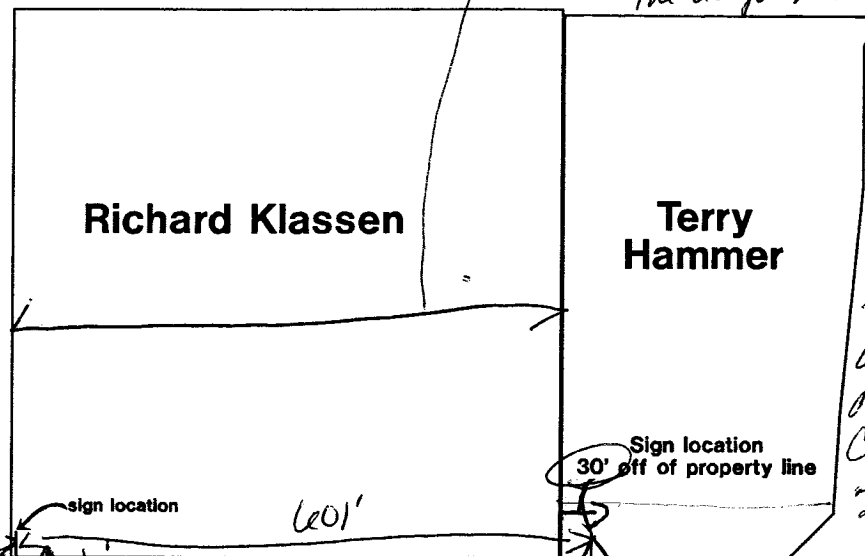


SIDE

25'

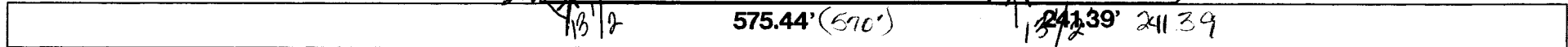
CATWALK
w/ WALKDOWN

single blade sign -
NO "Ving" of the
two faces



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

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.



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