



SIGN CLEARANCE

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

Clearance No. _____
 Date Submitted 5-16-2005
 Fee \$ 5.00
 Zone C-2

TAX SCHEDULE 2945-113-19-001 CONTRACTOR Canvas Products c
 BUSINESS NAME Fabricave Services LICENSE NO. 2050283
 STREET ADDRESS 304 North Ave ADDRESS 580 25 Rd
 PROPERTY OWNER Richard Manchester TELEPHONE NO. 292-1453
 OWNER ADDRESS 2698 Lanai Court (05) CONTACT PERSON Tom Dykstra

- 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: #2 5 Square Feet
 (1,2,4) Building Façade: 84 Linear Feet Building Façade Direction: North South East West
 (1-4) Street Frontage: 130 Linear Feet Name of Street: North Ave
 (2-5) Height to Top of Sign: _____ Feet Clearance to Grade: _____ Feet
 (5) Distance from all Existing Off-Premise Signs within 600 Feet: _____ Feet

EXISTING SIGNAGE/TYPE & SQUARE FOOTAGE:

<u>Free Standing</u>	_____	Sq. Ft.
<u>(New - Not Yet Installed)</u>	_____	Sq. Ft.
<u>3' x 6' = 18 sq. ft.</u>	<u>18</u>	Sq. Ft.
Total Existing:	<u>18</u>	Sq. Ft.

FOR OFFICE USE ONLY

Signage Allowed on Parcel for ROW:

Building	<u>168</u>	Sq. Ft.
Free-Standing	<u>195</u>	Sq. Ft.
Total Allowed:	<u>195</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.

[Signature] 5-16-05 Gayleen Anderson 5-16-05
 Applicant's Signature Date Community Development Approval Date

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



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TAX SCHEDULE	<u>2945-113-19-001</u>	CONTRACTOR	<u>Canvas Products Co</u>
BUSINESS NAME	<u>Fabricare Services</u>	LICENSE NO.	<u>2050283</u>
STREET ADDRESS	<u>304 North Ave</u>	ADDRESS	<u>580 25 Rd</u>
PROPERTY OWNER	<u>Richard Manchester</u>	TELEPHONE NO.	<u>242-1433</u>
OWNER ADDRESS	<u>2698 Lani Ct (GS)</u>	CONTACT PERSON	<u>Tom Dykstra</u>

- | | | |
|-------------------------------------|------------------|--|
| <input checked="" 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 type="checkbox"/> | 3. FREE-STANDING | 2 Traffic Lanes - 0.75 Square Feet x Street Frontage |
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 Non-Illuminated

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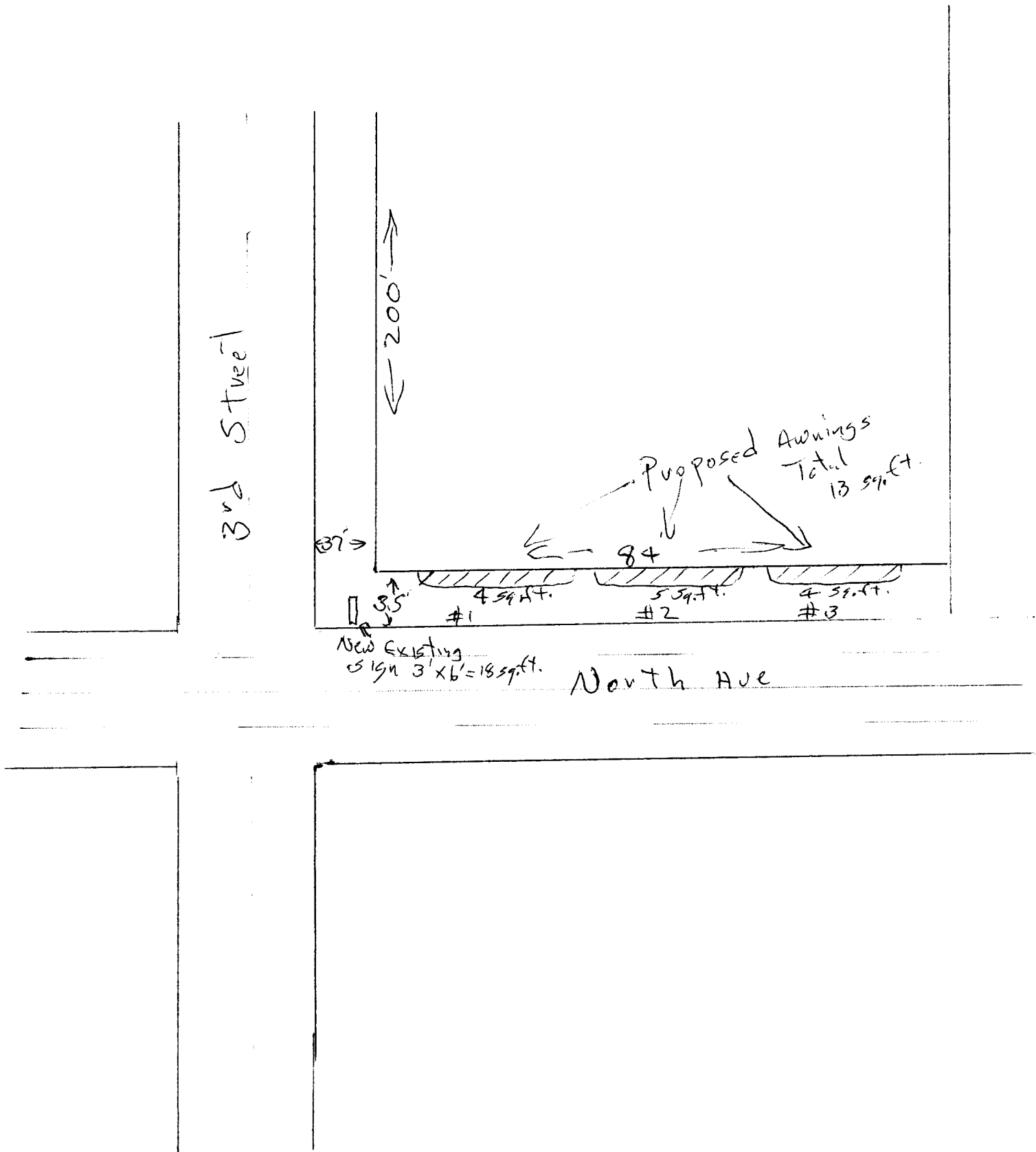
<u>[Signature]</u>	<u>5-16-05</u>	<u>Gayle Henderson</u>	<u>5-16-05</u>
Applicant's Signature	Date	Community Development Approval	Date

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

CANONS Products Co
580 2.5 Road
Tom Dykstra
242-1453

Fabricave Services
304 North Ave
Richard Manchester
242-8414

Site Plan





#1

$$8'' \times 60'' = 4.59 \text{ ft.}$$

#2

$$8'' \times 89'' = 5.59 \text{ ft.}$$

#3

$$8'' \times 58'' = 4.59 \text{ ft.} = 13.59 \text{ ft.}$$



#1

$$8'' \times 60'' = 480''^2 = 4.59 \text{ ft.}^2$$

#2

$$8'' \times 89'' = 712''^2 = 5.59 \text{ ft.}^2$$

#3

$$8'' \times 58'' = 464''^2 = 4.59 \text{ ft.}^2 = 13.59 \text{ ft.}^2$$

**WELCOME
DRY CLEANING
LAUNDRY**

$5 \times 8'' = 4$

$5 \times 8'' =$

$5 \times 8'' = 4$