



# SIGN CLEARANCE

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

@

1081

Clearance No.	_____
Date Submitted	3/14/05
Fee \$	2500
Zone	CSR

TAX SCHEDULE	2945-101-00-979	CONTRACTOR	Western neon sign Co (John)
BUSINESS NAME	Monument Little League	LICENSE NO.	2040561
STREET ADDRESS	568 25 1/2 Rd Grand Jct, 81501	ADDRESS	3183 Hall Ave Grand Jct Co.
PROPERTY OWNER	Monument Little League	TELEPHONE NO.	923-4045
OWNER ADDRESS	Pc Pc 716 Grand Jct. Co 81502	CONTACT PERSON	Ray McManus

<input 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 checked="" type="checkbox"/>	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
<input type="checkbox"/>	4. PROJECTING	0.5 Square Feet per each Linear Foot of Building Facade
<input type="checkbox"/>	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: 424 Square Feet

(1,2,4) Building Façade: \_\_\_\_\_ Linear Feet      Building Façade Direction:    North    South    East    West

(1 - 4) Street Frontage: 680 Linear Feet      Name of Street: 25 1/2 Road

(2 - 5) Height to Top of Sign: 8 Feet      Clearance to Grade: 14 Feet      ~~Max 15~~

(5) Distance from all Existing Off-Premise Signs within 600 Feet: \_\_\_\_\_ Feet

**EXISTING SIGNAGE/TYPE & SQUARE FOOTAGE:**

None \_\_\_\_\_ Sq. Ft.

\_\_\_\_\_ Sq. Ft.

\_\_\_\_\_ Sq. Ft.

Total Existing: \_\_\_\_\_ Sq. Ft.

**FOR OFFICE USE ONLY**

Signage Allowed on Parcel for ROW: 25 1/2 Rd

24 # Building 0 Sq. Ft.

Free-Standing ~~24 #~~ Sq. Ft.

Total Allowed: 24 # ~~24 #~~ Sq. Ft.

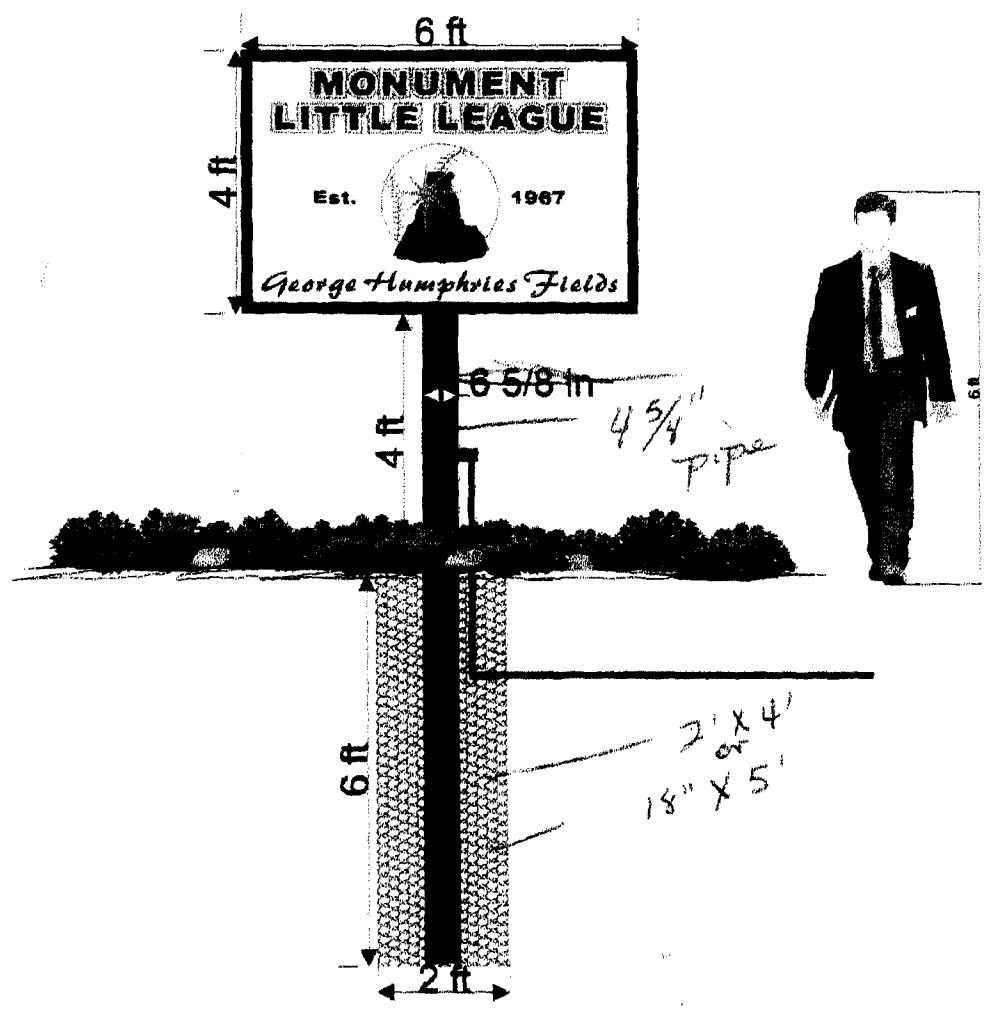
COMMENTS: 24 # for free-standing - Top not over 8 ft.  
CSR - signage allowance based on surrounding zone - Residential.

**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.

Ray McManus      3/14/05      C. J. Hall      5/5/05  
Applicant's Signature      Date      Community Development Approval      Date

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

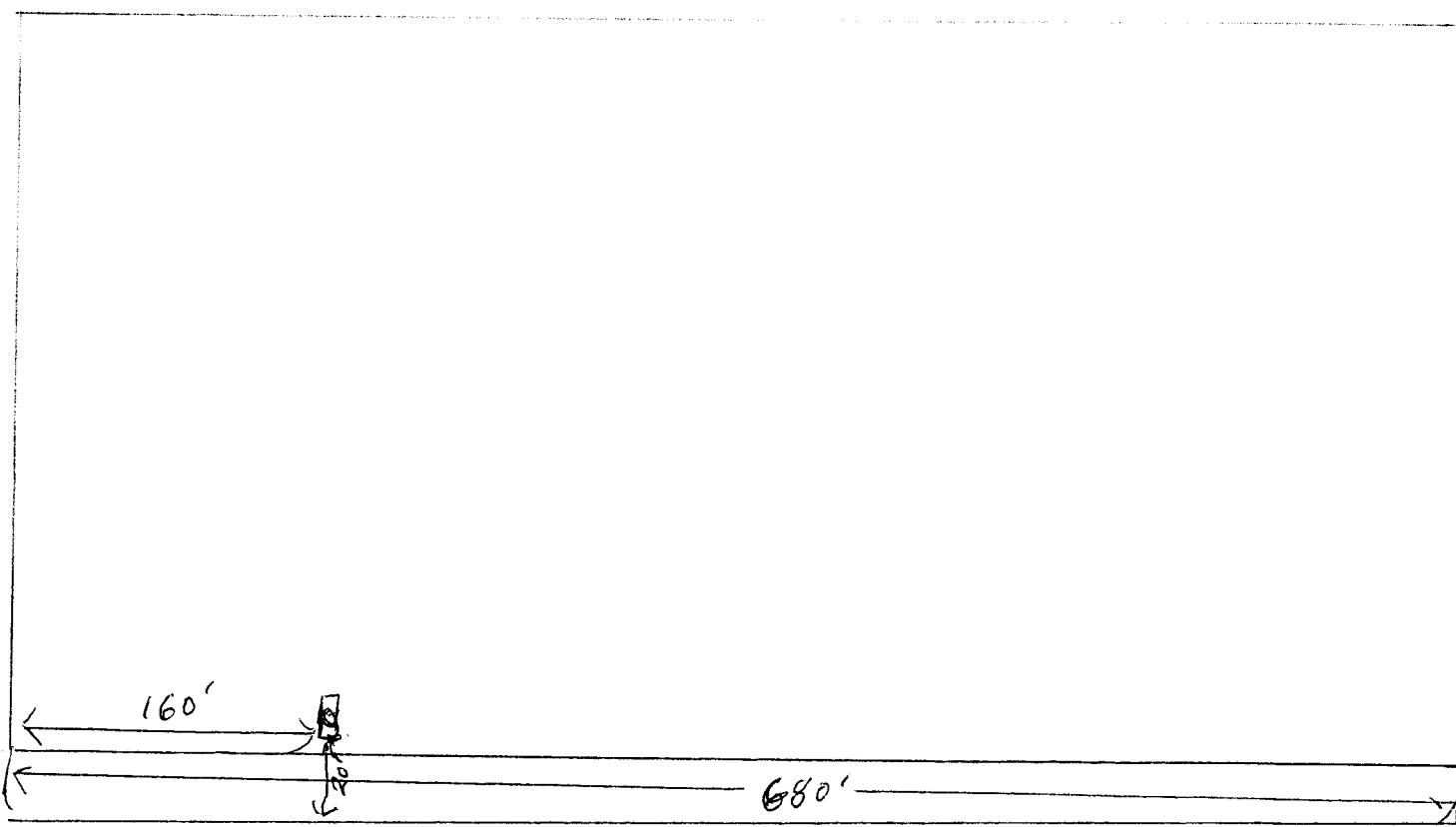


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Job No:	Date: 5/3/2005
Order Date:	Designed by: Jeremy Bergen
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Please sign that this layout is approved, then fax / mail back. Production will start once approval has been received.	
Name:	Date:



25 1/2 Rd

# City of Grand Junction GIS Zoning Map ©

**Airport Zones**

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

Zoom in for Noise Contors

**Airport Noise Contours**

- 60 db
- 65 db
- 70 db
- 75 db

**Flood Plain Information**

- 100-Year Floodplain
- 500-Year Floodplain
- Floodway
- Outside 500-Year Floodplain
- Outside Study Area
- Revised 100-Year Floodplain
- Revised 500-Year Floodplain
- Revised Floodway

Zoom in for Zoning

**Secondary Zoning**

- DCE 1

