



SIGN CLEARANCE

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

Handwritten initials

1061
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, ADDRESS 3183 Hall Ave Grand Jct Co.
PROPERTY OWNER Monument Little League 81501 TELEPHONE NO. 923-4045
OWNER ADDRESS Pc Box 716 CONTACT PERSON Ray McManus
Grand Jct. Co 81502

- 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: 4224 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
(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 Sq. Ft.
Total Allowed: 24 # Sq. Ft.

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

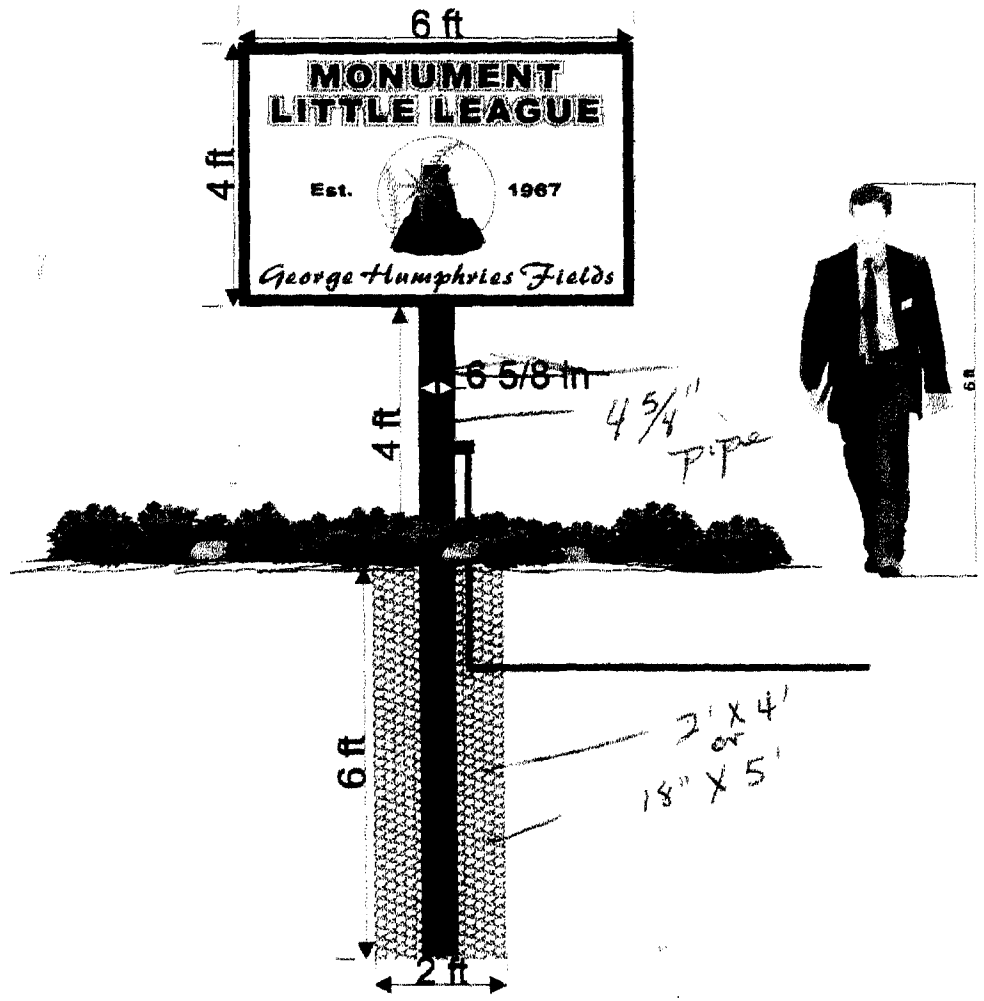
NOTE: No sign may exceed 300 square feet. A separate sign clearance is required for each sign. Attach a sketch, to scale, of proposed and existing signage including types, dimensions and lettering. Attach a plot plan, to scale, showing: abutting streets, alleys, easements, driveways, encroachments, property 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. Jaye Hall 5/5/05
Applicant's Signature Date Community Development Approval Date

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

05/05/2005 10:14 FAX 19705234046 Western Neon Co. Inc. 002

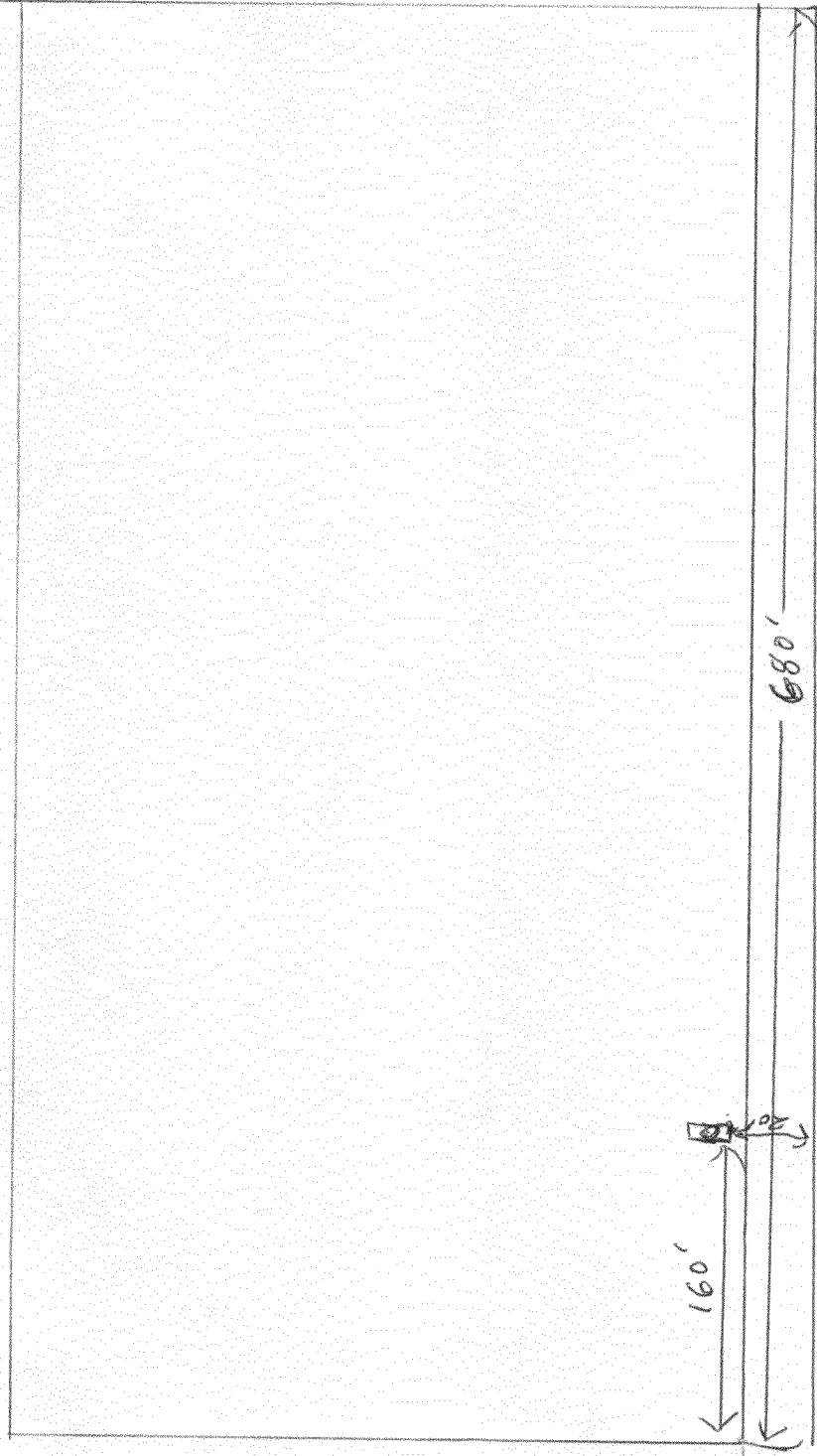


© 2004 W.N.S.C.

Customer:	
Company:	
Address:	
City:	State/Zip:
Phone:	
Fax:	

WESTERN NEON SIGN COMPANY INC.
SIGN Reasonable Rates
We Do It All! Professional Services
 Design - Fabrication - Installation
 Office: (970) 523-4045 Fax: (970) 523-4046
 1-800-886-3661
 3183 Hill Ave. Grand Junction, CO 81404

Job No.:	Date: 5/3/2005
Order Date:	Designed by: Jeremy Bergen
ALL RIGHTS RESERVED No part of this design and layout may be reproduced or utilized in any form or by any means without permission in writing from Western Neon Sign Co. Inc.	
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

