



SIGN CLEARANCE

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

Clearance No. _____
 Date Submitted 3-3-06
 Fee \$ 25.00
 Zone R3F-2 PAP
DLT

TAX SCHEDULE 2945-264-41-062 CONTRACTOR EDUARDO SIKENS
 BUSINESS NAME SPENCER RIDE LICENSE NO. 2050295
 STREET ADDRESS 215 27 Rd ADDRESS 3423 Front St
 PROPERTY OWNER SGH Co., LLC TELEPHONE NO. 234-0511
 OWNER ADDRESS _____ CONTACT PERSON _____

- 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: 81 Square Feet
 (1,2,4) Building Façade: _____ Linear Feet Building Façade Direction: North South East West
 (1 - 4) Street Frontage: _____ Linear Feet Name of Street: _____
 (2 - 5) Height to Top of Sign: 8 Feet Clearance to Grade: _____ Feet
 (5) Distance from all Existing Off-Premise Signs within 600 Feet: _____ Feet

EXISTING SIGNAGE/TYPE & SQUARE FOOTAGE:

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

FOR OFFICE USE ONLY

Signage Allowed on Parcel for ROW:

Building	_____ Sq. Ft.
Free-Standing	_____ Sq. Ft.
Total Allowed:	_____ Sq. Ft.

COMMENTS: Section 4.2, G. 1. a(3) (A) allows for temporary signs during the development of a subdivision not to exceed an aggregate of 200 s.f. permanent on-site subdivision signage must meet section 4.2, G. a(3)(B)

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] 3/3/06 Date [Signature] 3-3-06
 Applicant's Signature Date Community Development Approval Date

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

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

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

Rural Roads Large Text

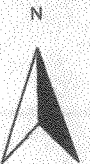
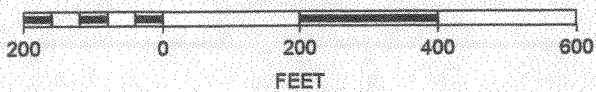
Streets

All Parcels

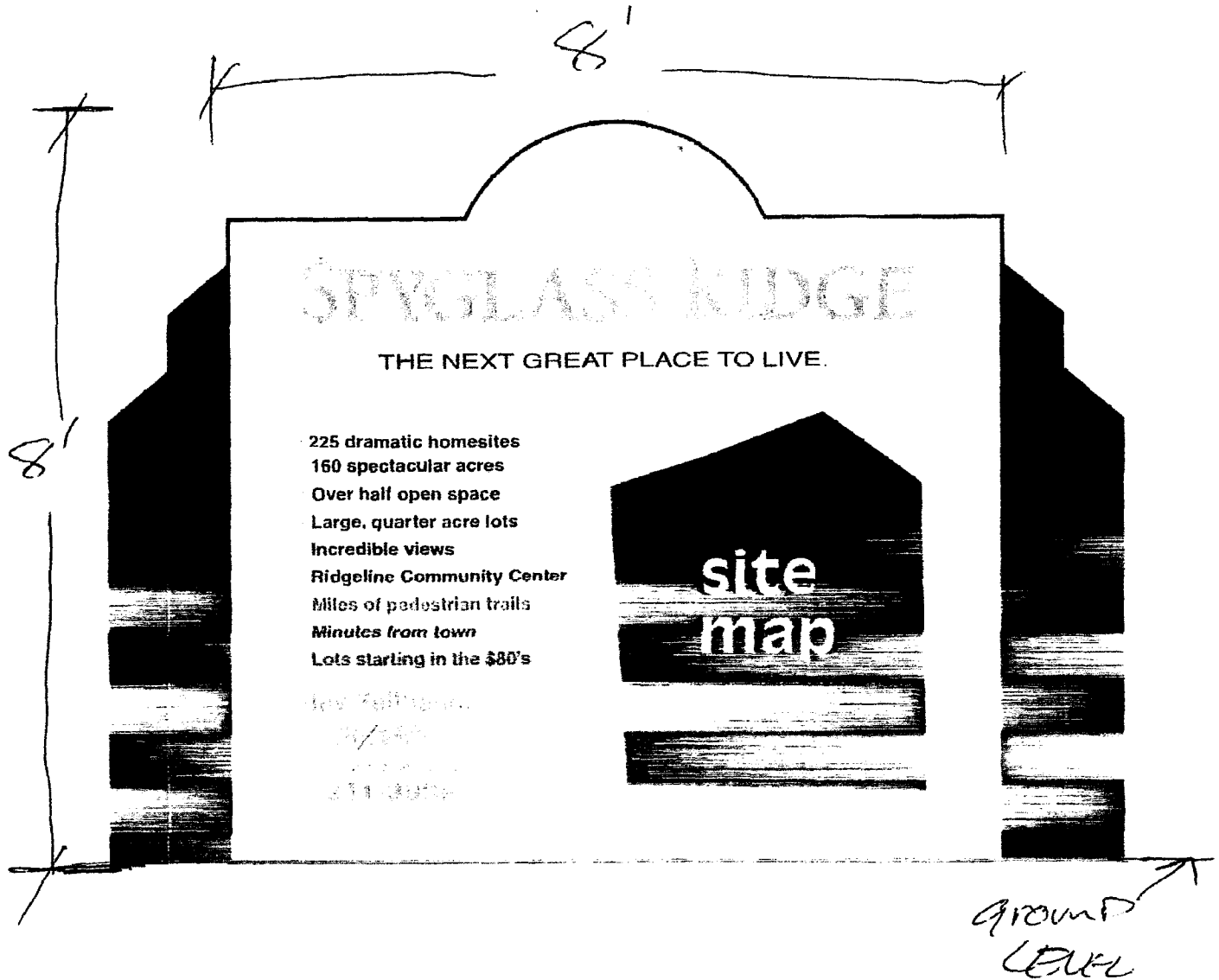
Parcels



SCALE 1 : 3,270



to Kathy Portner



LICENSE # 2050295

frank Arlo @ 734-0511