



# SIGN CLEARANCE

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

Clearance No.	_____
Date Submitted	<u>1-24-06</u>
Fee \$	<u>25.00</u>
Zone	<u>I-1</u>

TAX SCHEDULE <u>2697-361-02-007</u>	CONTRACTOR <u>ELDERADO SIGN</u>
BUSINESS NAME <u>1-70 MAXI STORAGE</u>	LICENSE NO. <u>2050295</u>
STREET ADDRESS <u>761 VALLEY CT.</u>	ADDRESS <u>3423 FRONT ST.</u>
PROPERTY OWNER <u>BRANDON BERGUIN</u>	TELEPHONE NO. <u>245-7446</u>
OWNER ADDRESS <u>880 QUAIL RUN G.S.</u>	CONTACT PERSON <u>GENE ELDER</u>

- |  |   |
|--|---|
| <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<br>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: 126 Square Feet  
 (1,2,4) Building Façade: 60 Linear Feet  
 (1 - 4) Street Frontage: 260 Linear Feet  
 (2 - 5) Height to Top of Sign: 27 Feet      Clearance to Grade: 18 Feet  
 (5) Distance from all Existing Off-Premise Signs within 600 Feet: \_\_\_\_\_ Feet

**EXISTING SIGNAGE/TYPE:**

_____	_____ Sq. Ft.
_____	_____ Sq. Ft.
_____	_____ Sq. Ft.
_____	_____ Sq. Ft.
Total Existing:	<u>0</u> Sq. Ft.

**● FOR OFFICE USE ONLY ●**

Signage Allowed on Parcel: Valley Ct

Building	<u>120</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]      1-24-06      [Signature]      1-24-06  
 Applicant's Signature      Date      Community Development Approval      Date

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

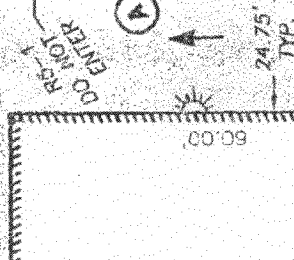
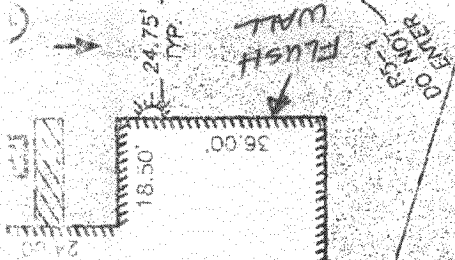
VALLEY COURT

SIGN

40.98' PAVING

S 33.21.00' W

37.00' FL-BLDG



**2.00 ACRES**  
**WEST OF LOT NO. 2**  
**VALLEY WEST BLDG**  
**15960.0 SQ. FT.**

**VALLEY WEST BLDG A**  
**15960.0 SQ. FT.**

4 LF 6" SDR 35 @ 0.53'

BUILDING LIGHT (sq.)

ROOF DRAIN (sq.)

NON-FREEZING HYDRANT

NON-FREEZING HYDRANT

NON-FREEZING HYDRANT

NON-FREEZING HYDRANT

266.00'

N 56°39'00" W 335.00'

266.00'

26.00' TYP.

24/50'