



SIGN CLEARANCE

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

SPR-2007-207

PAH

Clearance No. _____
Date Submitted 8/7/07
Fee \$ 25.00
Zone I-1

TAX SCHEDULE 2701-313-05-016
BUSINESS NAME Western Slope Detail
STREET ADDRESS 2224 Sunford Dr
PROPERTY OWNER David Gardner
OWNER ADDRESS Same
CONTRACTOR Platinum Sign
LICENSE NO. 2070868
ADDRESS 2916 I-70 B
TELEPHONE NO. 248-9677
CONTACT PERSON Mike

- 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: 155 Square Feet
(1,2,4) Building Façade: _____ Linear Feet Building Façade Direction: North South East West
(1 - 4) Street Frontage: 386 Linear Feet Name of Street: I-70
(2 - 5) Height to Top of Sign: 35 Feet Clearance to Grade: 24 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:	<u>0</u> Sq. Ft.

FOR OFFICE USE ONLY

Signage Allowed on Parcel for ROW:

Building	_____ Sq. Ft.
Free-Standing	<u>579</u> Sq. Ft.
Total Allowed:	<u>579</u> Sq. Ft.

COMMENTS: Electronic board may change message only once every 24 hours. Please see attached letter

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] 8-7-07 [Signature] 8/10/07
Applicant's Signature Date Community Development Approval Date

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

August 10, 2007

RE: Gardner Truck Wash located at 2224 Sanford Drive.
Platinum Signs – Mike










This letter is to inform you that I have issued the sign clearance for the Truck Wash freestanding sign that will be located at 2224 Sanford Drive. According to the conversation that Mike and I had on August 10, 2007, we both agreed that I would issue the sign permit to give Platinum Signs the approval needed in order to start construction of the sign. However, this sign will not be allowed to be placed on the property until the approval of the truck wash has been granted by the Public Works and Planning Department. Approval of the Site Plan Review for the property located at 2224 Sanford Drive will be granted in the form of a Planning Clearance which will allow the construction of the truck wash. Until the Planning Clearance is issued for the truck wash, I want it to be understood that this sign will not be allowed to be placed on the property. If you have any questions regarding this matter then please contact me at 970-256-4043.

Sincerely,



C. Faye Hall

City of Grand Junction GIS City Map ©

Parcels		Address Label
Air Photos		2006 Photos
	Highways	
	Street Labels	
	City Limits	
	Grand Junction	
	Fruita	
	Palisade	
	Mesa County	



SCALE 1 : 2,855



N



2070868

2701-313-05-019

2224 Sanford Dr.

David Gardner

2701-313-05-016

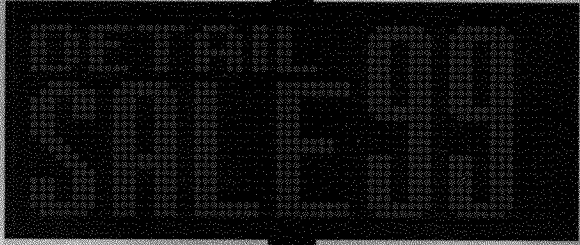
David Gardner

20'

5'

**TRUCK WASH
WASH & CHROME**

5'



11'

35'



2916 Hwy. 6&24 Grand Junction, CO 81504 (970)248-9677

PAINTING INSTALLATION MAINTENANCE SIGN VINYL TANK LETTERING

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