



# SIGN CLEARANCE

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

Clearance No. \_\_\_\_\_  
Date Submitted 11-20-2007  
Fee \$ 25.00  
Zone C-1

TAX SCHEDULE 2945-091-03-016 CONTRACTOR Canvas Products Co  
BUSINESS NAME Western Diverter Co, Inc. LICENSE NO. 2090357  
STREET ADDRESS 2453 Industrial Blvd ADDRESS 580 25 Rd  
PROPERTY OWNER Western Diverter Co, Inc. TELEPHONE NO. 242-1453  
OWNER ADDRESS 2453 Industrial Blvd CONTACT PERSON Tom Dykster

- 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. PROJECTING 4 or more Traffic Lanes - 1.5 Square Feet x Street Frontage
  - 5. OFF-PREMISE 0.5 Square Feet per each Linear Foot of Building Facade
- See #3 Spacing Requirements; Not > 300 Square Feet or < 15 Square Feet

Externally Illuminated       Internally Illuminated       Non-Illuminated

(1 - 5) Area of Proposed Sign: 7 Square Feet  
(1,2,4) Building Façade: 32 Linear Feet      Building Façade Direction: North South East West  
(1 - 4) Street Frontage: 105.50 Linear Feet      Name of Street: Industrial Blvd  
(2 - 5) Height to Top of Sign: \_\_\_\_\_ Feet      Clearance to Grade: \_\_\_\_\_ Feet  
(5) Distance from all Existing Off-Premise Signs within 600 Feet: ✓ Feet

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

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

**FOR OFFICE USE ONLY**

Signage Allowed on Parcel for ROW:

PROJECTING			
.5' x 32 Building	<u>16</u>	Sq. Ft.	
2 x 32 FLUSH WALL	<u>64</u>	Sq. Ft.	
.75' x 50 Free-Standing	<u>38</u>	Sq. Ft.	
Total Allowed:	<u>64</u>	Sq. Ft.	

COMMENTS: AWNING PROJECTS > 12" = PROJECTING SIGN CODE

**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]      11-20-2007      Joshua A. Rea      11/26/07  
Applicant's Signature      Date      Community Development Approval      Date

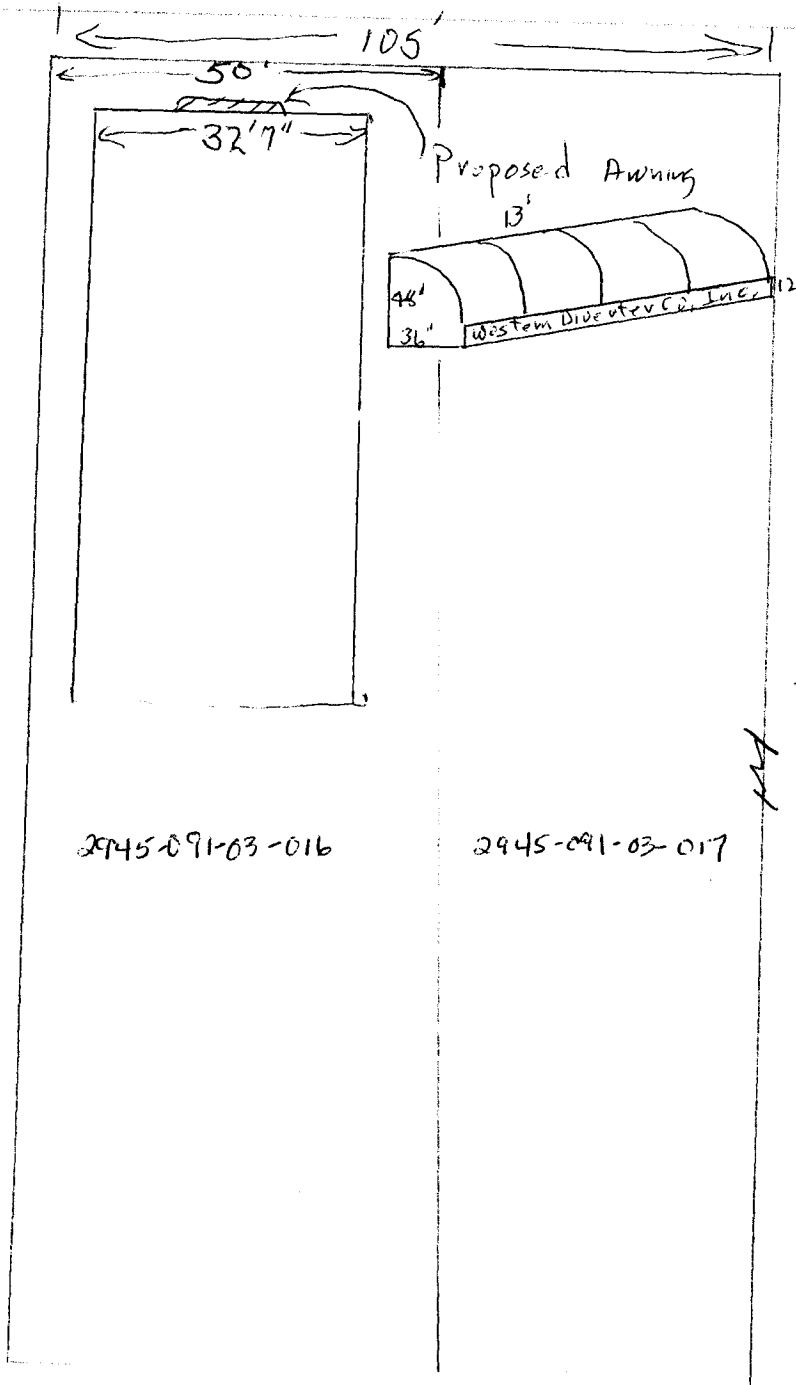
(White: Community Development)      (Canary: Applicant)      (Pink: Building Dept)      (Goldenrod: Code Enforcement)

CANVAS Products Co  
580 25 Rd  
Grand Jet, Co 81505  
242-1453  
Tom Dykstra

Site Plan

Western Diverten Co, Inc.  
2453 Industrial Blvd  
Grand Jet, Co 81505  
245-1089  
Mike Sanchez

Industrial Blvd.



Signage  
10" high x 100" long = 6.94 sq. ft.  
letters

2445-091-03-016

2445-091-03-017

TOTAL 192'



2453 INDUSTRIAL BLVD