



# SIGN CLEARANCE

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

Clearance No.	_____
Date Submitted	5/17/07
Fee \$	25.00
Zone	C-1

TAX SCHEDULE	2945-044-00-068	CONTRACTOR	Premier Signs
BUSINESS NAME	Sleep N Aire	LICENSE NO.	2070882
STREET ADDRESS	2482 Patterson Rd	ADDRESS	395 Indian Rd
PROPERTY OWNER	_____	TELEPHONE NO.	257-7656
OWNER ADDRESS	_____	CONTACT PERSON	Martin

- 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: 135 Square Feet

(1,2,4) Building Façade: 230 Linear Feet      Building Façade Direction: North South East West

(1 - 4) Street Frontage: 450 Linear Feet      Name of Street: Patterson

(2 - 5) Height to Top of Sign: 35 Feet      Clearance to Grade: 26 Feet

(5) Distance from all Existing Off-Premise Signs within 600 Feet: \_\_\_\_\_ Feet

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

<u>wall sign</u>	<u>80</u> Sq. Ft.
_____	_____ Sq. Ft.
_____	_____ Sq. Ft.
_____	_____ Sq. Ft.
Total Existing:	<u>80</u> Sq. Ft.

**FOR OFFICE USE ONLY**

Signage Allowed on Parcel for ROW:

Building	<u>460</u> Sq. Ft.
Free-Standing	<u>397.5</u> Sq. Ft.
Total Allowed:	<u>460</u> Sq. Ft.

COMMENTS: WE ARE REMOVING EXISTING SIGN CABINET & INSTALLING A NEW SIGN CABINET SMALLER IN SIZE

**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.

<u>Martin</u> Applicant's Signature	<u>5-16-07</u> Date	<u>[Signature]</u> Community Development Approval	<u>5/17/07</u> Date
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(White: Community Development)      (Canary: Applicant)      (Pink: Building Dept)      (Goldenrod: Code Enforcement)

# City of Grand Junction GIS Zoning Map ©

## Airport Zones

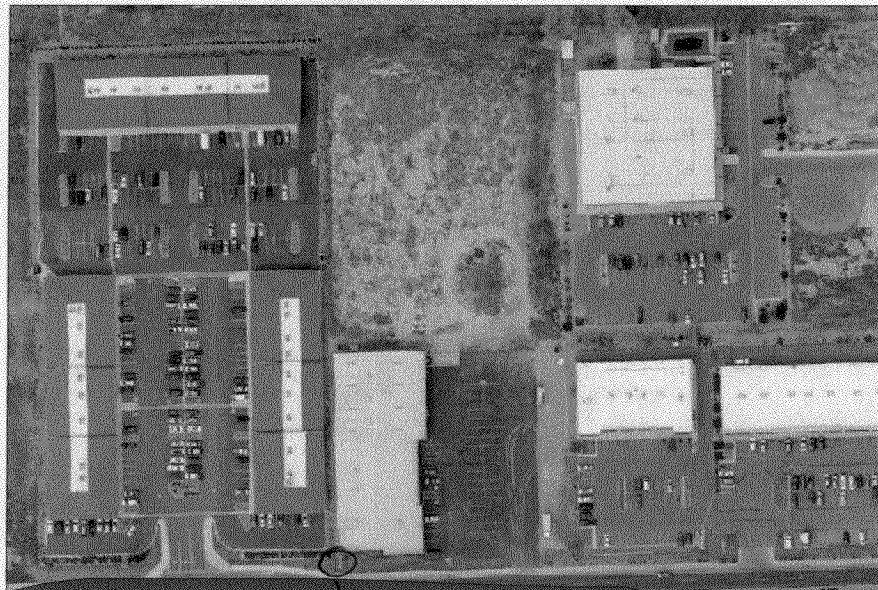
- Airport Road
- - Clear Zone
- Critical Zone
- Runway 22
- Runway 29
- Taxi Way

ZOOM IN FOR ZONING DISTRICT

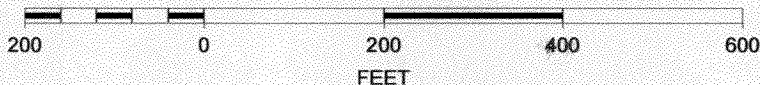
## Flood Plain Information

- 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




SCALE 1 : 2,580



ACCEPTED  
ANY CHANGES OR SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING  
DEPARTMENT. APPLICANT'S  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.



ACCEPTED   
ANY CHANGE IN SETBACKS MUST BE  
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