



# SIGN CLEARANCE

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

Clearance No.	<u>N/A</u>
Date Submitted	<u>12/17/07</u>
Fee \$	<u>25.00</u>
Zone	<u>C-1</u>

TAX SCHEDULE	<u>2945-252-00-038</u>	CONTRACTOR	<u>ELDERADO SIGNS</u>
BUSINESS NAME	<u>METRO MOTORS</u>	LICENSE NO.	<u>2070374</u>
STREET ADDRESS	<u>2712 Hwy 50</u>	ADDRESS	<u>3423 FRONT ST. CLIFTON</u>
PROPERTY OWNER	<u>KEN SHAKLELS</u>	TELEPHONE NO.	<u>523-6366</u>
OWNER ADDRESS	<u>2159 SHANONDAH DR. 9.5 CO.</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:	<u>144</u> Square Feet	
(1,2,4)	Building Façade:	<u>72</u> Linear Feet	Building Façade Direction: North <u>South</u> & <u>East</u> West
(1-4)	Street Frontage:	<u>178</u> Linear Feet	Name of Street: <u>US HWY 50</u>
(2-5)	Height to Top of Sign:	<u>25</u> Feet	Clearance to Grade: <del>25</del> Feet <u>10' 6"</u>
(5)	Distance from all Existing Off-Premise Signs within 600 Feet:	<u>        </u> Feet	

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

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

**FOR OFFICE USE ONLY**

Signage Allowed on Parcel for ROW:

Building	<u>144</u> Sq. Ft.
Free-Standing	<u>267</u> Sq. Ft.
Total Allowed:	<u>267</u> Sq. Ft.

COMMENTS: EXISTING FREE STANDING - THIS IS A FACE CHANGE ONLY

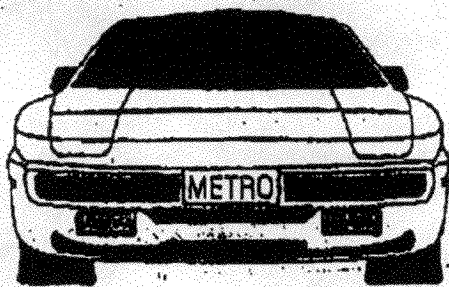
NOTE: No sign may exceed 300 square feet. A separate sign clearance is required for each sign. Attach a sketch, to scale, of proposed and existing signage including types, dimensions and lettering. Attach a plot plan, to scale, showing: abutting streets, alleys, easements, driveways, encroachments, property 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] 12/17/07      OK - Pat Dumb 12/17/07  
 Applicant's Signature      Date      Community Development Approval      Date

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

# Metro Motors



970-241-8690

Better Cars

Better Value

6"

6"

6"

6'

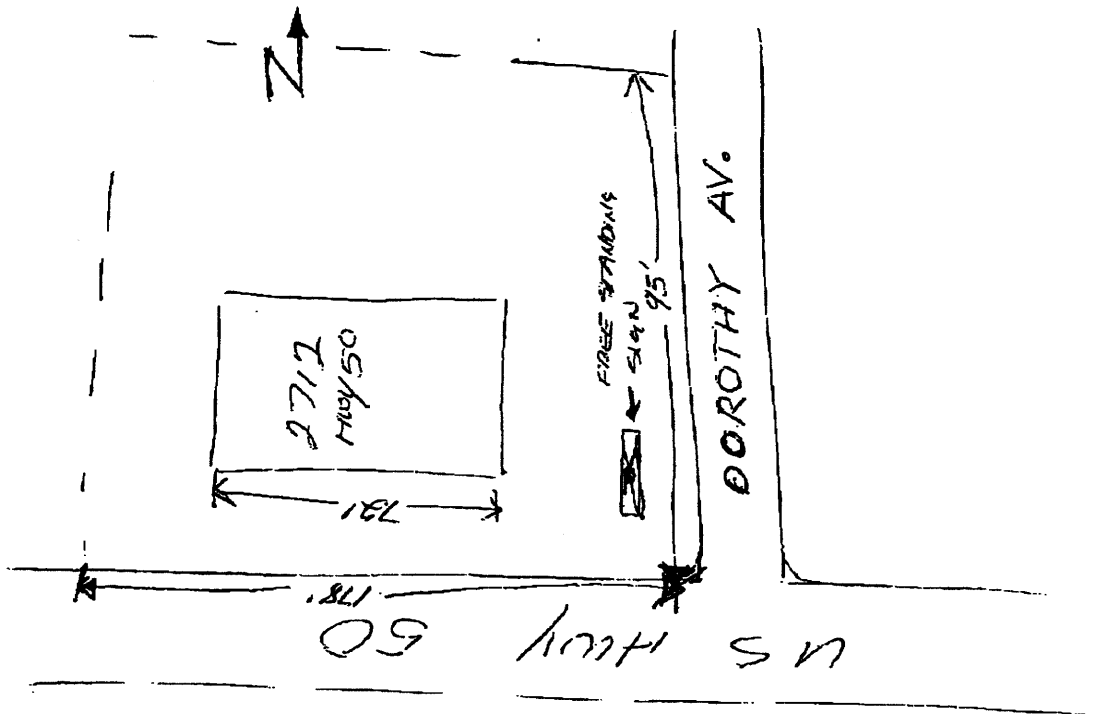
6'

LETTERING =  
~~Red on White Background~~  
White on Red Background

SCALE =  $\frac{1}{2}'' = 1'$

178'  
72' south  
95 - S side

10' 6"



256-4031

# City of Grand Junction GIS Zoning Map ©



SCALE 1 : 499



2712 HIGHWAY 50

