



SIGN CLEARANCE

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

Clearance No.	_____
Date Submitted	4/23/07
Fee \$	5.00
Zone	I-1

TAX SCHEDULE	2943-181-12-001	CONTRACTOR	Premier Signs
BUSINESS NAME	Advanced Collision	LICENSE NO.	2070892
STREET ADDRESS	2896 Hwy 66 24	ADDRESS	395 Indian Rd
PROPERTY OWNER	DENNIS LUCAS	TELEPHONE NO.	257-2656
OWNER ADDRESS	SAME	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: 57.60 Square Feet

(1,2,4) Building Façade: 50 Linear Feet Building Façade Direction: North South East West

(1 - 4) Street Frontage: 177 Linear Feet Name of Street: _____

(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:	
<u>Pole sign</u>	<u>60</u> Sq. Ft.
<u>Wall sign</u>	<u>30</u> Sq. Ft.
_____	_____ Sq. Ft.
Total Existing:	<u>90</u> Sq. Ft.

FOR OFFICE USE ONLY	
Signage Allowed on Parcel for ROW:	
Building	<u>100</u> Sq. Ft.
Free-Standing	<u>205.5</u> Sq. Ft.
Total Allowed:	<u>305.5</u> Sq. Ft.

COMMENTS: WE ARE INSTALLING "CARS, BOATS, RV'S, SEMIS. ALL Insurance 241-5880" ON FRONT WALL

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>	<u>4-20-07</u>	<u>Justin Kopme</u>	<u>4/25/07</u>
Applicant's Signature	Date	Community Development Approval	Date


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




ACCEPTED
ANY CHANGE OR SETBACKS MUST
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES


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 : 564



ACCEPTED
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES