



# SIGN CLEARANCE

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

Clearance No.	_____
Date Submitted	<u>4/22/08</u>
Fee \$	<u>25.00</u>
Zone	<u>C-1</u>

TAX SCHEDULE	<u>2943-073-00-154</u>	CONTRACTOR	<u>Anael San Co</u>
BUSINESS NAME	<u>SO's Asian Station</u>	LICENSE NO.	<u>2080077</u>
STREET ADDRESS	<u>509 28 1/2 Rd.</u>	ADDRESS	<u>590 N. West gate C</u>
PROPERTY OWNER	<u>Lien D Wong</u>	TELEPHONE NO.	<u>244-8934</u>
OWNER ADDRESS	_____	CONTACT PERSON	<u>Daniel</u>

- 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 EXISTING                       Non-Illuminated

(1 - 5) Area of Proposed Sign: 144 Square Feet

(1,2,4) Building Façade: 100 Linear Feet                      Building Façade Direction: North South East West

(1 - 4) Street Frontage: 275 Linear Feet                      Name of Street: 28 1/2 Rd

(2 - 5) Height to Top of Sign: 18 Feet                      Clearance to Grade: 10 Feet

(5) Distance from all Existing Off-Premise Signs within 600 Feet: na. Feet

EXISTING SIGNAGE/TYPE & SQUARE FOOTAGE:	
<u>Marquee</u>	<u>18</u> Sq. Ft.
_____	_____ Sq. Ft.
_____	_____ Sq. Ft.
_____	_____ Sq. Ft.
Total Existing:	<u>18</u> Sq. Ft.

FOR OFFICE USE ONLY	
Signage Allowed on Parcel for ROW:	
<u>2 x 100</u> Building	<u>200</u> Sq. Ft.
<u>275 x .75</u> Free-Standing	<u>206</u> Sq. Ft.
Total Allowed:	<u>206</u> Sq. Ft.

COMMENTS: \_\_\_\_\_

**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]                      4/22/08                      JMR                      [Signature]                      4/24/08

Applicant's Signature                      Date                      Community Development Approval                      Date

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

# City of Grand Junction GIS City Map ©

**Parcels**

□ Address Label

**Air Photos**

■ 2007 Photos

— Highways

— Street Labels

**City Limits**

■ Grand Junction

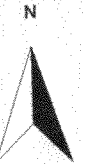
■ Fruita

■ Palisade

■ Mesa County



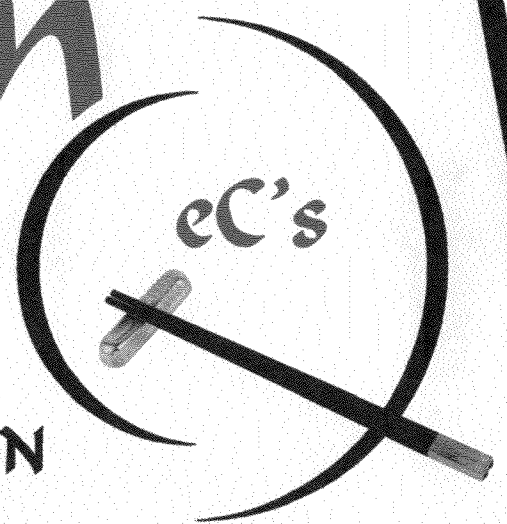
SCALE 1 : 2,045



18ft.

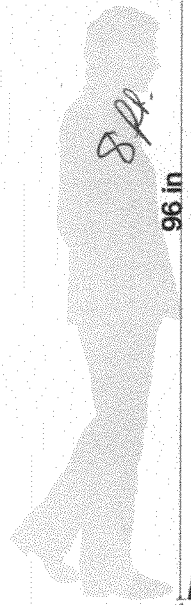
216 in

# eC's Asian Station



**CONTEMPORARY CHINESE FUSION**

**LUNCH & DINNER • DELIVERY • TO GO • CATERING**



grade

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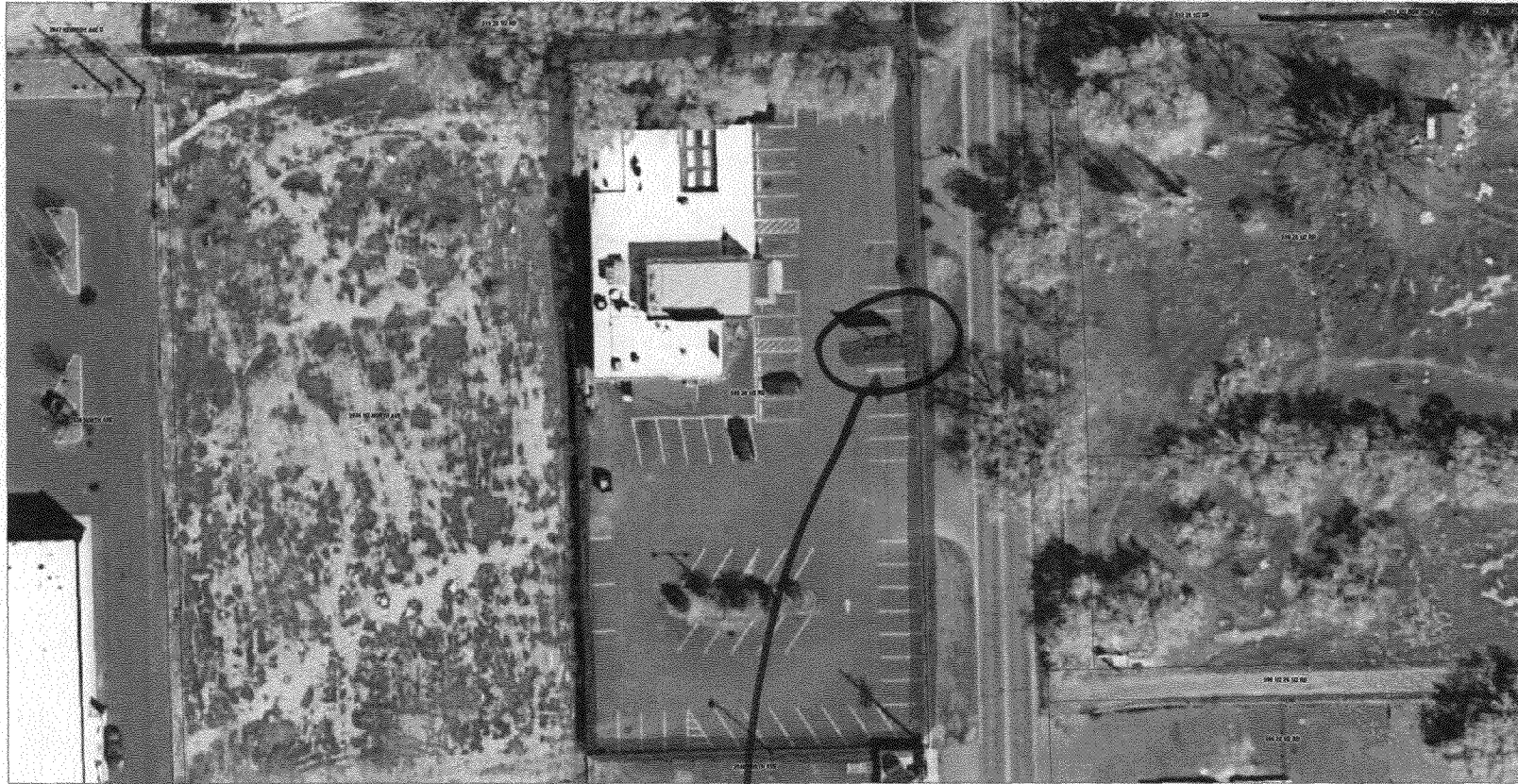
**City Limits**

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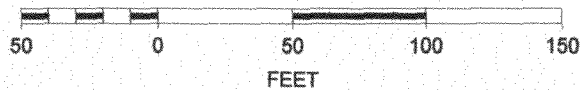
■ Fruita

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SCALE 1 : 841



509 28 1/2 Rd.

SIGN LOCATION