



SIGN CLEARANCE

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

Clearance No.	_____
Date Submitted	12-3-08
Fee \$	25.00
Zone	oil

TAX SCHEDULE	2701-364-00-122	CONTRACTOR	Western Neon
BUSINESS NAME	Shell	LICENSE NO.	2080581
STREET ADDRESS	745 Horizon Dr	ADDRESS	3183 Hall Ave
PROPERTY OWNER	Western States Motel Corp	TELEPHONE NO.	970-523-4045
OWNER ADDRESS	745 Horizon Dr	CONTACT PERSON	Jeany/John

- 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: 125 Square Feet

(1,2,4) Building Façade: 47+182 Linear Feet ^{HI + Food/Shell} Building Façade Direction: North South East West

(1 - 4) Street Frontage: 90500 Linear Feet ^(F-70) Name of Street: Horizon Dr

(2 - 5) Height to Top of Sign: 40 Feet Clearance to Grade: 10 Feet

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

EXISTING SIGNAGE/TYPE & SQUARE FOOTAGE:	
Holiday Inn wall signs (2@100sq ft each)	200 Sq. Ft.
Food Mart	8 Sq. Ft.
_____	_____ Sq. Ft.
Total Existing:	208 Sq. Ft.
	+ 125
	<u>333</u>

FOR OFFICE USE ONLY	
Signage Allowed on Parcel for ROW:	
Building	458 Sq. Ft.
Free-Standing	375 Sq. Ft.
Total Allowed:	458 Sq. Ft.

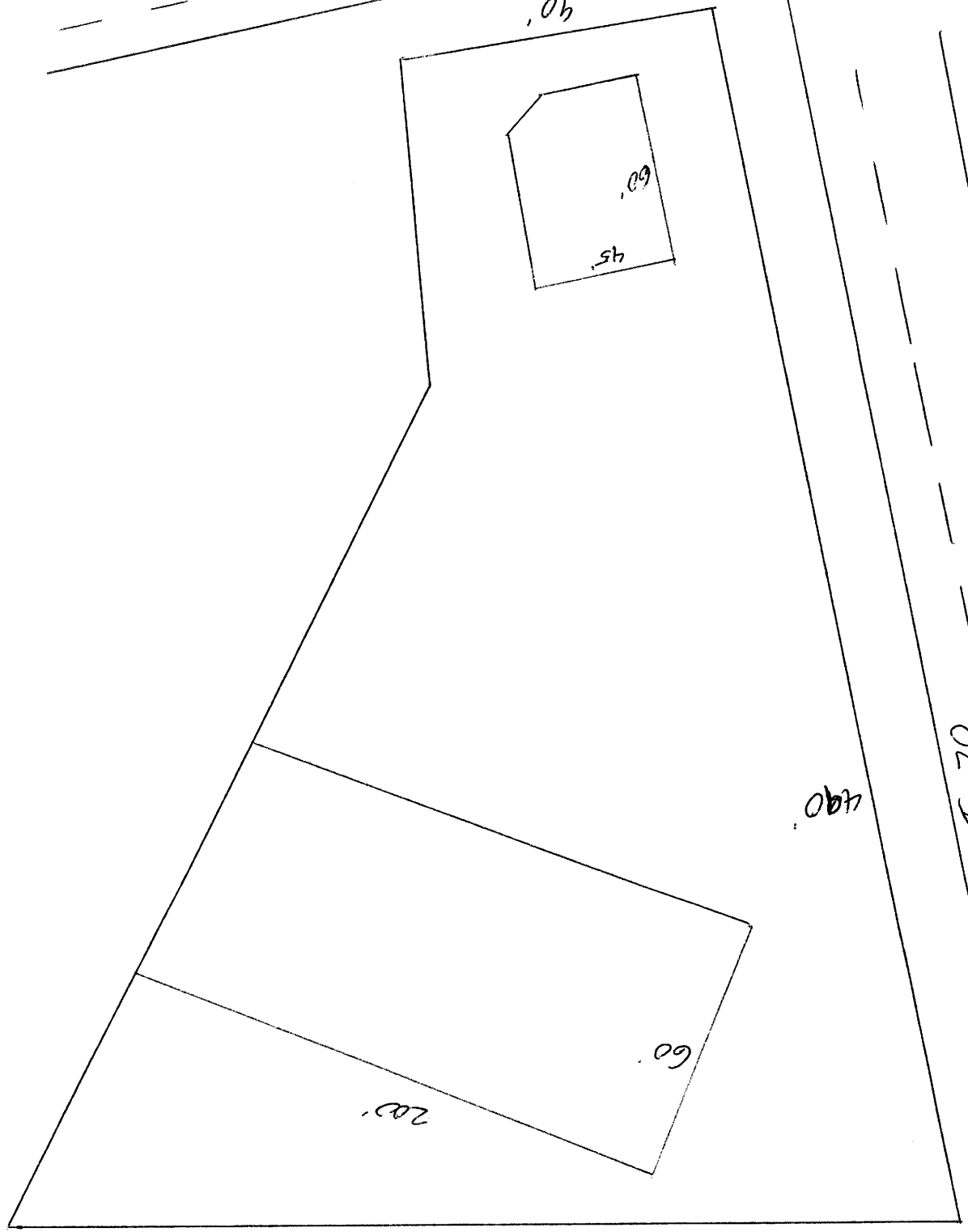
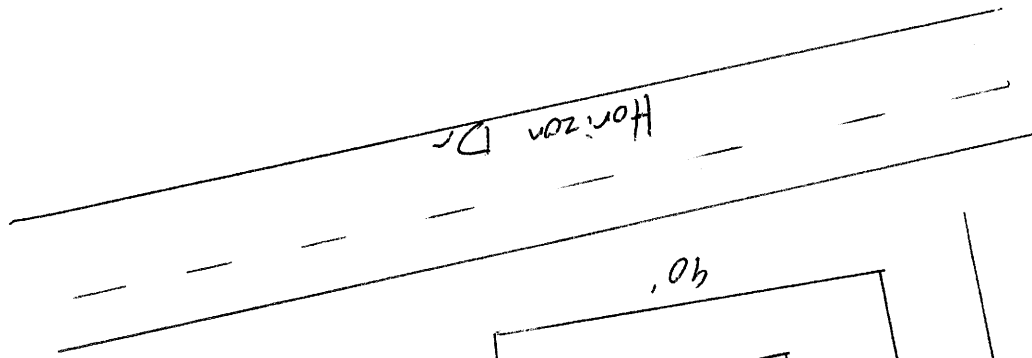
COMMENTS: Removing existing Price Cabinet and western union cabinet and installing new Price sign - Rede-board

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.

Applicant's Signature: _____ Date: 12/03/08
 Community Development Approval: _____ Date: 12/8/08

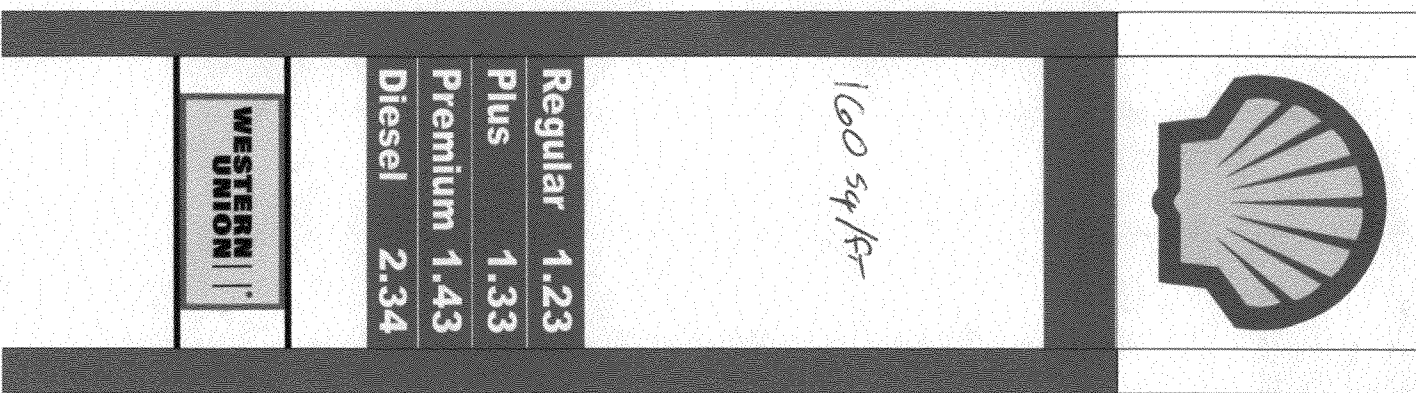
(White: Community Development) (Canary: Applicant) (Pink: Building Dept) (Goldenrod: Code Enforcement)



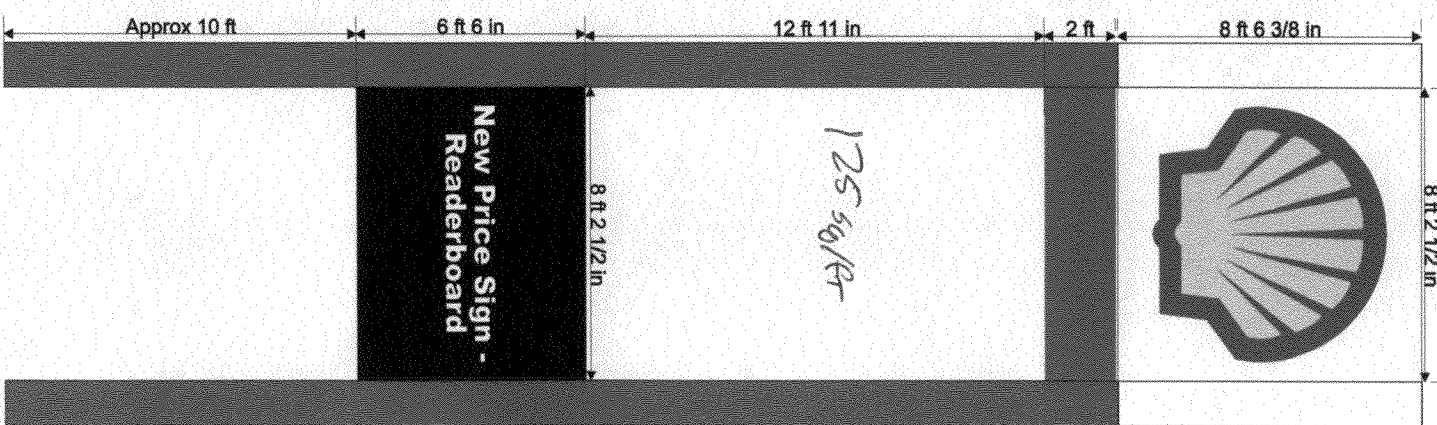
400'

I-70

Existing Sign



New Sign



© 2008 W.N.S.C.

Customer: _____

Company: _____

Address: _____

City: _____ State/ZIP: _____

Phone: _____

Fax: _____

WESTERN NEON SIGN COMPANY INC.

SIGN Reasonable Rates *We Do It All!* Professional Services

Design - Fabrication - Installation

Office: (970) 523-4045 Fax: (970) 523-4046

1-800-886-3661

3183 Hall Ave, Grand Junction, CO 81504

Job No.: _____ Date: **11/25/2008**

Order Date: _____ Designed by: **Jeremy Bergen**

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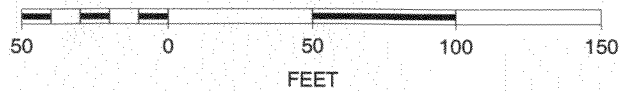
Please sign that this layout is approved, then fax / mail back. Production will start once approval has been received.

Name: _____ Date: _____

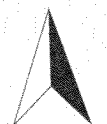
City of Grand Junction GIS Zoning Map ©



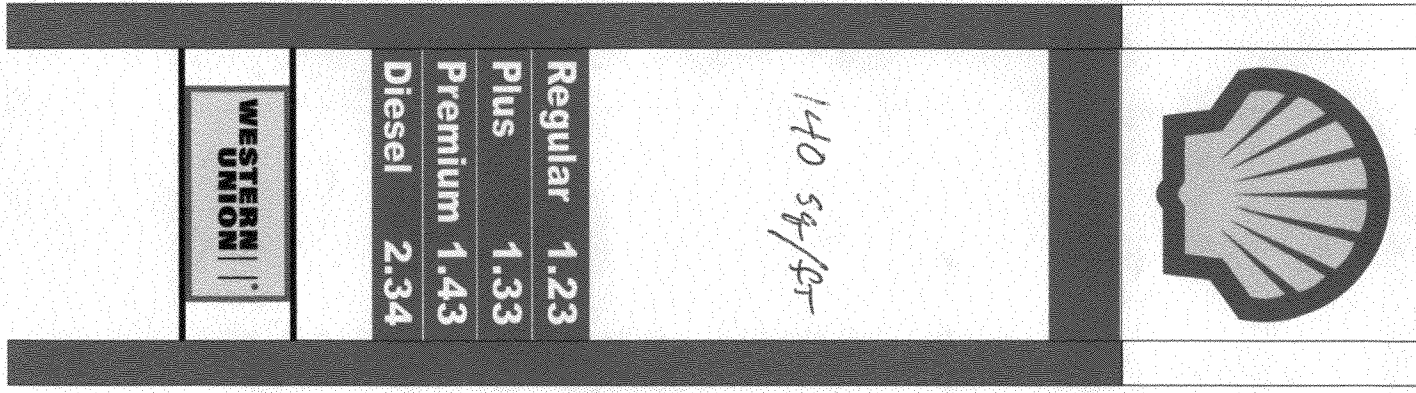
SCALE 1 : 779



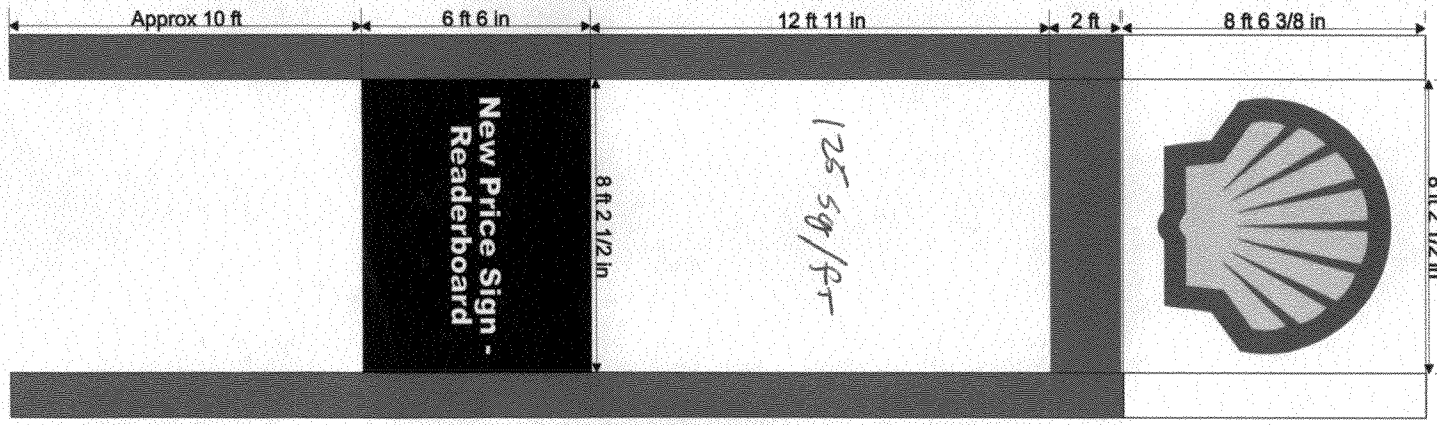
N



Existing Sign



New Sign



© 2008 W.N.S.C.

Customer: _____

Company: _____

Address: _____

City: _____ State/ZIP: _____

Phone: _____

Fax: _____

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