



SIGN CLEARANCE

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

5

Clearance No. _____
Date Submitted 6-18-08
Fee \$ 5.00
Zone I-1

TAX SCHEDULE 2945-094-26-001
BUSINESS NAME Creative Choices
STREET ADDRESS 2483 River Rd
PROPERTY OWNER C
OWNER ADDRESS _____

CONTRACTOR Premier Signs & Neon
LICENSE NO. 2080905
ADDRESS 395 Indian Rd
TELEPHONE NO. 257-7656
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: 9 Square Feet
(1,2,4) Building Façade: 102 1/4 Linear Feet Building Façade Direction: North South East West
(1 - 4) Street Frontage: 231 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>Wall Sign</u>	<u>8</u>	Sq. Ft.
<u>Wall Sign</u>	<u>6</u>	Sq. Ft.
<u>Wall Sign</u>	<u>39.56</u>	Sq. Ft.
Total Existing:	<u>53.56</u>	Sq. Ft.

FOR OFFICE USE ONLY

Signage Allowed on Parcel for ROW:

Building	<u>82</u>	Sq. Ft.
Free-Standing	<u>173.25</u>	Sq. Ft.
Total Allowed:	<u>173.25</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.

Martin Deant 6-13-08 Lydia Reynolds 6/19/08
Applicant's Signature Date Community Development Approval Date

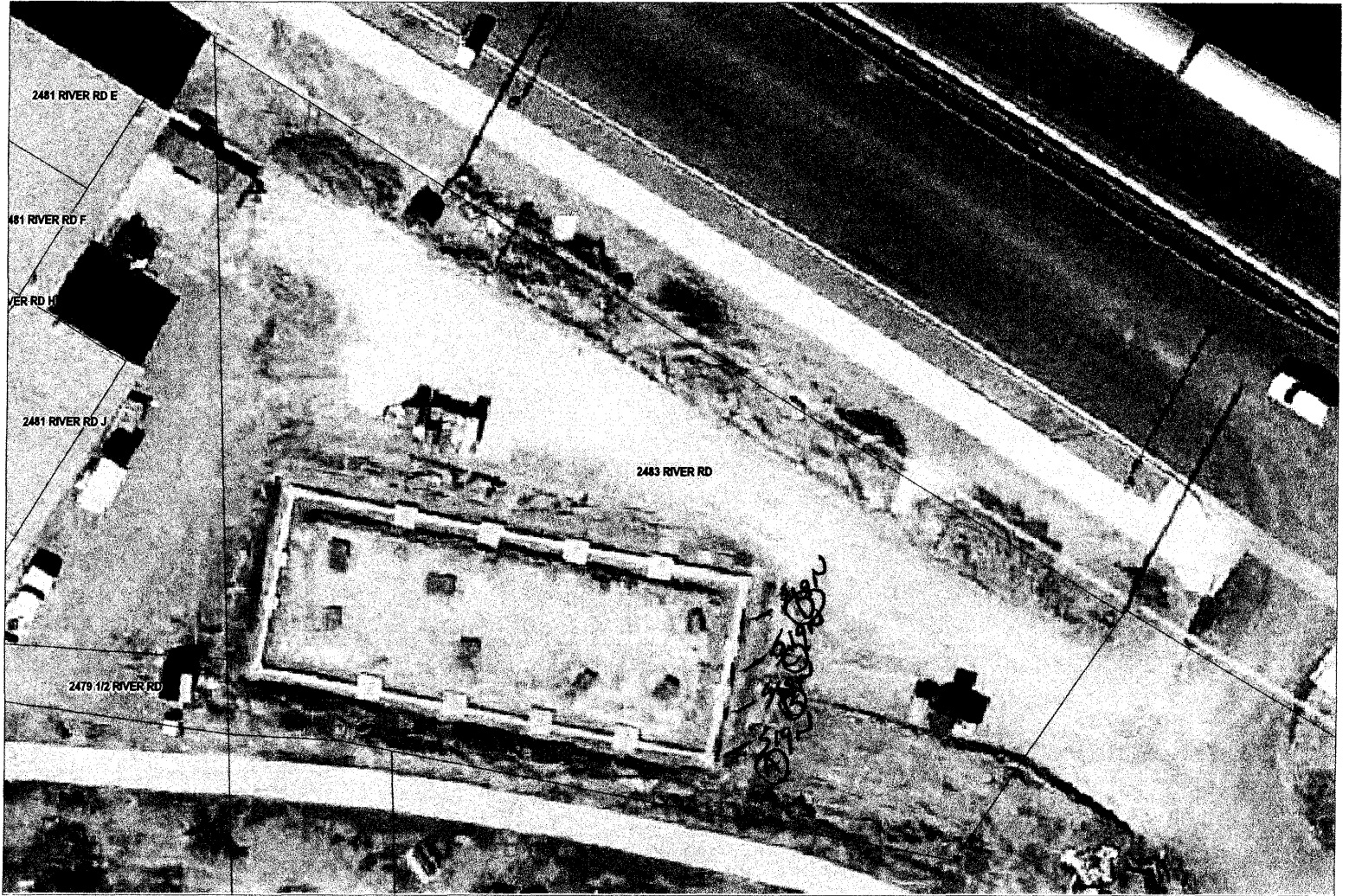
(White: Community Development) (Canary: Applicant) (Pink: Building Dept) (Goldenrod: Code Enforcement)

①

● SUNROOMS

1' TALL letters x 9' long letters

City of Grand Junction GIS Zoning Map ©



270 914