



SIGN CLEARANCE

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

Clearance No.	_____
Date Submitted	<u>7/10/08</u>
Fee \$	<u>25</u>
Zone	<u>C-2</u>

TAX SCHEDULE	<u>2943-221-13-003</u>	CONTRACTOR	<u>ANGEL SIGN CO</u>
BUSINESS NAME	<u>Plumbers and Pipefitters #145</u>	LICENSE NO.	<u>208-0077</u>
STREET ADDRESS	<u>3168 Pipe Court Grand Junction, CO</u>	ADDRESS	<u>590 N. WESTGATE DR. E1505</u>
PROPERTY OWNER	<u>Pipe Trades Educational Center</u>	TELEPHONE NO.	<u>244-8934</u>
OWNER ADDRESS	<u>3168 Pipe Court Grand Junction, CO</u>	CONTACT PERSON	<u>DARREN HARWARD</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 |
| | | 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>112</u> Square Feet					
(1,2,4)	Building Façade:	_____ Linear Feet	Building Façade Direction:	<u>North</u>	South	East	West
(1 - 4)	Street Frontage:	<u>315</u> Linear Feet	Name of Street:	<u>D RD</u>			
(2 - 5)	Height to Top of Sign:	<u>25</u> Feet	Clearance to Grade:	<u>11</u> Feet			
(5)	Distance from all Existing Off-Premise Signs within 600 Feet:	_____ Feet					

EXISTING SIGNAGE/TYPE & SQUARE FOOTAGE:	
<u>Front oval end of Building</u> (S)	<u>20</u> Sq. Ft.
<u>WALL MOUNT LETTERS</u> (S)	<u>22</u> Sq. Ft.
<u>WALL MOUNT LETTERS</u> (W)	<u>22</u> Sq. Ft.
Total Existing:	<u>64</u> Sq. Ft.

FOR OFFICE USE ONLY	
Signage Allowed on Parcel for ROW:	
Building	_____ Sq. Ft.
Free-Standing	<u>472.5</u> Sq. Ft.
Total Allowed:	_____ 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.

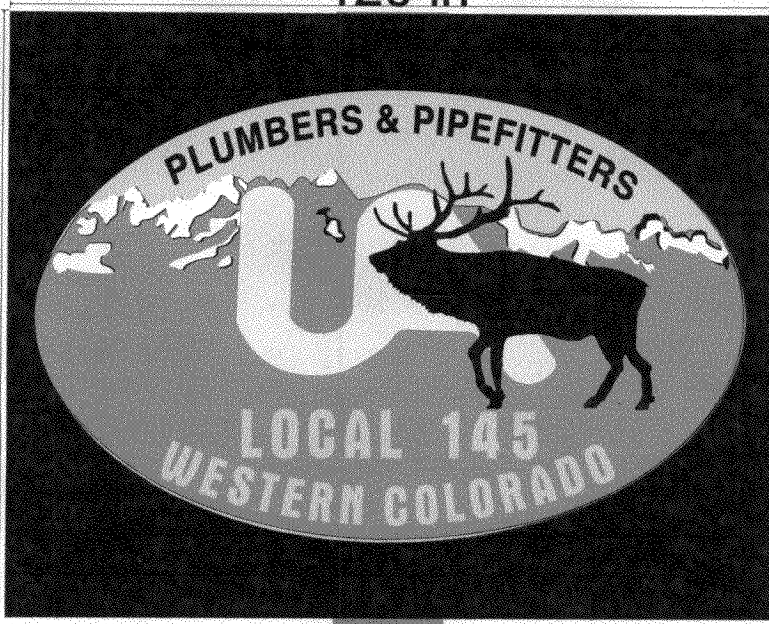
I hereby attest that the information on this form and the attached sketches are true and accurate.

<u>Darren Harward</u>	<u>6/30/08</u>	<u>Paul Hornbeck</u>	<u>7/11/08</u>
Applicant's Signature	Date	Community Development Approval	Date

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

120 in

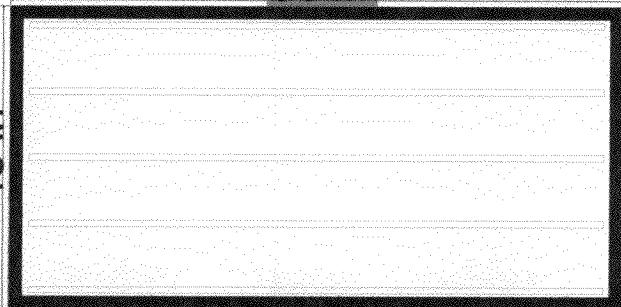
96 in



96 in

300 in

48 in



City of Grand Junction GIS City Map ©

LOCATION OF
NEW SIGN

Parcels	Address Label
Air Photos	2008 Photos
Highways	Street Labels
City Limits	Grand Junction
	Fruita
	Palisade
	Mesa County



SCALE 1 : 1,680

