



# SIGN CLEARANCE

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

Clearance No. \_\_\_\_\_  
 Date Submitted 8/10/09  
 Fee \$ 25.00  
 Zone C-2

TAX SCHEDULE 2701-321-01-012 CONTRACTOR The Sign Gallery  
 BUSINESS NAME John Pierce LICENSE NO. 2198506  
 STREET ADDRESS 2358 I-70 Frontage ADDRESS 1048 Independent A:109  
 PROPERTY OWNER Hannon Partners TELEPHONE NO. 241-6400  
 OWNER ADDRESS \_\_\_\_\_ CONTACT PERSON Randy

- 1. FLUSH WALL 2 Square Feet per Linear Foot of Building Façade
- 2. ROOF 2 Square Feet per Linear Foot of Building Façade
- 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 Façade
- 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: 99.4 Square Feet  
 (1,2,4) Building Façade: 145 Linear Feet      Building Façade Direction: North South East West  
 (1 - 4) Street Frontage: 385 Linear Feet      Name of Street: I-70 Frontage Rd  
 (2 - 5) Height to Top of Sign: 29' 9 5/8"      Clearance to Grade: 16' 11 3/8" *\* Need to contact CDOT about permit*  
 (5) Distance from all Existing Off-Premise Signs within 600 Feet: \_\_\_\_\_ Feet

**EXISTING SIGNAGE/TYPE & SQUARE FOOTAGE:**

<u>Flush wall</u>	<u>90</u>	Sq. Ft.
<u>Free-standing to be moved</u>	<u>99.4</u>	Sq. Ft.
		Sq. Ft.
<b>Total Existing:</b>	<u>189.4</u>	Sq. Ft.

**FOR OFFICE USE ONLY**

Signage Allowed on Parcel for ROW:

<u>2x145</u> Building	<u>290</u>	Sq. Ft.
<u>1.5x385</u> Free-Standing	<u>577.50</u>	Sq. Ft.
<b>Total Allowed:</b>	<u>300</u>	Sq. Ft.

COMMENTS: Moving an existing free-standing sign & installing on new post. No increase in # of signage *- No change to existing location, only increasing height - no further projection into ROW*

**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.

Randy L Bowles      8-7-09      C McKee/Wendy Spivey      8/11/09  
 Applicant's Signature      Date      Community Development Approval      Date

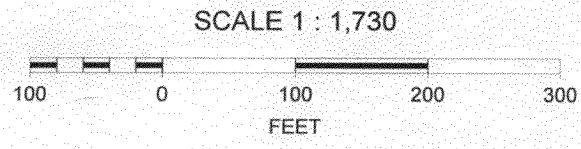
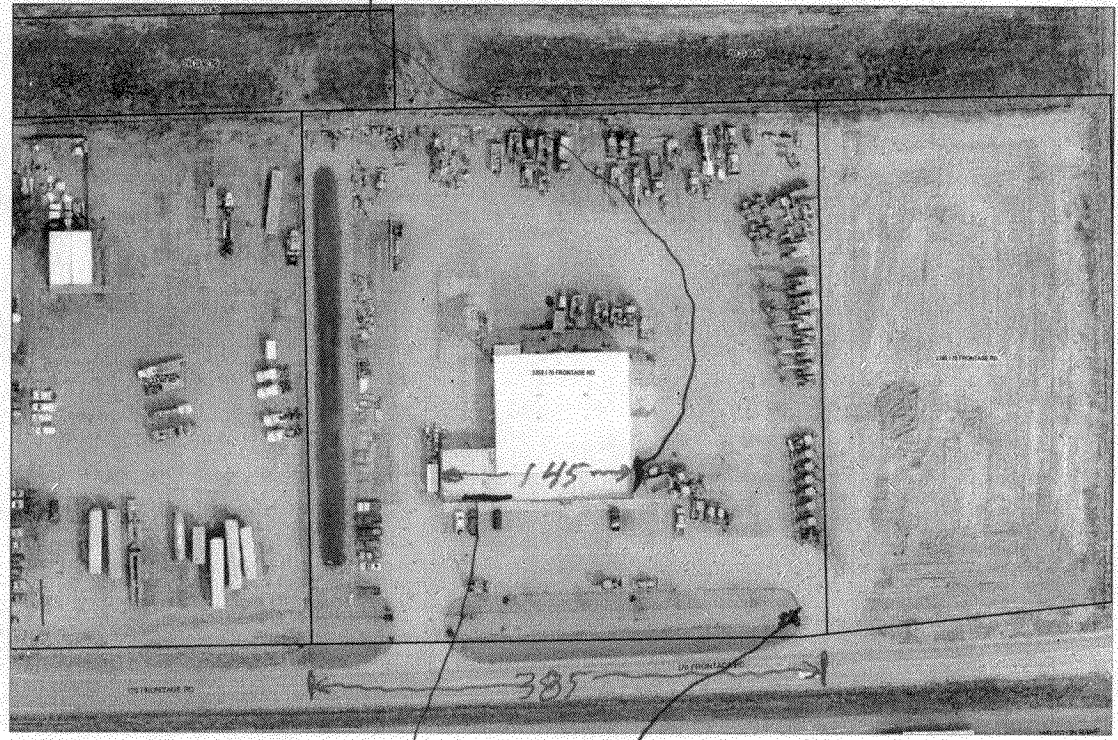
(White: Community Development)      (Canary: Applicant)      (Pink: Building Dept)      (Goldenrod: Code Enforcement)

# City of Grand Junction GIS City Map ©

*John Deere  
235B 1-70 frontage*

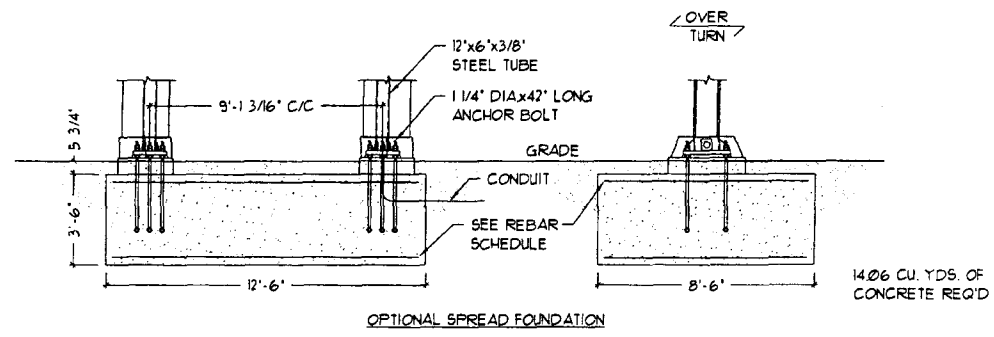
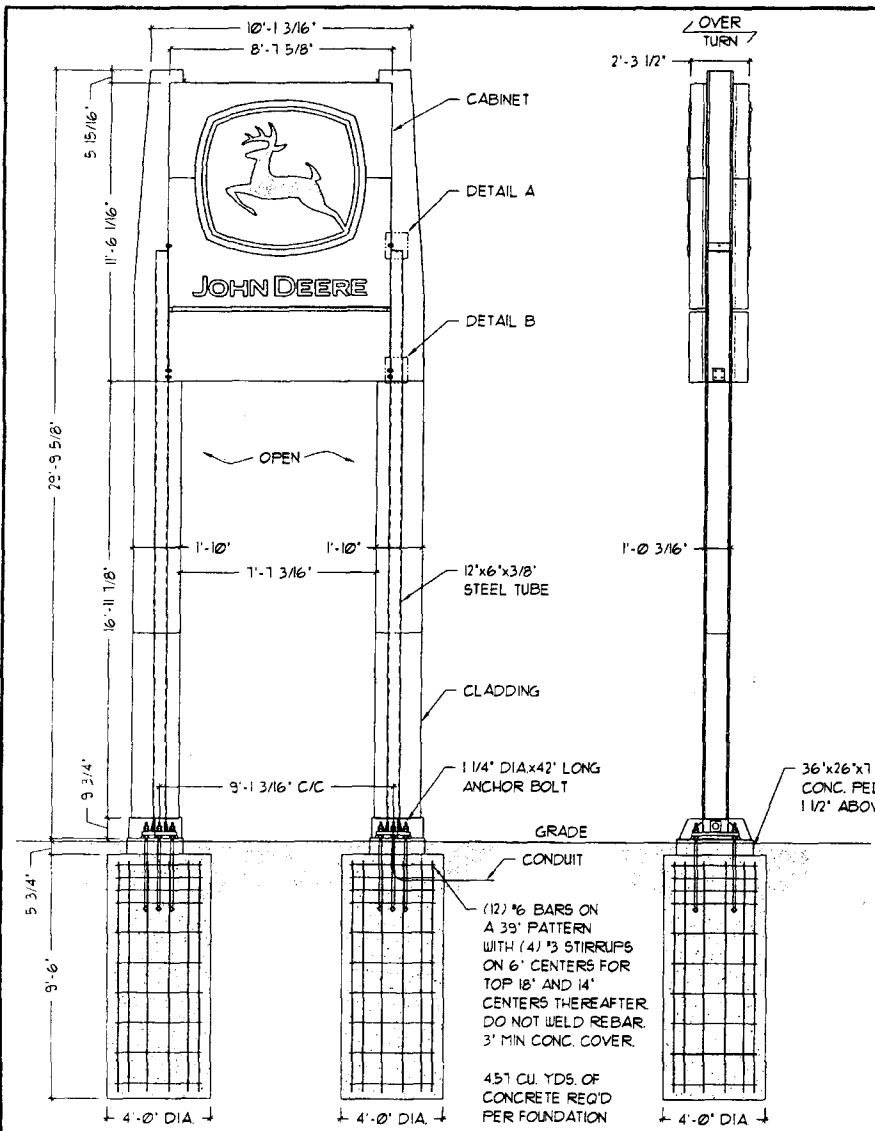
*Existing flush wall  
1x18-58 ft*

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



*proposed location  
of sign 99.4 ft*

*Existing flush wall  
2x36-72 ft*



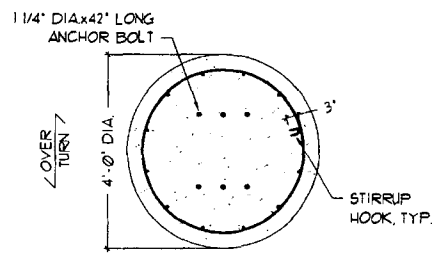
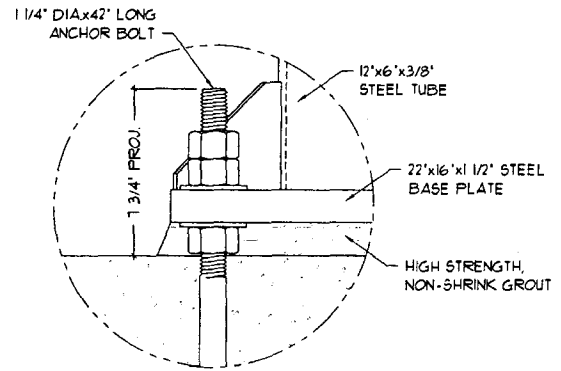
REBAR SCHEDULE  
SPREAD FOUNDATION

DO NOT WELD REBAR  
3' MIN. CONC. COVER

PLACEMENT	SIZE	SPACING	QUANTITY
OVER TURN TOP STEEL	#5	15'	10
OVER TURN BOTTOM STEEL	#4	15'	10
BOTTOM CROSS STEEL	#4	15'	7
TOP CROSS STEEL	#4	15'	7

WHERE THE EXTREME FROST PENETRATION DEPTH REQUIREMENT IS GREATER THAN THE SPECIFIED DEPTH OF THE FOUNDATION, THE FOUNDATION DESIGN SHOULD BE ALTERED TO MEET THE LOCAL FROST DEPTH REQUIREMENTS.

FOUNDATION & PEDESTAL SHALL BE PLACED MONOLITHICALLY



JOHN DEERE

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SHT.	BY:	Project No.
2	JBL	03-0323
OF	DATE:	Drawing No.
3	5/28/03	B248001

REV.	DATE	DESCRIPTION	BY:	APP.
-/-	-/-	.....	..	..
-/-	-/-	.....	..	..
-/-	-/-	.....	..	..

GRAPHICS DEPICTED ARE FOR ILLUSTRATIVE PURPOSES ONLY! USE ONLY APPROVED ARTWORK FOR PRODUCTION.

DESIGNATION: LARGE MID PYLON 30' OAH (SUL)