



SIGN CLEARANCE

44

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

Clearance No. _____
Date Submitted 12-3-98
FEE \$ 25.00
Tax Schedule 2943-073-00-128
Zone C1

BUSINESS NAME North Ave Plaza
STREET ADDRESS 2820 1/2 North Ave
PROPERTY OWNER BOB ARMANTROUT
OWNER ADDRESS _____

CONTRACTOR ARLO'S SIGN DESIGNS
LICENSE NO. 2960597
ADDRESS 3018 MARKET WAY
TELEPHONE NO. 434-0939

- 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 60 Square Feet
(1,2,4) Building Facade 90' Linear Feet
(1 - 4) Street Frontage 100 Linear Feet
(2,4,5) Height to Top of Sign 20 Feet Clearance to Grade 4 Feet
(5) Distance from all Existing Off-Premise Signs within 600 Feet _____ Feet

- DIRECTORY ON BUDG AND
"NORTH AVE PLAZA" ROOF SIGN
TO BE REMOVED

Existing Signage/Type:	
① 5x5 window sign	25 Sq. Ft.
② 14"x8" sign	20 12.5 Sq. Ft.
③ 4x4 window lettering	16 Sq. Ft.
④ 2x2 window lettering	4 Sq. Ft.
5 - 1x1 1/2 poles	5 5.9 Sq. Ft.

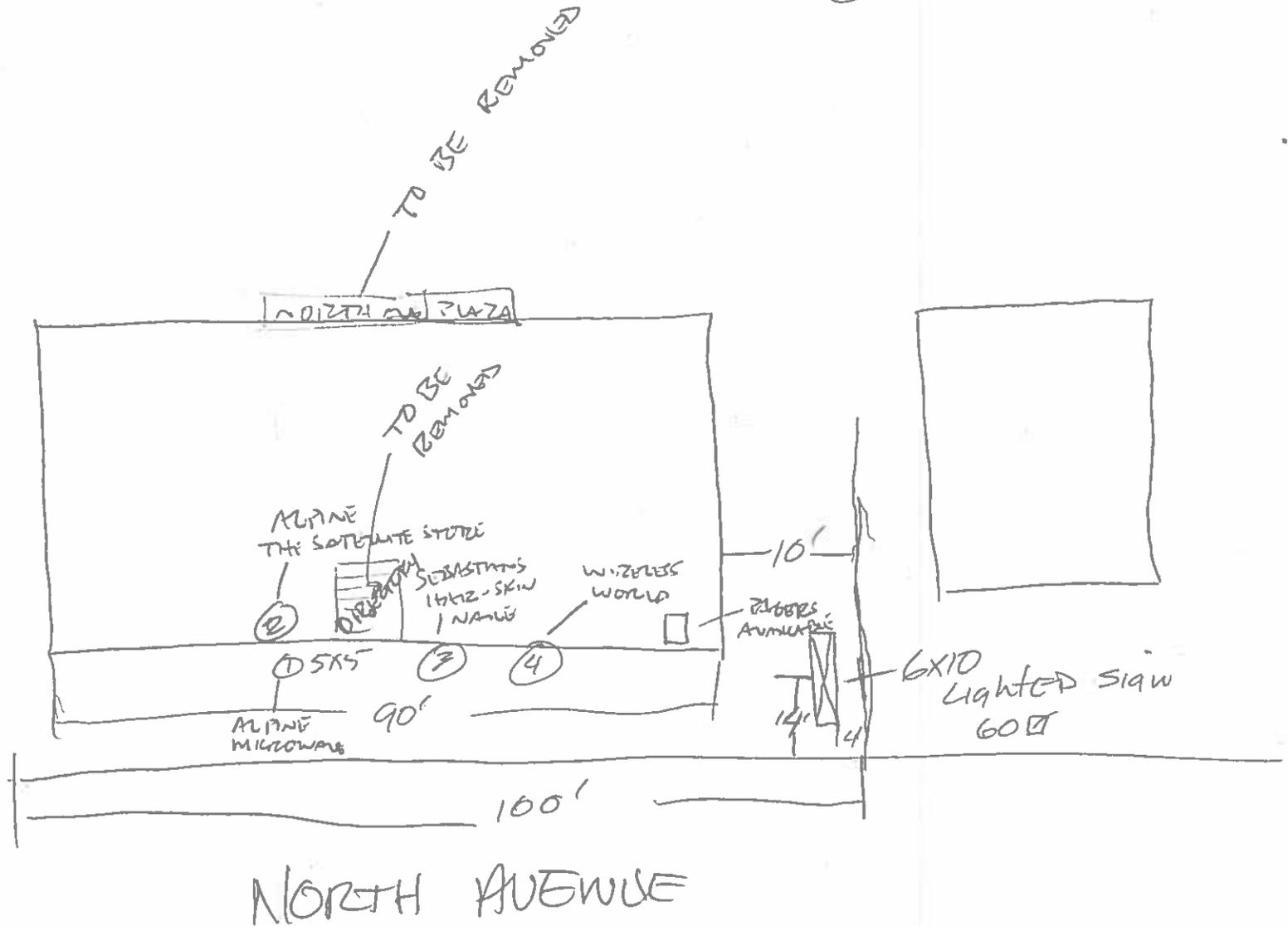
● FOR OFFICE USE ONLY ●	
Signage Allowed on Parcel:	
Building	<u>180</u> Sq. Ft.
Free-Standing	<u>150</u> Sq. Ft.
Total Allowed:	<u>180</u> Sq. Ft.

COMMENTS: EXISTING signs on pole would all come down there would also BE changes on signs on Building (SEE NOTE ABOVE)

NOTE: No sign may exceed 300 square feet. A separate sign clearance is required for each sign. Attach a sketch of proposed and existing signage including types, dimensions, lettering, abutting streets, alleys, easements, property lines, and locations. **A SEPARATE PERMIT FROM THE BUILDING DEPARTMENT IS REQUIRED.**

[Signature] 12/3/98 Bill Nally 2-24-98
Applicant's Signature Date Community Development Approval Date
3/99

- ① 5x5 wall sign
- ② 19x8' wall sign
- ③ 4x4' window lettering
- ④ 2x2 window lettering



242-5324

72.001 in



120.287 in

6x10

