



EX

# SIGN CLEARANCE

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

Clearance No. \_\_\_\_\_  
Date Submitted 12/14/99  
FEE \$ 25  
Tax Schedule 2945-034-18-002  
Zone PB

BUSINESS NAME Hi Fashion Fabrics  
STREET ADDRESS 2586 ~~Atkinson~~ FRd  
PROPERTY OWNER AV30 LTD  
OWNER ADDRESS Same

CONTRACTOR Budia Signs  
LICENSE NO. ~~2990100~~  
ADDRESS 1055 Ute Ave  
TELEPHONE NO. 245-7700

- 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 48 Square Feet
- (1,2,4) Building Facade 200 Linear Feet
- (1 - 4) Street Frontage 400 Linear Feet
- (2 - 5) Height to Top of Sign 10 Feet Clearance to Grade 12 Feet
- (5) Distance from all Existing Off-Premise Signs within 600 Feet \_\_\_\_\_ Feet

Existing Signage/Type:	
Flush wall	96 Sq. Ft.
Free standing	16 Sq. Ft.
	Sq. Ft.
Total Existing:	Sq. Ft.

● FOR OFFICE USE ONLY ●	
Signage Allowed on Parcel:	<u>160</u> <sup>for entire site.</sup> Sq. Ft.
Building	Sq. Ft.
Free-Standing	Sq. Ft.
Total Allowed:	<u>160</u> Sq. Ft.

COMMENTS: Minor change to the final Plan approved on 12-7-99 in accordance with Sec. 7-56 of the Zoning & Development Code, to allow an additional 48 sq. ft. of signage.

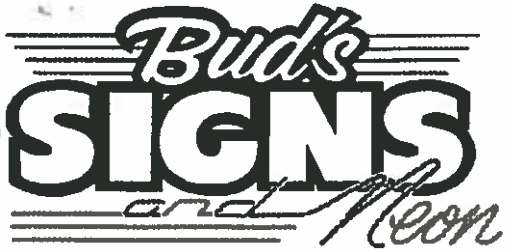
NOTE: No sign may exceed 300 square feet. A separate sign clearance is required for each sign. Attach a sketch of proposed and existing signage including types, dimensions, lettering, abutting streets, alleys, easements, property lines, and locations. **A SEPARATE PERMIT FROM THE BUILDING DEPARTMENT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

Edward J. Canary  
Applicant's Signature

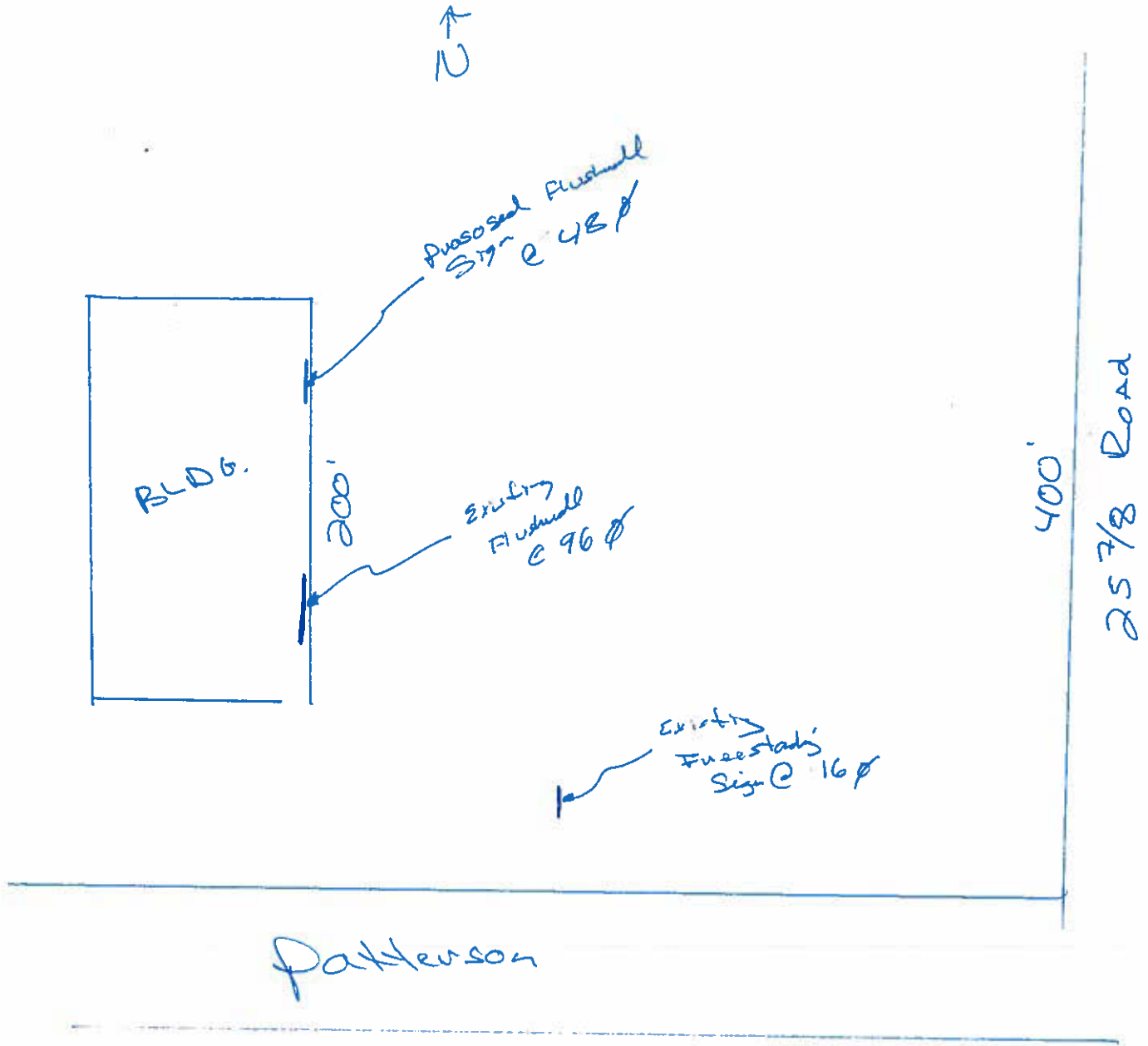
12/14/99  
Date

[Signature]  
Community Development Approval

12/14/99  
Date



We Do Signs RIGHT!



4'x12'

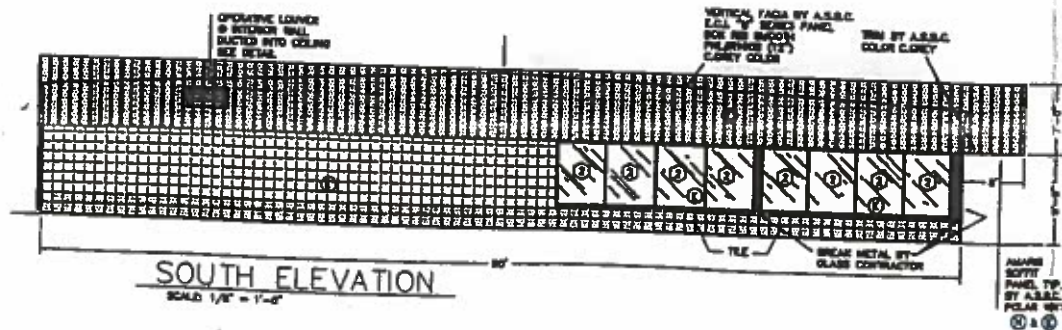
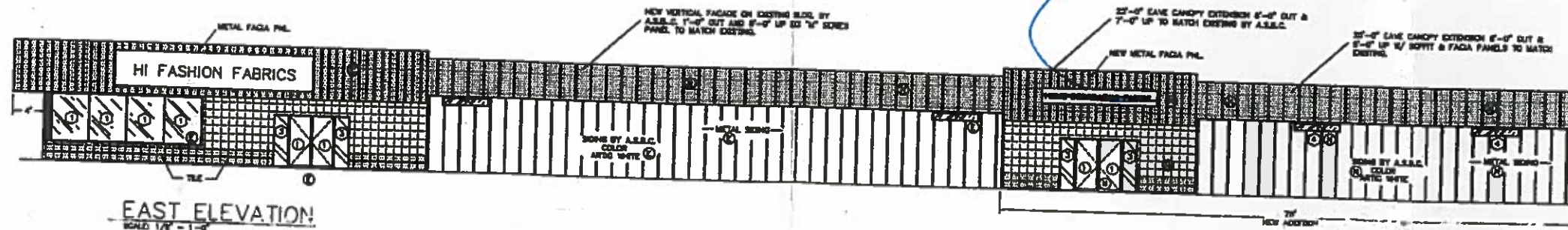
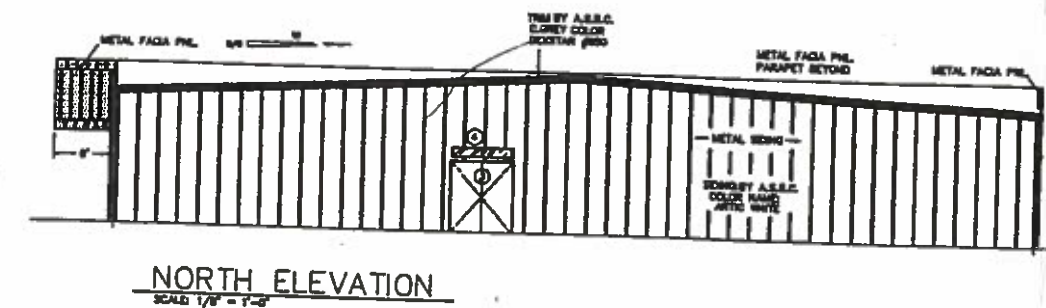
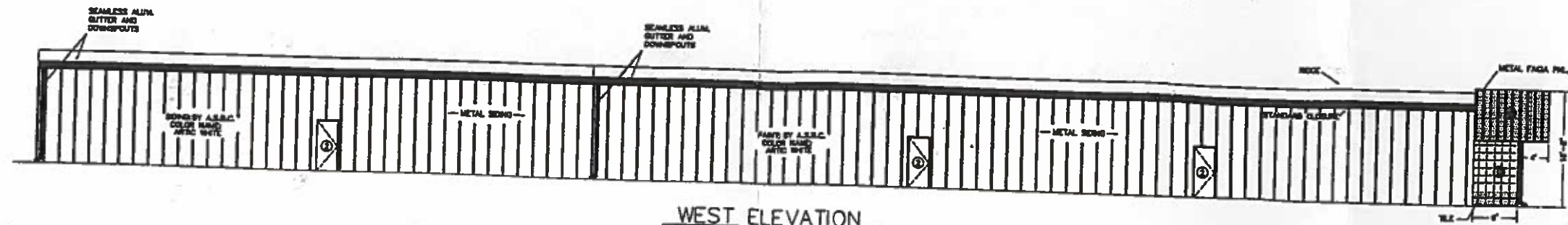
48¢

**Hi Fashion**

**HOME DECORATING &  
UPHOLSTERY FABRICS**



D:\PROJECT\629-HFF\1269\1269a2.dwg Tue Feb 23 12:00:30 1999



*Proposed Sign  
See Attached  
for Sign Copy*

FIELD		T&G CHESTERFIELD CHESTERFIELD COLOR NAME MICA COLOR # 4800 SIZE 12" x 12"
ACCENT		T&G FLUSH BRICK KEPTON COLOR NAME ORCH COLOR # 0047 SIZE 15" x 15"

**WINDOW SCHEDULE**

- ① — 2'-0" THERMO-pane fixed window
- ② — 2'-0" THERMO-pane fixed window
- ③ — 2'-0" THERMO-pane fixed window tempered
- ④ — 6'-0" HORIZONTAL SLIDING WINDOW

**LEGEND**

- ⊙ — NEW
- ⊖ — EXISTING

REVISIONS	BY

DRAWN
CHECKED
DATE
2-23-99
FILE NUMBER
1269A2.DWG
JOB NUMBER
1269

**FORD CONSTRUCTION COMPANY, INC.**  
 714 Arroyo Road #A • Grand Jct., CO 81506  
 Phone (970) 245-9343 • Fax (970) 245-5090

**HI FASHION FABRICS**  
 2586 Patterson Road  
 Grand Junction, CO