



SIGN CLEARANCE

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

Clearance No.	_____
Date Submitted	<u>11/1/00</u>
Fee \$	<u>25.00</u>
Zone	<u>RMF-24</u>

TAX SCHEDULE <u>2945-122-00-074</u>	CONTRACTOR <u>Angel Sign Co.</u>
BUSINESS NAME <u>Karsten Prosthetic Laboratories</u>	LICENSE NO. <u>22008790</u>
STREET ADDRESS <u>2140 N. 12th</u>	ADDRESS <u>590 N. Westgate Dr. Unit C</u>
PROPERTY OWNER <u>Brian Karsten</u>	TELEPHONE NO. <u>(970) 244-8934</u>
OWNER ADDRESS <u>2140 N. 12th</u>	CONTACT PERSON <u>Hassie Baker</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: 32 Square Feet
 (1,2,4) Building Façade: 31 Linear Feet
 (1 - 4) Street Frontage: 4950 Linear Feet
 (2 - 5) Height to Top of Sign: ~~10.5~~ 8 Feet Clearance to Grade: 4 Feet
 (5) Distance from all Existing Off-Premise Signs within 600 Feet: Feet

EXISTING SIGNAGE/TYPE:	
_____	_____ Sq. Ft.
_____	_____ Sq. Ft.
_____	_____ Sq. Ft.
_____	_____ Sq. Ft.
Total Existing:	_____ Sq. Ft.

● FOR OFFICE USE ONLY ●	
Signage Allowed on Parcel:	
Building	<u> </u> Sq. Ft.
Free-Standing	<u> </u> Sq. Ft.
Total Allowed:	<u>3275</u> Sq. Ft.

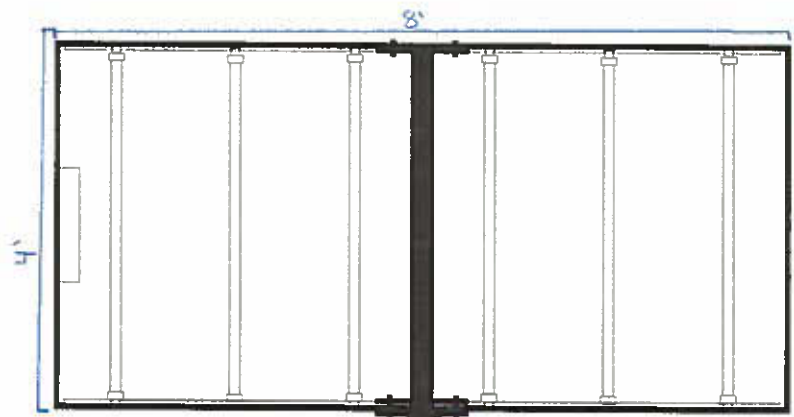
LEARN NONCONFORMING USE - SIGN REPLACEMENTS MUST MEET RMF-24 STANDARDS UNLESS PROPOSED IS REZONED
 COMMENTS: Existing freestanding sign will be removed. Sign cannot exceed 8 feet in height.

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.

Hassie Baker 11-1-00 Bill Null 11-15-00
 Applicant's Signature Date Community Development Approval Date

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



 **Karsten Prosthetic
Laboratories, Inc.**
Custom Artificial Limbs
2110 N. 12th.

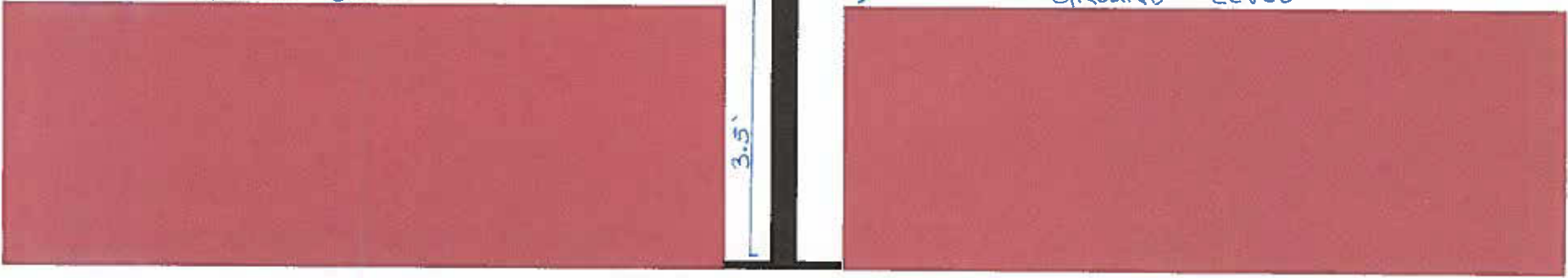
*4' to per
phone
convention*

GROUND LEVEL

GROUND LEVEL

10.5'

3.5'



**Karsten Prosthetics
Building**

**Adams Quick Print
Building**

31'

**Proposed
Sign**

**Parking
Area**

**Parking
Area**

41'

49'

12th Street

