



SIGN CLEARANCE

(B)

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

Clearance No. 55978
Date Submitted 5-1-96
FEE \$ _____
Tax Schedule 2701-363-27-001
Zone H.O.

BUSINESS NAME PIZZA HUT
STREET ADDRESS 705 HORIZON DR.
PROPERTY OWNER MCGOVERN ENT
OWNER ADDRESS 101 S. 3 RD.

CONTRACTOR BUD'S SIGNS
LICENSE NO. 2960112
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

- (- 5) Area of Proposed Sign 78 Square Feet
- (1,2,4) Building Facade 63 Linear Feet (G.R.O.) (35' HORIZON)
- (1 - 4) Street Frontage 143 Linear Feet (G.R.O.) (144' HORIZON)
- (2,4,5) Height to Top of Sign _____ Feet Clearance to Grade _____ Feet
- (5) Distance from all Existing Off-Premise Signs within 600 Feet _____ Feet

Existing Signage/Type:	
<u>FREESTANDING</u>	<u>80</u> Sq. Ft.
<u>FLUSH WALL/ROOF</u>	<u>78</u> Sq. Ft.
	Sq. Ft.
Total Existing:	<u>158</u> Sq. Ft.

● FOR OFFICE USE ONLY ●	
Signage Allowed on Parcel: <u>HORIZON DR.</u>	
Building	<u>70</u> Sq. Ft.
Free-Standing	<u>216</u> Sq. Ft.
Total Allowed:	<u>216</u> Sq. Ft.

COMMENTS: 8' TRANSFERRED FROM BUILDING FACADE ON G ROAD FRONTAGE

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] 5-1-96 Bill Neth 5-2-96
 Applicant's Signature Date Community Development Approval Date

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



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- 5) Area of Proposed Sign 78 Square Feet
- (1,2,4) Building Facade 63 Linear Feet (G RD.) (35' HORIZON DR.)
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- (2,4,5) Height to Top of Sign _____ Feet Clearance to Grade _____ Feet
- (5) Distance from all Existing Off-Premise Signs within 600 Feet _____ Feet

Existing Signage/Type:	
<u>FREE STANDING</u>	<u>80</u> Sq. Ft.
	Sq. Ft.
	Sq. Ft.
Total Existing:	<u>0</u> 80 Sq. Ft.

● FOR OFFICE USE ONLY ●		
Signage Allowed on Parcel: <u>G ROAD</u>		
Building	<u>126</u>	Sq. Ft.
Free-Standing	<u>107</u>	Sq. Ft.
Total Allowed:	<u>126</u>	Sq. Ft.

COMMENTS: G ROAD FRONTAGE; 8' TRANSFERRED TO HORIZON DRIVE SIDE FOR SIGN ON OPPOSITE SIDE OF BUILDING

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.**

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Applicant's Signature Date Community Development Approval Date

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SITE PLAN

