



SIGN ~~CLEARANCE~~ ^{PERMIT}



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

Clearance No. _____
Date Submitted _____
FEE \$ ~~2000~~ Pd w/ Minor Change NC 96-186
Tax Schedule 2945-141-06-024
Zone PR

BUSINESS NAME University Haus Apts. CONTRACTOR VALLEY SIGNS, INC.
STREET ADDRESS 1102 Belford LICENSE NO. 2930666
PROPERTY OWNER Vostatek Construction ADDRESS 1008 3RD AVE
OWNER ADDRESS 3439 Grand Valley Canal TELEPHONE NO. 245-8290
Clifton CO 81520

- 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 18 Square Feet
- (1,2,4) Building Facade _____ Linear Feet
- (1 - 4) Street Frontage _____ Linear Feet
- (2,4,5) Height to Top of Sign 3 Feet Clearance to Grade _____ Feet
- (5) Distance from all Existing Off-Premise Signs within 600 Feet _____ Feet

Existing Signage/Type:	
	Sq. Ft.
	Sq. Ft.
	Sq. Ft.
Total Existing:	Sq. Ft.

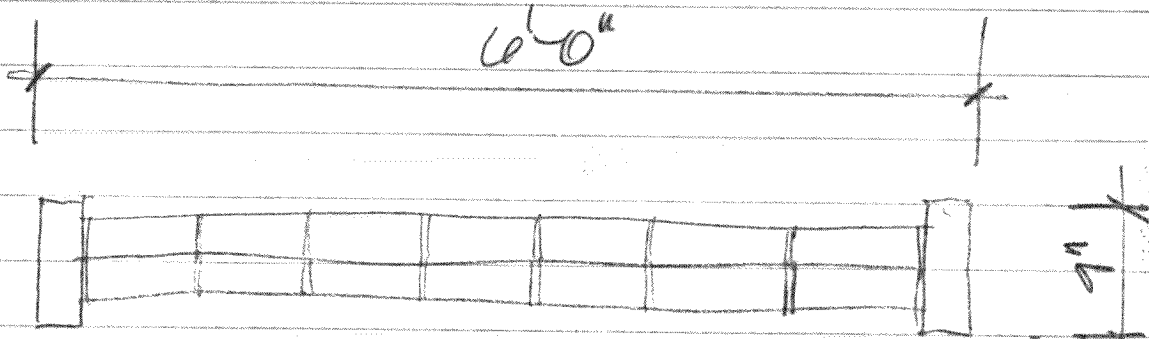
● FOR OFFICE USE ONLY ●	
Signage Allowed on Parcel:	
Building	Sq. Ft.
Free-Standing	Sq. Ft.
Total Allowed:	<u>32'</u> Sq. Ft.

COMMENTS: _____

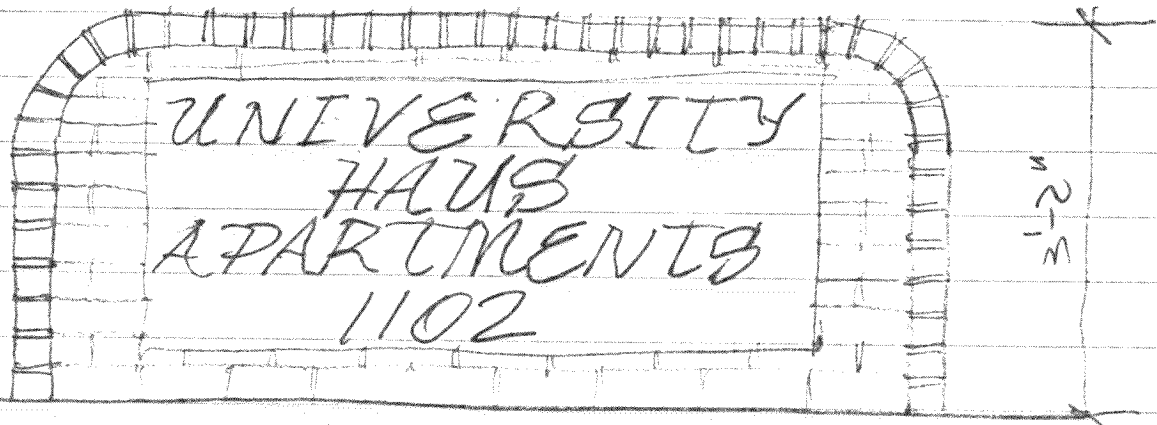
NOTE: No sign may exceed 300 square feet. A separate sign clearance is required for each sign. Attach a sketch of proposed and existing signage including types, dimensions, lettering, abutting streets, alleys, easements, property lines, and locations. A SEPARATE PERMIT FROM THE BUILDING DEPARTMENT IS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

Gerry Crum
 Applicant's Signature _____ Date 9/10/96
Kirsten K. Williams
 Community Development Approval _____ Date 9/6/96

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



PLAN



ELEVATION

8/5/96

EXISTING SIDEWALK TO
REMAIN - PAVED AND BEING

CONC. EDGING CURB (TYP)

ASPEN (2) (+) (+)
WOOD CHIPS
OREGON GRAPE (2) (+)
LILIPER BROADLEAF (2)

PLANTER
GRASS
OREGON GRAPE (2) (+)
JUNIPER BROADLEAF (2) (+)

CONC WALK

1ST FLOOR FIN. ELEV - 100.0
(ON EXISTING FOUNDATION)
ASPHALTIC BUILT-UP ROOF

PROPOSED 2-5 STORY APARTMENT
BUILDING

45'-0"

70'-0"

SLOPE

SLOPE

SCUPPER W/DRAIN



RAMP

+99.4'

DRIVE

15'-0"

SLOPE

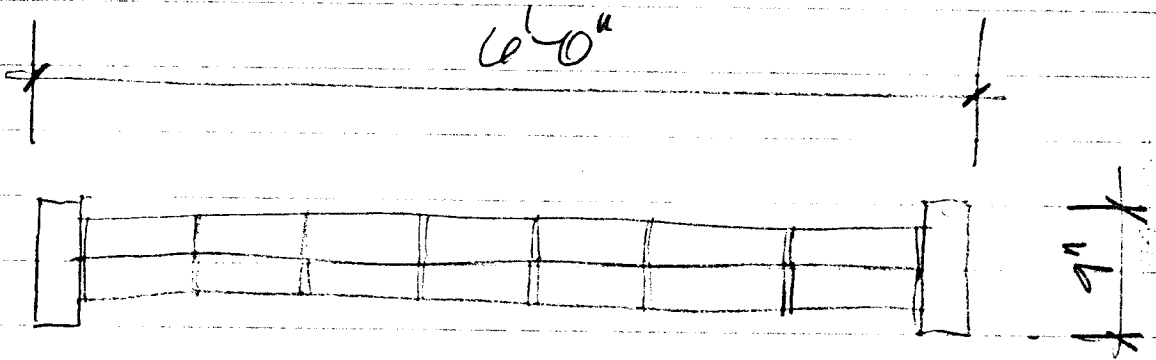
SLOPE

SLOPE

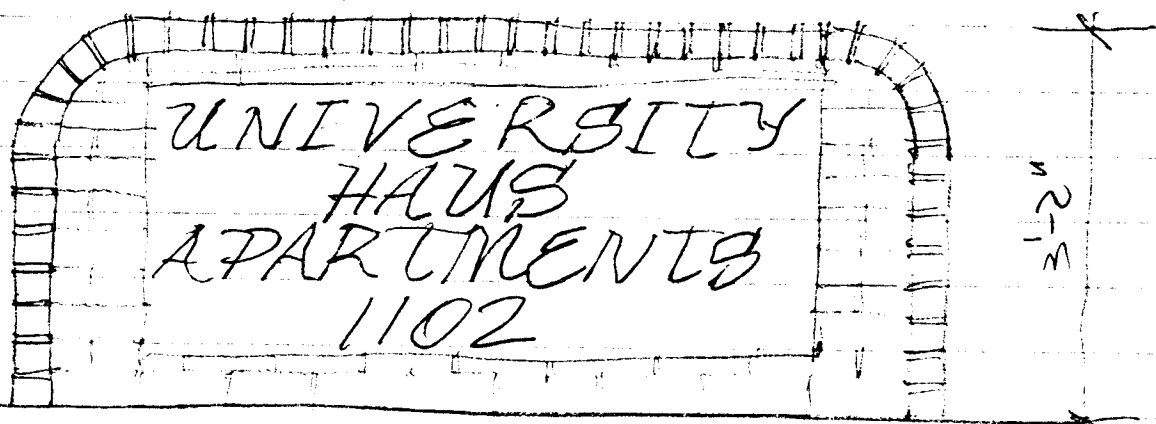
GRASS

GRASS





PLAN



ELEVATION

8/5/96

RAMP

+99.4'

+99.9'

SCUPPER W/ DOWN-POUT

SLOPE

SLOPE

SLOPE

SLOPE

15'-0"

70'-0"

45'-0"

15'-0"

PROPOSED 2-STORY APARTMENT BUILDING

1ST FLOOR FIN. ELEV - 100.0'
(ON EXISTING FOUNDATION)

ASPHALTIC BUILT-UP ROOF

GRASS

GRASS

SLOPE

SLOPE

CONC WALK

GRASS

OREGON GRAPE (2)

JUNIPER BROADLEAF (2)

PLANTER

SIGN

ASPEN (2)

WOOD CHIPS

OREGON GRAPE (2)

JUNIPER BROADLEAF (4)

CONC EDGING CURB (TYP)

EXISTING SIDEWALK TO
REMAIN - PATCH AS REQ'D