



SIGN CLEARANCE



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

Clearance No. 58434
 Date Submitted 9-17-96
 FEE \$ 25⁰⁰
 Tax Schedule 2943-181-13-003
 Zone C-1

BUSINESS NAME NORTH AVE. PLAZA CONTRACTOR Bud's SIGNS
 STREET ADDRESS 2885 NORTH AVE. LICENSE NO. 296012
 PROPERTY OWNER SCOTTY INVESTMENTS, LLP ADDRESS 1055 UTE AVE.
 OWNER ADDRESS 405 PITKIN 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 80 Square Feet
- (1,2,4) Building Facade 139 Linear Feet
- (1 - 4) Street Frontage 118 Linear Feet
- (2,4,5) Height to Top of Sign 25 Feet Clearance to Grade 15 Feet
- (5) Distance from all Existing Off-Premise Signs within 600 Feet _____ Feet

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

● FOR OFFICE USE ONLY ●	
Signage Allowed on Parcel:	
Building	<u>278</u> Sq. Ft.
Free-Standing	<u>177</u> 178 Sq. Ft.
Total Allowed:	<u>278</u> Sq. Ft.

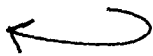
COMMENTS: 198 # remaining allowance

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.**

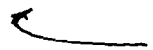
[Signature] 9-17-96 [Signature] 9/17/96
 Applicant's Signature Date Community Development Approval Date

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

WAL-MART

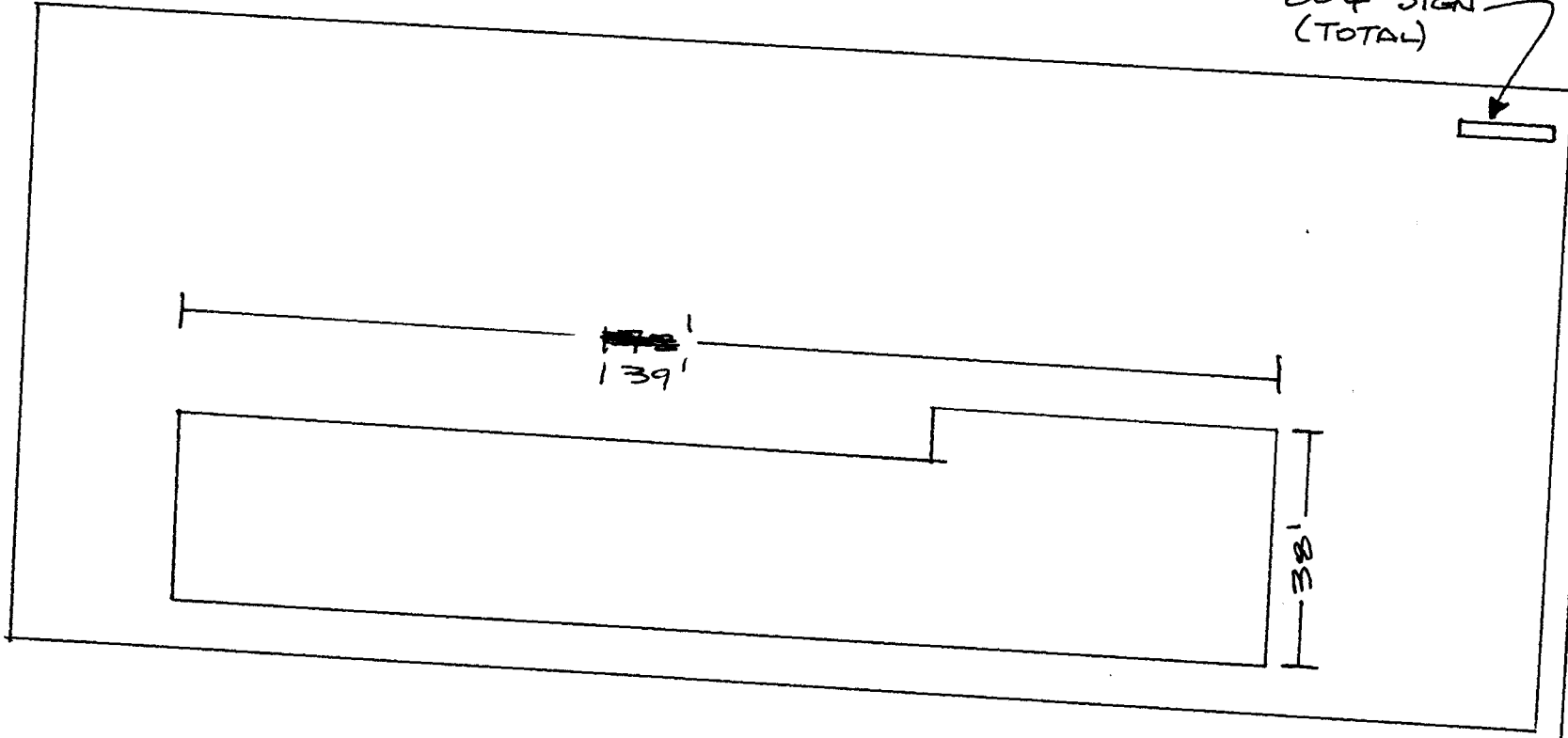


PAYLESS
SIDES



ACCEPTED KLA 9/19/96
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

80' SIGN
(TOTAL)



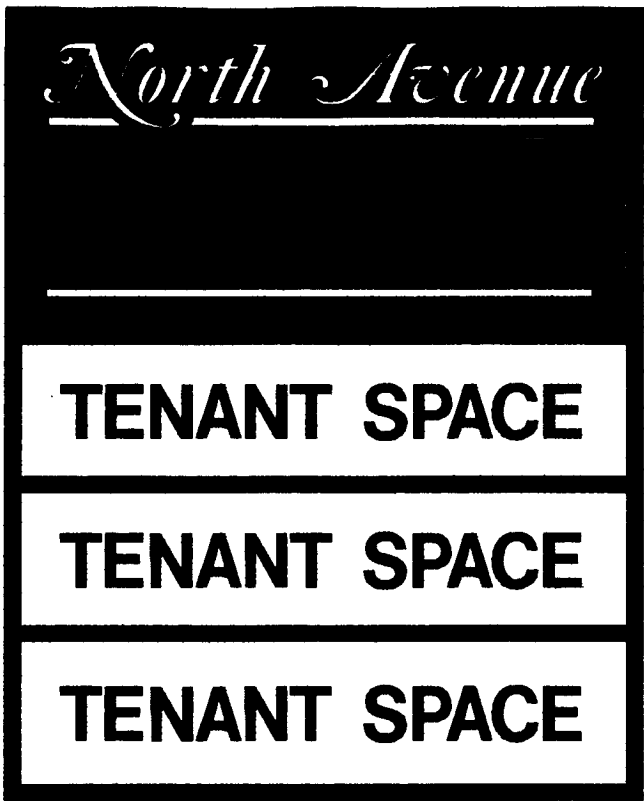
118'

139'

38'

← NORTH AVE →

← NORTH →



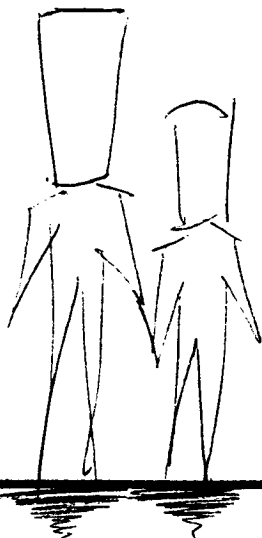
32¢

80¢
TOTAL

48¢

POSS. 4 TENANTS

w/ same sf



Bal '96