



SIGN CLEARANCE

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

Clearance No. U3208
 Date Submitted 12/3/97
 FEE \$ 25.00
 Tax Schedule 2945-143-12-016
 Zone B-3

BUSINESS NAME Colo Comm FIRST BANK CONTRACTOR Western Neon SIGN
 STREET ADDRESS 200 Road Av. LICENSE NO. 2970446
 PROPERTY OWNER CITY MARKET ADDRESS 2495 Industrial
 OWNER ADDRESS 200 Road Av. TELEPHONE NO. 242-7843

- 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 32 Square Feet
- (1,2,4) Building Facade 280 Linear Feet
- (1 - 4) Street Frontage EBL Linear Feet 350'
- (2,4,5) Height to Top of Sign 20' Feet Clearance to Grade 16 Feet
- (5) Distance from all Existing Off-Premise Signs within 600 Feet - Feet

Existing Signage/Type:	
CITY MARKET	132.5 Sq. Ft.
FOOD & PHARMACY	32 Sq. Ft.
PLEX LETTERS	38 Sq. Ft.
Total Existing:	202.5 Sq. Ft.

● FOR OFFICE USE ONLY ●	
Signage Allowed on Parcel:	1st Street
Building	560 Sq. Ft.
Free-Standing	525 Sq. Ft.
Total Allowed:	560 Sq. Ft.

COMMENTS: freestanding (white & road) 52
254.5

assign freestanding at NW corner to white Ave

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 Kowalski 12-3-97 Kirsten K. Albeck 12/5/97
 Applicant's Signature Date Community Development Approval Date

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



1st

52 # (freestanding)

38 # (wall)

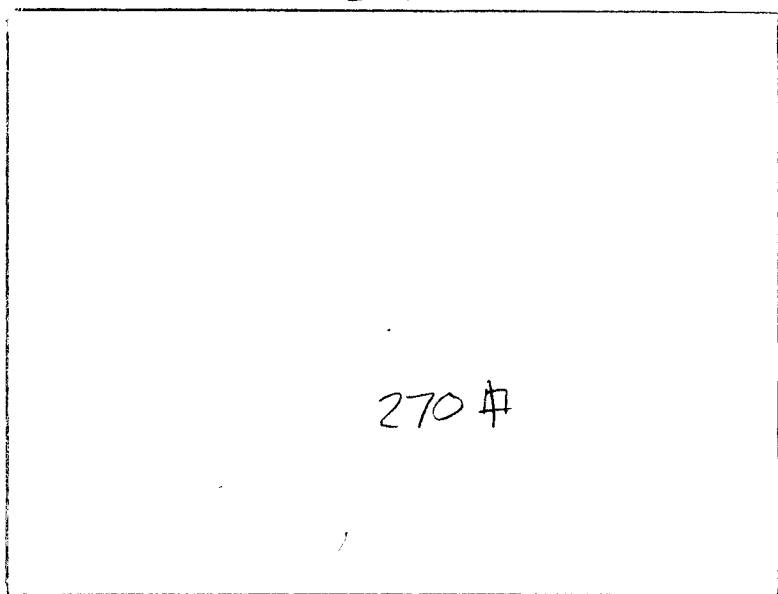
164.5 # (wall)

254.5 #

27'

1ST.
~~MAIN~~ 1/2 WHITE

1st St

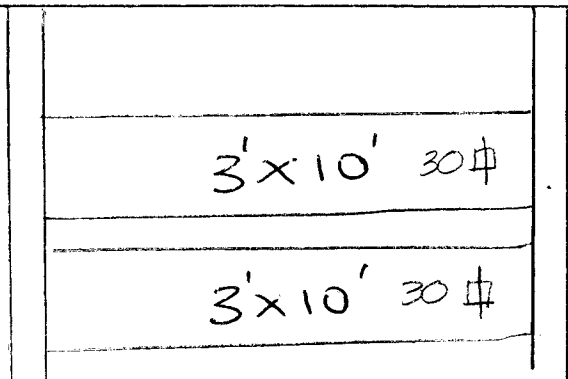


10'

270 #

WHITE

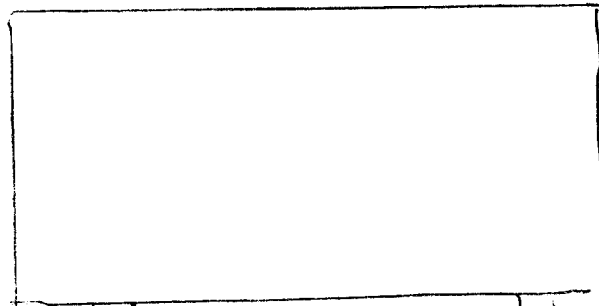
330 #



3' x 10' 30 #

3' x 10' 30 #

11'



44 #

4'-1"

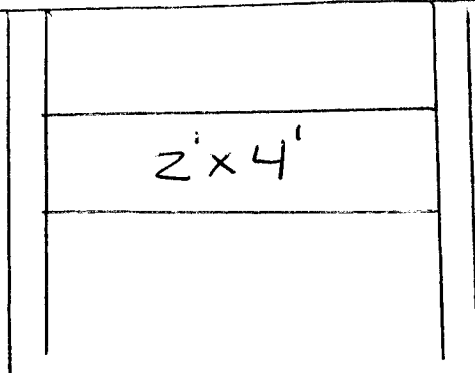
- ROAD 1/2 1ST.

1ST STREET

2' x 4'

5 #

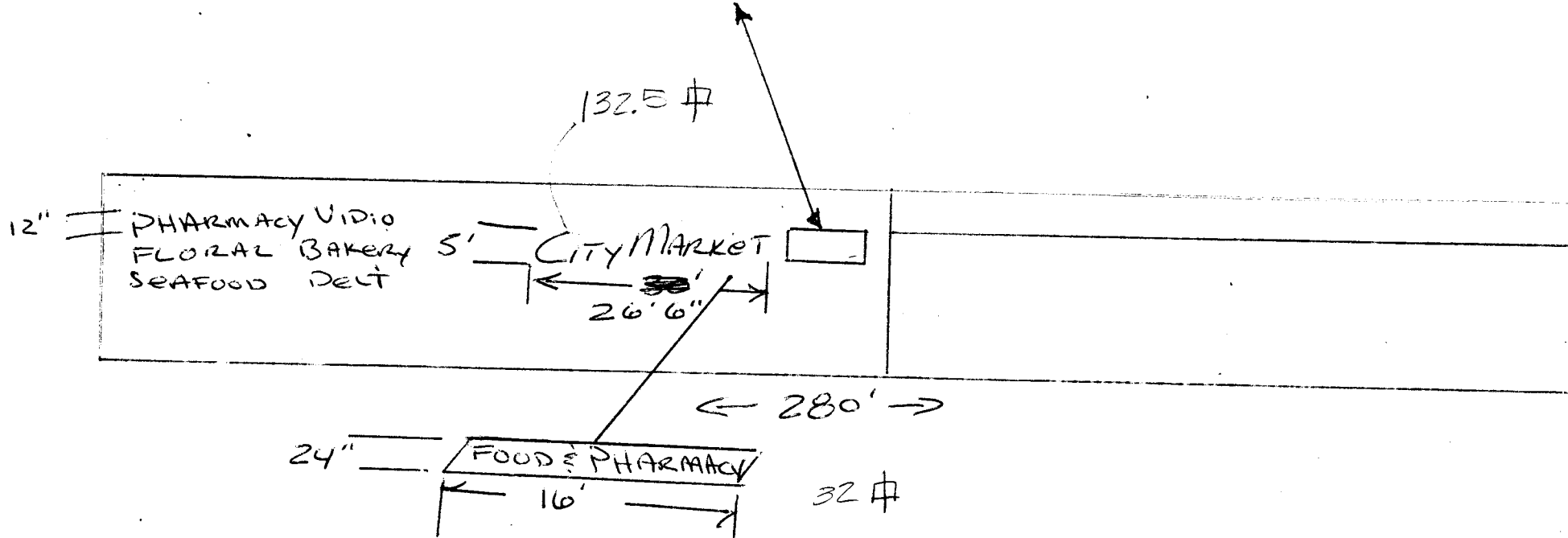
52 #





CITY MARKET

A S/F ILLUMINATED DISPLAY



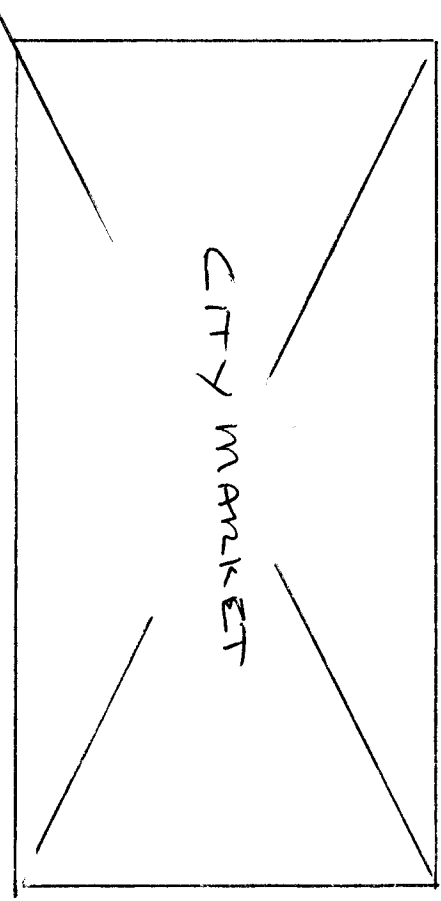
WHITE 480' lot frontage -

fs. allowance - 360 #
wall - 450 #
Vitr. total - 450 #

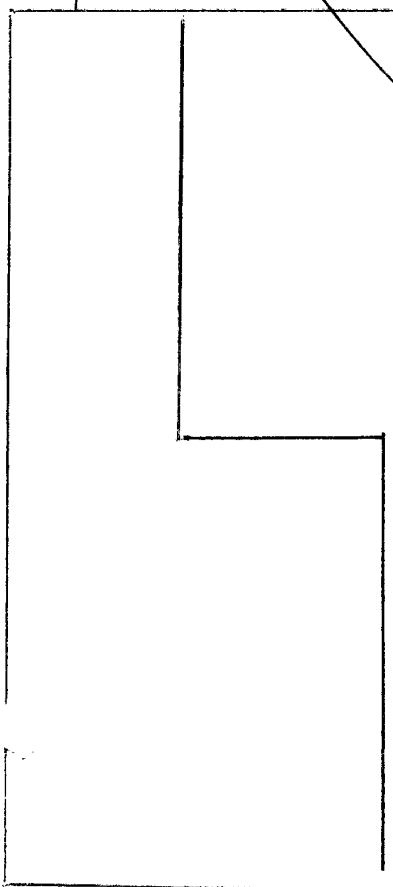
350'

PARKING LOT

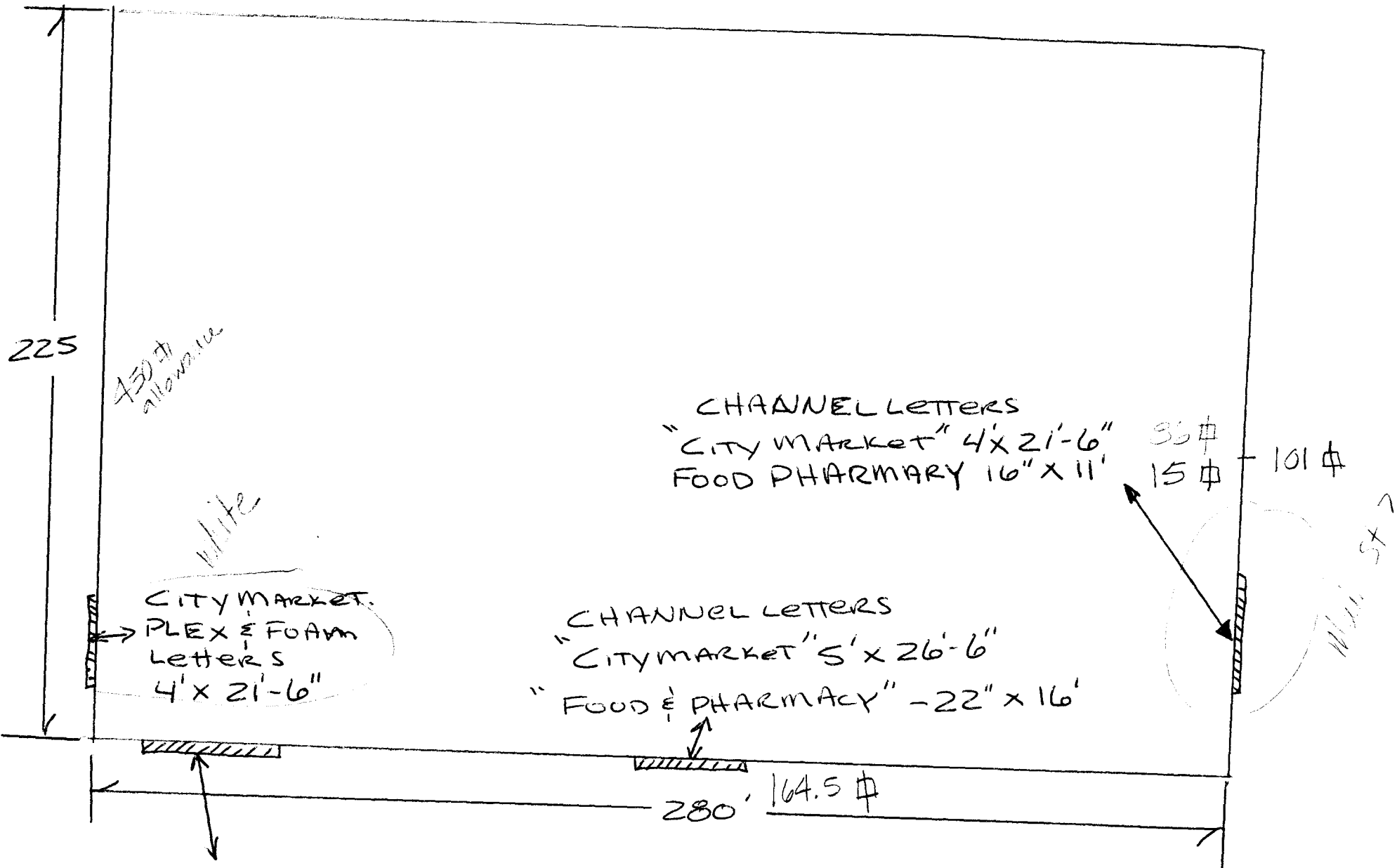
CITY MARKET



~~AA - 200' AV~~



MAIN



18" PLEX LETTERS.
 PHARMACY, VIDEO
 FL RAL, BAKERY,
 SEAFOOD, DELI } How long?
 35 #

