



SIGN CLEARANCE

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

Clearance No. 60911
Date Submitted 6/16/97
FEE \$ 25.00
Tax Schedule 2945-103-34-001
Zone C-2

BUSINESS NAME ART DEPOT
STREET ADDRESS 527 BOGART LN.
PROPERTY OWNER JACK BOGART
OWNER ADDRESS 527 BOGART LN.

CONTRACTOR SIGN GALLERY, INC
LICENSE NO. _____
ADDRESS 1048 INDEPENDENT AVE. A-109
TELEPHONE NO. _____

- 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 98 Square Feet
- (1,2,4) Building Facade 100 Linear Feet
- (1 - 4) Street Frontage 252 Linear Feet
- (2,4,5) Height to Top of Sign 22 Feet Clearance to Grade 8 Feet
- (5) Distance from all Existing Off-Premise Signs within 600 Feet _____ Feet

Existing Signage/Type:	
NEON "ART DEPOT" ^{15.50} X X2	31.12 Sq. Ft.
NEON "FRAME DEPOT" ^{14.2} X2	28.4 Sq. Ft.
	Sq. Ft.
Total Existing:	59.52 Sq. Ft.

● FOR OFFICE USE ONLY ●		
Signage Allowed on Parcel: <u>Bogart Lane</u>		
Building	<u>200</u>	Sq. Ft.
Free-Standing <u>169.5</u> ¹⁸⁹		Sq. Ft.
Total Allowed:	<u>200</u>	Sq. Ft.

COMMENTS: Existing signage was recalculated ~~more~~ to be more exact.

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.**

Ernest W Smith 6/16/97
Applicant's Signature Date

Mike Pelletier 6/16/97
Community Development Approval Date

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



Art Depot

and
**FRAME
DEPOT**

DISCOUNT

2 V.D. ...
4 V.D. ...

14' FT

7' FT

Ground

Bill

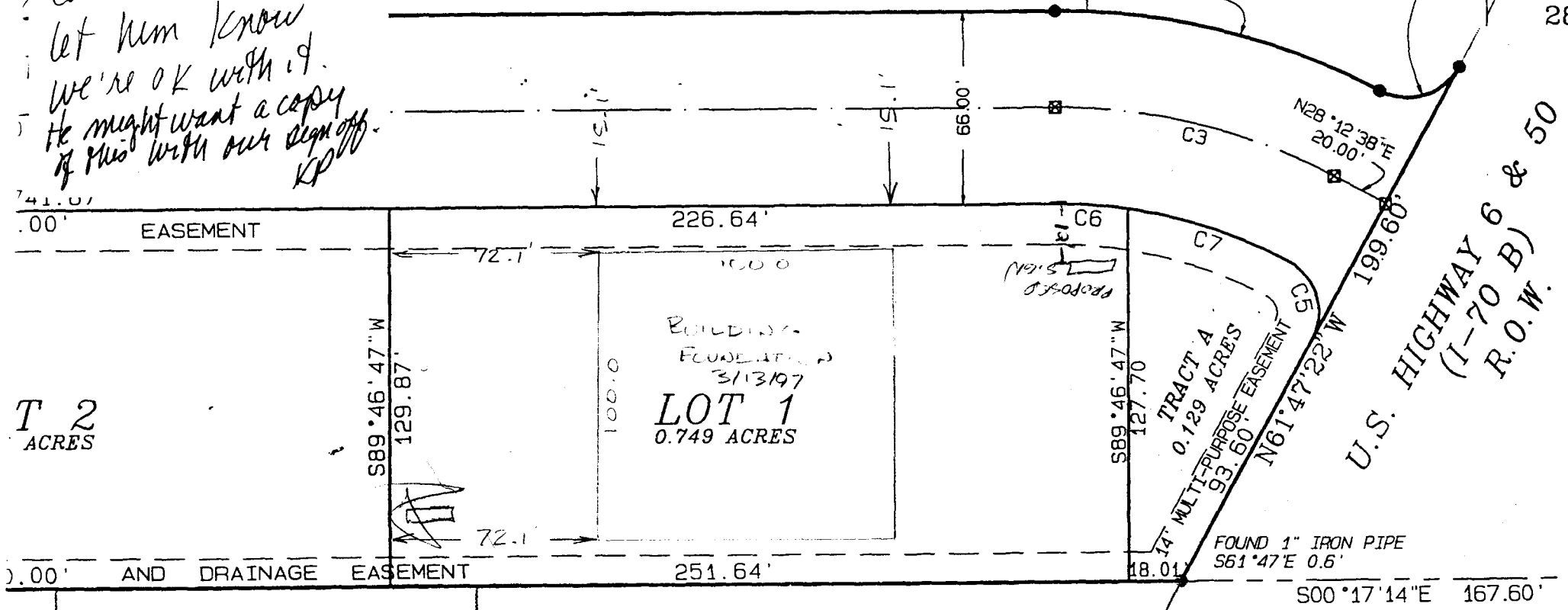
If these set backs
look good please
call Bob Lee &
let him know
we're OK with it.
He might want a copy
of this with our sign off.
KPT

Location of building foundation forms

LKB CORPORATI

$\Delta=28^{\circ}25'51''$
 $R=233.00''$
 $A=115.62'$
 $Ch=S13^{\circ}59'42''W$
114.43'

$\Delta=90^{\circ}00'$
 $R=20.00'$
 $A=31.42'$
 $Ch=S16^{\circ}00'$
28.2



T 2
ACRES

LOT 1
0.749 ACRES

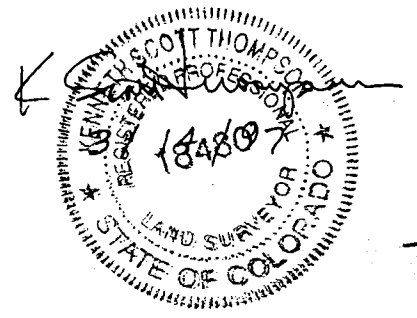
TRACT A
0.129 ACRES

U.S. HIGHWAY 6 & 50
(I-70 B)
R.O.W.

JOSEPH RICHARD WAKEEN

FRED SCHMIDT REALTY ASSOCIATES II

LOT 1 RIVERSIDE SUBDIVISION



90"

24"

Frame ^{3/12"}

Depot

Total
14.20#

24"

90"

↑
P IS 24" TALL

45"

24"
TALL

ART

DEPOT

24"
TALL

Total
15.56 #

80"