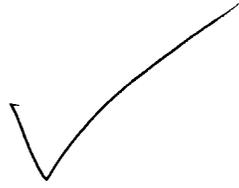




SIGN CLEARANCE



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

Clearance No. 59894
 Date Submitted 4-7-97
 FEE \$ 25.00
 Tax Schedule 2995-109-13-031
 Zone PB

BUSINESS NAME Remax 4000
 STREET ADDRESS 1401 North 1st Street
 PROPERTY OWNER DJLKA Holding Co
 OWNER ADDRESS 1401 North 1st Street

CONTRACTOR Canvas Products Co
 LICENSE NO. 2970181
 ADDRESS 580 25 Rd
 TELEPHONE NO. 242-1453

- 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 16 Square Feet
- (1,2,4) Building Facade 60 Linear Feet South (West Kennedy)
- (1 - 4) Street Frontage N/A Linear Feet cross Kennedy
- (2,4,5) Height to Top of Sign N/A Feet Clearance to Grade N/A Feet
- (5) Distance from all Existing Off-Premise Signs within 600 Feet N/A Feet

Existing Signage/Type:	
Free Standing	
Entrance Sign	2 Sq. Ft.
Free Standing	
* Entrance over door comes off!	Sq. Ft.
Total Existing:	2 Sq. Ft.

● FOR OFFICE USE ONLY ●	
Signage Allowed on Parcel: <u>Kennedy Ave.</u>	
Building	120 Sq. Ft.
Free-Standing	109.5 Sq. Ft.
Total Allowed:	109.5 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.**

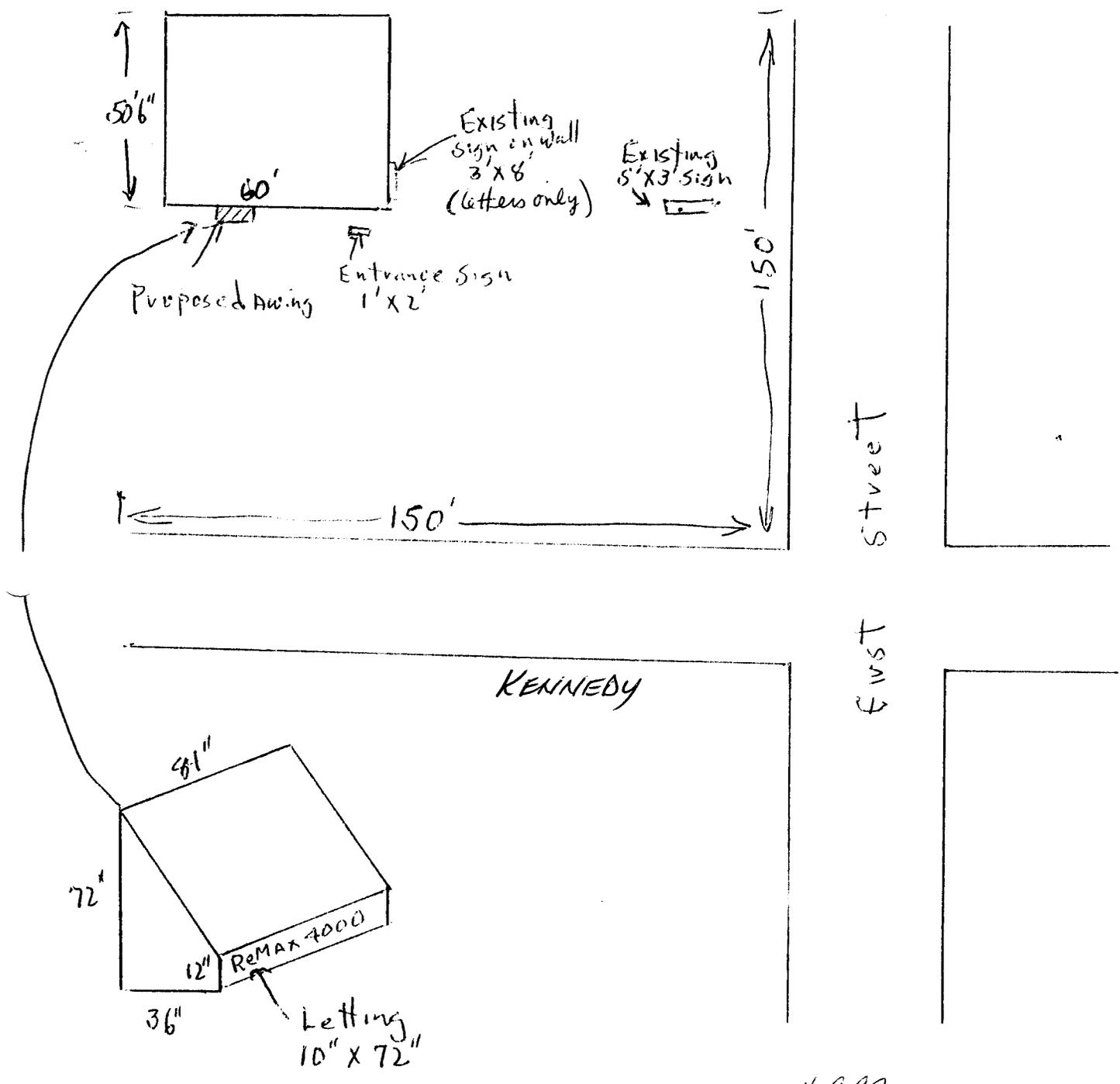
Jan D. [Signature] 4-7-97 [Signature] 4-9-97
 Applicant's Signature Date Community Development Approval Date
 (White: Community Development) (Canary: Applicant) (Pink: Building Dept) (Goldenrod: Code Enforcement)

Andas Products Co
580 245 Rd
Grand Jet, Co 81505
292-1453
Ed Dykstra

Site Plan

REMAX 7000
1401 W. 1st Street
Grand Jet, Co 81501
291 4000
Ed Dyer

North ↑



ACCEPTED MR 4-9-97
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.