



# SIGN CLEARANCE

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

Clearance No. 64860  
Date Submitted 4-14-98  
FEE \$ 2500  
Tax Schedule 2945-143-16-020  
Zone D-3

BUSINESS NAME Colorado Corp Center  
STREET ADDRESS 447/451 Road ave  
PROPERTY OWNER UOS-4  
OWNER ADDRESS 447 Road ave

CONTRACTOR Canvas Products Co  
LICENSE NO. 2980181  
ADDRESS 580 25 Road  
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

- (1 - 5) Area of Proposed Sign 12 Square Feet
- (1,2,4) Building Facade 75 Linear Feet
- (1 - 4) Street Frontage 110 Linear Feet
- (2,4,5) Height to Top of Sign \_\_\_\_\_ Feet Clearance to Grade \_\_\_\_\_ Feet
- (5) Distance from all Existing Off-Premise Signs within 600 Feet \_\_\_\_\_ Feet

Existing Signage/Type:	
	0 Sq. Ft.
	Sq. Ft.
	Sq. Ft.
Total Existing:	0 Sq. Ft.

● FOR OFFICE USE ONLY ●		
Signage Allowed on Parcel:		
Building	150	Sq. Ft.
Free-Standing	165	Sq. Ft.
Total Allowed:	165	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.**

[Signature]      4-14-98      Bill Nellis      4-16-98  
Applicant's Signature      Date      Community Development Approval      Date

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



# SIGN CLEARANCE

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

Clearance No. 101800 44859  
Date Submitted 4-14-98  
FEE \$ 5<sup>00</sup>  
Tax Schedule 2945-143-16-020  
Zone B-3

BUSINESS NAME Valley Office Supply CONTRACTOR Canvas Products Co.  
STREET ADDRESS 447 1/2 Road Ave. LICENSE NO. 2980181  
PROPERTY OWNER UOS - 4 Glenn Dennis ADDRESS 580 25 Road  
OWNER ADDRESS 447 Road Ave 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

- (1 - 5) Area of Proposed Sign 15 Square Feet
- (1,2,4) Building Facade ~~80~~ Linear Feet 75
- (1 - 4) Street Frontage ~~95~~ Linear Feet 110
- (2,4,5) Height to Top of Sign \_\_\_\_\_ Feet Clearance to Grade \_\_\_\_\_ Feet
- (5) Distance from all Existing Off-Premise Signs within 600 Feet \_\_\_\_\_ Feet

Existing Signage/Type:	
<u>CO. COPY CENTER</u>	<u>12</u> Sq. Ft.
	Sq. Ft.
	Sq. Ft.
Total Existing:	<u>12</u> Sq. Ft.

● FOR OFFICE USE ONLY ●	
Signage Allowed on Parcel:	
Building	<u>150</u> Sq. Ft.
Free-Standing	<u>165</u> Sq. Ft.
Total Allowed:	<u>165</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.**

[Signature] 4-14-98 Bill Neth 4-16-98  
Applicant's Signature      Date      Community Development Approval      Date

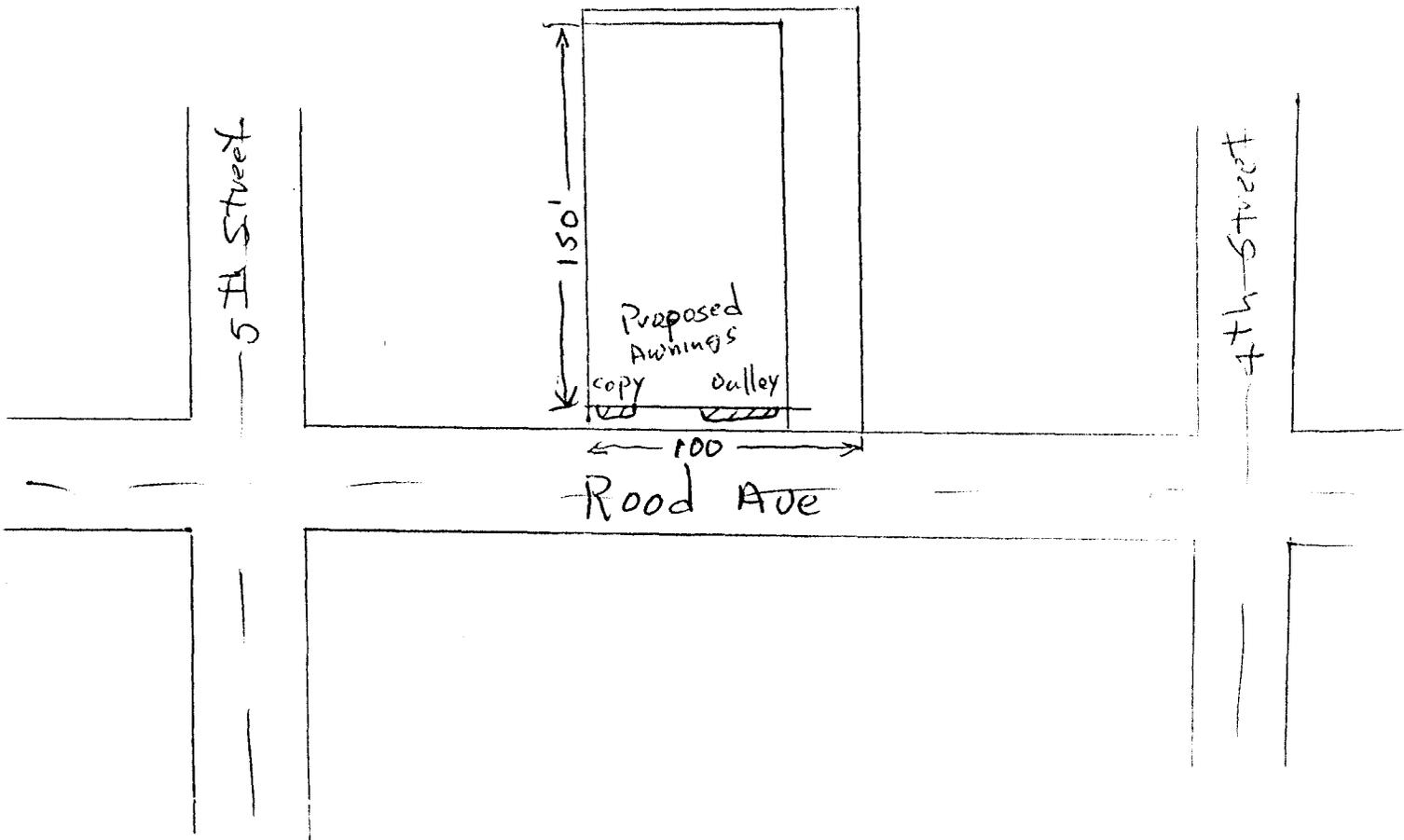
(White: Community Development)      (Canary: Applicant)      (Pink: Building Dept)      (Goldenrod: Code Enforcement)

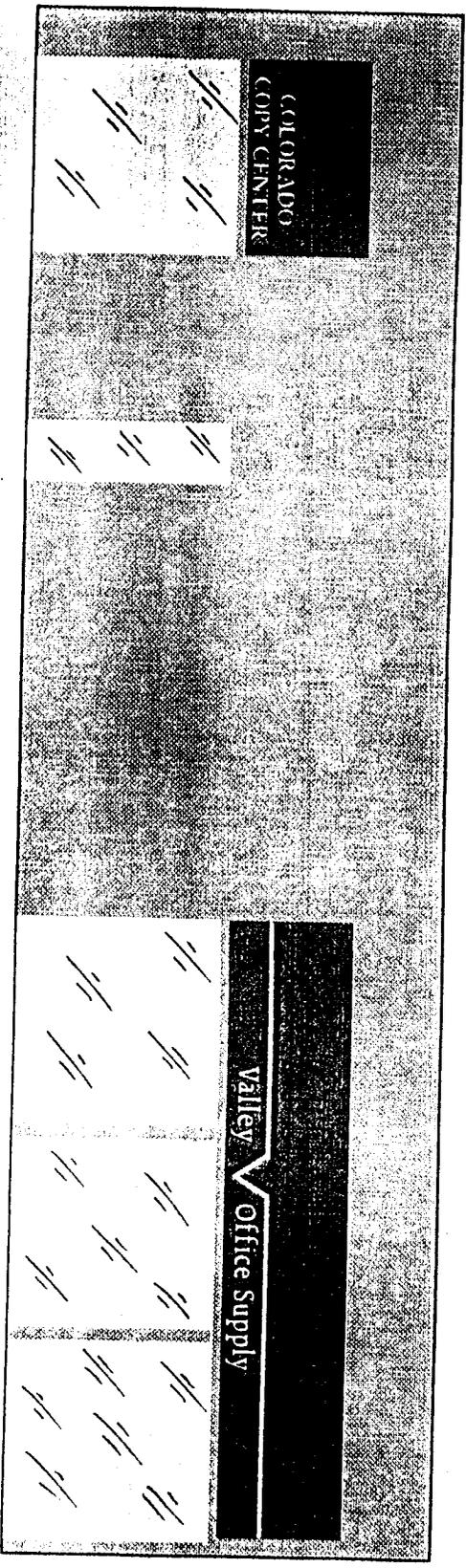
Canvas Products Co  
580 25 Road  
Tom Dykstra  
242-1453

# Site Plan

Valley Office Supply  
OR  
Colorado Copy Center  
447 Road Ave  
451 Road Ave

North  
↓





# FRONT ELEVATION

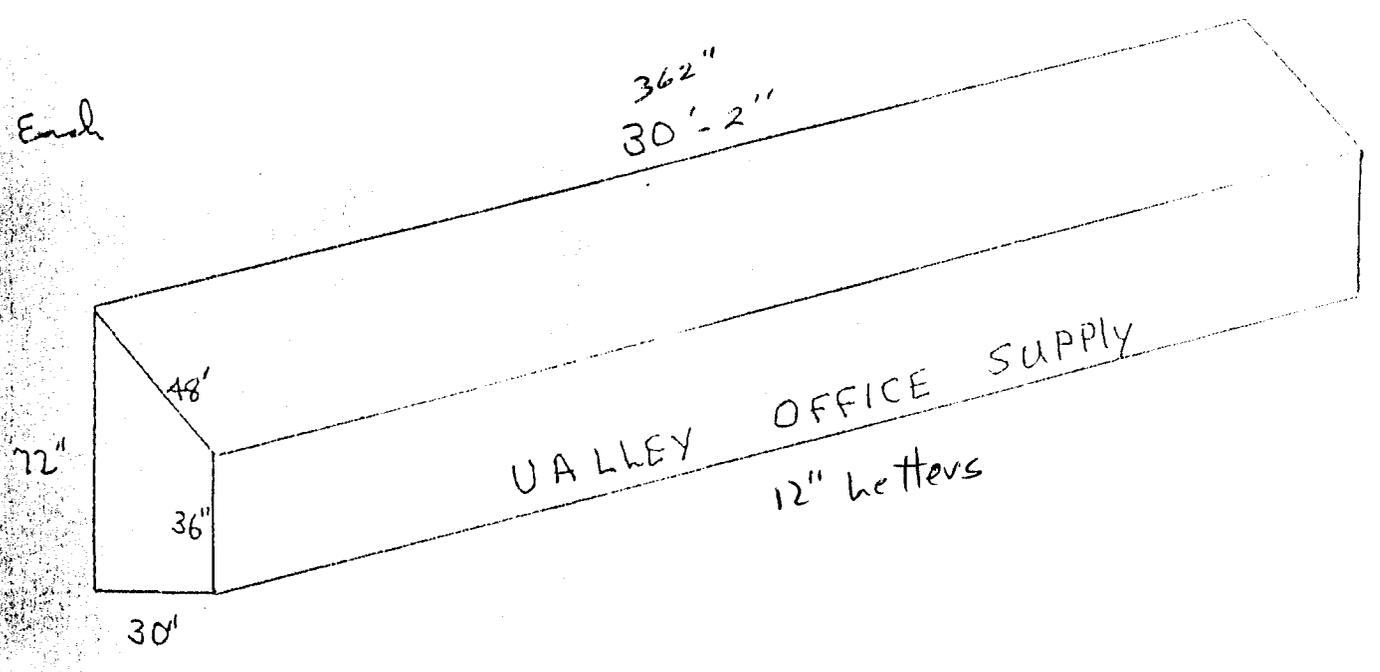


**Canvas Products**  
580 25 Road, Grand Junction, CO  
**242-1453**

Andas Products Co  
580 25 Road  
242-1453  
Tom Dykstra

Colorado Copy Center  
451 Road Ave  
242-3561  
~~Valley Office~~  
~~449 Road Ave~~  
245-5951  
Glen Dennis

(1) Each



(1) Each

