



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 \$ 25.00
Tax Schedule 2975-143-16-020
Zone U-3

BUSINESS NAME Colorado Copy Center
STREET ADDRESS 447/451 Road ave
PROPERTY OWNER LOS-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 North 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. 44859
Date Submitted 4-14-98
FEE \$ 5⁰⁰
Tax Schedule 2946-143-16-020
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
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Externally Illuminated Internally Illuminated Non-Illuminated

- (1 - 5) Area of Proposed Sign 15 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:	
<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

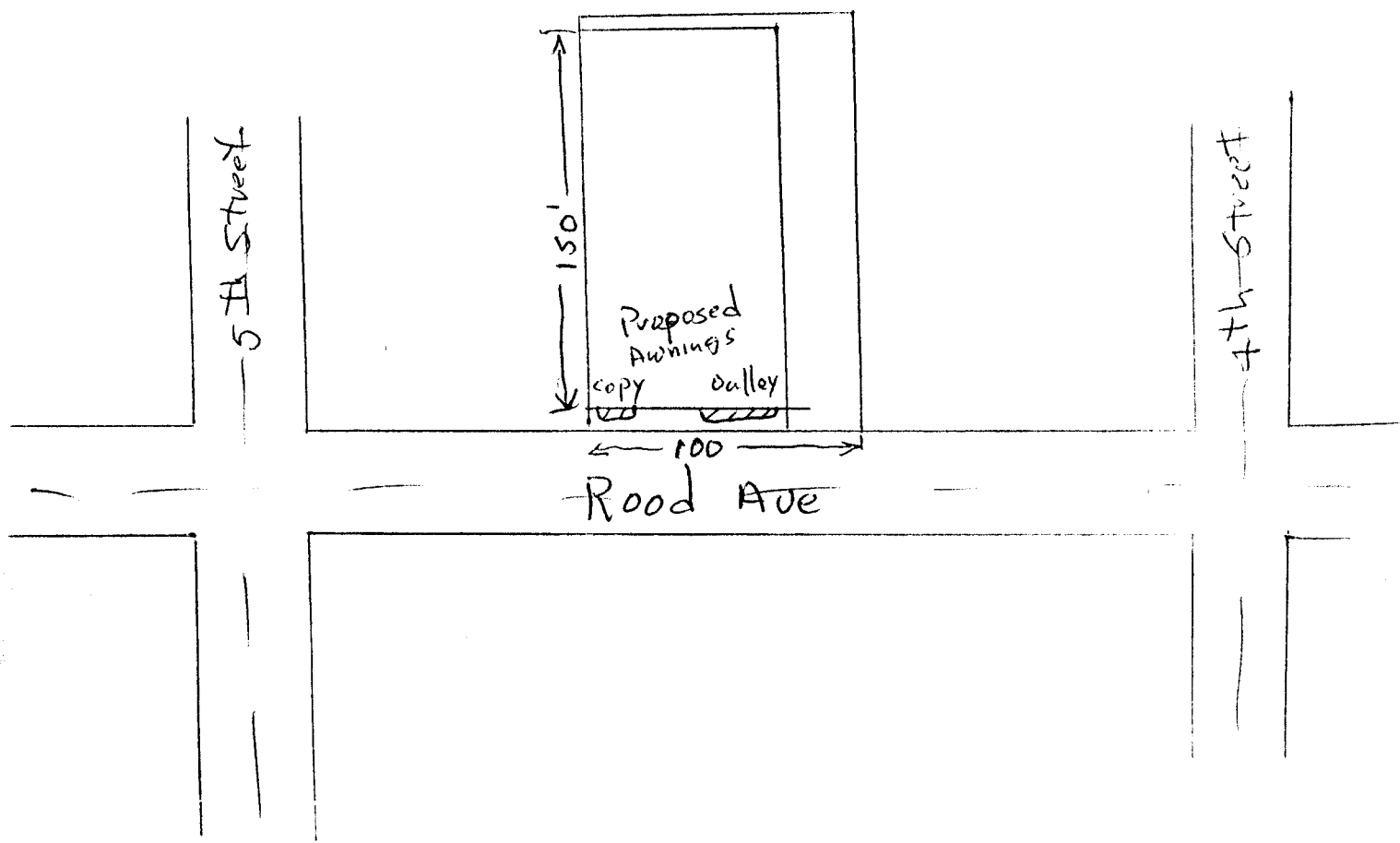
(White: Community Development) (Canary: Applicant) (Pink: Building Dept) (Goldenrod: Code Enforcement)

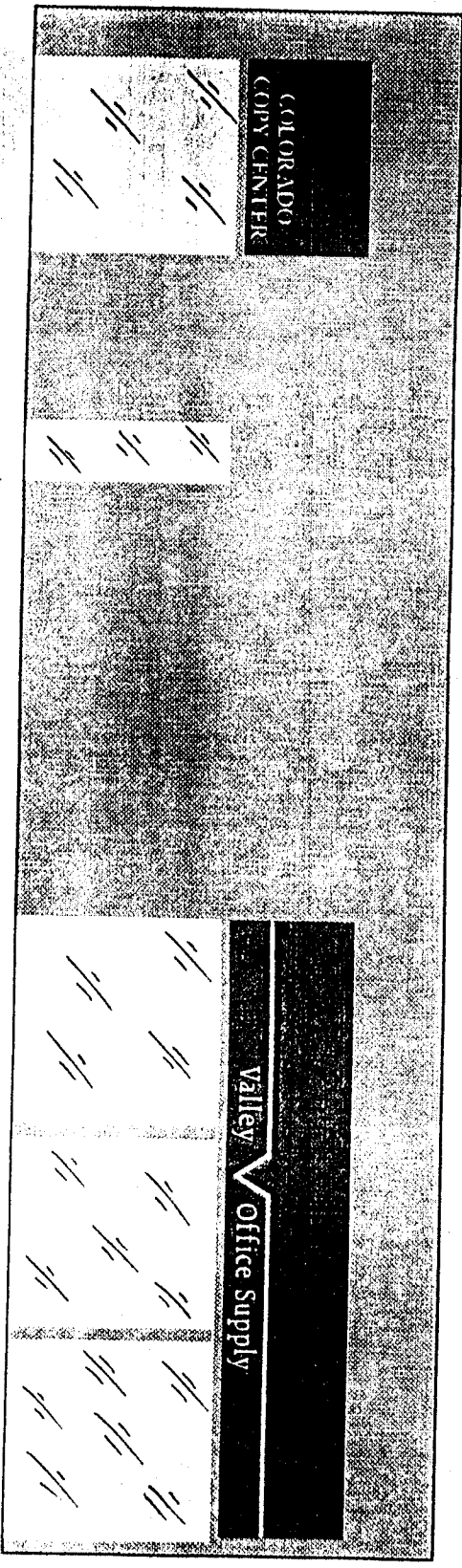
Canvas Products Co
580 25 Road
Tom Dykstra
242-1453

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

Site Plan

North
↓





FRONT ELEVATION

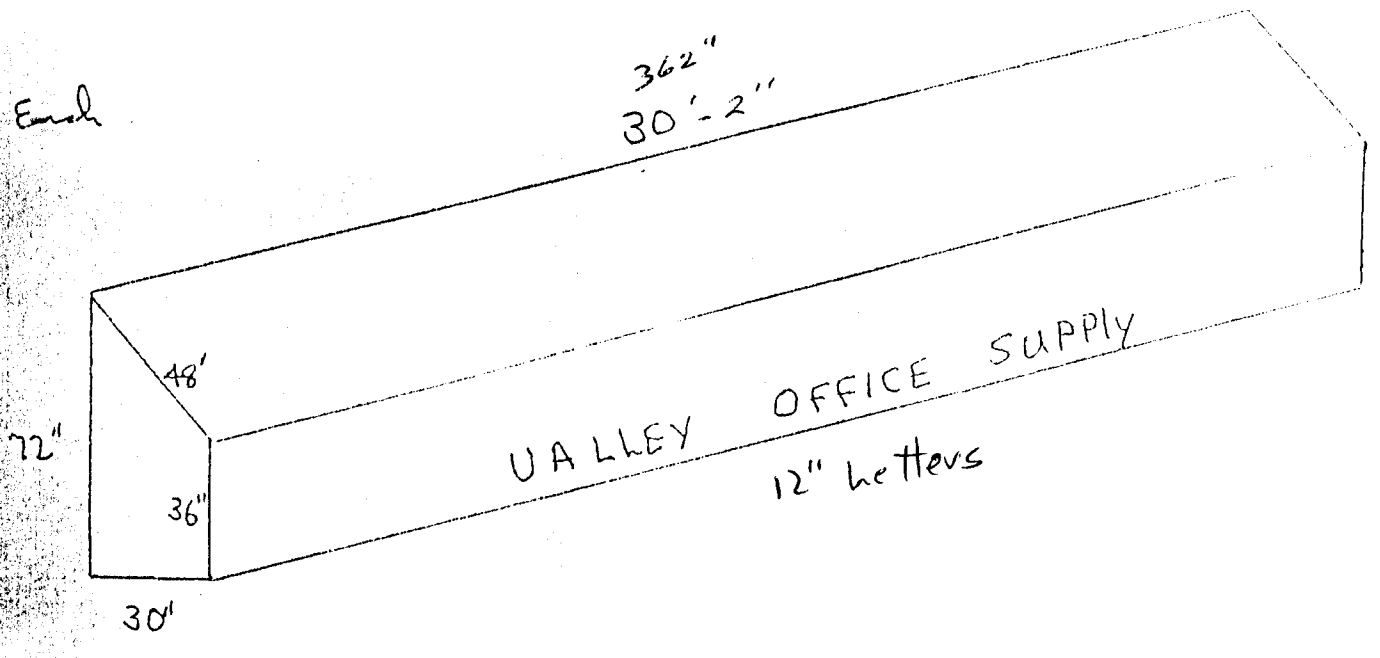


Canvas Products
580 25 Road, Grand Junction, CO
242-1453

ANUAS Products Co
580 25 Road
242-1453
Tom Dykstra

Colorado Copy Center
451 Road Ave
242-3561
~~Valley Office~~
~~447 Road Ave~~
245-5951
Glen Dennis

(1) Each



(1) Each

