



SIGN CLEARANCE

Clearance

①

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

Clearance No. _____
Date Submitted Aug 12, 1998
FEE \$ 25.00
Tax Schedule 2943-073-25-CO19002
Zone PB

518 28 Rd
BUSINESS NAME CONCORD PLACE
STREET ADDRESS SE Corner of Elm Ave
PROPERTY OWNER Jerry Tucker
OWNER ADDRESS 518 28 Road

CONTRACTOR HELLO'S SIGN DESIGNS
LICENSE NO. 2945-14375-001
ADDRESS 3018 MARKET WAY
TELEPHONE NO. 434-0939

- 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 30 Square Feet
- (1,2,4) Building Facade 150 Linear Feet
- (1 - 4) Street Frontage 375 Linear Feet
- (2,4,5) Height to Top of Sign 5 Feet Clearance to Grade 2 Feet
- (5) Distance from all Existing Off-Premise Signs within 600 Feet 20' Feet

File # 61-78
OMEGA BUSINESS PARK

Existing Signage/Type:	
<u>① 3X10 Lighted Sign</u>	<u>30</u> Sq. Ft.
	Sq. Ft.
	Sq. Ft.
Total Existing:	Sq. Ft.

● FOR OFFICE USE ONLY ●	
Signage Allowed on Parcel:	
Building	Sq. Ft.
Free-Standing	Sq. Ft.
Total Allowed:	<u>76</u> Sq. Ft.

COMMENTS: This sign is replacing a previous sign. Future PLAN amendments in this PB zone will require a comprehensive review and approval of the entire site's complete sign package.

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] 2/20/98 [Signature] 8/12/98
 Applicant's Signature Date Community Development Approval Date

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



~~Permit~~ Clearance

SIGN CLEARANCE

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

Clearance No. _____
Date Submitted Aug 12, 1998
FEE \$ 5.00
Tax Schedule 2943-073-25-004 \$002
Zone PB

(2)

BUSINESS NAME CONCORD PLACE
STREET ADDRESS 518 28 ROAD
PROPERTY OWNER Jerry Tucker
OWNER ADDRESS 518 28 ROAD

CONTRACTOR ARLO'S SIGN DESIGNS
LICENSE NO. 2945-743-15-004
ADDRESS 3018 MARICCA WAY
TELEPHONE NO. 434-0939

- 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 30 Square Feet
- (1,2,4) Building Facade 150 Linear Feet
- (1 - 4) Street Frontage 375 Linear Feet
- (2,4,5) Height to Top of Sign 5' Feet Clearance to Grade 2 Feet
- (5) Distance from all Existing Off-Premise Signs within 600 Feet _____ Feet

File # 61-78
OMEGA BUSINESS PARK

Existing Signage/Type:	Sq. Ft.
<u>NONE</u>	
	Sq. Ft.
	Sq. Ft.
Total Existing:	Sq. Ft.

● FOR OFFICE USE ONLY ●	
Signage Allowed on Parcel:	
Building	Sq. Ft.
Free-Standing	Sq. Ft.
Total Allowed:	<u>76</u> Sq. Ft.

COMMENTS: This sign is replacing a previous sign. Future PLAN Amendments in this PB zone shall include a comprehensive Review and Approval of the entire sign package for this PLANNED DEVELOPMENT.

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] 7/20/98 [Signature] 8/18/98
 Applicant's Signature Date Community Development Approval Date

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



Permit SIGN CLEARANCE

3

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

Clearance No. _____
Date Submitted Aug 12, 1998
FEE \$ 5.00
Tax Schedule 2943-073-25-004 4002
Zone PB

BUSINESS NAME Concord Place
STREET ADDRESS 518 28 ROAD
PROPERTY OWNER JERRY TUCKER
OWNER ADDRESS 518 28 ROAD

CONTRACTOR Pro's Sign Designs
LICENSE NO. 2945-143-15-0001
ADDRESS 3018 MARICCA WAY
TELEPHONE NO. 41341-0939

- 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 100 Linear Feet
- (1 - 4) Street Frontage 312 Linear Feet
- (2,4,5) Height to Top of Sign 2 Feet Clearance to Grade ✓ Feet
- (5) Distance from all Existing Off-Premise Signs within 600 Feet 200 Feet

File # 61-78
OMEGA BUSINESS PARK

Existing Signage/Type:	
<u>1 3X10 Lighted</u>	<u>30</u> Sq. Ft.
<u>1 3X10 Lighted</u>	<u>30</u> Sq. Ft.
	Sq. Ft.
Total Existing:	Sq. Ft.

● FOR OFFICE USE ONLY ●	
Signage Allowed on Parcel:	
Building	Sq. Ft.
Free-Standing	Sq. Ft.
Total Allowed:	<u>76</u> Sq. Ft.

COMMENTS: NEW SIGN. It is being allowed as a "minor" change administratively in this PB zone DISTRICT. Future PLAN Amendments in this PB zone will require a comprehensive review and approval of the site's entire sign package.

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] 7/20/98 [Signature] 8/15/98
 Applicant's Signature Date Community Development Approval Date

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

CONCORD PLACE

2945-143-15-004

518 28 ROAD

① 3X10 ENTRY SIGN
LIGHTED

① 3X10 ENTRY SIGN
LIGHTED

① 2X8 ADDRESS SIGN
NON ILLUMINATED

ELM AVENUE

28 ROAD

375 STREET

312' STREET

① 2X8
ADDRESS
SIGN

① 3X10 ENTRY SIGN

① 3X10 ENTRY SIGN

2x8 corner sign



3x10

② Entry signs

ELM ST.

ZX8
corner sign

Entry
Sign

Z8 ROAD

