



# SIGN CLEARANCE

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

Clearance No. WESA8  
Date Submitted 8-5-98  
FEE \$ 25  
Tax Schedule 2945-142-42-006  
Zone B-1

BUSINESS NAME MORTGAGE EDGE  
STREET ADDRESS 640 Grand Ave  
PROPERTY OWNER Marian Brown  
OWNER ADDRESS 225 N 5th, STE 716  
Grand Junction CO

CONTRACTOR The Sign Source Inc  
LICENSE NO. 2980721  
ADDRESS 737 N 12th  
TELEPHONE NO. 257-1000

- 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 30 Square Feet
- (1,2,4) Building Facade 22.5 Linear Feet
- (1 - 4) Street Frontage 25 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:	
	Sq. Ft.
	Sq. Ft.
	Sq. Ft.
Total Existing:	<u>NONE</u> Sq. Ft.

● FOR OFFICE USE ONLY ●	
Signage Allowed on Parcel:	
Building	<u>45</u> Sq. Ft.
Free-Standing	<u>37.5</u> Sq. Ft.
Total Allowed:	<u>45</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.**

Terry D. Mantz 8/5/98 Kristen L. Allbrook 8/5/98  
Applicant's Signature Date Community Development Approval Date

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

N  
↑

640 GRAND

22.5

25' lot

GRAND

7TH



