



SIGN CLEARANCE

sign (A)

1 of 3

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

Clearance No. 104243
Date Submitted _____
FEE \$ 25.00
Tax Schedule 2945-123-00-070
Zone C-1

BUSINESS NAME E.R.A. REAL ESTATE
STREET ADDRESS 1340 NORTH AVE
PROPERTY OWNER GARY P. WITHERS
OWNER ADDRESS SAME

CONTRACTOR PLATINUM SIGNS
LICENSE NO. 2970732
ADDRESS 620 NOLAND
TELEPHONE NO. 248-9677

- 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 32 Square Feet
- (1,2,4) Building Facade 51 Linear Feet
- (1 - 4) Street Frontage 75 Linear Feet North Ave
- (2,4,5) Height to Top of Sign 18 Feet Clearance to Grade 14 Feet
- (5) Distance from all Existing Off-Premise Signs within 600 Feet N/A Feet

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

● FOR OFFICE USE ONLY ●		
Signage Allowed on Parcel:		
Building	<u>102</u>	Sq. Ft.
Free-Standing	<u>112.5</u>	Sq. Ft.
Total Allowed:		Sq. Ft.

COMMENTS: TAKE DOWN EXISTING SIGNAGE AND
INSTALL new sign. (Bolted thru roof itself w/ no guy wires)

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] 2-18-98 [Signature] 2/23/98
 Applicant's Signature Date Community Development Approval Date

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



SIGN CLEARANCE

SIGN (B) 2 of 3

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

Clearance No. 04243
Date Submitted _____
FEE \$ 5.00
Tax Schedule 2945-123-00-070
Zone C-1

BUSINESS NAME E.R.A REAL ESTATE
STREET ADDRESS 1340 NORTH AVE.
PROPERTY OWNER GARY P. WITHERS
OWNER ADDRESS SAME

CONTRACTOR PLATINUM SIGN COMPANY
LICENSE NO. 2970732
ADDRESS 620 NOLAND
TELEPHONE NO. 248-9677

- 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 9 Square Feet
- (1,2,4) Building Facade 2851 Linear Feet
- (1 - 4) Street Frontage 75 Linear Feet North Ave
- (2,4,5) Height to Top of Sign 10 Feet Clearance to Grade 7 Feet
- (5) Distance from all Existing Off-Premise Signs within 600 Feet N/A Feet

Existing Signage/Type:	
<u>Roof sign</u>	<u>32</u> Sq. Ft.
	Sq. Ft.
	Sq. Ft.
Total Existing:	Sq. Ft.

● FOR OFFICE USE ONLY ●	
Signage Allowed on Parcel:	
Building	<u>102</u> Sq. Ft.
Free-Standing	<u>112.5</u> Sq. Ft.
Total Allowed:	Sq. Ft.

COMMENTS: TAKE DOWN EXISTING SIGNAGE AND
INSTALL NEW SIGN

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.**

Matt Deat 2-18-98 [Signature] 2/23/98
 Applicant's Signature Date Community Development Approval Date

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



SIGN CLEARANCE

sign ©

3 of 3

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

Clearance No. 64243
Date Submitted _____
FEE \$ 5.00
Tax Schedule 2945-123-00-070
Zone C-1

BUSINESS NAME ERA REAL ESTATE
STREET ADDRESS 1340 NORTH AVE
PROPERTY OWNER GARY P. WITHERS
OWNER ADDRESS SAME

CONTRACTOR PLATINUM SIGN COMPANY
LICENSE NO. 2970732
ADDRESS 620 NOLAN
TELEPHONE NO. 248-9677

- 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 9 Square Feet
- (1,2,4) Building Facade ~~78~~ Linear Feet 51
- (1 - 4) Street Frontage 75 Linear Feet North Ave
- (2,4,5) Height to Top of Sign 10 Feet Clearance to Grade 7 Feet
- (5) Distance from all Existing Off-Premise Signs within 600 Feet N/A Feet

Existing Signage/Type:	
<u>Roof Sign</u>	<u>32</u> Sq. Ft.
<u>FLUSH wall sign</u>	<u>9</u> Sq. Ft.
	Sq. Ft.
Total Existing:	Sq. Ft.

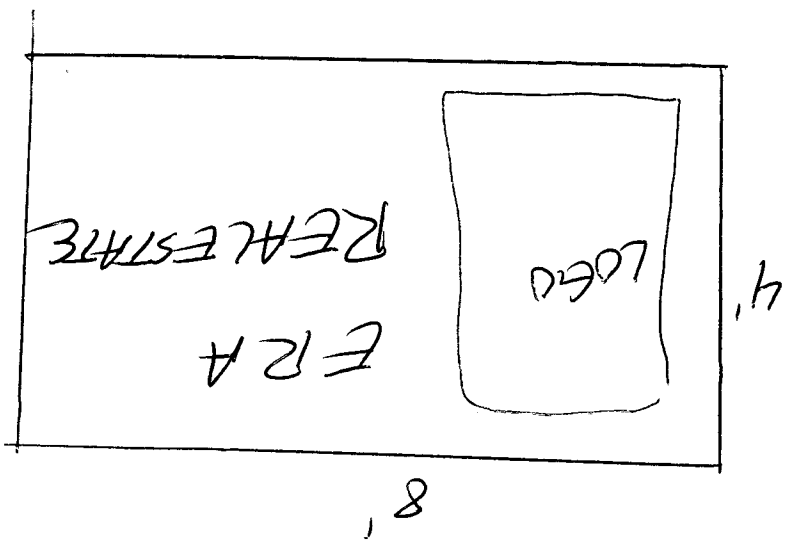
● FOR OFFICE USE ONLY ●	
Signage Allowed on Parcel:	
Building	<u>102</u> Sq. Ft.
Free-Standing	<u>112.5</u> Sq. Ft.
Total Allowed:	Sq. Ft.

COMMENTS: TAKE DOWN EXISTING SIGN & INSTALL NEW SIGN.

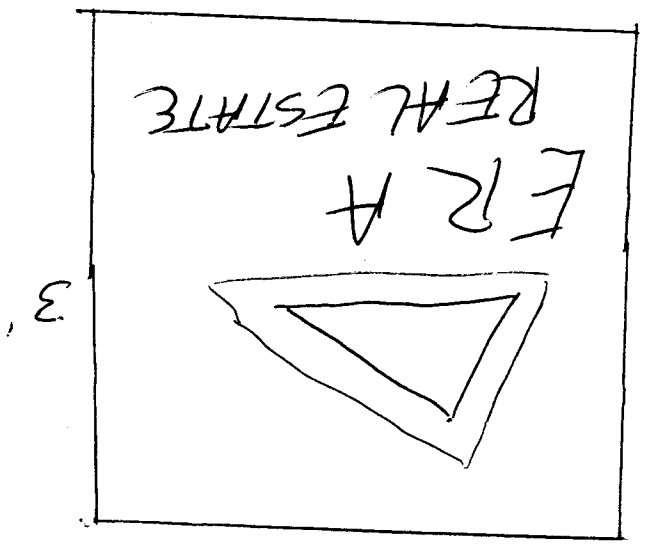
NOTE: No sign may exceed 300 square feet. A separate sign clearance is required for each sign. Attach a sketch of proposed and existing signage including types, dimensions, lettering, abutting streets, alleys, easements, property lines, and locations. **A SEPARATE PERMIT FROM THE BUILDING DEPARTMENT IS REQUIRED.**

[Signature] 2-18-98 [Signature] 2/23/98
 Applicant's Signature Date Community Development Approval Date

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



(A)

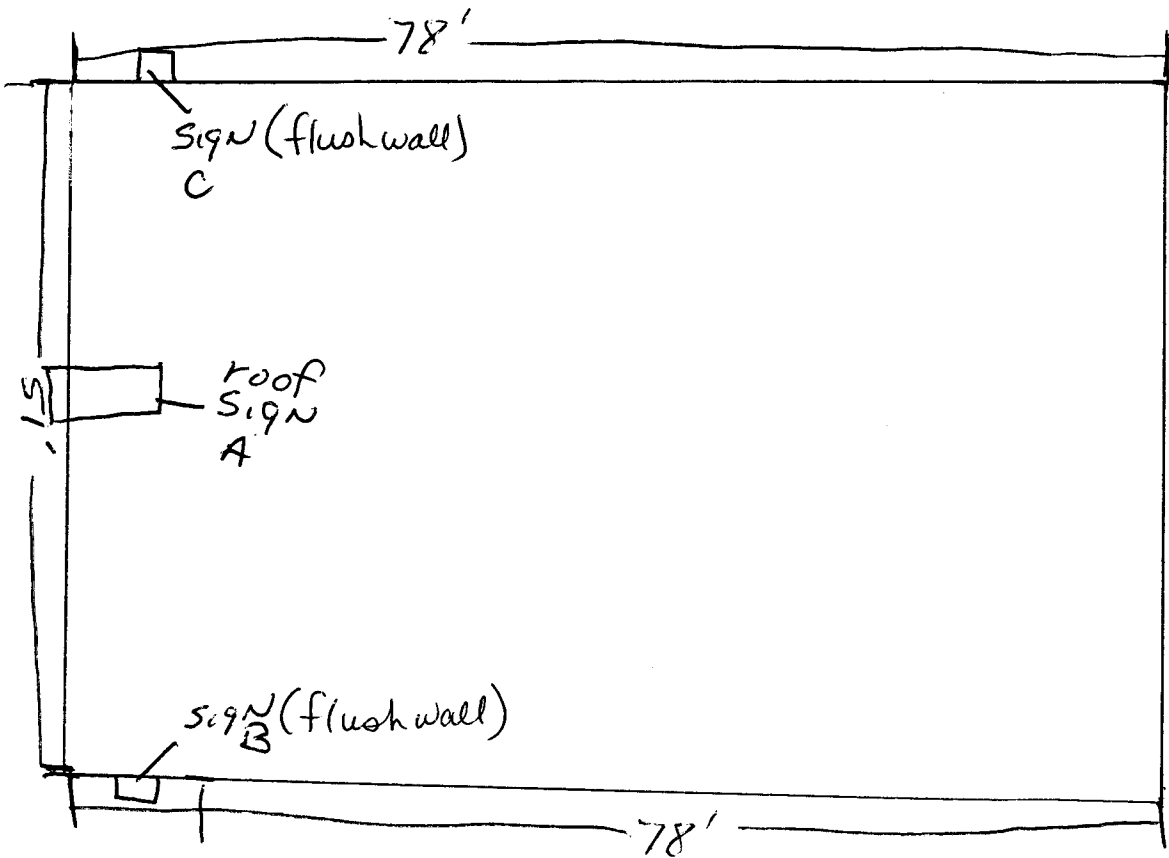


(B)
(C)

1340 NORTH AVE

14' 6"

FRONT



sign (flush wall)
C

roof
sign
A

sign (flush wall)
B

24'

LOT
LINE