



# SIGN CLEARANCE

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

Clearance No. 106350  
Date Submitted 5-13-98  
FEE \$ 25.00  
Tax Schedule 2945-104-12-0367 <sup>new subdivision</sup>  
Zone PB 2 lots

BUSINESS NAME SYLVAN LEARNING CENTER CONTRACTOR Buo's SIGNS  
STREET ADDRESS 1655 N. 1ST LICENSE NO. 2980109  
PROPERTY OWNER DAVID DURHAM ADDRESS 1055 VTE  
OWNER ADDRESS SAME TELEPHONE NO. 245-7700

- 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 18 Square Feet
- (1,2,4) Building Facade 30 Linear Feet
- (1 - 4) Street Frontage 150 Linear Feet
- (2,4,5) Height to Top of Sign 5'-6" Feet Clearance to Grade 2'-6" Feet
- (5) Distance from all Existing Off-Premise Signs within 600 Feet \_\_\_\_\_ Feet

Existing Signage/Type:	Sq. Ft.
Total Existing:	<u>0</u> Sq. Ft.

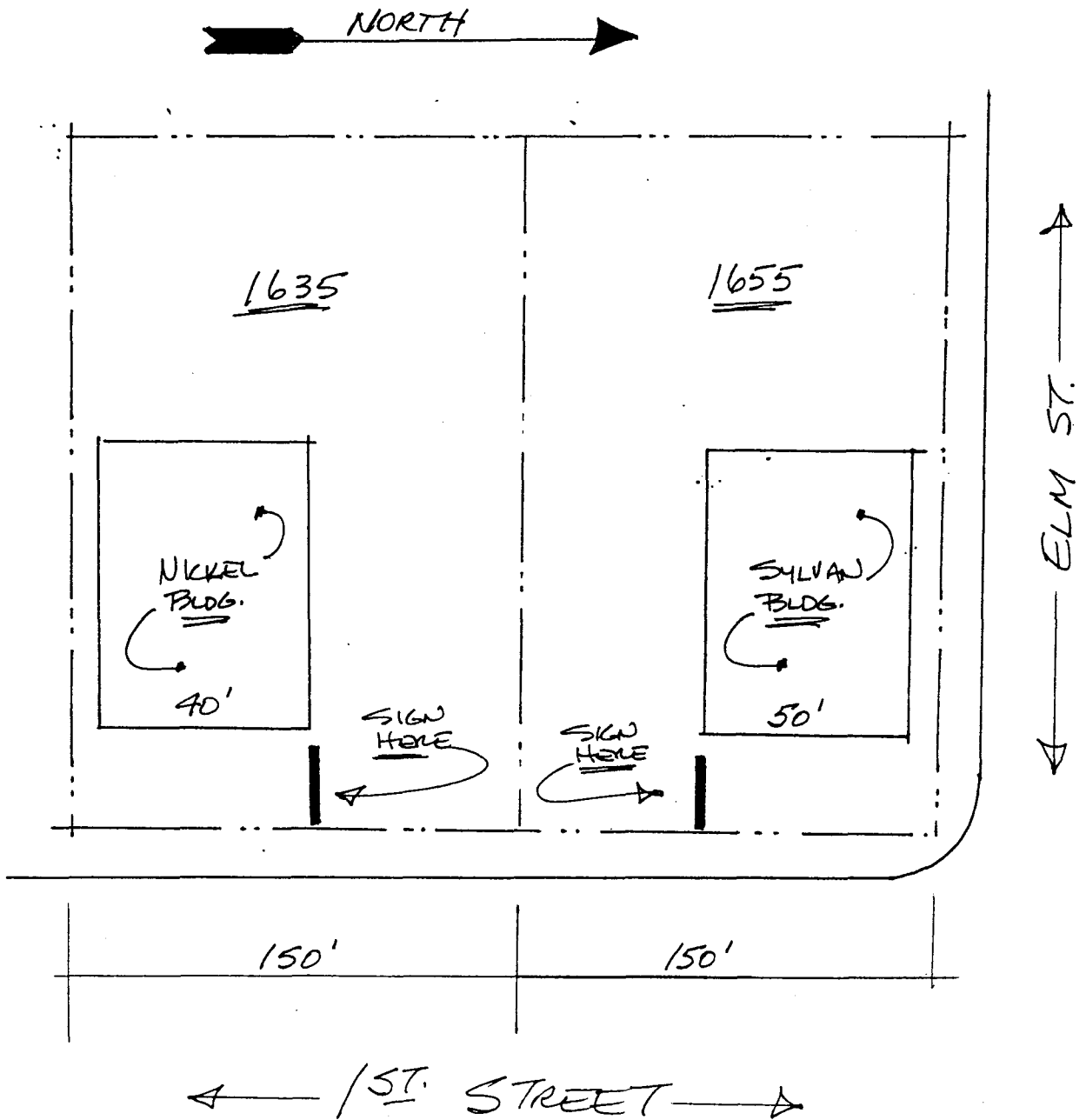
● FOR OFFICE USE ONLY ●	
Signage Allowed on Parcel:	
Building	<u>Per attached</u> Sq. Ft.
Free-Standing	<u>letter</u> Sq. Ft.
Total Allowed:	

COMMENTS: Illuminated signs to be turned off <sup>NLT</sup> at 9:00 pm each day

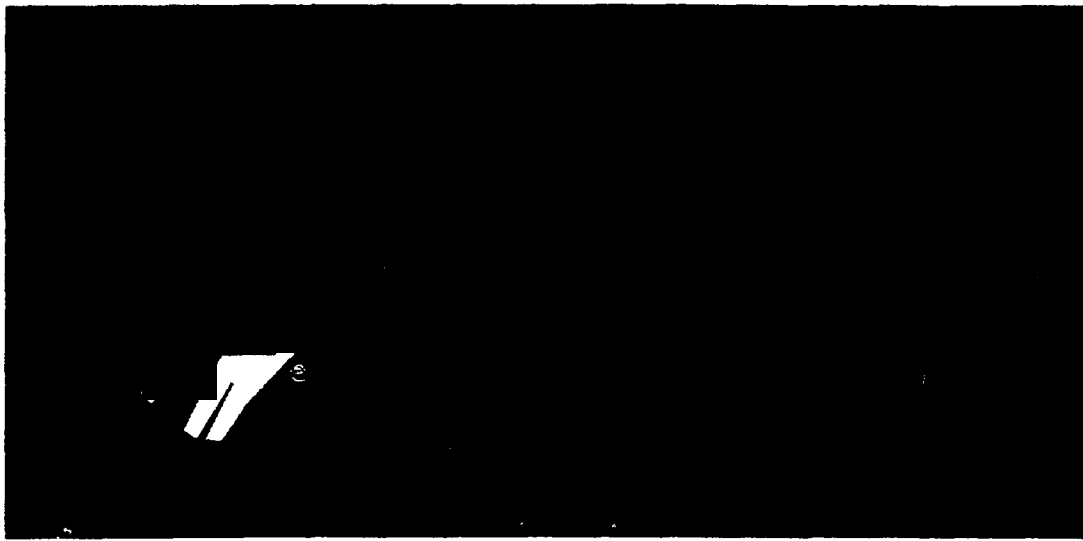
**NOTE:** No sign may exceed 300 square feet. A separate sign clearance is required for each sign. Attach a sketch of proposed and existing signage including types, dimensions, lettering, abutting streets, alleys, easements, property lines, and locations. **A SEPARATE PERMIT FROM THE BUILDING DEPARTMENT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

[Signature] 5-13-98 [Signature] 5/15/98  
Applicant's Signature Date Community Development Approval Date

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



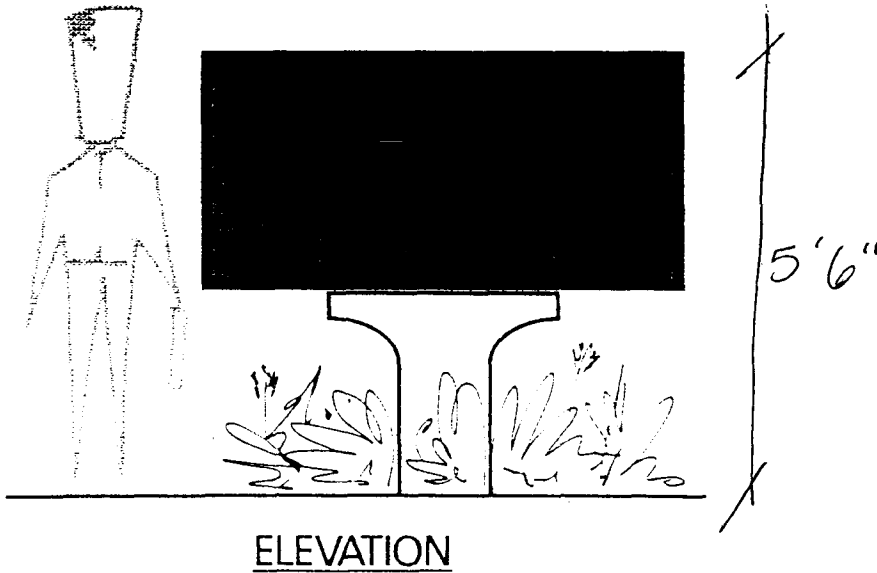
6'-0"



3'-0"

## ILLUMINATED SIGN

- INTERNALLY ILLUMINATED CABINET
- CLEAR LEXAN REVERSE DECORATED FACES
- SHEET METAL BASE STUCCO TO MATCH BUILDING



ELEVATION

DESIGN PROPERTY OF

**Bud's  
SIGNS**

970-245-7700

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## City of Grand Junction

Community Development Department  
Planning • Zoning • Code Enforcement  
250 North 5th Street  
Grand Junction, CO 81501-2668

Phone: (970) 244-1430  
FAX: (970) 244-1599



Mr. David Durham  
ReMAX 4000  
1401 N. 1st Street  
Grand Junction, CO 81501

May 4, 1998

RE: MC-1998-078 Sylvan Minor Subdivision - Signage and Landscape Revisions

Dear David,

By this letter, the City of Grand Junction Community Development Department is granting approval of a Minor Change to the approved Final Plan for the Sylvan Minor Subdivision. This approval shall include the following elements and shall be subject to the conditions listed:

- 1) Landscaping shall be installed as shown on the revised plan as of 5/1/98.
- 2) 2 freestanding signs shall be allowed on 1st Street as shown on the revised plan. Each sign shall not exceed a size of 18 square feet and 6 feet in height and may be internally illuminated.
- 3) 1 freestanding sign shall be allowed on Mesa Avenue as shown on the revised plan with signage for businesses on both Lots 1 and 2 of the Sylvan Minor Subdivision. The sign shall not exceed a size of 15 square feet and 6 feet in height and may be internally illuminated.
- 4) Wall signage is allowed on the Sylvan Learning Center building only which shall not exceed 48 square feet and shall not be illuminated.
- 5) All illuminated signs shall be turned off no later than 9:00 pm every evening.

Please do not hesitate to contact me if you have questions concerning this Minor Change or the conditions of approval.

Sincerely,

A handwritten signature in cursive script, appearing to read "Kristen", is written over a horizontal line.

Kristen Ashbeck, Planner

c: Kerry Murdock