



SIGN CLEARANCE

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

Clearance No. 65788
Date Submitted 6-17-98
FEE \$ 25⁰⁰
Tax Schedule 2945-124-00-033
Zone C-1

BUSINESS NAME Bob & Jan's Prime Rib & Lobster House CONTRACTOR Sourdough Signs
STREET ADDRESS 2500 N. Ave. LICENSE NO. 2980248
PROPERTY OWNER Robert & Janet Lovelace ADDRESS 2223 H. Rd
OWNER ADDRESS 2500 North Ave TELEPHONE NO. 243-1383

- 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 81 Square Feet
- (1,2,4) Building Facade _____ Linear Feet
- (1 - 4) Street Frontage 105 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.
Total Existing:	

● FOR OFFICE USE ONLY ●	
Signage Allowed on Parcel:	
Building	Sq. Ft.
Free-Standing	<u>157.5</u> Sq. Ft.
Total Allowed:	Sq. Ft.

COMMENTS: Existing Free standing sign to be replaced by new 9'x9' hand carved & routed wooden 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.**

Brian Swanson 6/17/98 [Signature] 6/17/98
Applicant's Signature Date Community Development Approval Date

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



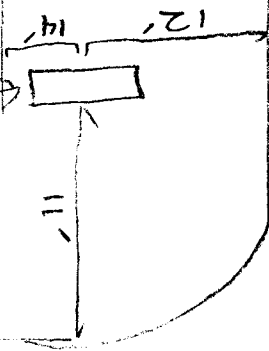
Bob and Jan's

PRIME RIB
& LOBSTER
HOUSE

NO. AVE

2500 NO. AVE

(1) DF EXT. ILLUM.
WOODEN FARE
STANDING
(EXISTING ELEC.
AND PIPE STRUCTURE)



25th STR.