



# SIGN CLEARANCE

2 of 2

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

Clearance No. 44309  
Date Submitted 6-23-98  
FEE\$ 05  
Tax Schedule 2945-111-00-971  
Zone PB

BUSINESS NAME Community Hospital  
STREET ADDRESS 2021 N. 12th St.  
PROPERTY OWNER Comm. Hosp.  
OWNER ADDRESS SAME

CONTRACTOR Sign Gallery  
LICENSE NO. 2980251  
ADDRESS 1048 INDEPENDENT  
TELEPHONE NO. 741-6400

- 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 1/2 Square Feet
- (1,2,4) Building Facade 400 Linear Feet
- (1 - 4) Street Frontage 585 Linear Feet Walnut Av.
- (2,4,5) Height to Top of Sign 14 Feet Clearance to Grade 12 Feet
- (5) Distance from all Existing Off-Premise Signs within 600 Feet N/A Feet

Existing Signage/Type:	
<u>Free Standing</u>	<u>42</u> Sq. Ft.
<u>2 of 2</u>	<u>18 1/2</u> Sq. Ft.
	Sq. Ft.
Total Existing:	<u>60 1/2</u> Sq. Ft.

● FOR OFFICE USE ONLY ●	
Signage Allowed on Parcel:	
Building	<u>800</u> Sq. Ft.
Free-Standing	<u>438.75</u> Sq. Ft.
Total Allowed:	<u>800</u> Sq. Ft.

COMMENTS: EMERGENCY SIGN ABOVE ENTRANCE

**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]      6-23-98      [Signature]      6/23/98  
 Applicant's Signature      Date      Community Development Approval      Date

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

