



SIGN CLEARANCE

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

Clearance No. 05439
Date Submitted 5-8-98
FEE \$ 25.00
Tax Schedule 2945-261-17-005
Zone H.O.

BUSINESS NAME ORCHARD MESA VETERINARY CLINIC CONTRACTOR SIGNS FIRST
STREET ADDRESS 2668 Hwy 50 LICENSE NO. 2980432
PROPERTY OWNER TOM MELZER ADDRESS 950 NORTH AVE.
OWNER ADDRESS 2668 Hwy 50 TELEPHONE NO. 256-1877

- 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 40 Square Feet
- (1,2,4) Building Facade 57' Linear Feet
- (1 - 4) Street Frontage 175 Linear Feet
- (2,4,5) Height to Top of Sign 5' Feet Clearance to Grade 1' Feet
- (5) Distance from all Existing Off-Premise Signs within 600 Feet Feet

Existing Signage/Type:	Sq. Ft.
Total Existing:	<u>NONE</u> Sq. Ft.

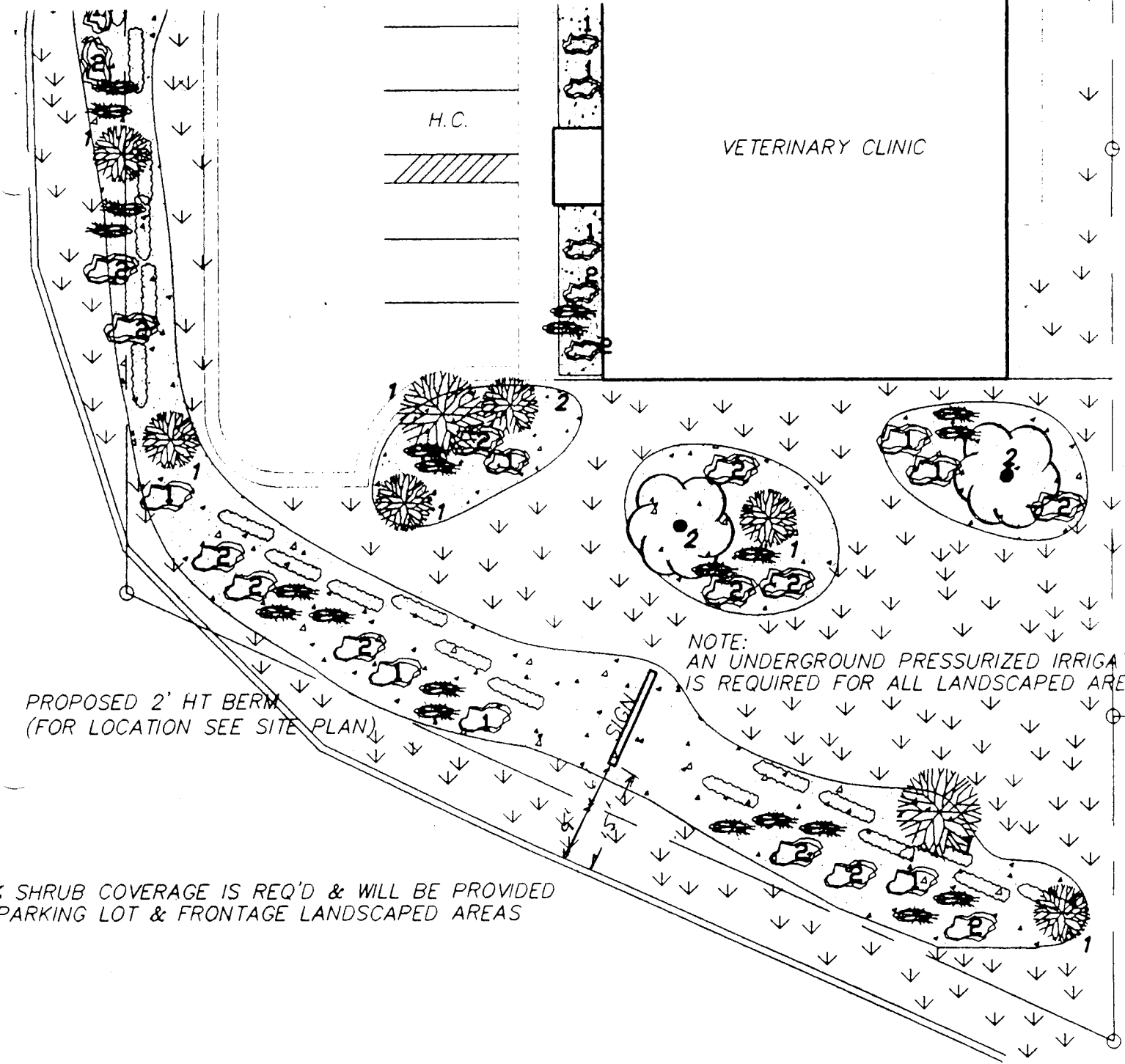
● FOR OFFICE USE ONLY ●		
Signage Allowed on Parcel: <u>Hwy. 50</u>		
Building	<u>114</u>	Sq. Ft.
Free-Standing	<u>262.5</u>	Sq. Ft.
Total Allowed:	<u>262.5</u>	Sq. Ft.

COMMENTS: MONUMENT STYLE. NEW CONSTRUCTION.

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] 5/8/98 [Signature] 5-8-98
 Applicant's Signature Date Community Development Approval Date

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



PROPOSED 2' HT BERM
(FOR LOCATION SEE SITE PLAN)

NOTE:
AN UNDERGROUND PRESSURIZED IRRIGATION SYSTEM
IS REQUIRED FOR ALL LANDSCAPED AREAS

40% SHRUB COVERAGE IS REQ'D & WILL BE PROVIDED
IN PARKING LOT & FRONTAGE LANDSCAPED AREAS

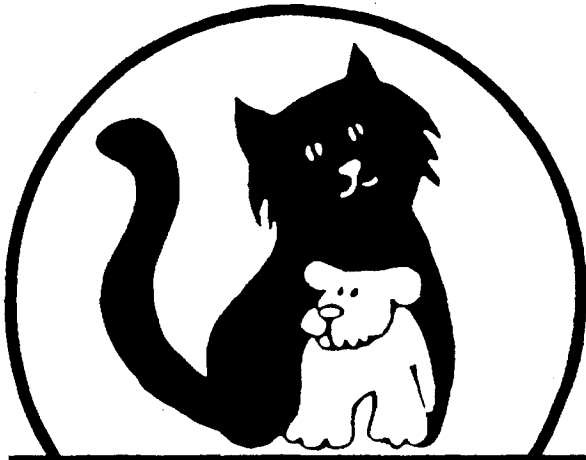
SCAPE PLAN

1" = 20'-0"

THE DEVELOPMENT OF THIS SITE
SHALL BE CONSTRUCTED IN ACCORDANCE WITH
CITY ORDINANCES AND STANDARDS USING CITY
CONSTRUCTION DETAILS
REQUIREMENTS MUST CONFORM TO SECTION 5-4-15
CITY ZONING & DEVELOPMENT CODE

THE CONTRACTOR SHALL
PRECEDENCE OVER ALL OTHERS
BROUGHT TO THE ATTENTION OF THE
COMMENCEMENT OF WORK

ALL WORK TO BE DONE
SHALL BE IN CONFORMANCE WITH THE
SUCH CONFLICTS SHALL BE
REPRESENTATIVE OF THE CONTRACTOR'S



ORCHARD MESA VETERINARY HOSPITAL

THOMAS C. MELZER, D.V.M.
NANCY HUGENBERG, D.V.M.

BOARDING & GROOMING

4'

4
12"
↓

