



SIGN CLEARANCE

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

Clearance No. 107925
Date Submitted 11-24-98
FEES \$ 25.00
Tax Schedule 2945-124-00-022
Zone C-1

BUSINESS NAME Keller Williams CONTRACTOR Platinum Sign Co
STREET ADDRESS 2650 North Ave Suite 101 LICENSE NO. 2981090
PROPERTY OWNER Valley Plaza Corp. ADDRESS 620 Noland Ave Suite B
OWNER ADDRESS 45551 Mound Rd TELEPHONE NO. 248-9677
Shelby Townsh-2 Mich 48317

- 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 69 Square Feet
- (1,2,4) Building Facade 60 Linear Feet 225' Total Frontage
- (1 - 4) Street Frontage 281' 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:			
1	Flush Wall Cyberexchange	40	Sq. Ft.
2	Flush Wall Partyland	112	Sq. Ft.
3	Free Standing (1)	187 320	Sq. Ft.
Total Existing:		339 422	Sq. Ft.

● FOR OFFICE USE ONLY ●	
Signage Allowed on Parcel: <u>North Ave</u>	
Building	450 Sq. Ft.
Free-Standing	421.5 Sq. Ft.
Total Allowed:	450 Sq. Ft.

COMMENTS: 42 # Remaining for North Ave

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] 11-24-98 [Signature] 11/25/98
Applicant's Signature Date Community Development Approval Date

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

23'



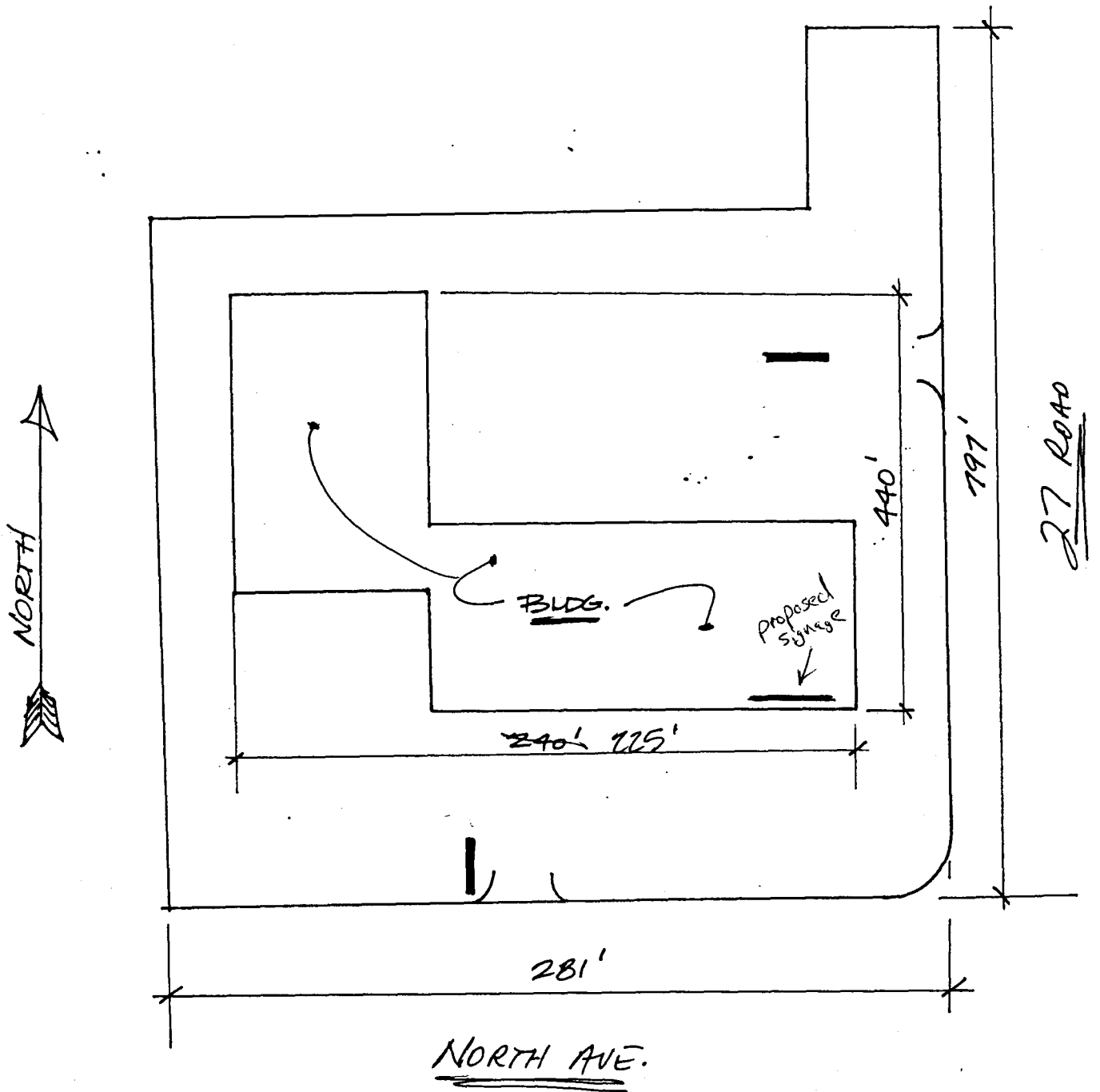
KELLER WILLIAMS

COMMERCIAL REAL ESTATE

69 SQ. FT.
120 VOLT



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