



SIGN CLEARANCE

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

Clearance No. 104702
Date Submitted _____
FEE \$ 25.00
Tax Schedule 2945-124-00-D22
Zone C-1

BUSINESS NAME PARTY LAND
STREET ADDRESS 2650 North Ave
PROPERTY OWNER Valley Plaza Corporation
OWNER ADDRESS To Bray + Co
1007 N. 7th Ave

CONTRACTOR The Sign Source, Inc.
LICENSE NO. 2980721
ADDRESS 737 N. 12th
TELEPHONE NO. 257-1000

- 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

A

Externally Illuminated Internally Illuminated Non-Illuminated

- (1 - 5) Area of Proposed Sign 56 Square Feet
- (1,2,4) Building Facade ~~28~~ Linear Feet 440
- (1 - 4) Street Frontage ~~797~~ Linear Feet 797
- (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:	<u>28 RD</u>	
		Sq. Ft.
		Sq. Ft.
		Sq. Ft.
Total Existing:	<u>None</u>	Sq. Ft.

● FOR OFFICE USE ONLY ●		
Signage Allowed on Parcel:	<u>28 RD</u>	
Building	<u>880</u>	Sq. Ft.
Free-Standing	<u>598</u>	Sq. Ft.
Total Allowed:	<u>880</u>	Sq. Ft.

COMMENTS: PER DIMENSIONS OF SITE PLAN SPR-1997-152

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.**

Terry Martin 5/6/98 Bill Nulm 5-9-98
 Applicant's Signature Date Community Development Approval Date
 (White: Community Development) (Canary: Applicant) (Pink: Building Dept) (Goldenrod: Code Enforcement)



SIGN CLEARANCE

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

Clearance No. 1047602
Date Submitted _____
FEE \$ 5.00
Tax Schedule _____
Zone C-1

BUSINESS NAME PARTY LAND CONTRACTOR The Sign Source, Inc.
STREET ADDRESS 2650 North Ave LICENSE NO. 2980721
PROPERTY OWNER Valley Plaza Corporation ADDRESS 737 N. 12th
OWNER ADDRESS c/o Bray + Co TELEPHONE NO. 257-1000
1007 N. 7th Ave

- 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

B

Externally Illuminated Internally Illuminated Non-Illuminated

- (1 - 5) Area of Proposed Sign 56 Square Feet
- (1,2,4) Building Facade ~~225~~ Linear Feet -225
- (1 - 4) Street Frontage 281 Linear Feet North Ave
- (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: <u>None</u>	
<u>Flush wall "Proposed A"</u>	<u>56</u> Sq. Ft.
	Sq. Ft.
	Sq. Ft.
Total Existing:	<u>56</u> Sq. Ft.

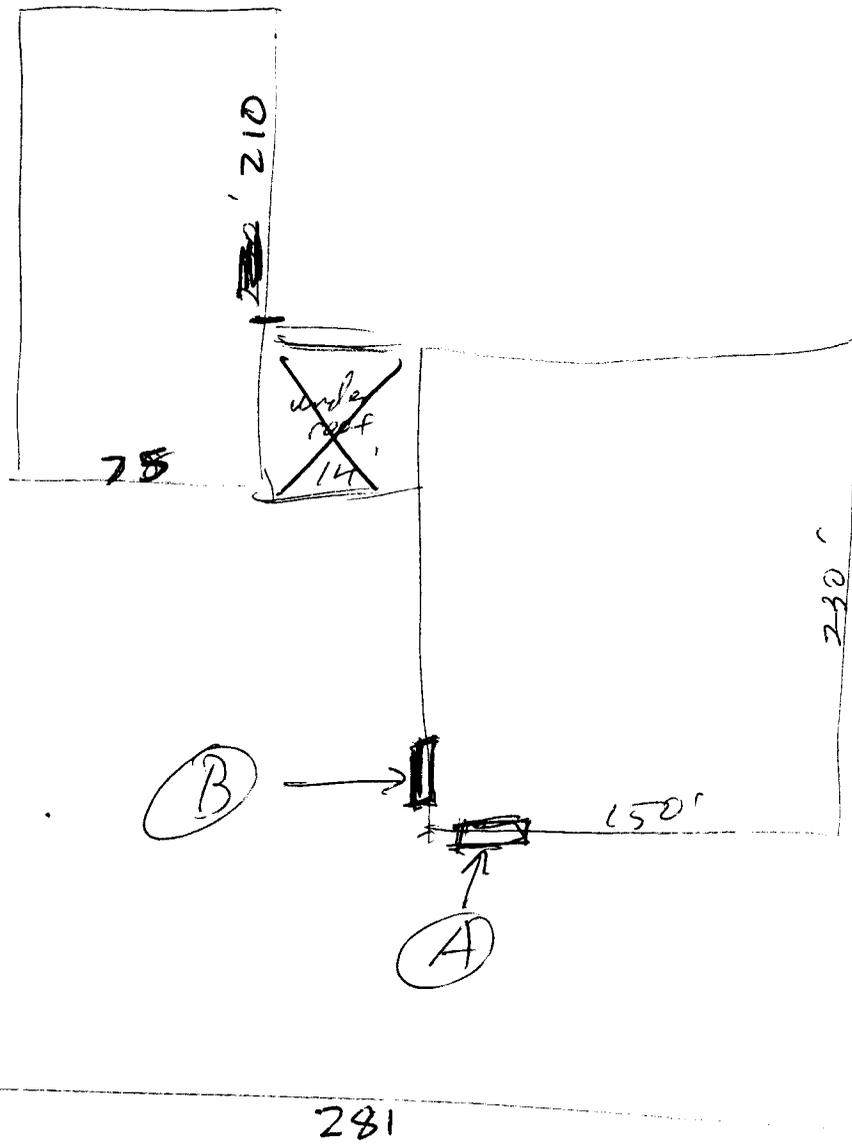
● FOR OFFICE USE ONLY ●	
Signage Allowed on Parcel: <u>None</u>	
Building	<u>450</u> Sq. Ft.
Free-Standing	<u>421.5</u> Sq. Ft.
Total Allowed:	<u>450</u> Sq. Ft.

COMMENTS: PER DIMENSIONS OF SITE PLAN SP12-1997-152

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.**

Terry Martin 5/6/98 Bill Nuth 5-8-98
Applicant's Signature Date Community Development Approval Date

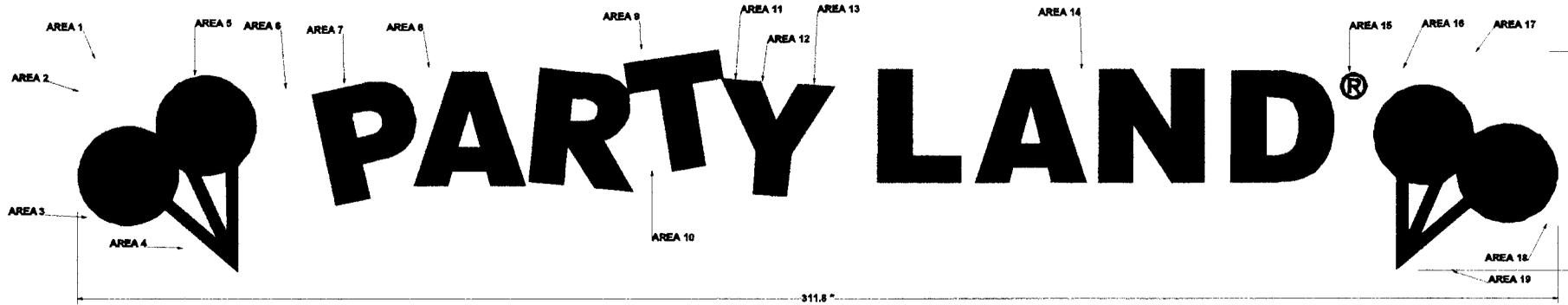
(White: Community Development) (Canary: Applicant) (Pink: Building Dept) (Goldenrod: Code Enforcement)



797

28th Road

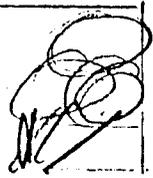
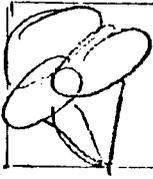
NORTH AVE



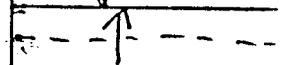
AREA 1	4.8 x 18.0 =	86.40 sq. in.
AREA 2	26.2 x 33.9 =	888.18
AREA 3	4.2 x 32.0 =	134.40
AREA 4	9.9 x 11.7 =	115.83
AREA 5	1.6 x 11.2 =	17.92
AREA 6	16.2 x 18.0 =	291.60
AREA 7	26.2 x 18.9 =	495.18
AREA 8	26.3 x 46.3 =	1,217.69
AREA 9	3.9 x 21.2 =	82.68
AREA 10	22.0 x 19.0 =	418.00
AREA 11	14.1 x 5.9 =	83.19
AREA 12	24.5 x 8.3 =	203.35
AREA 13	15.3 x 17.4 =	266.22
AREA 14	24.0 x 97.0 =	2,328.00
AREA 15	6.0 x 8.0 =	48.00
AREA 16	24.0 x 39.2 =	940.80
AREA 17	3.5 x 16.2 =	56.70
AREA 18	8.7 x 34.1 =	296.67
AREA 19	10.0 x 11.9 =	119.00

TOTAL 8,089.81 sq. in. = 56.17 sq. ft.

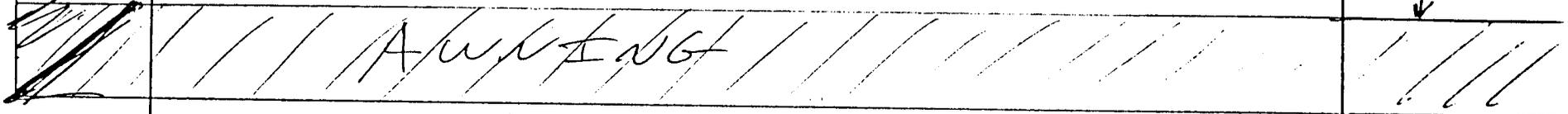
30'



↑
48' ?



48'



A W N F N G