



# SIGN CLEARANCE

EV

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

Clearance No. 70074  
Date Submitted 5-10-99  
FEE \$ 25.00  
Tax Schedule 2945-143-41-002  
Zone \_\_\_\_\_

BUSINESS NAME The Filter House  
STREET ADDRESS 635 Pitkin Ave  
PROPERTY OWNER Steve Biggerstaff  
OWNER ADDRESS 635 Pitkin Ave

CONTRACTOR Canvas Products Co  
LICENSE NO. 2990162  
ADDRESS 580 25 Road  
TELEPHONE NO. 242-1453

- 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 15 Square Feet
- (1,2,4) Building Facade ~~87%~~ Linear Feet
- (1 - 4) Street Frontage 100 Linear Feet
- (2 - 5) Height to Top of Sign \_\_\_\_\_ Feet Clearance to Grade \_\_\_\_\_ Feet
- (5) Distance from all Existing Off-Premise Signs within 600 Feet \_\_\_\_\_ Feet

SR-1998-147

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

● FOR OFFICE USE ONLY ●		
Signage Allowed on Parcel:		
Building	<u>192</u>	Sq. Ft.
Free-Standing	<u>150</u>	Sq. Ft.
Total Allowed:	<u>192</u>	Sq. Ft.

### COMMENTS:

**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]      5-10-99      [Signature]      5/10/99  
 Applicant's Signature      Date      Community Development Approval      Date

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

CANVAS Products Co  
580 25 Road  
Tom Dykstra  
242-1453

# Site Plan

The Filter House  
635 Pitkin Ave  
Steve Biggerstaff  
241-0718

North ↑

Pitkin Ave

