



SIGN CLEARANCE

ES
no permit

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

Clearance No. _____
Date Submitted 8-11-99
FEE \$ 25.00
Tax Schedule 2945-104-13-031
Zone PB

BUSINESS NAME RE/MAX 4000
STREET ADDRESS 1401 N. 1ST
PROPERTY OWNER DJLKA HOLDING CO.
OWNER ADDRESS SAME

CONTRACTOR Buo's SIGNS
LICENSE NO. 2990100
ADDRESS 1055 UTE
TELEPHONE NO. 245-7700

- 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 24 Square Feet
- (1,2,4) Building Facade 60 Linear Feet (1ST STREET)
- (1 - 4) Street Frontage 150 Linear Feet
- (2 - 5) Height to Top of Sign 6 Feet Clearance to Grade 2 Feet
- (5) Distance from all Existing Off-Premise Signs within 600 Feet _____ Feet

see attached letter

Existing Signage/Type:		
<u>FLUSH WALL (1ST ST)</u>	<u>30</u>	Sq. Ft.
	<u>5</u>	Sq. Ft.
	<u>5</u>	Sq. Ft.
Total Existing:	<u>30</u>	Sq. Ft.

● FOR OFFICE USE ONLY ●		
Signage Allowed on Parcel:	<u>175</u>	Sq. Ft.
Building	100	Sq. Ft.
Free-Standing		Sq. Ft.
Total Allowed:		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]
Applicant's Signature

8-11-99
Date

[Signature]
Community Development Approval

9/10/99
Date

(White: Community Development)

(Canary: Applicant)

(Pink: Building Dept)

(Goldenrod: Code Enforcement)

City of Grand Junction

Community Development Department
Planning • Zoning • Code Enforcement
250 North 5th Street
Grand Junction, CO 81501-2668

Phone: (970) 244-1430
FAX: (970) 256-4031



RECORD OF DECISION / FINDINGS OF FACT

DATE: September 10, 1999
FILE: MC-1999-207 REMAX Sign Plan
LOCATION: 1401 North 1st Street

PETITIONER: DJLKA Holding Company
1401 North 1st Street
Grand Junction, Colorado 81501

REPRESENTATIVE: Same

PLANNER: Kristen Ashbeck

PROJECT IS: **APPROVED**

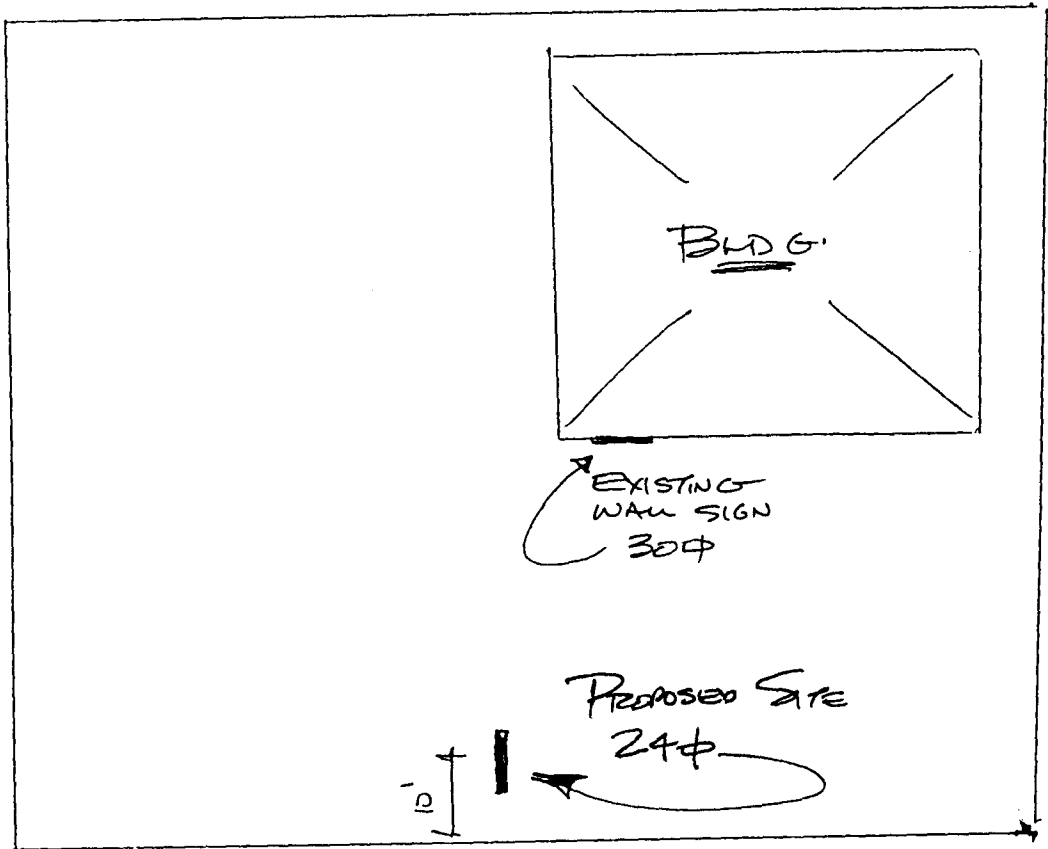
The City of Grand Junction Community Development Department, in accordance with Section 7-5-6 A. of the Zoning and Development Code, has approved this request for a Minor Change to the Final Plan for the project referenced above. The approval is subject to the following conditions:

- 1) Maximum sign size for the freestanding sign shall be 24 square feet.
- 2) Maximum sign allowance for the site (wall & freestanding signs) shall be 54 square feet.
- 3) Signs may be internally illuminated.
- 4) Freestanding sign(s) shall be located outside the sight distance triangle(s) for any street and/or driveway intersection.



Printed on recycled paper

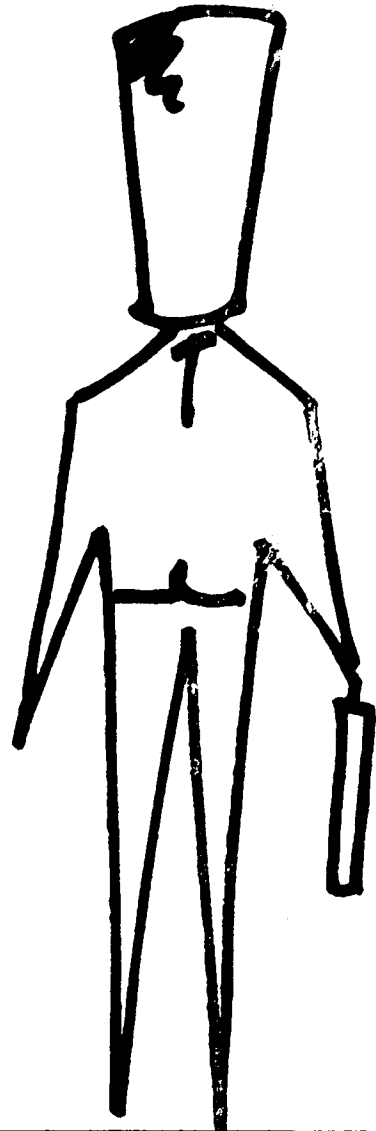
← KENNEDY →



REPLACE EXISTING
SIGN... SAME
LOCATION —

← 157th STREET →

NORTH →



4'0"



RE/MAX
4000 Inc.

Each Office Independently Owned and Operated

Men

6'0"

Brue

2'6"

