



SIGN CLEARANCE

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

Clearance No. none req'd
Date Submitted 6/18/99
FEE \$ none paid with prior approval
Tax Schedule 2143-043-07-001
Zone H0

BUSINESS NAME Art Mart
STREET ADDRESS 24 1/2 F Road
PROPERTY OWNER Home Depot
OWNER ADDRESS 2436 F Rd

CONTRACTOR Sign Gallery
LICENSE NO. 2990226
ADDRESS 1048 Independent #109
TELEPHONE NO. 241-18400

- 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 24.6 Square Feet
- (1,2,4) Building Facade 156 Linear Feet
- (1 - 4) Street Frontage 168.8 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

Existing Signage/Type:	
FW	227 Sq. Ft.
Free standing F Rd	70 Sq. Ft.
24 1/2 Rd	14.5 Sq. Ft.
Total Existing:	248.5 Sq. Ft.

● FOR OFFICE USE ONLY ●	
Signage Allowed on Parcel:	
Building	Sq. Ft.
Free-Standing	Sq. Ft.
Total Allowed:	312 Sq. Ft.

COMMENTS: see variance file VAR-1997-163
free standing sign on 24 1/2 Rd was reduced from 30 ft to 14.5 ft
by permit dated 4-27-99

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.**

Larry L. Beards 6-18-99 Katherine M. Parker 6/18/99
Applicant's Signature Date Community Development Approval Date

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

Apr 29 03:18P

ATTENTION RONNI

241-6400

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) 244-1599



VIA FAX

April 29, 1999

Larry Bowler
The Sign Gallery
1048 Independent Avenue
Suite A109
Grand Junction CO 81503

RE: Application for Sign Permit - Petsmart 2428 F Road

Dear Mr. Bowler:

I have reviewed your sign permit request to install a 24.6 square foot sign for State Line Tack at Petsmart. The property was the subject of a variance application in 1997 that allowed a total of 312 square feet of signage. Your request involves reducing the size of the freestanding sign on 24 1/2 Road from 30 ft² to 14.5 ft² and transferring the square footage to the wall sign allowance to permit the State Line Tack sign. While this proposal keeps the total signage for Petsmart below that allowed pursuant to the variance, we will require that the 24 1/2 Road freestanding sign be reduced in size prior to the issuance of the State Line Tack sign permit. Once the sign has been reduced in size and inspected, the State Line Tack permit will be issued.

If you have any questions or require additional information please do not hesitate to call

Sincerely yours,

Michael T. Drollinger
Development Services Supervisor

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East entrance

Blank below Home Depot on 24 1/2 Rd

SIZE OF SIGN HAS BEEN REDUCED FOR INSPECTION WE WILL HOWEVER BE PAINTING THE CAP SO WE PUT IT ON FOR OK ON TACK PERMIT ASAP

permits here now - needs sign off.

