



# SIGN CLEARANCE

44

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

Clearance No. # 71787  
Date Submitted 7-8-99  
FEE \$ 500  
Tax Schedule 2945-044-05-001  
Zone P.C.

BUSINESS NAME Parkwest Dental Center CONTRACTOR Buo's Signs  
STREET ADDRESS 2490 PATTERSON LICENSE NO. 2990100  
PROPERTY OWNER PETE MILLER ADDRESS 1055 UTE AVE.  
OWNER ADDRESS P.O. BOX 9035 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 48 Square Feet
- (1,2,4) Building Facade 280 Linear Feet (BOTH BLDGS. MASTER PLAN)
- (1 - 4) Street Frontage 315 Linear Feet
- (2,4,5) Height to Top of Sign 14 Feet Clearance to Grade 11 Feet
- (5) Distance from all Existing Off-Premise Signs within 600 Feet \_\_\_\_\_ Feet

Existing Signage/Type:	
FLUSH WALL (AN)	434 Sq. Ft.
FREESTANDING	54 Sq. Ft.
	Sq. Ft.
Total Existing:	488 Sq. Ft.

● FOR OFFICE USE ONLY ●	
Signage Allowed on Parcel: <u>Patterson</u>	
Building <u>large</u>	360 Sq. Ft.
Free-Standing	Sq. Ft.
Total Allowed:	558 Sq. Ft.

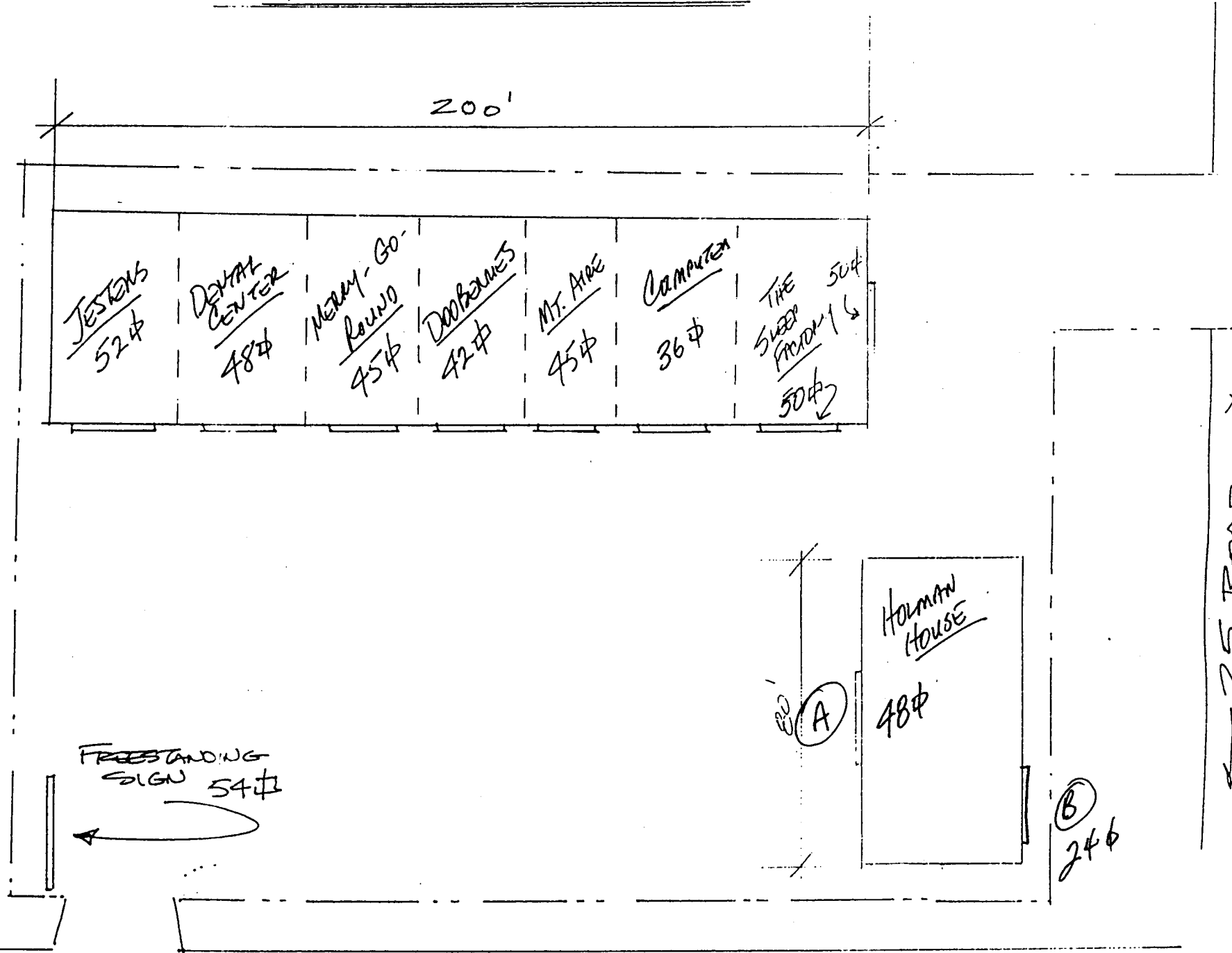
COMMENTS: MASTER PLAN FILE FPP-1997-126  
SIGN FILE # 1996-02.24

**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] 7-8-99 [Signature] 7/8/99  
Applicant's Signature Date Community Development Approval Date

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

# PARKWEST PLAZA



200'

JESTENS  
52φ

DENTAL  
CENTER  
48φ

MERRY-GO-  
ROUND  
45φ

DOORBOWES  
42φ

MT. AIRE  
45φ

CAMPUTER  
36φ

THE SLEEP  
PRODIGY  
50φ

HOLMAN  
HOUSE  
48φ

(A)

(B)  
24φ

FREESTANDING  
SIGN 54φ

← PATERSON RD →

← 25 ROAD →

(A)

*METRIC GOLD*

*METRIC GOLD*

*Bronze*

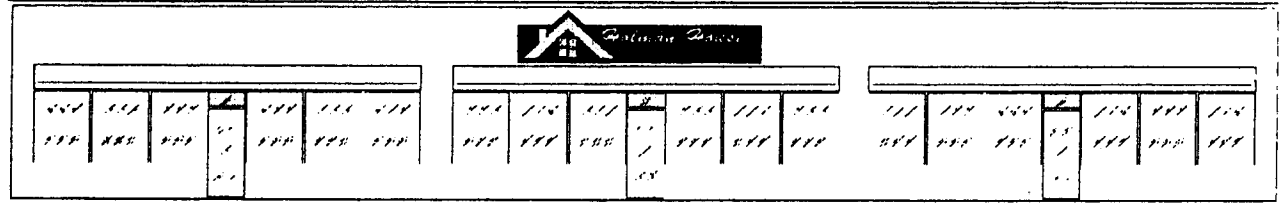
20'-0"

1'-0"

3'-0"



ILLUMINATED FLUSH MOUNT SIGN



FRONT ELEVATION

DESIGN PROPERTY OF

*Bud's*  
**SIGNS**  
*and Neon*  
 970-245-7700

③

PLASTIC LETTERS

← 9'-6" →

Holman House

FURNITURE

24φ  
⇒