



# SIGN CLEARANCE

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

Clearance No. 74545  
Date Submitted 3-10-00  
FEE \$ 25.00  
Tax Schedule 2945-102-21-006 ~~102-21-006~~ ~~54~~?  
Zone C-2

BUSINESS NAME Harris Equine Hospital CONTRACTOR PLATINUM SIGN  
STREET ADDRESS 553 25 1/2 Rd. LICENSE NO. 2200696  
PROPERTY OWNER Phipps Newell CONST ADDRESS 620 Noland Ave  
OWNER ADDRESS 553 25 1/2 Rd. TELEPHONE NO. 248 9677

- 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 32 Square Feet
- (1,2,4) Building Facade \_\_\_\_\_ Linear Feet
- (1 - 4) Street Frontage \_\_\_\_\_ Linear Feet
- (2 - 5) Height to Top of Sign 8 Feet Clearance to Grade 4 Feet
- (5) Distance from all Existing Off-Premise Signs within 600 Feet NA Feet

Existing Signage/Type:	
<u>4x8 (Proposed)</u>	<u>32</u> Sq. Ft.
<u>flush wall</u>	<u>24</u> Sq. Ft.
	Sq. Ft.
Total Existing:	Sq. Ft.

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

COMMENTS: Permit is to move existing sign out of right of way (Blocking traffic view). Sign has been in place approx 20 years Bonnie Harris' property \* SIGN MUST BE OUTSIDE OF SITE TRIANGLE.

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.**

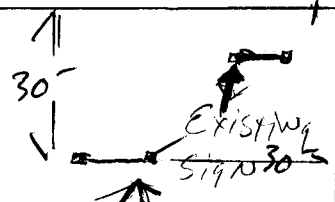
[Signature] 2-2-00      [Signature]      3/10/00  
Applicant's Signature      Date      Community Development Approval      Date

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



WEST P. NYON AVE.

600' + FRONTAGE



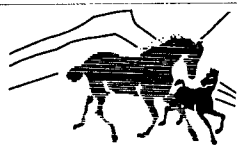
New Location 30'  
(NOT OBSTRUCTING  
TRAFFIC VIEW)

427' FRONTAGE

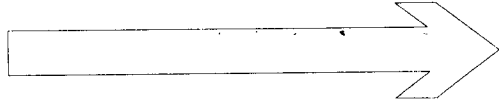
25 1/2 Rd.

553 25 1/2 Rd.

8'



HARRIS EQUINE  
HOSPITAL



4'

4'

**GERALDINE M. PHIPPS**  
**1633 Crestview Ct.**  
**Grand Junction, CO 81506**

John Harris  
2527 W. Pinyon Ave  
Grand Junction, CO 81505

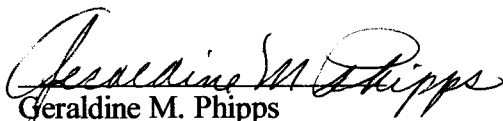
RE: Your sign that is located just outside of 553 25 1/2 Road's N.E. corner.

John;

You may relocate the sign just inside of the N.E. corner of my property.

If at anytime for any reason, I notify you that I want the sign removed It must be removed within 7 days. If it isn't removed I have the right to have it removed.

Sincerely

  
Geraldine M. Phipps



# SIGN PERMIT

Community Development Department  
250 North 5th Street  
Grand Junction, CO 81501  
(303) 244-1430

PERMIT NO. \_\_\_\_\_  
Date Submitted 6-13-95  
FEE \$ 25.00  
Tax Schedule 2995-102-00-095  
Zone C-2

BUSINESS NAME West Pinyon Kennels CONTRACTOR Canons Products Co  
STREET ADDRESS 2531 West Pinyon LICENSE NO 2950259  
PROPERTY OWNER John Harvis ADDRESS 580 25 Rd  
OWNER ADDRESS 2527 West Pinyon TELEPHONE NO 292-1953

- 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 4 Square Feet
- (1,2,4) Building Facade ~~20~~ 242 Linear Feet
- (1 - 4) Street Frontage ~~250~~ all Linear Feet
- (2,4,5) Height to Top of Sign 10 Feet Clearance to Grade - Feet
- (5) Distance from all Existing Off-Premise Signs within 600 Feet N/A Feet

Existing Signage/Type

<del>above all will be taken down</del>	Sq Ft
<u>2 Free Standing</u>	<u>16</u> Sq Ft
_____	Sq Ft
Total Existing: <u>16</u>	Sq Ft

FOR OFFICE USE ONLY:	
Signage Allowed on Parcel	
Building <u>484</u>	Sq Ft
Free-Standing <u>458</u>	Sq Ft
Total Allowed: <u>484</u>	Sq Ft

COMMENTS: ~~All existing signage to be removed~~  
(1) Free Standing Sign will be removed  
In addition to the 2 signs listed above

NOTE: No sign may exceed 300 square feet. A separate sign permit 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. All signs require a separate permit from the Building Department.

Tom  
Applicant's Signature

6-13-95  
Date

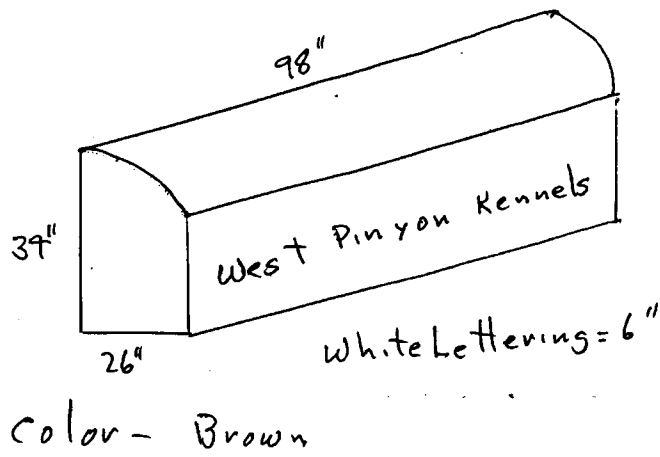
[Signature]  
Approved By

6-14-95  
Date

Tom

CANVAS Products Co  
Tom Dykstra  
580 25 Road  
242-1453

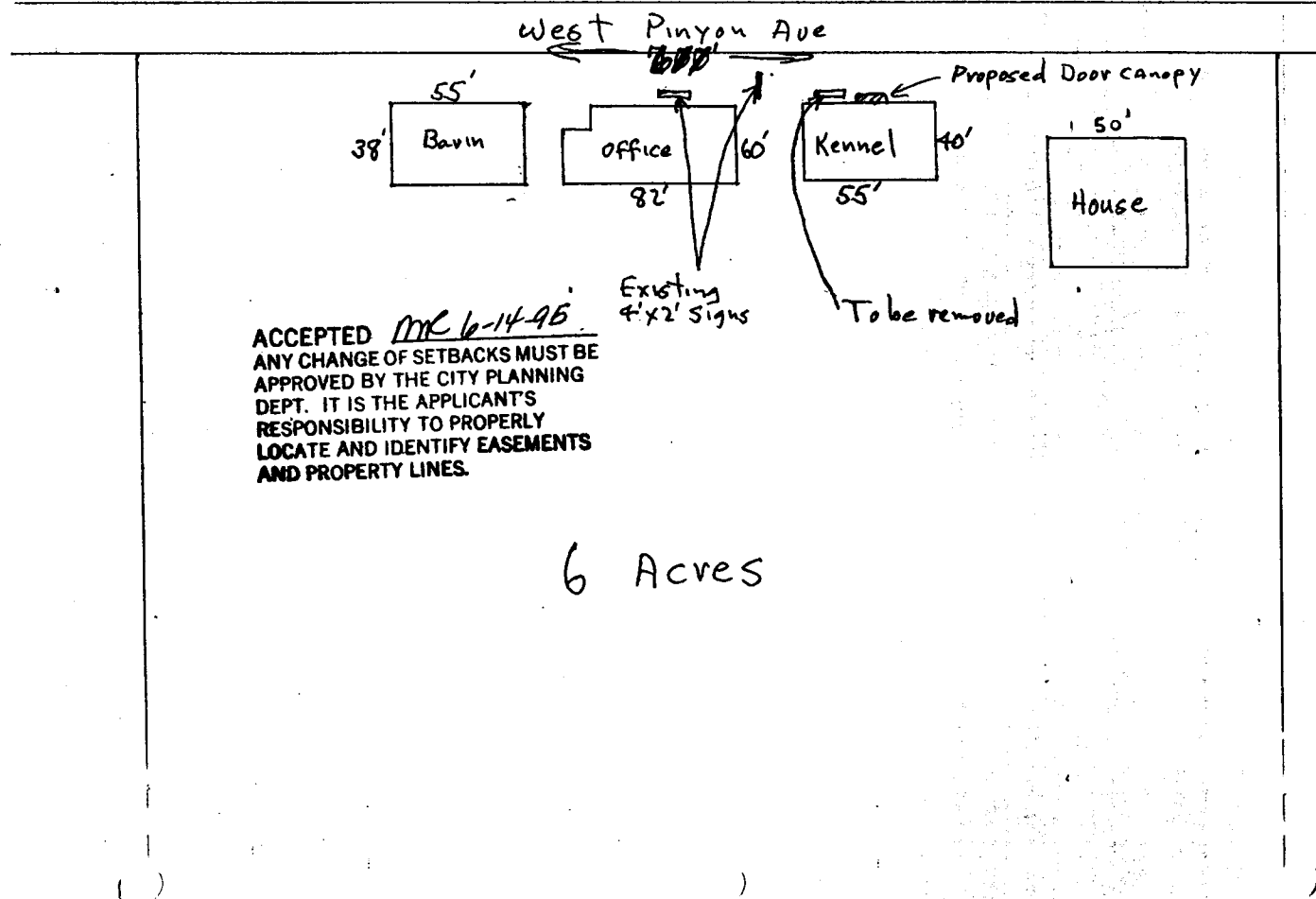
West Pinyon Kennels  
2531 West Pinyon  
242-8953  
John Harris



Canvas Products  
580 25 Road  
242-1453  
Tom Dykstra

West Pinyon Kennels  
2531 West Pinyon Ave  
John Harris  
242-8453

North ↑





# CITY OF GRAND JUNCTION

Code Enforcement Division • 2549 River Road • Grand Junction, CO 81505  
970 244-1593 • Fax 970 244-1427

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January 28, 2000

Mr. John Harris  
2527 W. Pinyon  
Grand Junction CO 81505

Re: Signs at 2527 and 2531 W. Pinyon - Parcel #2945-102-00-095  
Case No. 00-6213

Dear Mr. Harris:

Thank you for your previous communication regarding your signs and your intention to obtain permits. I have located a permit for the awning sign on the kennel. It was issued in 1995. It does not indicate the presence of the lettering located on the Harris Equine Hospital or the off-site sign at the corner of 25 1/2 Road and W. Pinyon. Permits need to be obtained for these by a licensed sign contractor.

Because the off-site sign is causing a sight distance hazard and is partially in right-of-way without a permit, I must ask that you have it removed unless and until a permit is obtained for it. I will check the corner again on February 3, 2000. If the sign has not been removed by that date I will be obligated to issue a formal Notice of Violation and proceed with the appropriate procedure to obtain compliance with the sign code and sight distance regulations. I'm enclosing a copy of Sight Distance Code Sec. 5-3-2 for your information. Also enclosed is a leaflet with sign information. Please telephone me at 256-4103 if you have any questions. Your cooperation is appreciated.

Sincerely

A handwritten signature in cursive script, appearing to read "Nina McNally".

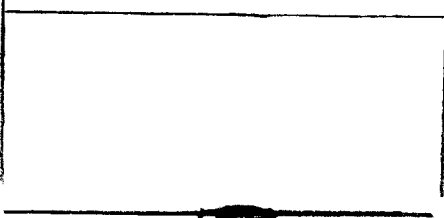
Nina McNally  
Code Enforcement Officer

c. Community Development



~~Competition~~

West Pinyon Ave

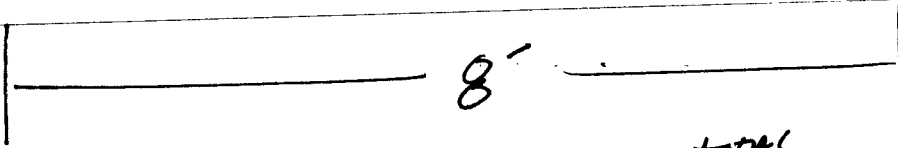
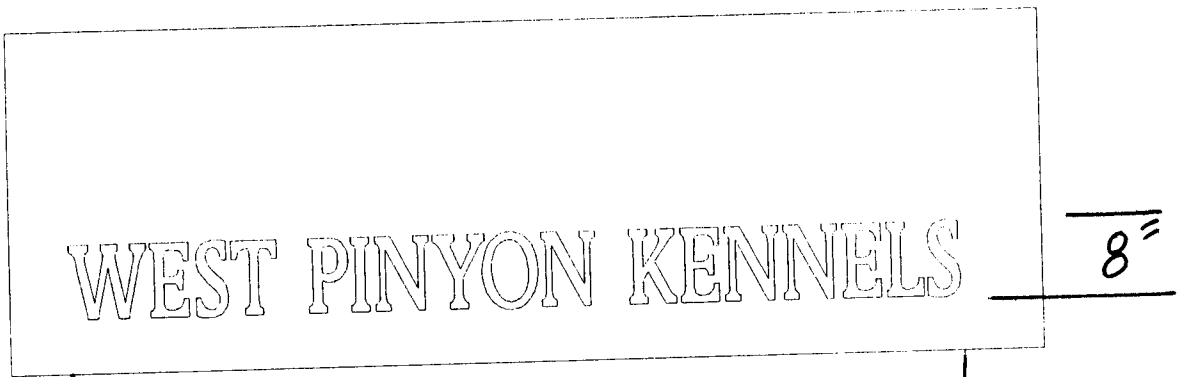


24 ft  
Flush wall signage  
now ill.

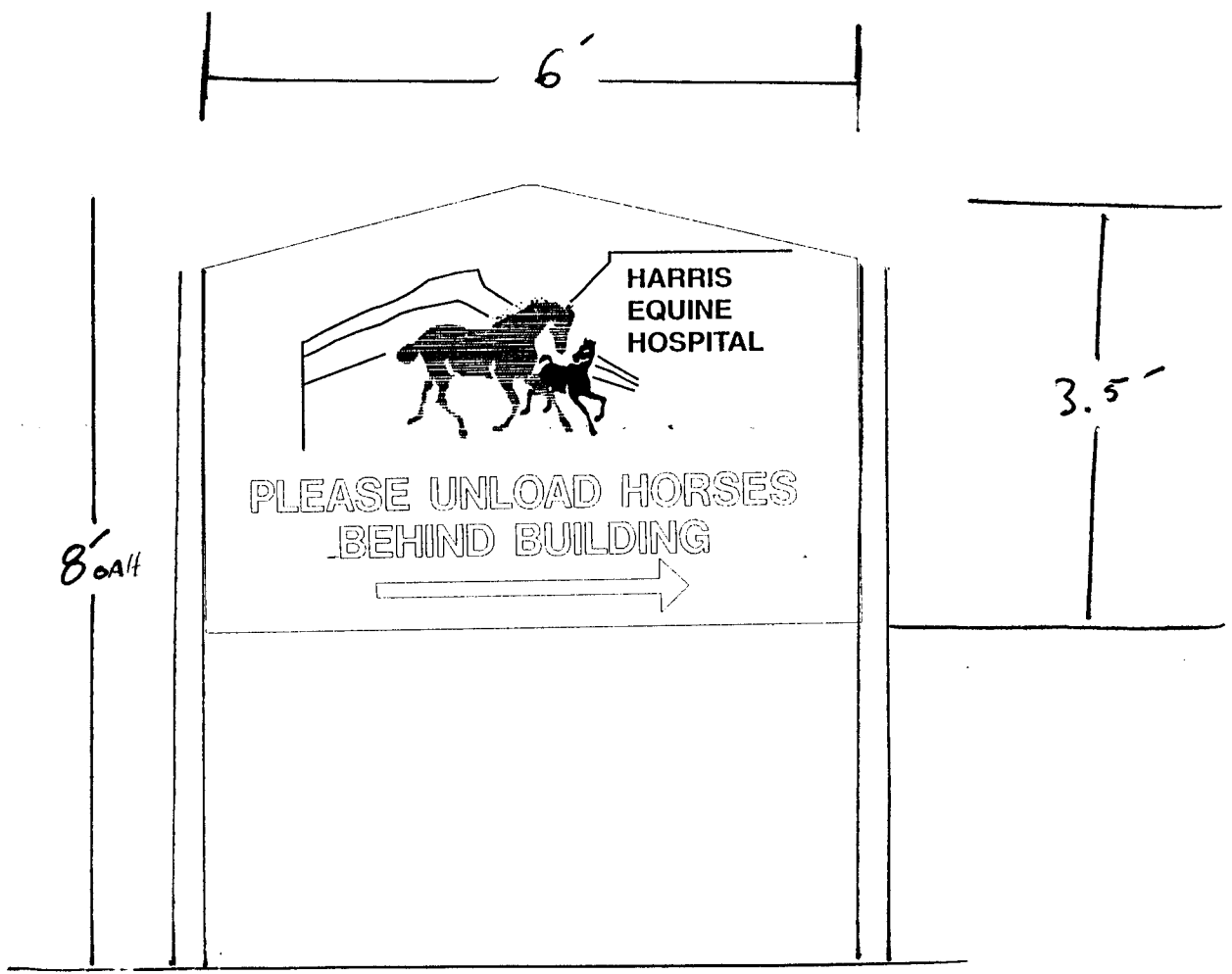
Proposed  
Signage

25 1/2 Rd.

Awning on Building "B"



TOTAL  
6 Sq Ft.



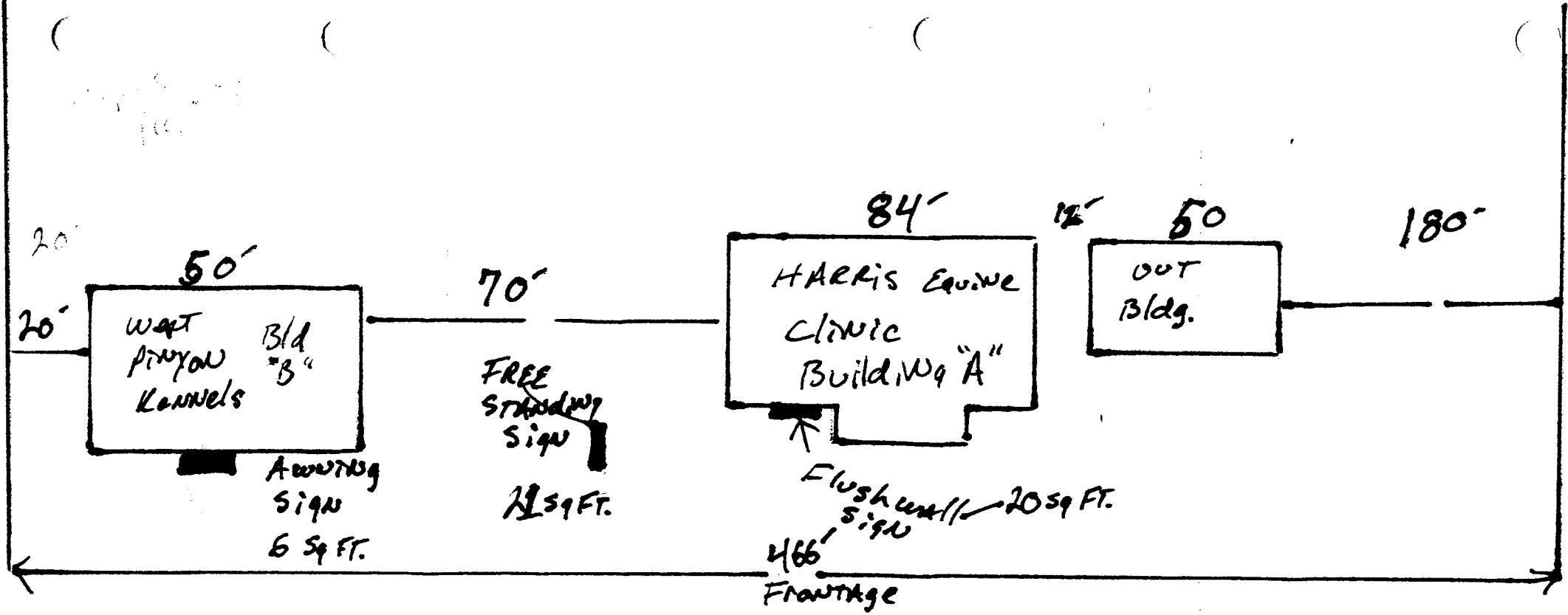
Free standing sign  
21 square feet

12" HARRIS EQUINE  
12" HOSPITAL



Flush wall sign  
outside "A"

20 square ft  
TOTAL.



WEST PINYON AVE.