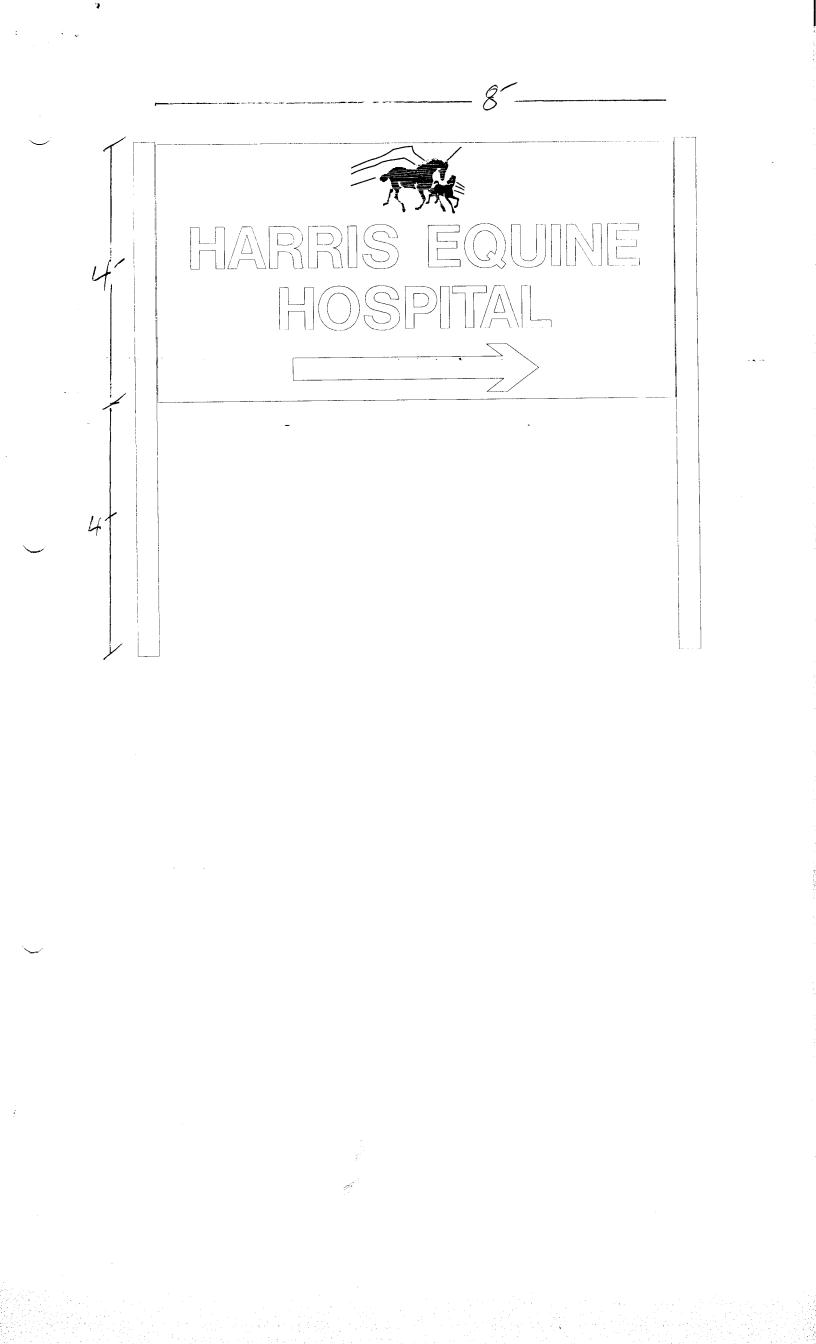
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West p. Nyou Ave. 600 + FrontAge 1 30 5/9 N 30 New Location 30-(Not Destructing TRAFFIC View) 427 FIWITAGE 553 25 2 Rd.



## 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.

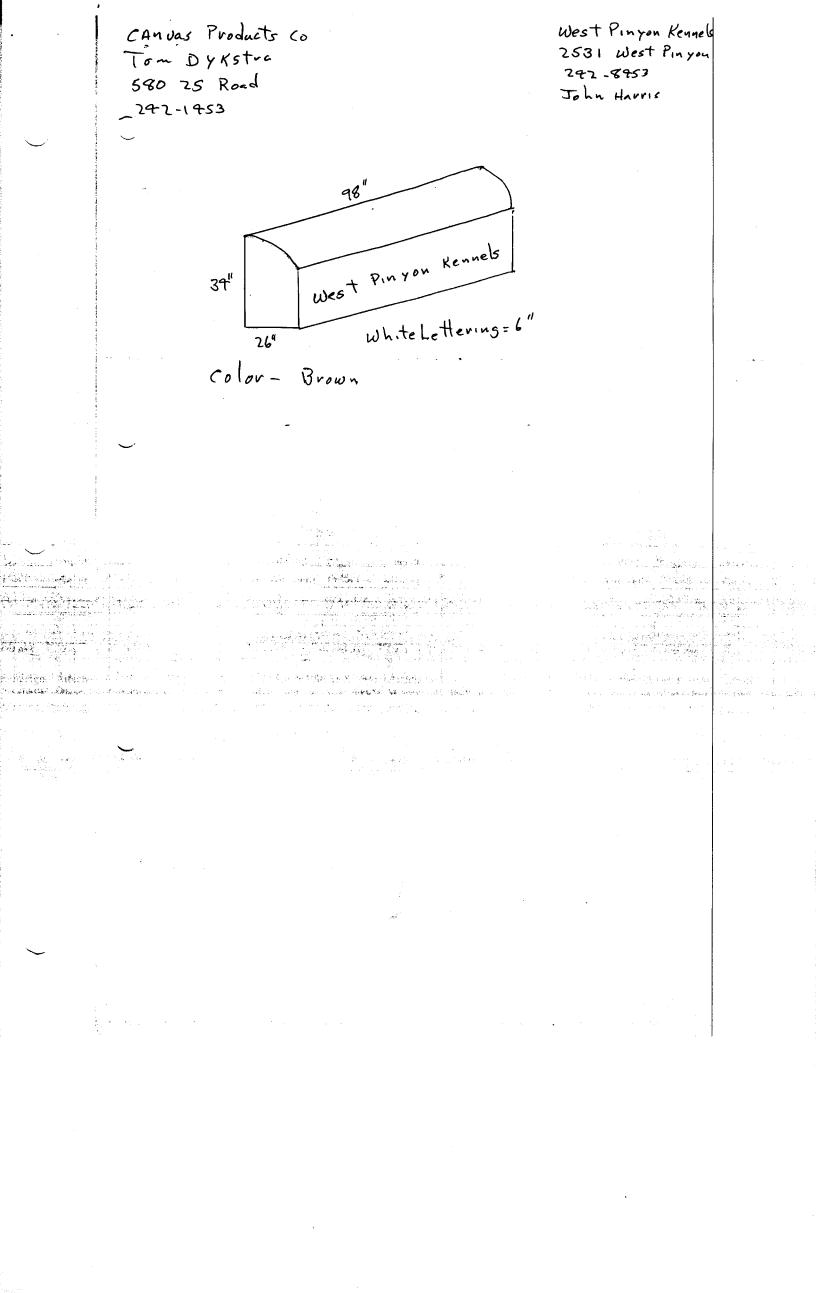
Sincerely

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BUSINESS NAME $West Pinyeu Keens(c CONTRACTOR CANORS Products C STREET ADDRESS 2531 West Pinyeu LICENSENO 2450 254 PROPERTY OWNER Jahn Harvis LiCENSENO 2450 254 WHER ADDRESS 3517 West Pinyeu LICENSENO 2470-1453 () 1. FLUSH WALL 2 Square Feet per Linear Food of Duilding Facade [] 2. ROOF 2 Square Feet per Linear Food of Duilding Facade [] 3. RREESTANDING 2 Truffic Lane - 0.75 Square Feet a Street Frontage (] 4. PROJECTING 0. Square Feet a Street Frontage (] 4. PROJECTING 0. Square Feet a Street Frontage (] 5. OFF-FREMIESE Seef Spacing Requirements; No > 300 Square Feet of < 15 Square Feet (] 5. OFF-FREMIESE Seef Spacing Requirements; No > 300 Square Feet (] Square Feet (] 5. OFF-FREMIESE Seef Spacing Requirements; No > 300 Square Feet (] 9. Square Feet (] 6. Street Footal Linear Food () Linding Facade [] 6. OFF Spacing Requirements; No > 300 Square Feet (] 9. Square Feet (] 6. Street Footal Linear Feet (] 6. Street Footal Linear Feet (] 6. Distance from all Existing Off-Premise Signs within 600 Feet$		Community Development Department 250 North 5th Street Grand Junction, CO 81501Date Submitted $L - 13 - 14$ FEE \$ $25 \cdot DO$ Date Submitted FEE \$ $25 \cdot DO$	
$\begin{bmatrix} 1 2. ROOF 2 Square Peer per Linear Foot of Building Feaster T and Lames - 1.5 Square Peet x Street Frontage 4 or more Traffic Lames - 1.5 Square Feet x Street Frontage 0.5 Square Peet x Street Frontage 0.5 Square Peet x Street Frontage 0.5 Square Feet to < 15 Square Feet x 1 4. PROJECTING 1 5. OFF-PREMISE See #3 Spacing Requirements; Not > 300 Square Feet to < 15 Square Feet (1 - 5) Area of Proposed Sign$		BUSINESS NAME West Pinyon Kennels CONTRACTOR CANULS Products Co STREET ADDRESS 2531 West Pinyon LICENSE NO 2950 259 PROPERTY OWNER John Harvis ADDRESS 580 25 Rd	
$(1 - 5) \text{ Area of Proposed Sign } \underbrace{4}_{C} \text{ Square Feet}$ $(1,2,4) \text{ Building Facade } \underbrace{5 \in 2^{M/2}}_{C} \text{ Linear Feet}$ $(1 - 6) \text{ Street Frontage } \underbrace{5 \in 2^{M/2}}_{C} \text{ Linear Feet}$ $(2,4,5) \text{ Height to Top of Sign } \underbrace{10}_{C} \text{ Feet} \text{ Clearance to Grade } \underbrace{-}_{W/A} \text{ Feet}$ $(5) \text{ Distance from all Existing Off-Premise Signs within 600 Feet } \underbrace{W/A}_{A} \text{ Feet}$ $\underbrace{\text{Existing Signage/Type}}_{C} \underbrace{4!_{W+H} \text{ be been drawn}}_{1 - 0} \text{ Sq Ft} \text{ Signage Allowed on Parcel} \text{ Building } \underline{48^{H}}_{Sq} \text{ Sq Ft} \text{ For OFFICE USE ONLY:}$ $\underbrace{\frac{4!_{W+H} \text{ be been drawn}}_{Sq Ft}}_{ComMENTS: \underline{M}} \underbrace{5!_{C} \text{ Substance}}_{Sq Ft} \underbrace{5!_{C} \text{ General}}_{Sq Ft} \underbrace{5!_{C} \text{ Sq Ft}}_{ComMENTS: \underline{M}} \underbrace{5!_{C} \text{ Substance}}_{Sq Ft} \underbrace{5!_{C} \text{ Sq Ft}}_{Sq Ft} \underbrace{5!_{C} \text{ Sq Ft}}_{Tr A d d t : tow for the 2 stoms to the 2 stoms to the source stowed stowed on parcel stowed stowed 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. $ $\underbrace{M}_{Applicant's Signature} \underbrace{6 - 13 - 6s}_{Date} \underbrace{M}_{Approved B} \underbrace{-1 - 4 - 5s}_{Date} \underbrace{6 - 14 - 5s}_{Date} \underbrace{1 - 12 - 4s}_{Approved B} \underbrace{1 - 12 - 4s}_{Date} 1 - 12 - 4s$		[] 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	
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Atome       Atome       Atome       Atome       Sq Ft       Signage Allowed on Parcel         2 fvee Standing       16       Sq Ft       Building       484       Sq Ft         Sq Ft       Sq Ft       Free-Standing       458       Sq Ft         Total Existing:       516       Sq Ft       Total Allowed:       484       Sq Ft         COMMENTS:       Free-Standing       458       Sq Ft       Sq Ft         (1)       fvee Standing       5190       will be very order       Sq Ft         (1)       fvee Standing       5190       will be very order       Sq Ft         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.         Dubb       6-13-95       Approved By       C-14-35	· · ·	<ul> <li>(1,2,4) Building Facade <u>10</u> 24Z Linear Feet</li> <li>(1 - 4) Street Frontage <u>10</u> Linear Feet</li> <li>(2,4,5) Height to Top of Sign <u>10</u> Feet Clearance to Grade <u>Feet</u></li> </ul>	
COMMENTS: <u>Milled Margente be removed</u> (1) free Starding Sign Will be removed In Addition to the 2 Signs histed 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. <u>All signs require a separate permit from the Building</u> <u>Department</u> . <u>Applicant's Signature</u> <u>6-13-95</u> <u>Date</u> <u>Approved By</u> <u>C-14-95</u> <u>Date</u>		AlternetSq FtSignage Allowed on Parcel2 Free Standing16Sq FtBuilding484Sq FtSq FtSq FtFree-Standing458Sq Ft	
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CAN Vas Products 580 25 Road West Pinyon Kenuels 2531 West Pinyon Ave 242-1453 Tom DyKstra John Harris 24-2-8453 North T West Pinyon Ave Proposed Door Canopy Fort 55 -1 50' Barin 38 office မ် Kennel 40' 82' 55' House Existing 4'x2' signs To be removed ACCEPTED ML 10-14-96 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANTS RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES. 6 Acres

A



## **CITY OF GRAND JUNCTION**

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

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 ½ Road and W. Pinyon. Permits need to be obtained for these by a licensed sign ontractor.

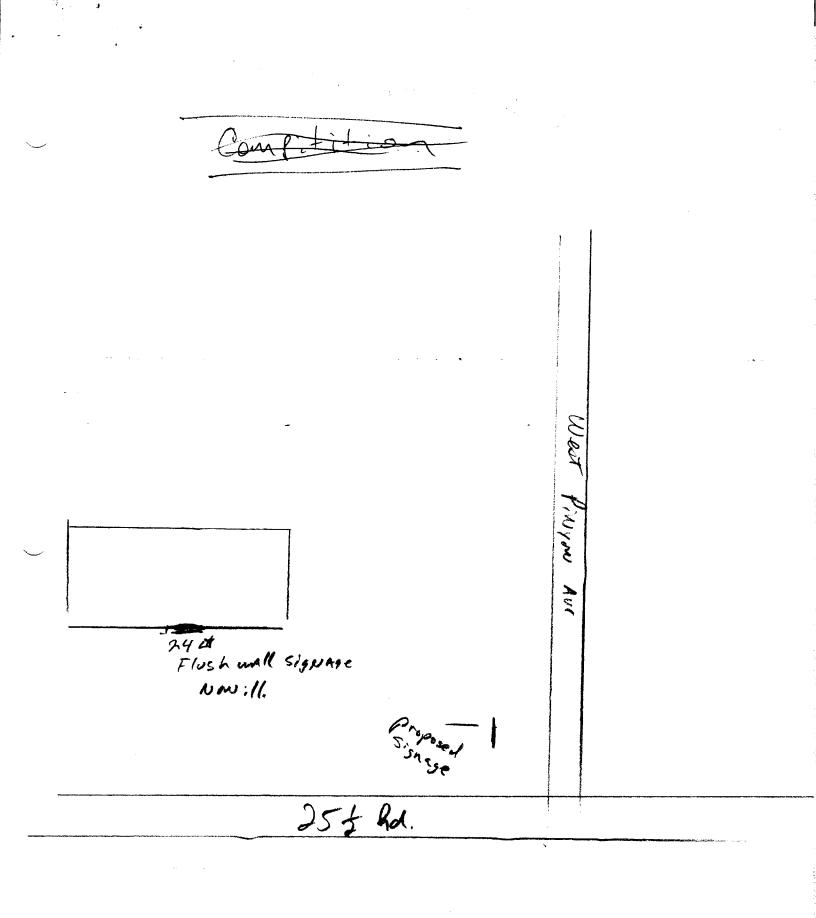
Because the off-site sign is causing a sight distance hazard and is partially in right-of-way without a permit, I must ask that you have it removed unless and until a permit is obtained for it. I will check the corner again on February 3, 2000. If the sign has not been removed by that date I will be 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.

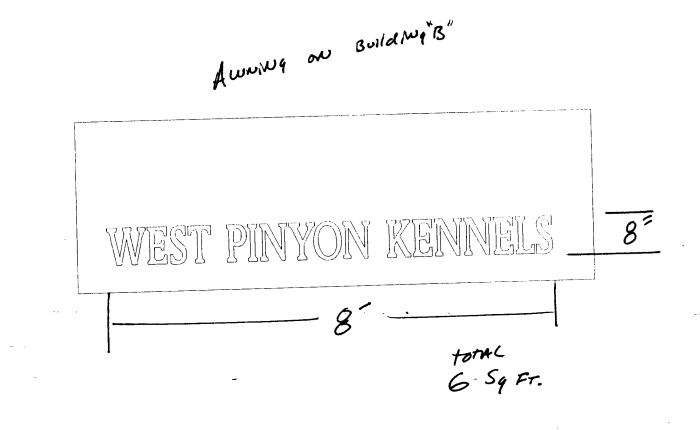
Sincerely

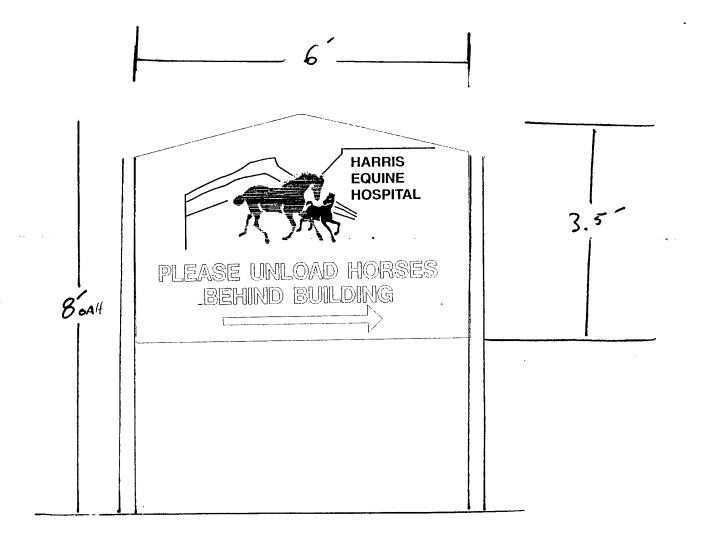
1/10/11 Nina McNally Code Enforcement Officer

c.

Community Development







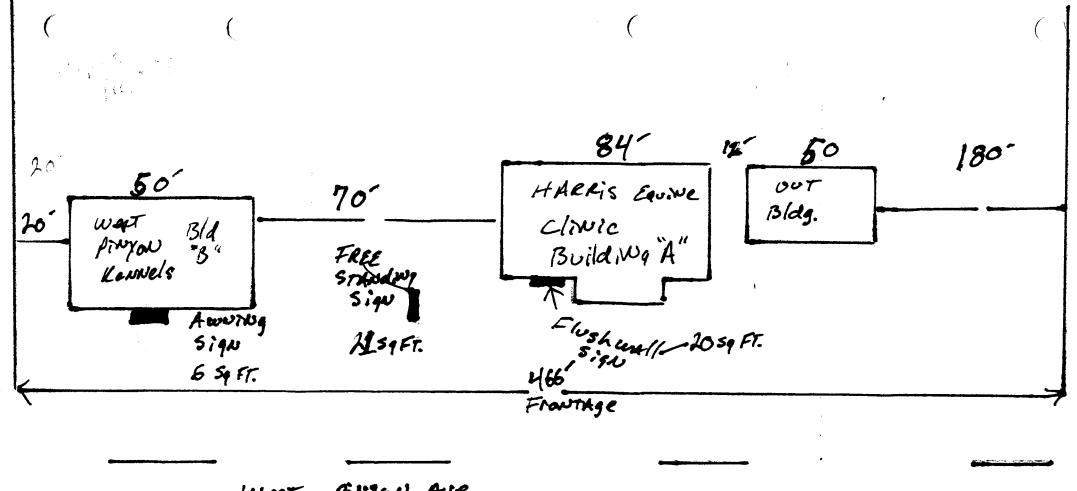
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WAST PINYON AVE.

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