



# SIGN CLEARANCE

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

Clearance No. 73537  
 Date Submitted 1-10-00  
 FEE \$ 25.00  
 Tax Schedule 2945-111-00-010  
 Zone B-3

BUSINESS NAME Grand Junction Real Estate CONTRACTOR The Sign Gallery  
 STREET ADDRESS 1001 Patterson Suite 1 LICENSE NO. 2990226  
 PROPERTY OWNER Samuel Baldwin ADDRESS 1048 Independent Suite A-109  
 OWNER ADDRESS \_\_\_\_\_ TELEPHONE NO. 241-6400

- 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 100 Linear Feet
- (1 - 4) Street Frontage 230' Linear Feet
- (2 - 5) Height to Top of Sign 13.5 Feet Clearance to Grade 10.5 Feet
- (5) Distance from all Existing Off-Premise Signs within 600 Feet \_\_\_\_\_ Feet

Existing Signage/Type:	
<u>Roof</u>	<u>40</u> Sq. Ft.
<u>Flush wall</u>	<u>10</u> Sq. Ft.
	Sq. Ft.
Total Existing:	<u>50</u> Sq. Ft.

● FOR OFFICE USE ONLY ●		
Signage Allowed on Parcel:		
Building	<u>200</u>	Sq. Ft.
Free-Standing	<u>345</u>	Sq. Ft.
Total Allowed:	<u>345</u>	Sq. Ft.

COMMENTS: Top of sign will be below the top of the roof. NO GUY WIRES, BRACES OR SECONDARY SUPPORTS MAY BE VISIBLE.

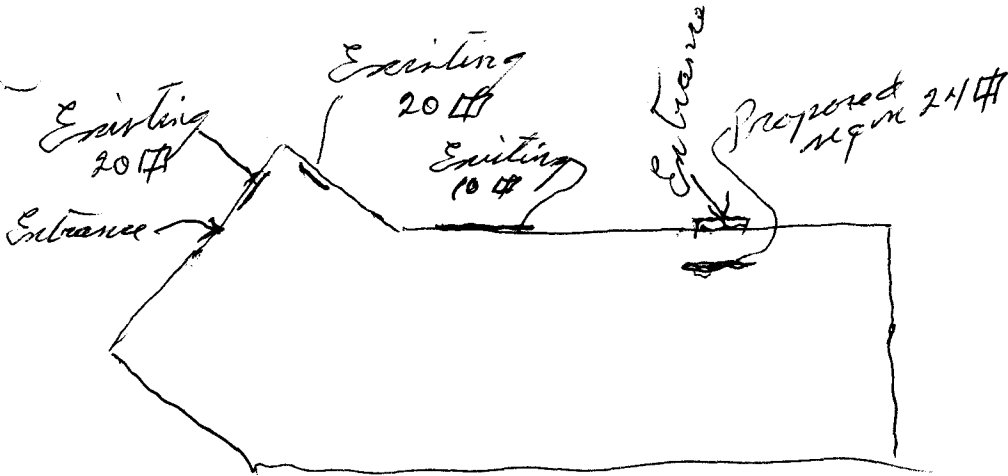
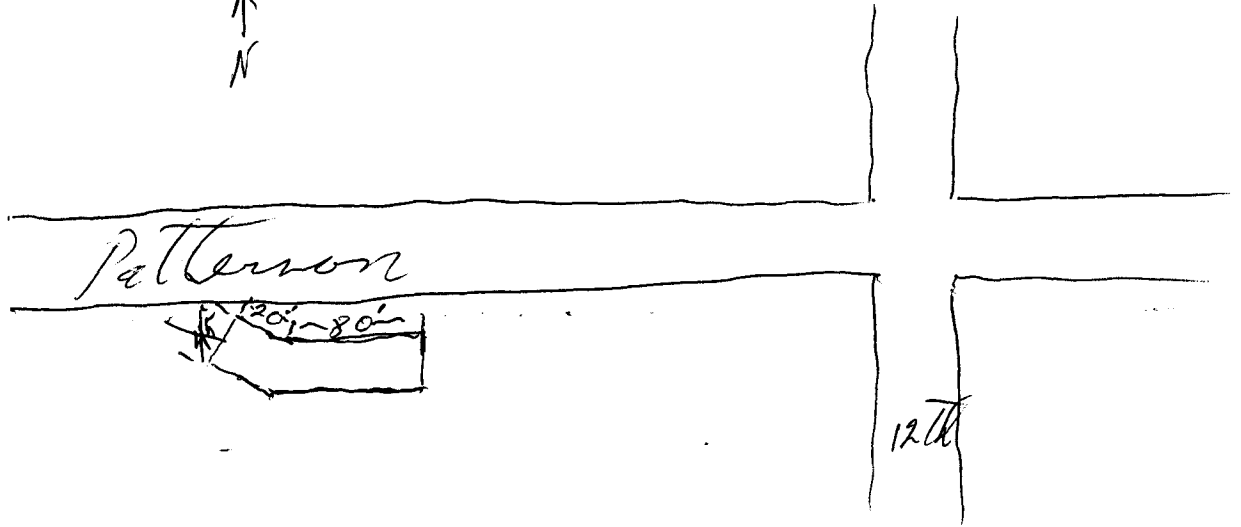
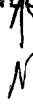
NOTE: No sign may exceed 300 square feet. A separate sign clearance is required for each sign. Attach a sketch of proposed and existing signage including types, dimensions, lettering, abutting streets, alleys, easements, property lines, and locations. **A SEPARATE PERMIT FROM THE BUILDING DEPARTMENT IS REQUIRED.**

Larry Z Bowler 1-10-00 Bill Nuth 1-12-00  
 Applicant's Signature Date Community Development Approval Date

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

Grand Junction Real Estate  
1001 Patterson

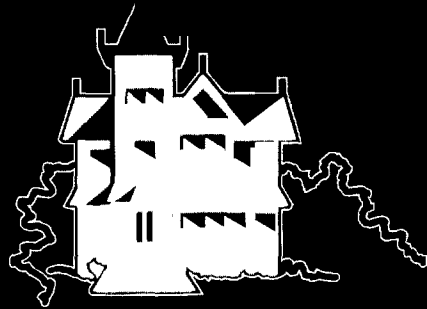
ACCEPTED Ashe Oregon 1/12/00  
ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING  
DEPT. IT IS THE APPLICANT'S  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.



sign sits on roof, but is below  
the top of the roof.



1001 Patterson  
24 #7



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