



# SIGN CLEARANCE

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

Clearance No. \_\_\_\_\_  
Date Submitted April 20, 2000  
FEE \$ 25.00  
Tax Schedule 2945-122-00-109  
Zone B-3

BUSINESS NAME Prime Cut Restaurant CONTRACTOR Platinum Sign Co  
STREET ADDRESS 1960 N 12th St LICENSE NO. 2200696  
PROPERTY OWNER Jack Berry ADDRESS 620 Noland Ave  
OWNER ADDRESS 738 Ranch Rd. 65 81505 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 65 Square Feet
- (1,2,4) Building Facade 96 Linear Feet 206
- (1 - 4) Street Frontage 260 Linear Feet
- (2 - 5) Height to Top of Sign 27'6" Feet Clearance to Grade 20' Feet
- (5) Distance from all Existing Off-Premise Signs within 600 Feet \_\_\_\_\_ Feet

Existing Signage/Type:		
12th St. 180 Flushwall	40 Freestanding	220 Sq. Ft.
Orchard 28 Flushwall	92 Freestanding	120 Sq. Ft.
Pinyon 65	(proposed)	65 Sq. Ft.
Total Existing:		Sq. Ft.

● FOR OFFICE USE ONLY ●		
Signage Allowed on Parcel:		
Building	192	Sq. Ft.
Free-Standing	154.5	Sq. Ft.
Total Allowed:	192	Sq. Ft.

COMMENTS: Put up new sign in place of old one. This sign is larger than existing

**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] 4-20-00 [Signature] 4-20-00  
Applicant's Signature Date Community Development Approval Date

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



