



SIGN CLEARANCE

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

Clearance No. _____
 Date Submitted 11/13/00
 FEE \$ ~~5.00~~ \$105.00*
 Tax Schedule 2945-187-15-005
 Zone PB

*Sign Installed prior to issuance of permit. Fee includes \$100 fine.

BUSINESS NAME The Bank of Grand Junction CONTRACTOR Bud's Signs
 STREET ADDRESS 2251 Broadway LICENSE NO. 2000102
 PROPERTY OWNER Bob Johnson ADDRESS 1055 Ute Ave
 OWNER ADDRESS Same TELEPHONE NO. 245-7200

- 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 79' Linear Feet
- (1 - 4) Street Frontage 200' Linear Feet
- (2 - 5) Height to Top of Sign _____ Feet Clearance to Grade _____ Feet
- (5) Distance from all Existing Off-Premise Signs within 600 Feet _____ Feet

Existing Signage/Type:	
18 <u>Flush wall</u>	18 Sq. Ft.
	Sq. Ft.
	Sq. Ft.
Total Existing:	18 Sq. Ft.

● FOR OFFICE USE ONLY ●	
Signage Allowed on Parcel:	<u>Broadway</u>
Building	158 Sq. Ft.
Free-Standing	150 <u>0</u> Sq. Ft.
Total Allowed:	<u>per PD zone district</u> Sq. Ft.

COMMENTS: Total signage for Lot 5 is 50[#] (18[#] and 32[#] signs). Balance of sign face allowance for Meadowlark Gardens is 789[#]. See file #FPP-2000-021

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.**

Edward A. Canary 11/15/00 [Signature] 11/15/00
 Applicant's Signature Date Community Development Approval Date

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



Boardway

200'

79'

(B)
proposed
3d or sign

BDG

Redlands Parkway

B



1 NORTH ELEVATION
 R2 1/4" = 1'-0"

32 SF
 SIGN

<p>DKO ARCHITECTURE, PC Grand Junction, CO (970)256-9792</p>	<p>The Bank of Grand Junction</p>	
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<p>9924</p>	<p>07/17/00</p>	

CITY OF GRAND JUNCTION

Resolution No. 79-94 AMENDING DEVELOPMENT APPLICATION FEE SCHEDULE

RECITALS:

The Grand Junction Zoning and Development Code section 2-1-2.A requires review and approval of construction, alteration, demolition, erection or moving of any structure, mobile home, sign, wall or fence. Section 2-2-2.G.1 states that application fees shall be set in amounts sufficient to recover the costs of processing, publicizing and reviewing development applications.

The application fees for major developments were updated in 1992. At that time, fees for minor planning clearances, sign permits and fence permits were not revised. The fees in place for those permits have not been updated since 1983. The proposed increase reflects the average staff time required in issuing each type of permit.

In addition to requiring a permit for any construction, alteration, demolition, erection or moving of any structure, mobile home, sign, wall or fence, the Zoning and Development Code also states that a special events permit is required prior to any use of wind-driven signs. Obtaining the permit assures the construction or placement is in accordance with the requirements of the Code. Typically the banners or other wind-driven signs which are a problem because they are located in the ROW or on the property where they present a site distance problem or are not securely fastened, are those for which a permit was not obtained. In getting the permit, the applicant is advised of the time limitations and the restrictions on types and placement of wind-driven signs.

There has been a substantial increase in the number of fences, wind-driven signs and permanent signs erected without a permit, which requires additional enforcement staff time to pursue the violations. Often those fences, structures or signs erected without a permit are found to be out of compliance with the requirements of the Zoning and Development Code, which leads to greater expense to the responsible person to come into compliance. Allowing violations to continue without penalties is not fair to those who have obtained permits and are in compliance with the Code. Therefore, staff is proposing a penalty be incurred for failure to obtain a permit or clearance prior to erecting a fence, structure or sign. The penalty being proposed is a double fee for any planning clearance, fence permit or special events permit issued after the structure, use, fence or sign had already been placed. The penalty proposed for any sign permit issued after the sign is up is \$100.00. The civil remedies as listed in section 11-4 of the Zoning and Development Code would still be available if a violation proceeded to Municipal Court.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION:

That the City of Grand Junction Fee Schedule be revised as follows:

Minor Planning Clearances

Interior Remodels	\$5.00
Single Family Homes	\$10.00
Accessory Structures	\$10.00
Fence Permits	\$10.00
Sign Permits	\$25.00 for first sign; \$5.00 for each additional sign on the same property

All Planning Clearance, fence permit and special event permit fees shall be doubled if an owner, lessee or contractor fails to obtain a permit or planning clearance prior to the construction, alteration, or erection of any structure, mobile home, wind-driven sign or fence. A \$100 penalty shall be assessed, in addition the sign permit fee, for failure to obtain a required sign permit.

The civil remedies as listed in section 11-4 of the Code will apply if a violation proceeds to Municipal Court.

PASSED and ADOPTED this 21st day of September, 1994.

/s/ R. T. Mantlo

Mayor

ATTEST:

/s/ Stephanie Nye

City Clerk