



SIGN CLEARANCE

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

AC

Clearance No.	81626
Date Submitted	9-18-2001
Fee \$	25.00
Zone	PD

TAX SCHEDULE	2945-201-02-040	CONTRACTOR	Canvas Products Co
BUSINESS NAME	Dennis Morris C.P.A.	LICENSE NO.	2010136
STREET ADDRESS	397 Ridges Blvd.	ADDRESS	580 25 Road
PROPERTY OWNER	397 Ridges Blvd LLC	TELEPHONE NO.	242-1453
OWNER ADDRESS	397 Ridges Blvd	CONTACT PERSON	Tom Dykstra

<input checked="" type="checkbox"/> 1. FLUSH WALL	2 Square Feet per Linear Foot of Building Facade
<input type="checkbox"/> 2. ROOF	2 Square Feet per Linear Foot of Building Facade
<input type="checkbox"/> 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
<input type="checkbox"/> 4. PROJECTING	0.5 Square Feet per each Linear Foot of Building Facade
<input type="checkbox"/> 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: 11 Square Feet
 (1,2,4) Building Façade: 86 Linear Feet
 (1 - 4) Street Frontage: 160 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:

Window Sign 3' x 18"	<u>4 1/2</u>	Sq. Ft.
(2) wall signs 7' x 2' = 14' x 2	<u>28</u>	Sq. Ft.
_____	_____	Sq. Ft.
Total Existing:	<u>32 1/2</u>	Sq. Ft.

● FOR OFFICE USE ONLY ●

Signage Allowed on Parcel: Planned Zone

Building	<u>172</u>	Sq. Ft.
Free-Standing	<u>0</u>	Sq. Ft.
Total Allowed:	<u>172</u>	Sq. Ft.

COMMENTS: PD zone - signage allowed as per original approval -
 Applicant will remove existing brown lettering "Accounting Offices" and
 replace with the proposed burning signage.

NOTE: No sign may exceed 300 square feet. A separate sign clearance is required for each sign. Attach a sketch, to scale, of proposed and existing signage including types, dimensions and lettering. Attach a plot plan, to scale, showing: abutting streets, alleys, easements, driveways, encroachments, property lines, distances from existing buildings to proposed signs and required setbacks. **A SEPARATE PERMIT FROM THE BUILDING DEPARTMENT IS ALSO REQUIRED.**

I hereby attest that the information on this form and the attached sketches are true and accurate.

[Signature] 9-18-2001 [Signature] 9-19-01
 Applicant's Signature Date Community Development Approval Date

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

to be removed

*Accounting
Offices*

Dennis A. Morris CPA's P.C.

Westerling

Edward W. Singh
Donald E. Gentry
John C. Williams

200
P.O. Box 1000

100
P.O. Box 1000

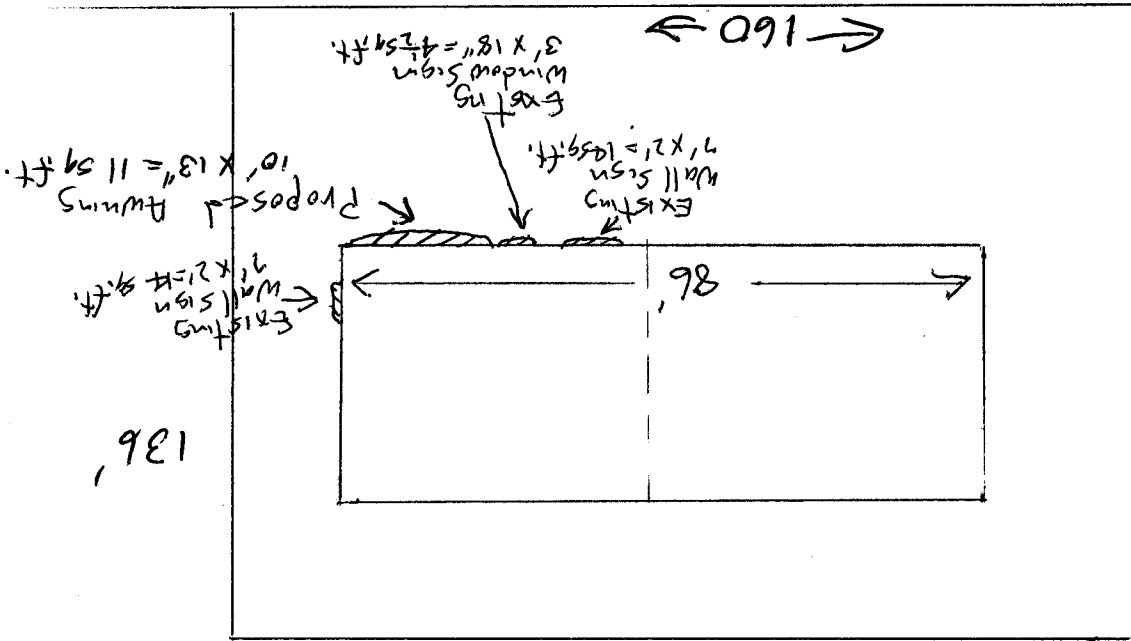


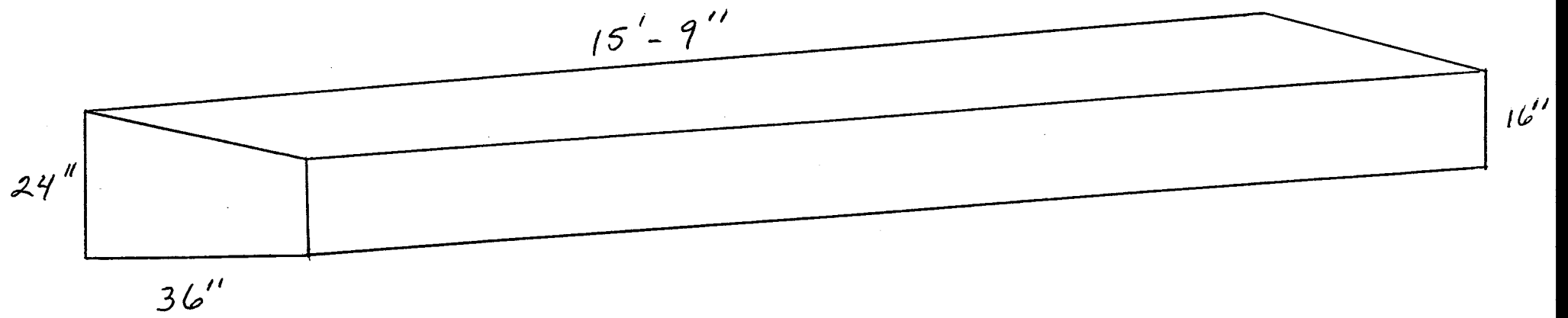
Candus Products Co
580 25 Road
242-1453
Tow Dykstra

Site Plan

Dennis Morris C.P.A.
897 Ridges Blvd
241-8308
Dennis Morris

136'
172'





Actual Signage

| ← 120" → |

13"



10' X 13" = 11 sq. ft.