



# SIGN CLEARANCE

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

X

Clearance No.	_____
Date Submitted	<u>3/9/01</u>
Fee \$	<u>25.00</u>
Zone	<u>R0</u>

TAX SCHEDULE	<u>2945-144-14-009</u>	CONTRACTOR	<u>Angel Sign Company</u>
BUSINESS NAME	<u>Southwest Academy of Natural</u>	LICENSE NO.	<u>2010716</u>
STREET ADDRESS	<u>1006 Main St. 242-9224 Therapies</u>	ADDRESS	<u>590 N. Westgate Dr., Unit C</u>
PROPERTY OWNER	<u>James Golden Jacqueline</u>	TELEPHONE NO.	<u>(970) 244-8934</u>
OWNER ADDRESS	<u>P.O. Box 398 GJ 81502</u>	CONTACT PERSON	<u>DAN</u>

- 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~~ monument only 2 Traffic Lanes - 0.75 Square Feet x Street Frontage
  - 4. PROJECTING 4 or more Traffic Lanes - 1.5 Square Feet x Street Frontage
  - 5. OFF-PREMISE 0.5 Square Feet per each Linear Foot of Building Facade
- See #3 Spacing Requirements; Not > 300 Square Feet or < 15 Square Feet

Externally Illuminated       Internally Illuminated       Non-Illuminated

(1 - 5) Area of Proposed Sign: 27.04 ~~25.0~~ <sup>25.0</sup> Sq. Ft. ~~20~~ <sup>25</sup> ~~ft~~ <sup>ft</sup> maximum

(1,2,4) Building Façade: 49' Linear Feet

(1 - 4) Street Frontage: 100' Linear Feet Main St.

(2 - 5) Height to Top of Sign: 8' Feet Clearance to Grade: 0 Feet 8' ft. max.

(5) Distance from all Existing Off-Premise Signs within 600 Feet: \_\_\_\_\_ Feet

<b>EXISTING SIGNAGE/TYPE:</b>	
<u>Free Standing Existing</u>	<u>11.9</u> Sq. Ft.
<u>Externally illuminated</u>	_____ Sq. Ft.
_____	_____ Sq. Ft.
Total Existing:	_____ Sq. Ft.

<b>● FOR OFFICE USE ONLY ●</b>	
Signage Allowed on Parcel:	
Building	<u>98</u> Sq. Ft.
Free-Standing	<u>75</u> Sq. Ft.
Total Allowed:	<u>98</u> Sq. Ft.

COMMENTS: Will remove existing sign face, replacing w/ monument style sign face. External illumination does not work.

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.

<u>[Signature]</u>	<u>3-2-01</u>	<u>[Signature]</u>	<u>3-12-01</u>
Applicant's Signature	Date	Community Development Approval	Date

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



1006 Main St. - no planning clearance issued - as no remodel took place

Southwest Academy of Natural Therapies

March 13, 2001

To: Ronnic, City Planning Office

In response to your phone call today, I am writing to give you a clearer idea of what our business is and how we are structured.

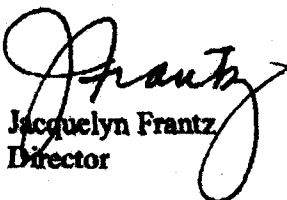
We are a group of professional health care providers, primarily offering Massage Therapy at this time but we may include Acupuncture and Chiropractic at a later date. Our practitioners are private contractors and we will most often have 1 to 3 working at any given time. We offer private sessions as well as occasional workshops for the public in areas of general interest for self health care and wellness.

We plan to be open 8:00 a.m. to 5:00 p.m. Monday through Friday, with some extended hours on Tuesdays and Thursdays and occasional Saturdays. Workshops will usually be held in the evenings and on weekends.


It is our hope to serve the needs of the community as well as to fit into the existing ambiance of our downtown neighborhood. I am disappointed in the revised signage requirements for our area. The current posts with unobtrusive board and lettering that are most common in this mixed residential/ commercial area and which were already in place when we rented this building, seem to be most appropriate and least offensive.

We made no changes to the structure of the sign, only to the wording. In addition to the expense of changing what has already been made, I feel that a "monument" style sign will not blend in as well to the existing nature of the neighborhood. These older Victorian structures lend themselves to the post and board signs, and an 8 foot vertical limit is very reasonable. I've been in business long enough to acknowledge the importance of regulations and long-range planning and standards. I also see the benefit of considering the impact on the neighborhood on an individual basis when warranted. If there is any possibility of requesting an individual consideration of our building's sign, please let me know.

Thank you,

  
Jacquelyn Frantz  
Director

1006 Main

  
**Southwest  
Academy of  
Natural Therapies**

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**Family  
Massage Clinic**

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**242-9224**

8'  
(eight feet)

5  
feet  
1  
ft  
maximum

fix  
dimensions -

3' 4 1/2"

