



SIGN CLEARANCE

AC

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

Clearance No. N/A
Date Submitted 12/19/01
FEES \$ 25.00
Tax Schedule 2945-124-00-022
Zone C-1

BUSINESS NAME Phonz + CONTRACTOR Western Neon Sign Co.
STREET ADDRESS 2650 North Ave #112 LICENSE NO. 243851
PROPERTY OWNER Valley Plaza ADDRESS 3183 Hall Ave GJ, 81504
OWNER ADDRESS PO Box 240186 TELEPHONE NO. 523-4045
Orchard Lake MI, 48324-0186

- 1. FLUSH WALL X2 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 30 Square Feet 44" high x 96" Long 9.6 North Ave FS
- (1,2,4) Building Facade 20' Linear Feet
- (1 - 4) Street Frontage ~~300~~ 284 Linear Feet 7, 28 Road FS
- (2 - 5) Height to Top of Sign 14' Feet Clearance to Grade 11'± Feet
- (5) Distance from all Existing Off-Premise Signs within 600 Feet NA Feet

Existing Signage/Type: <u>See Attached</u>	
	Sq. Ft.
	Sq. Ft.
	Sq. Ft.
Total Existing:	Sq. Ft.

● FOR OFFICE USE ONLY ●	
Signage Allowed on Parcel:	
Building	<u>52'</u> Sq. Ft.
Free-Standing	<u>421.5</u> Sq. Ft.
Total Allowed:	Sq. Ft.

COMMENTS: Install one (1) 30' square foot sign over the front
facia doors facia.

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] 12-17-01 Pat Bushman 12-28-01
Applicant's Signature Date Community Development Approval Date

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

Red Cliffs Mall
North Ave

