



SIGN CLEARANCE

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

Clearance No.	<u>2</u>
Date Submitted	<u>9-12-01</u>
Fee \$	<u>25.00</u>
Zone	<u>R-0</u>

AC

TAX SCHEDULE	<u>2945-013-00-012</u>	CONTRACTOR	<u>Arlo's Sign Designs</u>
BUSINESS NAME	<u>CEC COUNSELING & EDUCATION</u>	LICENSE NO.	<u></u>
STREET ADDRESS	<u>2708 Patterson Rd</u>	ADDRESS	<u>3018 Market Way</u>
PROPERTY OWNER	<u>Center for Enriched Communications</u>	TELEPHONE NO.	<u>434-0939</u>
OWNER ADDRESS	<u>2708 Patterson Rd</u>	CONTACT PERSON	<u>Arlo or Kim</u>

- | | | |
|-------------------------------------|------------------|---|
| <input 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 checked="" 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: 40 # Square Feet *Sign must match Exhibit "A" attached.*

(1,2,4) Building Façade: 108' Linear Feet

(1 - 4) Street Frontage: 208' Linear Feet

(2 - 5) Height to Top of Sign: 8' Feet Clearance to Grade: 3' Feet

(5) Distance from all Existing Off-Premise Signs within 600 Feet: N/A Feet

EXISTING SIGNAGE/TYPE:

Approved attached Exhibit A

See sign & approval letter

_____	Sq. Ft.
_____	Sq. Ft.
_____	Sq. Ft.
Total Existing: _____	Sq. Ft.

● FOR OFFICE USE ONLY ●

Signage Allowed on Parcel: 40 #

Building _____ Sq. Ft.

Free-Standing _____ Sq. Ft.

Total Allowed: 40 # Sq. Ft.

Per zone D sign

COMMENTS: PER VARIANCE FILE # VAR-2001-168 the existing sign will be revised to be 8' in ht & 40 # in area w/ small changeable area for sponsor recognition.

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.

Ronnie Edwards 10/9/01 Chelsea Driscoll 10/9/01
Applicant's Signature Date Community Development Approval Date

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

City of Grand Junction

Community Development Department
Planning • Zoning • Code Enforcement
250 North 5th Street
Grand Junction, CO 81501-2668

Phone: (970) 244-1430
FAX: (970) 256-4031



RECORD OF DECISION / FINDINGS OF FACT

DATE: September 12, 2001

FILE: VAR-2001-168

LOCATION: 2708 Patterson Road

PETITIONER: CEC – Counseling Education Center
2708 Patterson Road
Grand Junction, CO 81506
243-9539

REPRESENTATIVE: Chris Cieply

PLANNER: Ronnie Edwards

PROJECT IS: **Approved with Conditions**

The Grand Junction Board of Appeals, in accordance with Section 2.16.C.5 of the Zoning and Development Code, approved this request for a variance to the sign code on September 12, 2001. The variance was approved with the following conditions:

1. Signage on the property will be limited to one free-standing sign, not to exceed 40 square feet with a maximum height of 8 feet, in accordance with Sign Exhibit "A" (attached).
2. The changeable copy section of the free-standing sign shall be constructed as shown in Sign Exhibit "A" and shall display only the sponsor name and shall not include the display of a logo or location of the sponsor or other advertising on or behalf of the sponsor.

A sign permit must be obtained and the sign installed in accordance with the approved variance within one year for the approval to remain valid (Section 2.2.B.7).

Ronnie Edwards
Associate Planner
256-4038



RECEIVED

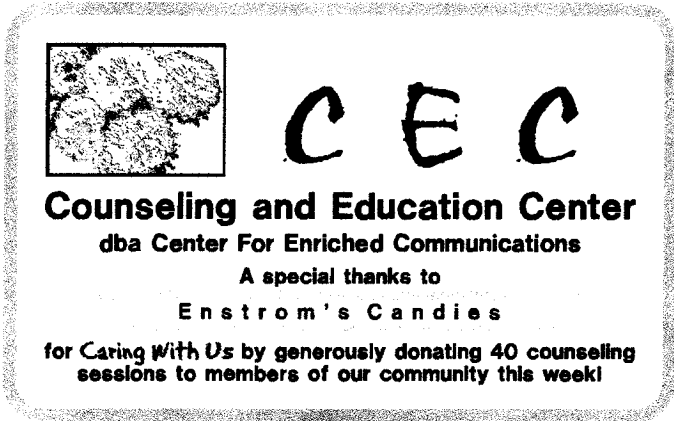
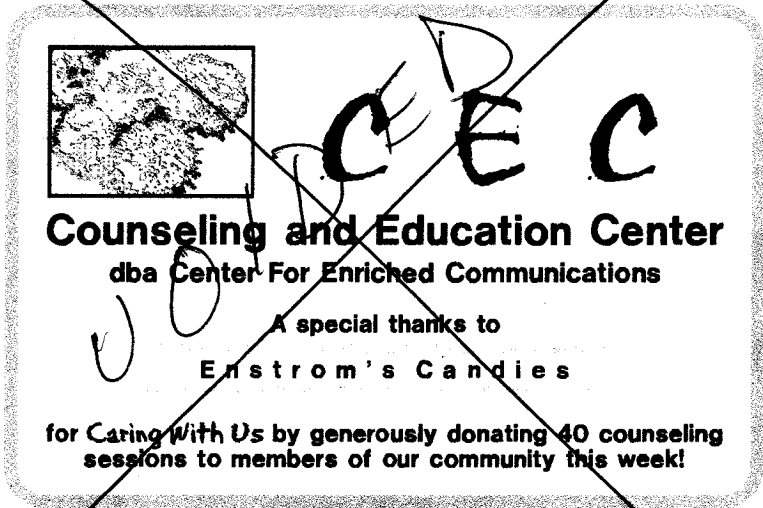
AUG 29 2001

COMMUNITY DEVELOPMENT
DEPT.

Proposed Sign
↓

9'

8'



6'

5'

2708

2708

T
3'
I

SIGN Exhibit - "A"
no logos or address

179.4

BOOKCLIFF
BAPTIST CHURCH

END OF FENCE

10'

P.L.

SHRUBS
1'0" x 4' = 40 SF

LAWN

PROPOSED SIGN, LIGHTED

Existing

PAVED
DRIVE

LAWN

3" CAL. TREE

EXIST. SHRUBS
120 SF

SIDEWALK

FIRE HYDRANT NE INT 12TH PATTERSON

PATTERSON RD.

ROW FAIRMOUNT