



SIGN CLEARANCE

2

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

Clearance No. 78441
Date Submitted 1/23/01
FEE \$ 25.00
Tax Schedule 2943-073-17-001
Zone C-1

BUSINESS NAME H&R Block CONTRACTOR Western Neon Sign Co
STREET ADDRESS 2836 No. Ave (East Gate Plaza) LICENSE NO. 2200334
PROPERTY OWNER Dambe Eastgate Corp. ADDRESS 3183 Hall Ave
OWNER ADDRESS 280 State Route 35 STE Red Bank NJ 07701-5900 TELEPHONE NO. 523 4645

- 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 24 Square Feet
- (1,2,4) Building Facade 78.6 Linear Feet
- (1 - 4) Street Frontage 085 Linear Feet
- (2,4,5) Height to Top of Sign 13.5 Feet Clearance to Grade 10.5 Feet
- (5) Distance from all Existing Off-Premise Signs within 600 Feet _____ Feet

Existing Signage/Type:	
<u>FW Facial retained</u>	<u>24</u> Sq. Ft.
<u>refer to file</u>	Sq. Ft.
	Sq. Ft.
Total Existing:	<u>1528.5</u> Sq. Ft.

● FOR OFFICE USE ONLY ●	
Signage Allowed on Parcel:	
Building	<u>1548</u> Sq. Ft.
Free-Standing	<u>1027.5</u> Sq. Ft.
Total Allowed:	<u>1548</u> Sq. Ft.

COMMENTS: replacing existing sign faces. No increase in size.

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.**

Ray McManis 1/23/01 Pat Pat 1-23-01
Applicant's Signature Date Community Development Approval Date

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



SIGN CLEARANCE

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

Clearance No. _____
 Date Submitted 1/23/01
 FEE \$ 5.00
 Tax Schedule 2943-073-17-001
 Zone C-1

BUSINESS NAME H&R Block
 STREET ADDRESS 2836 Nc Ave
 PROPERTY OWNER Damba Eastgate Corp.
 OWNER ADDRESS 280 State Route 35 STE
Red Bank NJ 07701-5900

CONTRACTOR Western neon sign Co.
 LICENSE NO. 2200374
 ADDRESS 3183 Hall Ave 81504
 TELEPHONE NO. 523 4045

- 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 24 Square Feet
- (1,2,4) Building Facade 204 Linear Feet
- (1 - 4) Street Frontage 1085 Linear Feet
- (2,4,5) Height to Top of Sign 12.5 Feet Clearance to Grade 10.5 Feet
- (5) Distance from all Existing Off-Premise Signs within 600 Feet _____ Feet

Existing Signage/Type:	
FW <u>H&R Block</u>	<u>24</u> Sq. Ft.
<u>refer to file</u>	Sq. Ft.
	Sq. Ft.
Total Existing:	<u>1520.5</u> Sq. Ft.

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Signage Allowed on Parcel:	
Building	<u>1548</u> Sq. Ft.
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Roy McMane 1/23/01 Pat P.T. 1-23-01
 Applicant's Signature Date Community Development Approval Date

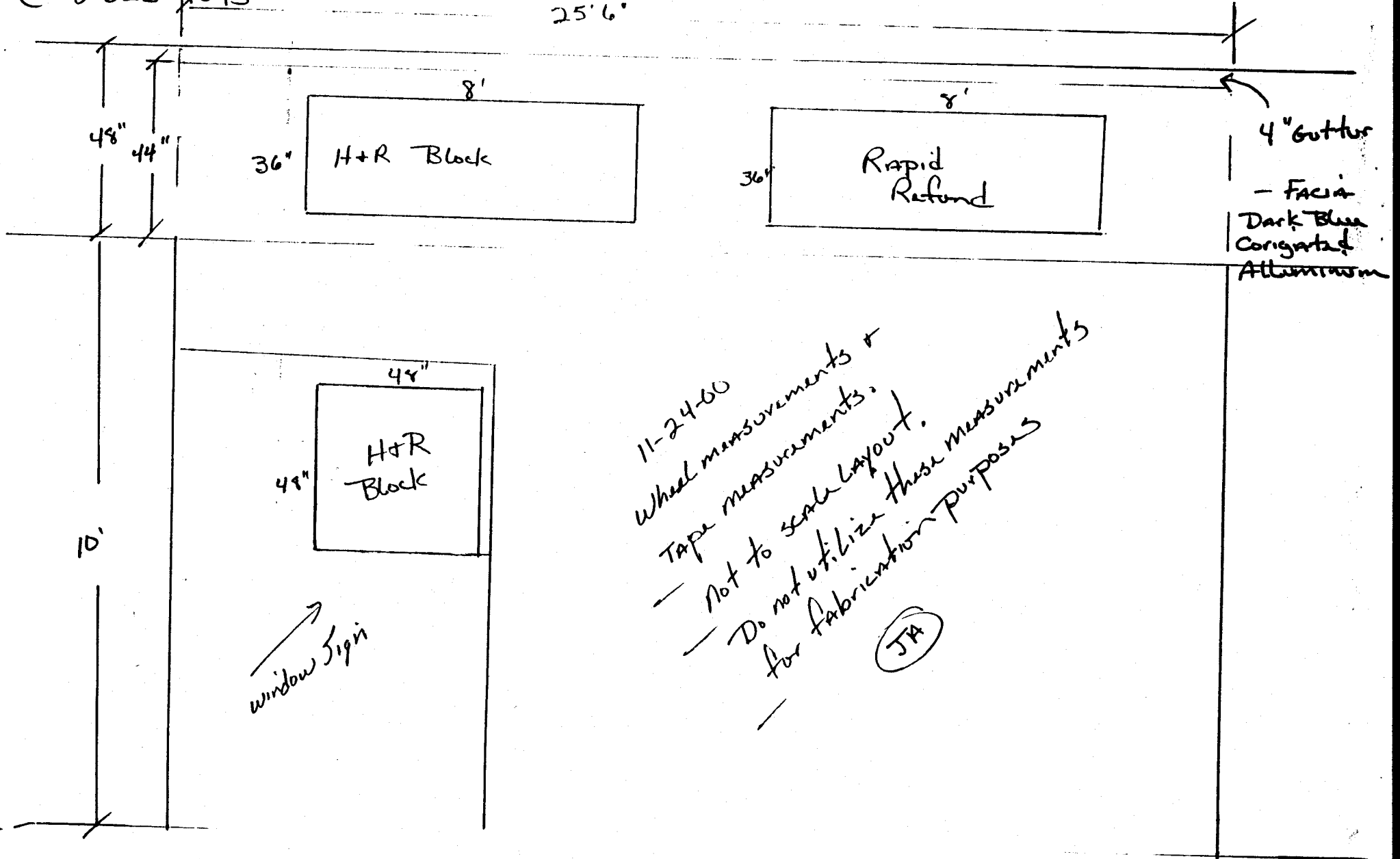
(White: Community Development) (Canary: Applicant) (Pink: Building Dept) (Goldenrod: Code Enforcement)

#2244

Western Neon Sign Co.
3183 Hall Ave
Grand Jct. Co. 81504
(970) 523-4645

H+R Block # 6904
2836 North Ave C-1B
Grand Jct. Co. 81504

25'6"



11-24-60
 Wheel measurements &
 Tape measurements.
 Not to scale layout.
 Do not utilize these measurements
 for fabrication purposes

JJA

