



SIGN PERMIT

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

Permit No. N/A
 Date Submitted 2/21/02
 FEE \$ 25.00
 Tax Schedule 2943-073-00-133/134
 Zone C-1

BUSINESS NAME TRAZ
 STREET ADDRESS 504 28 1/2 RD
 PROPERTY OWNER Tom LAMULLI
 OWNER ADDRESS Same

CONTRACTOR ARLO'S SIGN DESIGN'S
 LICENSE NO. 2010626
 ADDRESS 3018 MARKET WAY
 TELEPHONE NO. 434-0939

1. FLUSH WALL 2 Square Feet per Linear Foot of Building Facade
- Face Change Only (2,3 & 4):**
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

Existing Externally or Internally Illuminated - No Change in Electrical Service Non-Illuminated

(1 - 4) Area of Proposed Sign 69 Square Feet South & East Side
 (1,2,4) Building Facade 60 Linear Feet
 (1 - 4) Street Frontage 75 Linear Feet
 (2,3,4) Height to Top of Sign 15' Feet Clearance to Grade 13' Feet

Existing Signage/Type:	
<u>FREE STANDING SIGN</u>	<u>50</u> Sq. Ft.
	Sq. Ft.
	Sq. Ft.
Total Existing:	<u>50</u> Sq. Ft.

● FOR OFFICE USE ONLY ●		
Signage Allowed on Parcel:		
Building	<u>120</u>	<u>120</u> Sq. Ft.
Free-Standing	<u>50</u>	Sq. Ft.
Total Allowed:		Sq. Ft.

COMMENTS: _____

NOTE: No sign may exceed 300 square feet. A separate sign permit 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. Roof signs shall be manufactured such that no guy wires, braces or supports shall be visible.

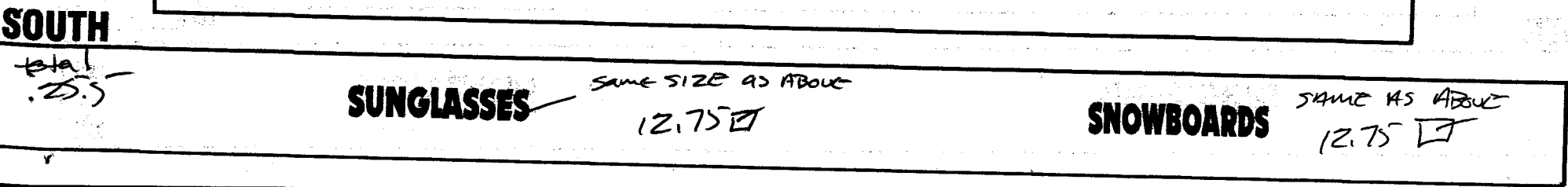
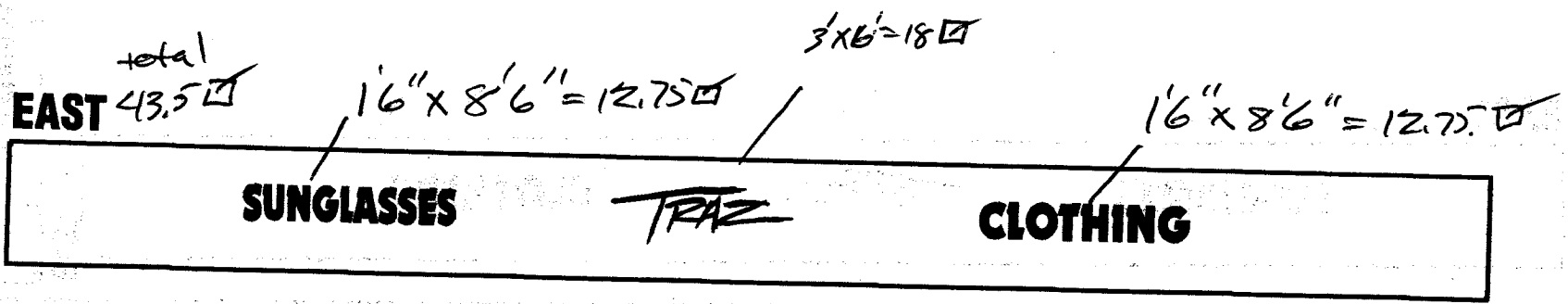
[Signature] 2/21/2002 Ronnie Edwards 2/21/02
 Applicant's Signature Date Community Development Approval Date

(White: Community Development) (Canary: Applicant) (Pink: Code Enforcement)

P84 2/21/02

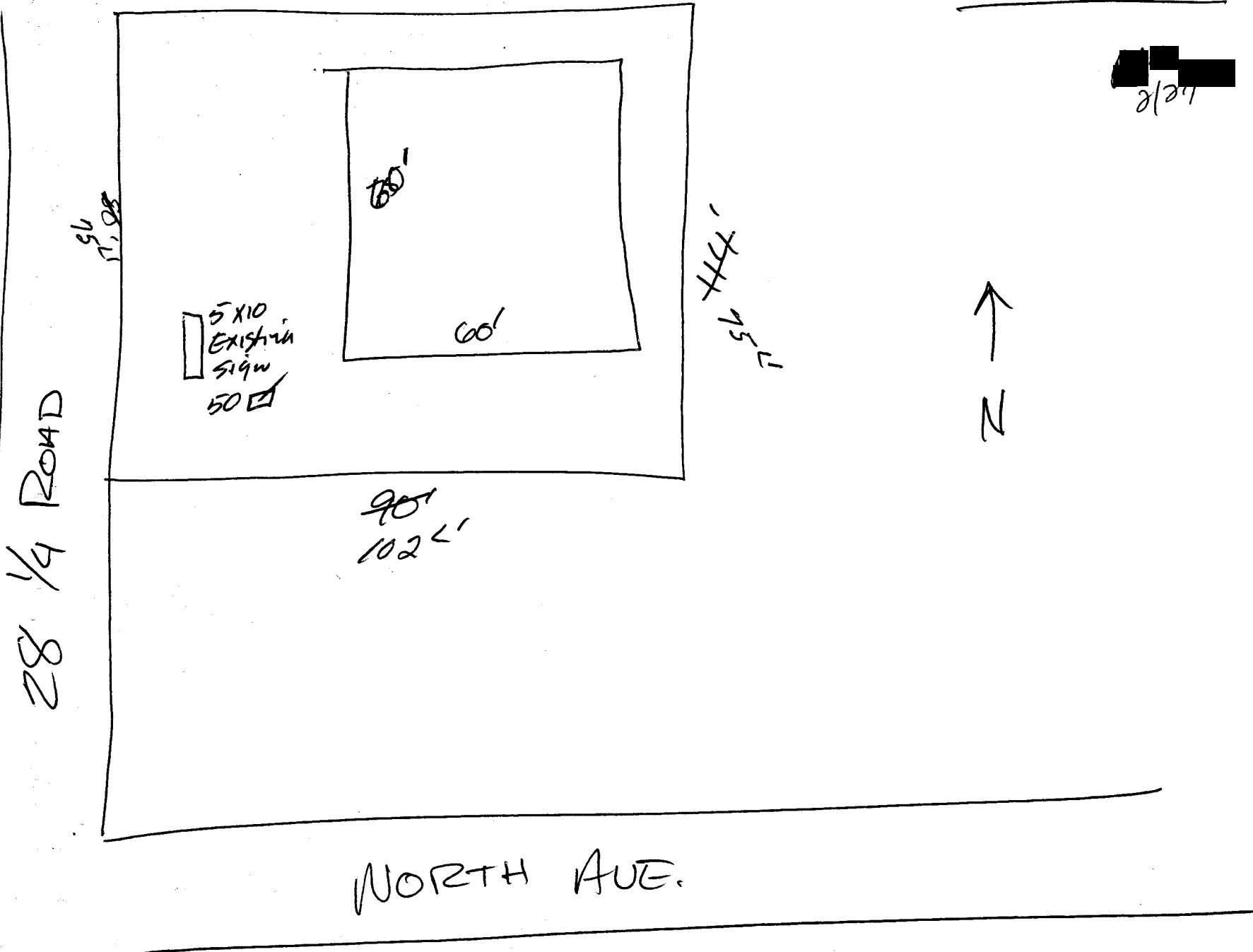
EAST SIDE total 43.5 \square - faces interior parking lot
 SOUTH SIDE total 25.5 \square - faces north ave side

 FACIA total 69 \square



504 28 1/2 RD

~~REDACTED~~
3/27



28 1/4 ROAD

NORTH AVE.

5 X 10
Existing
sign
50'

96
11.98

90'
102'

114'
95'

60'

60'

↑
N

Memo

To: Bob Blanchard
From: Ronnie Edwards, Associate Planner
Date: 01/25/02
Re: TRAZ signage issue

The address concerned is 504 28 ¼ Road, consisting of two parcels of which the building actually is built over the property line of the two parcels. The combined size of the lot is 75 feet adjacent to 28 ¼ Road and 102 feet along the south side of the property. The building façade facing 28 ¼ Road is 60 feet. With these figures, the maximum signage allowed for this lot is per the following equation:

Street frontage X .75 equals 56.25 square feet
Building façade frontage X 2 equals 120 square feet

120 square feet is the maximum allowed.

The existing free-standing is 50 square feet. With this deduction, there is 70 square feet remaining for flush wall signage.

Options:

- 1) Section 4.2.G.5.(B) would allow interior window signage
- 2) Section 4.2.F.2.d would allow reconfiguration of the background to reduce the total square footage being calculated.
Example: total signage length equals 124 feet X 6" height letters would equate to 62 square feet

Under Section 4.2.G.5.(A), a percentage of the total sign allowance of one frontage may be transferred to a building façade that has no frontage on a dedicated public street.

The signage criteria was brought to the owner's attention when the new business was opened in 1995 and two previous sign permits are attached. The allowance for this site is consistent with criteria used on other properties within the City limits.

Above research done on 1/24/02 by Ronnie Edwards, Associate Planner, 256-4038.