



SIGN CLEARANCE

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

Handwritten initials

Clearance No.	<u>N/A</u>
Date Submitted	<u>1-17-02</u>
Fee \$	<u>25,00</u>
Zone	<u>B-2</u>

TAX SCHEDULE	<u>2945-143-18-012</u>	CONTRACTOR	<u>Advance Awings: More, LLC</u>
BUSINESS NAME	<u>Office Furniture & Design Center</u>	LICENSE NO.	<u>2021152</u>
STREET ADDRESS	<u>634 Main St</u>	ADDRESS	<u>341 N 1st, Montrose</u>
PROPERTY OWNER	<u>Tom Huerkamp</u>	TELEPHONE NO.	<u>(970) 240-1104</u>
OWNER ADDRESS		CONTACT PERSON	<u>Bernice Ford</u>

- | | |
|---|--|
| <input checked="" 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 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: 20 Square Feet

(1,2,4) Building Façade: 3060 Linear Feet 100 Feet *Main St. 8'*

(1 - 4) Street Frontage: 3060 Linear Feet

(2 - 5) Height to Top of Sign: 76 Feet Clearance to Grade: 76 Feet

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

Sentential Square

EXISTING SIGNAGE/TYPE:

<u>Flush wall Building Sign</u>	<u>16</u>	Sq. Ft.
_____	_____	Sq. Ft.
_____	_____	Sq. Ft.
Total Existing:	<u>16</u>	Sq. Ft.

● FOR OFFICE USE ONLY ●

Signage Allowed on Parcel:

Building	<u>200</u>	Sq. Ft.
Free-Standing	<u>75</u>	Sq. Ft.
Total Allowed:	<u>200</u>	Sq. Ft.

COMMENTS: _____

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.

Bernice Ford 1-17-02 [Signature] 1-17-02
 Applicant's Signature Date Community Development Approval Date

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

8

12"

234"

19.5 sq ft



Office Furniture & Design Centers / without awning

Office Furniture & Design Centers

Tom Huerkamp
634 Main Street
Back parking lot entrance
Grand Junction
Phone: 874-8006



Tuesday, January 15, 2002
Advanced Awnings