



# SIGN PERMIT

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

*Handwritten initials*

Permit No. N/A  
 Date Submitted 4/24/02  
 FEE \$ 0  
 Tax Schedule 2945-123-19-002  
 Zone C-1

BUSINESS NAME BIG G'S SHAKE ICE  
 STREET ADDRESS 1240 N. 12<sup>th</sup> ST.  
 PROPERTY OWNER NORMA HARRISON  
 OWNER ADDRESS 1240 N. 12<sup>th</sup> ST

CONTRACTOR SIENS FIRST  
 LICENSE NO. 2200323  
 ADDRESS 950 N. AVE  
 TELEPHONE NO. 970-256-1827

- 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 18 Square Feet  
 (1,2,4) Building Facade 54 Linear Feet  
 (1 - 4) Street Frontage 54 Linear Feet  
 (2,3,4) Height to Top of Sign 18 Feet Clearance to Grade 10' 16" Feet

Existing Signage/Type:	
<u>F/S</u>	<u>40</u> Sq. Ft.
<u>F/W</u>	<u>16</u> Sq. Ft.
<u>F/W</u>	<u>15</u> Sq. Ft.
Total Existing:	<u>71</u> Sq. Ft.

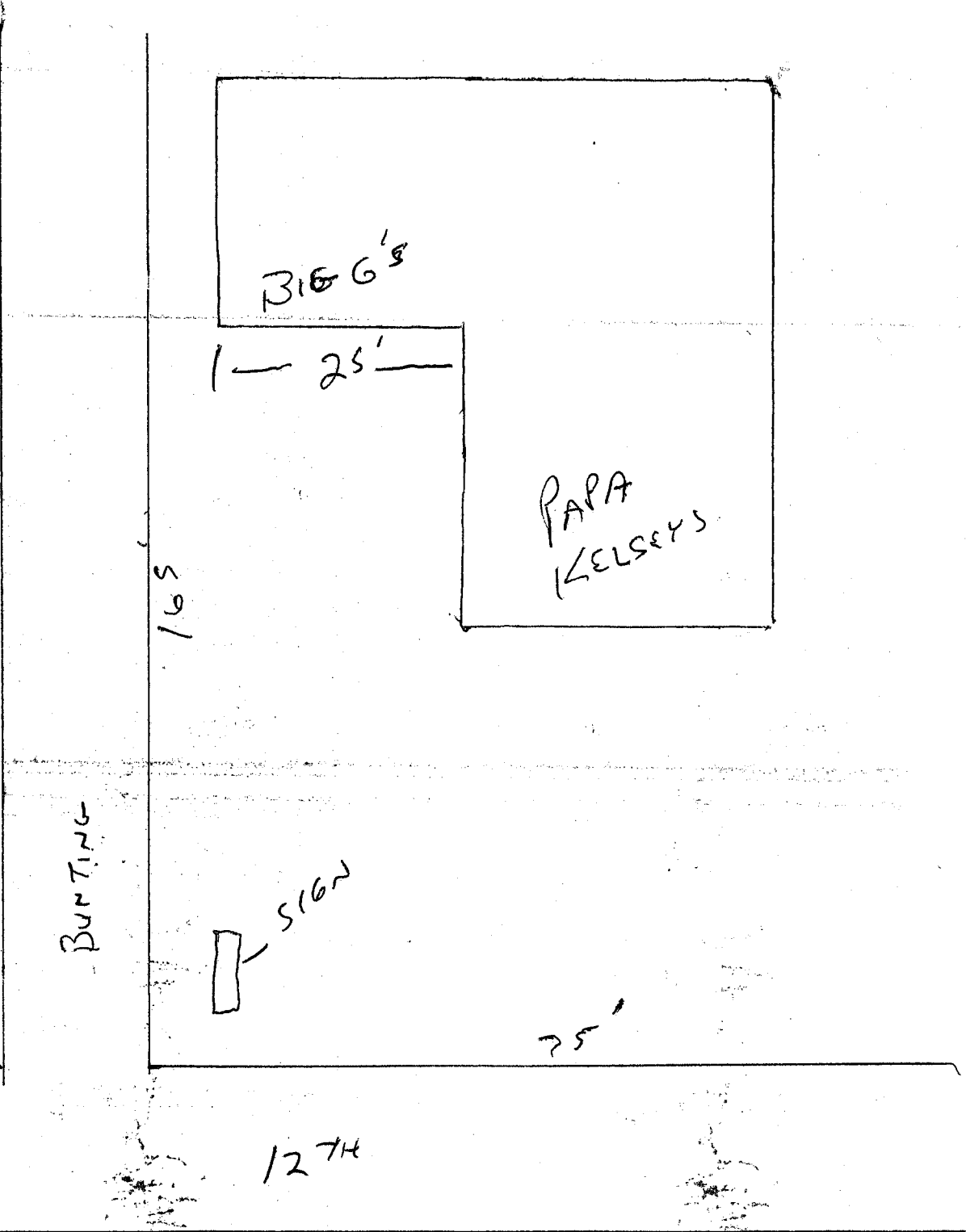
● FOR OFFICE USE ONLY ●		
Signage Allowed on Parcel:	<u>124<sup>th</sup> St</u>	
Building	<u>108</u>	Sq. Ft.
Free-Standing	<u>81</u>	Sq. Ft.
Total Allowed:	<u>108</u>	Sq. Ft.

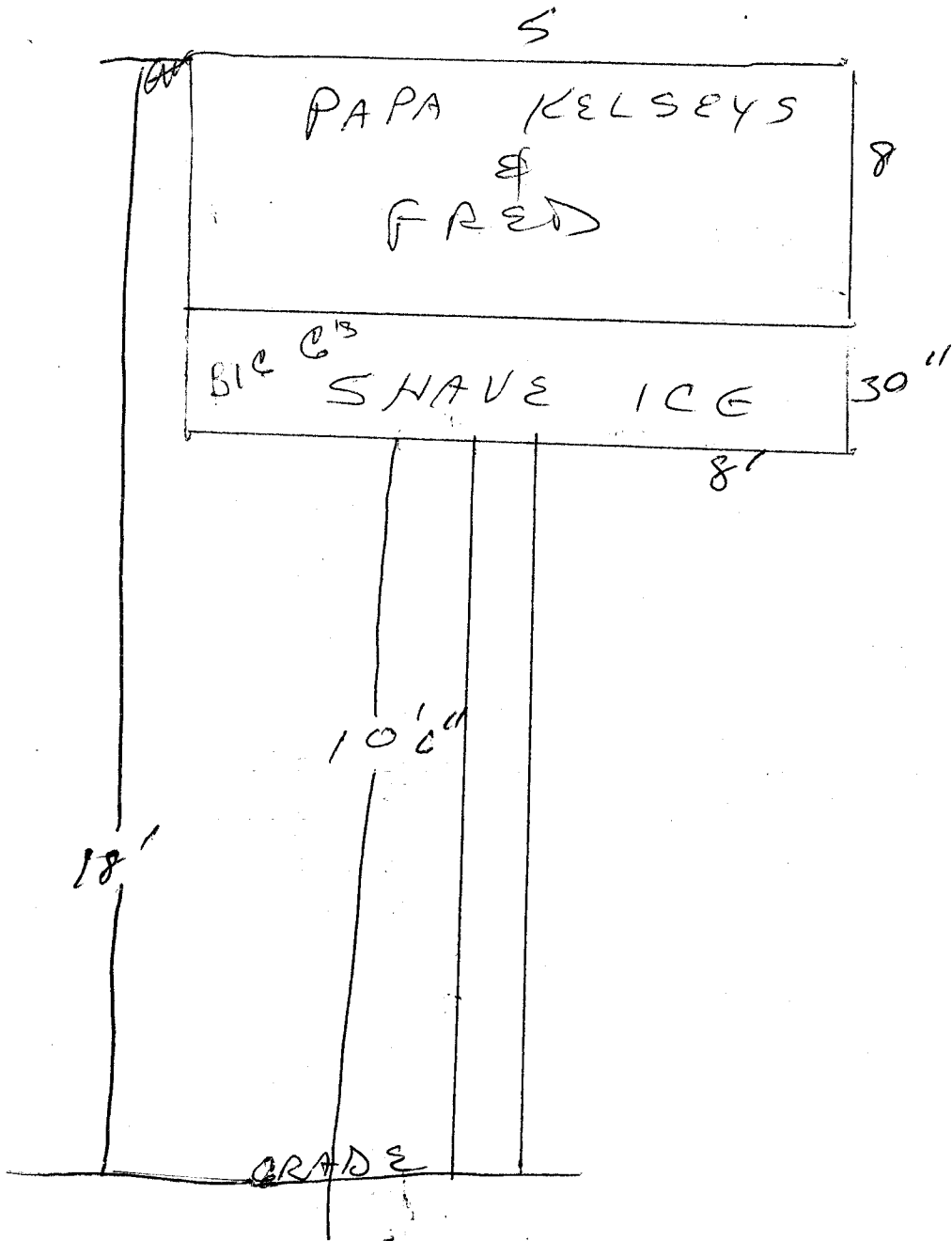
COMMENTS: Sign meets sight distance requirement of 8' minimum.

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.

Tom Dominick 4-23-02 C. Faye Johnson 4/29/02  
 Applicant's Signature Date Community Development Approval Date

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

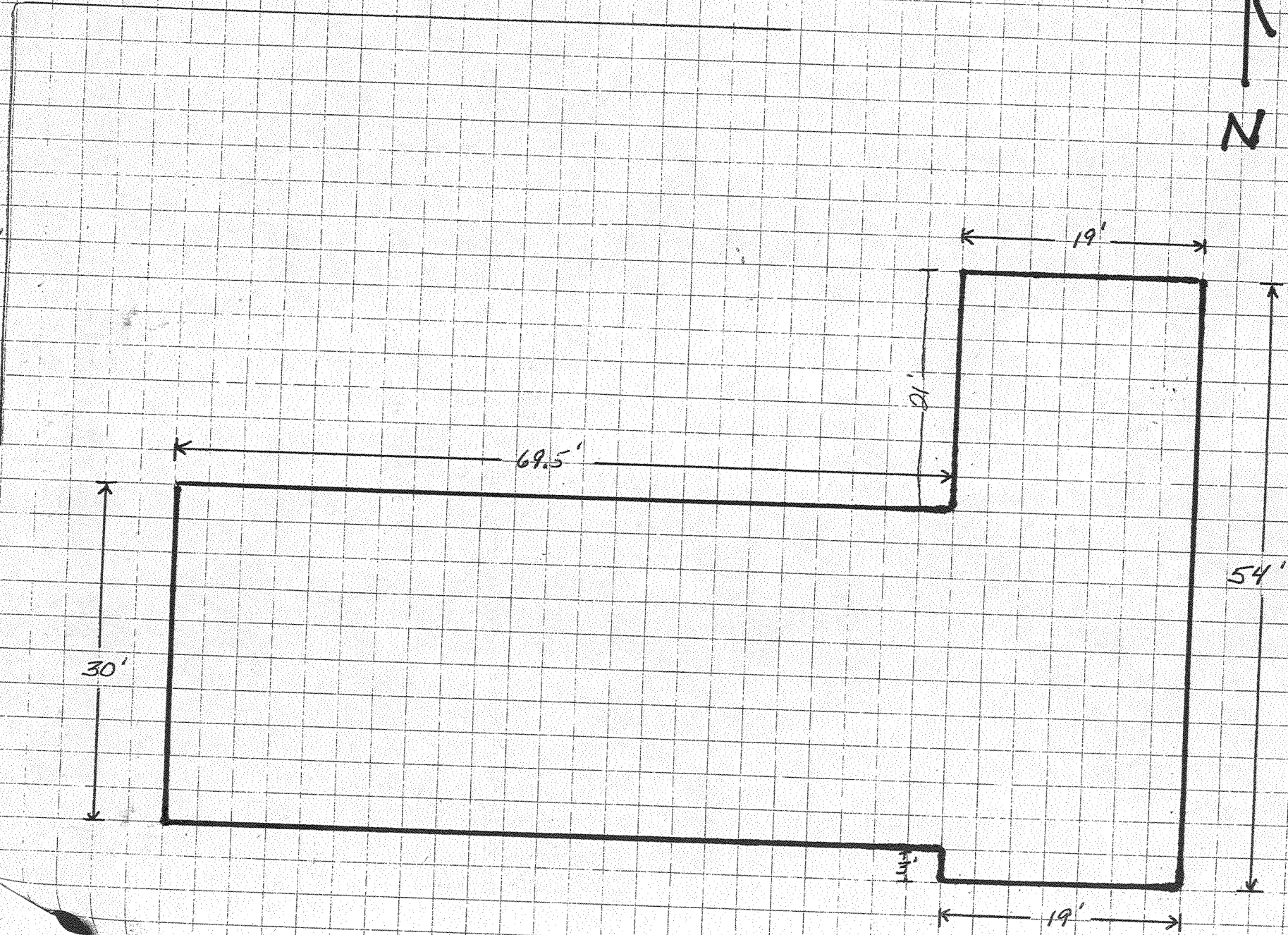




BUNTING AVE



12<sup>TH</sup>  
ST.



30'

69.5'

21'

19'

54'

14 ft

19'

# 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



August 27, 2001

Signs First  
Attn: Keith  
950 North Avenue  
Grand Junction, CO 81501

RE: Sign Permit for 1240 N. 12 Street

Dear Keith:

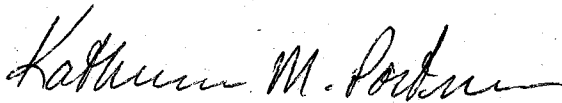
On May 29, 2001 and on July 6, 2001 sign permits were issued for additions to a free-standing sign for "Big's Shave Ice", located at 1240 N. 12 Street. The sign permits did not include a plot plan, as is required, showing the location of the proposed sign on the property. The sign that was installed, attached to the existing pole sign on the property, is in violation of section 4.2.G.1.e.(7)(D) of the Zoning and Development Code, which requires that free-standing signs located within 15' of the intersection of two street frontage property lines must maintain free air space between a point thirty-six (36) inches and ninety-six (96) inches above street elevation. The additions to the sign are also in violation of the City's Transportation Engineering Design Standards that prohibit any object higher than 30 inches or lower than 8 feet in the "sight zone". The sight zone at this location is defined as a triangle measured 60' from the corner along 12<sup>th</sup> Street and Bunting Avenue. The location of the "Big's Shave Ice" and "Open" sign create a traffic hazard by creating a sight distance problem at the intersection.

Therefore, the permits issued on May 29, 2001 and July 6, 2001 for the additions to the free-standing signs are hereby revoked. The two signs added to the pole must be removed by September 28, 2001 at 5:00 p.m. to avoid Code Enforcement action. The signs might be allowed elsewhere on the property or pole to meet the Code. Those options can be explored with the Community Development Department through the application for a new sign permit. The Department will not charge an additional sign permit fee for the relocation of the signs.

If you have questions on the enforcement action, please contact Ron Sommerhause with Code Enforcement at 256-4124. To apply for a new sign permit you can visit the Community Development Department counter in City Hall or call our main number at 244-1430. Thank you for your cooperation.



Sincerely,



Katherine M. Portner  
Planning Manager

xc: Ron Sommerhause, Code Enforcement  
Brent and Zora Christensen, 603 Meaner Drive 81505