



# SIGN PERMIT

(a)

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

Permit No. \_\_\_\_\_  
Date Submitted 8-27-03  
FEE \$ 25.00  
Tax Schedule 2945-103-00-154  
Zone C-2

BUSINESS NAME HOMES FOR AMERICA CONTRACTOR ANGEL SIGN CO.  
STREET ADDRESS 2504 Hwy 6 & 50 LICENSE NO. 2010716  
PROPERTY OWNER STEVE MCCOWAN ADDRESS 540 N WESTGATE DR #C  
OWNER ADDRESS 1555 W. INDEPENDENT TELEPHONE NO. 244-8934

- 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 32 Square Feet  
(1,2,4) Building Facade 27.5 Linear Feet  
(1 - 4) Street Frontage 150 Linear Feet  
(2,3,4) Height to Top of Sign 11'6" Feet Clearance to Grade 7'6" Feet

Owner needs to make sure that when sign is moved onto another modular it needs to be securely placed on home. Also needs to be placed

Existing Signage/Type:	
FLUSH WALL	48 Sq. Ft.
FREE STANDING	48 Sq. Ft.
	Sq. Ft.
Total Existing:	96 Sq. Ft.

● FOR OFFICE USE ONLY ● exactly	
Signage Allowed on Parcel:	Hwy 6 & 50 where sign was placed
Building	58 Sq. Ft.
Free-Standing	225 Sq. Ft.
Total Allowed:	225 Sq. Ft. existing

COMMENTS: EXISTING SIGN IS ON DIFFERENT BLDG. BLDG. HOUSE.  
FAZADE MEASUREMENT IS FOR THE ONE WITH PROPOSED SIGN ONLY. PERMITTING SIGN ONLY.

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.

Steve McCowan 8/26/03 Misha Aragon 8/28/03  
Applicant's Signature Date Community Development Approval Date

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

ENTRANCE  
SIGN  
PERMIT  
NINA McNALLY, Police.



# CITY OF GRAND JUNCTION

Code Enforcement Division  
2549 River Road ~ Grand Junction, CO 81501  
(970) 244-1593 ~ FAX (970) 256-4114

October 9, 2001

Tanner Creek Homes Inc.  
900 N. Townsend Ave.  
Montrose CO 81401

and

Homes for America  
2504 U.S. Hwy. 6 & 50  
Grand Junction CO 81505

Dear Sir or Madam:

The Code Enforcement Office has received and confirmed a report of a sign code violation, Section 4.2 of the Zoning and Development Code. Please review the enclosed sign code information and remove the unauthorized signage upon receipt of this letter.

LOT  
LINE  
OURS  
THEIRS



Failure to comply with this request will result in issuance of a formal Notice of Violation of Section 4.2 and possible summons. If you have any questions please call me at 256-4103. Your cooperation is appreciated.

Sincerely

Nina McNally  
Code Enforcement Officer

Encl.



**CITY OF GRAND JUNCTION**  
Department of Community Development  
Code Enforcement Division  
2549 River Road - Grand Junction, CO 81501  
(970) 244-1593 - FAX (970) 256-4114

**NOTICE OF VIOLATION**

July 17, 2003

Homes for America  
2504 U.S. Highway 6 & 50  
Grand Junction CO 81505

Re: 2504 U.S. Highway 6 & 50

Case No. 03-11301

I have this day inspected the property at the above referenced location and find violation(s) of City of Grand Junction Municipal Code of Ordinances/Zoning and Development Code, as follows:

Ch. 4.2 Signs. Temporary signs require a Special Events permit. A permit is not found for your banner(s). Remove banner(s) to avoid summons. Letter sent to your business on 10/9/01 is attached.

**You may correct the violation upon receipt of this Notice. Failure to correct the violation may result in issuance of a summons. If more than two violations are documented a summons may issue without notice.**

If you have questions regarding correction of the violation please contact the Code Enforcement Division at 244-1593.

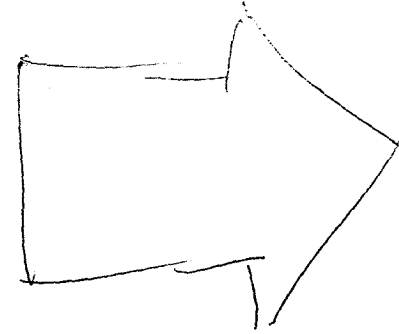
INSPECTED BY:

*[Handwritten Signature]*  
Code Enforcement Officer

3'

4'

HOMES  
FOR  
AMERICA

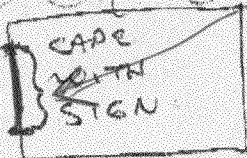


MODELS OPEN FOR VIEWING

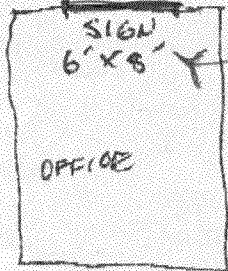
6150

FRONTAGE RD

25  
R



PERMITTING THIS SIGN



EXISTING SIGN