



SIGN CLEARANCE

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

Clearance No. _____
Date Submitted 7-20-04
Fee \$ 25.00
Zone C-1

TAX SCHEDULE 2945-043-13-004 CONTRACTOR Buds signs
BUSINESS NAME Canyon View office Building LICENSE NO. 204062
STREET ADDRESS 627 24th Road ADDRESS 1055 ute
PROPERTY OWNER Kurt Ruhn TELEPHONE NO. 245-7700
OWNER ADDRESS _____ CONTACT PERSON Eric

- 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 Façade: 150 Linear Feet
(1 - 4) Street Frontage: 235 Linear Feet
(2 - 5) Height to Top of Sign: 5 Feet Clearance to Grade: 2 Feet
(5) Distance from all Existing Off-Premise Signs within 600 Feet: _____ Feet

EXISTING SIGNAGE/TYPE:

_____	<u>0</u> Sq. Ft.
_____	_____ Sq. Ft.
_____	_____ Sq. Ft.
_____	_____ Sq. Ft.
Total Existing:	_____ Sq. Ft.

● FOR OFFICE USE ONLY ●

Signage Allowed on Parcel:	<u>24 1/2 Rd</u>
Building	<u>300</u> Sq. Ft.
Free-Standing	<u>1700</u> Sq. Ft.
Total Allowed:	<u>300</u> Sq. Ft.

COMMENTS: Sign needs to be put on 14' Multi-purpose easement ALSO needs to have the address on sign.

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.
Eric Bernoff 7-20-04 [Signature] 7/20/04
Applicant's Signature Date Community Development Approval Date

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

3' x 8'

Canyon View
Office Building

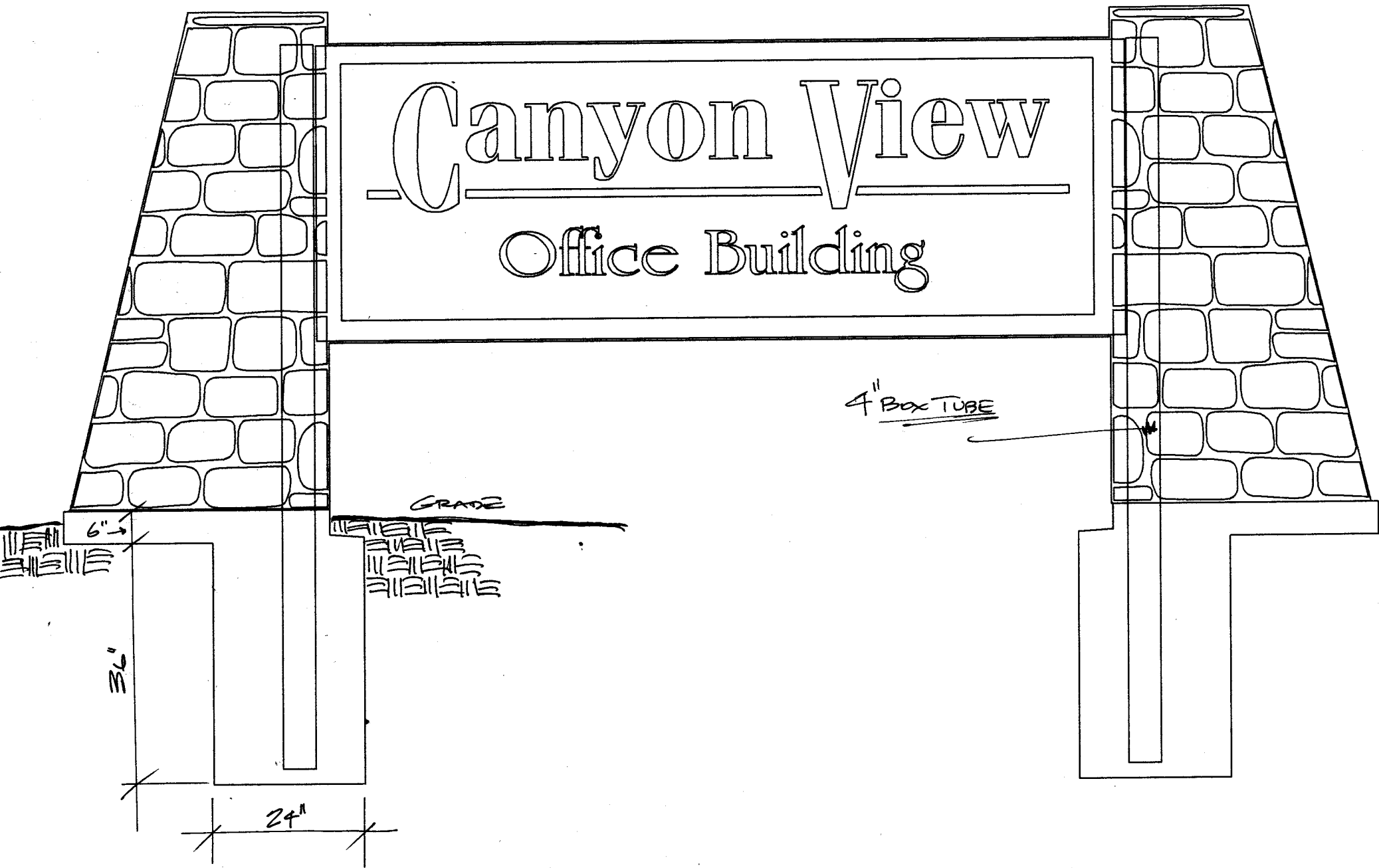
4" BOX TUBE

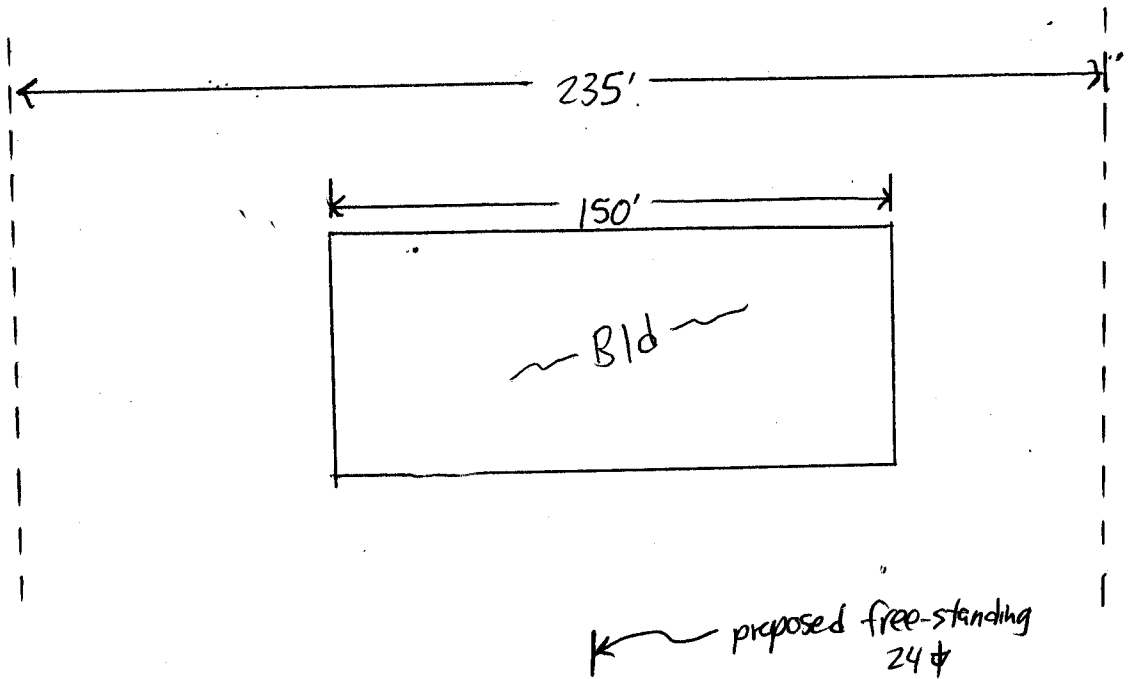
GRADE

6"

36"

24"





24½ Road

N →