



SIGN CLEARANCE

(A) (B)

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

Clearance No. _____
Date Submitted 8-20-04
FEE \$ 25.00
Tax Schedule 2945-114-22-012
Zone C-1

BUSINESS NAME Higher Grounds
STREET ADDRESS 936 North Ave
PROPERTY OWNER Higher Grounds
OWNER ADDRESS 936 North Ave

CONTRACTOR The Sign Gallery
LICENSE NO. 72041068
ADDRESS 1048 Independent A-109
TELEPHONE NO. 241-6400

- 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 60 Square Feet
- (1,2,4) Building Facade 112 Linear Feet
- (1 - 4) Street Frontage 75 Linear Feet
- (2,4,5) Height to Top of Sign 25 Feet Clearance to Grade 20 Feet
- (5) Distance from all Existing Off-Premise Signs within 600 Feet _____ Feet

Existing Signage/Type:	Sq. Ft.
Total Existing:	<u>0</u>

● FOR OFFICE USE ONLY ●		
Signage Allowed on Parcel:		
Building	<u>224</u>	Sq. Ft.
Free-Standing	<u>112</u>	Sq. Ft.
Total Allowed:	<u>224</u>	Sq. Ft.

COMMENTS: _____

NOTE: No sign may exceed 300 square feet. A separate sign clearance 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. **A SEPARATE PERMIT FROM THE BUILDING DEPARTMENT IS REQUIRED.**

Larry Bowler 8-20-04 Misha Magon 8/23/04
Applicant's Signature Date Community Development Approval Date

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



SIGN PERMIT

(6)

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

Permit No. _____

Date Submitted 8-25-04

FEE \$ 5.00

Tax Schedule 2945-114-22-012

Zone C-1

BUSINESS NAME Higher Grounds
STREET ADDRESS 936 North Ave
PROPERTY OWNER Higher Grounds
OWNER ADDRESS _____

CONTRACTOR The Sign Gallery
LICENSE NO. 12041068
ADDRESS 1048 Independent R-109
TELEPHONE NO. 741-6400

- 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 18.85 Square Feet
- (1,2,4) Building Facade 112 Linear Feet
- (1 - 4) Street Frontage 120 Linear Feet
- (2,3,4) Height to Top of Sign 13 Feet Clearance to Grade 9 Feet

Existing Signage/Type:	
<u>Free-standing (proposed)</u>	<u>60</u> Sq. Ft.
	Sq. Ft.
	Sq. Ft.
Total Existing:	<u>60</u> Sq. Ft.

● FOR OFFICE USE ONLY ●		
Signage Allowed on Parcel: <u>CANNELL AVE</u>		
Building	<u>224</u>	Sq. Ft.
Free-Standing	<u>90</u>	Sq. Ft.
Total Allowed:	<u>224</u>	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.

Larry L. Bowler 8-25-04 Y/Idu Wagon 8/26/04
 Applicant's Signature Date Community Development Approval Date

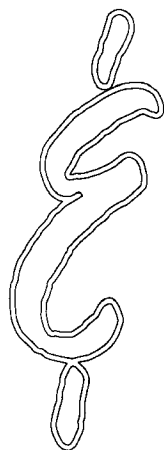
(White: Community Development)

(Canary: Applicant)

(Pink: Code Enforcement)

936 North ave

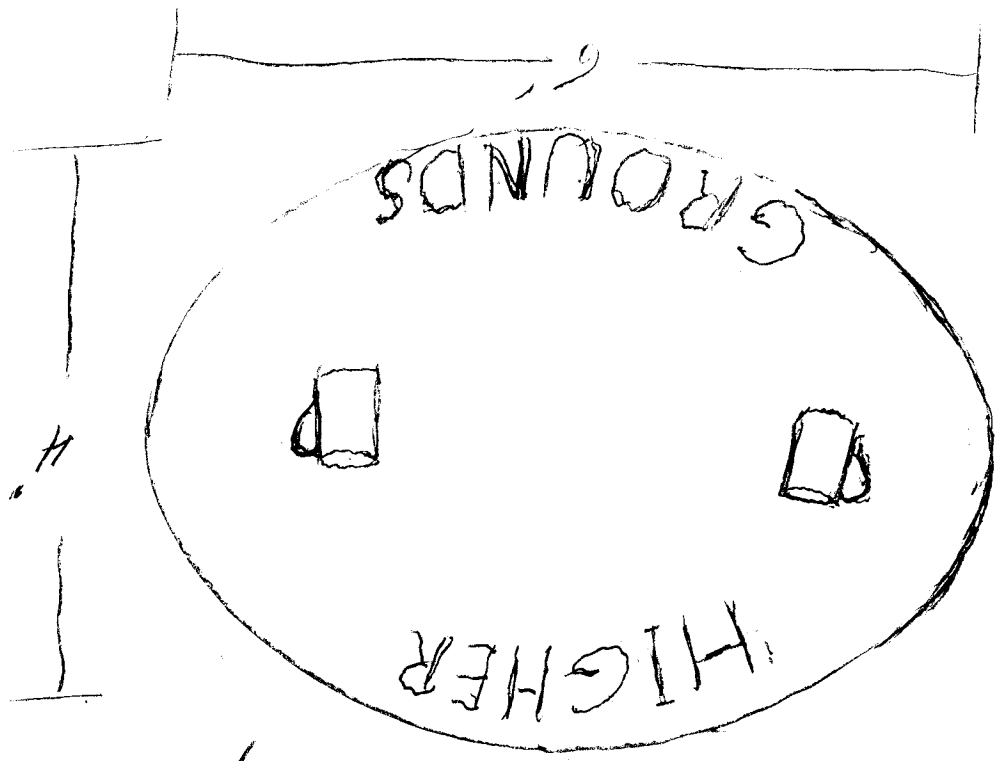
Higher Grounds



*the
biscotti
lounge*



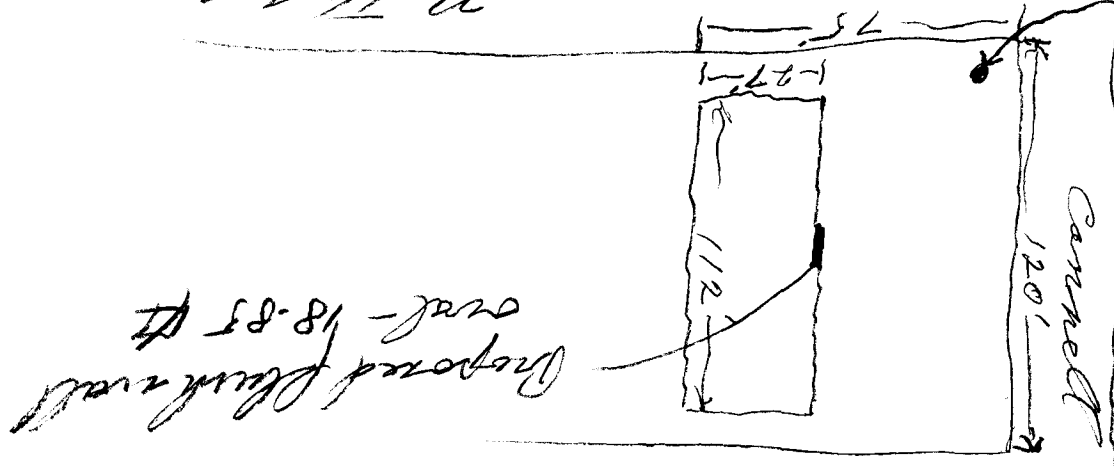
12'



area of oval - 18.85 ft²

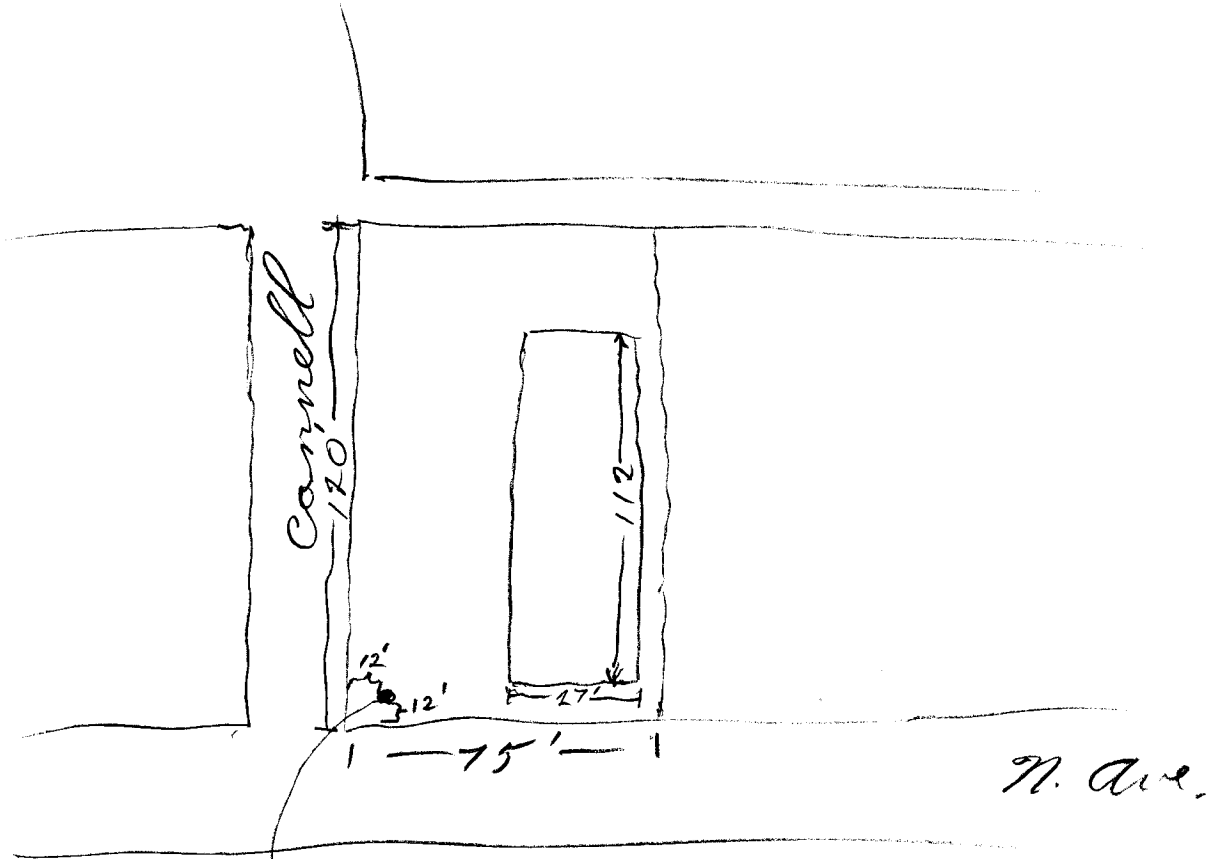
Proposed fencing 5' x 12' - 60 ft

North Ave.



Higley Grounds
936 North Ave

Heather Howards
936 North Ave



Proposed free-standing sign
replaces an existing free-standing
5' x 12' - 60 #