



# SIGN CLEARANCE

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

**FCI  
BRAD KELLER  
434-9093**

Clearance No. \_\_\_\_\_  
Date Submitted 9-7-04  
Fee \$ 25.00  
Zone B-1

TAX SCHEDULE 2945-111-35-007 CONTRACTOR Bow Signs  
BUSINESS NAME G.J. CASTROENTEROLLO LICENSE NO. 2040162  
STREET ADDRESS 1035 WELINGTON ADDRESS 1055 VTE  
PROPERTY OWNER G.J. CASTROENTEROLLO TELEPHONE NO. 245-7100  
OWNER ADDRESS 1120 WELINGTON 201 CONTACT PERSON ERIC BENNETT

- 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: 66.67 Square Feet  
(1,2,4) Building Façade: 134 Linear Feet  
(1 - 4) Street Frontage: 305.04' Linear Feet  
(2 - 5) Height to Top of Sign: 6'3" Feet      Clearance to Grade: \_\_\_\_\_ Feet  
(5) Distance from all Existing Off-Premise Signs within 600 Feet: \_\_\_\_\_ Feet

EXISTING SIGNAGE/TYPE:	
<u>N/A</u>	_____ Sq. Ft.
_____	_____ Sq. Ft.
_____	_____ Sq. Ft.
Total Existing:	_____ Sq. Ft.

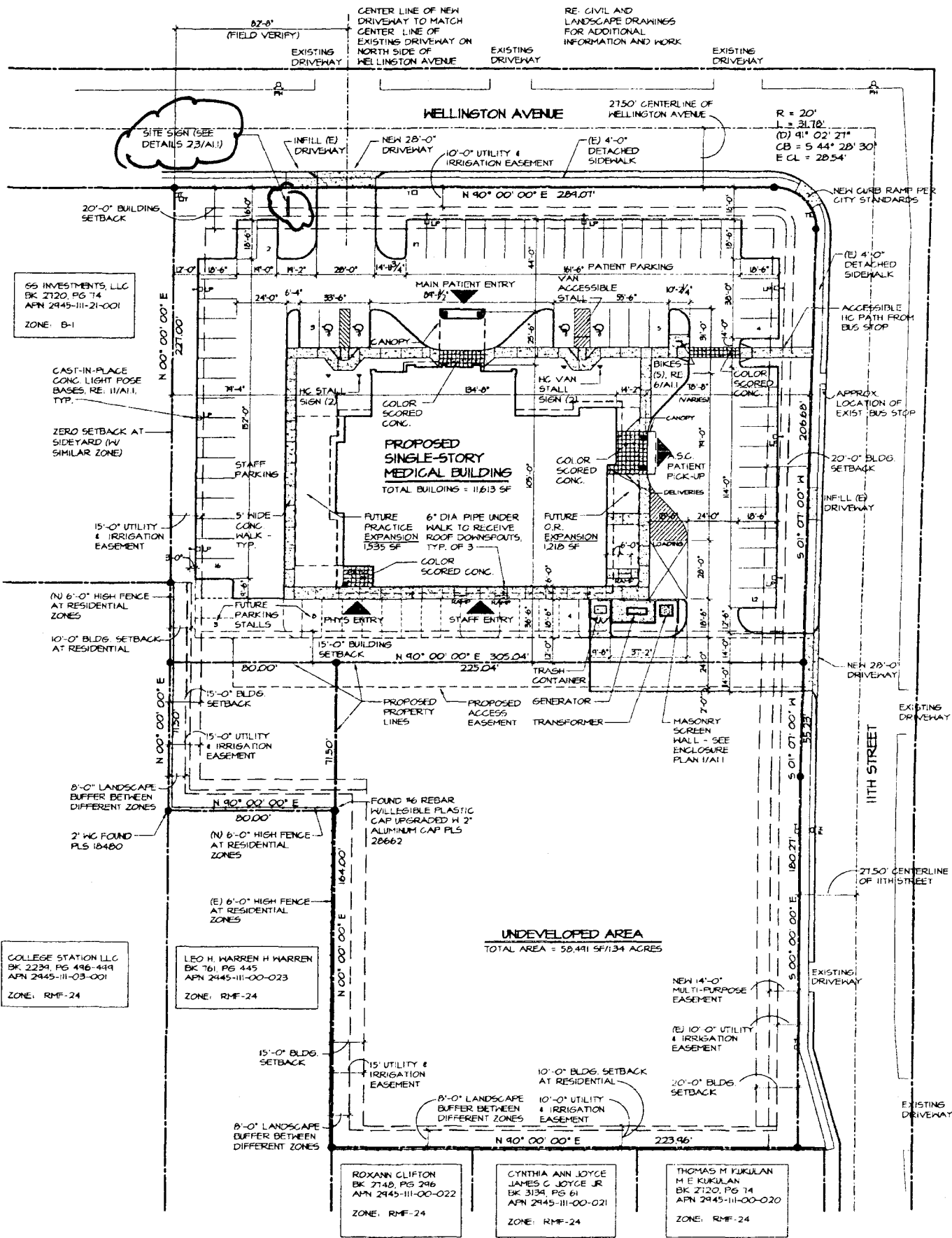
● FOR OFFICE USE ONLY ●	
Signage Allowed on Parcel:	<u>Wellington</u>
Building	<u>268</u> Sq. Ft.
Free-Standing	<u>228</u> Sq. Ft.
Total Allowed:	<u>268</u> Sq. Ft.

COMMENTS: LETTERS PROVIDED B.O.

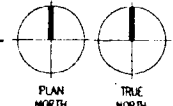
**NOTE:** No sign may exceed 300 square feet. A separate sign clearance is required for each sign. Attach a sketch, to scale, of proposed and existing signage including types, dimensions and lettering. Attach a plot plan, to scale, showing: abutting streets, alleys, easements, driveways, encroachments, 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 Bennett      9-7-04      Michelle Aragon      9/8/04  
Applicant's Signature      Date      Community Development Approval      Date

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



**1 SITE PLAN**  
1" = 30'-0"



10'-8"

PRECAST CONCRETE  
CAP

VERIFY TEXT WITH  
OWNER

E.I.F.S.

BRICK SOLDIER  
COURSE

SPLIT-FACE CMU

GROUND LIGHTING  
RE: ELECT

RE: STRL FOR  
FOUNDATION

WESTERN SLOPE  
GASTROENTEROLOGY  
CENTER  
1006 WELLINGTON AVENUE

10  
ALL

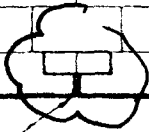
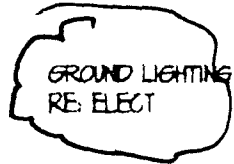
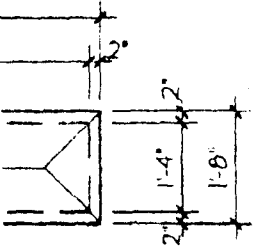
4'-3"

3'-0"

8"

2'-0"

6'-3"



66.67

### 3 GROUND SIGN ELEVATION

3/8" = 1'-0"