



SIGN CLEARANCE

(A)

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

Clearance No. _____
Date Submitted 10/18/04
FEE \$ 25.00
Tax Schedule 2945-201-37-001
Zone RMF-116

BUSINESS NAME 1975 Barcelona Way Linden Pointe
STREET ADDRESS Linden Ave & Hwy 50
PROPERTY OWNER Grand Junction Housing
OWNER ADDRESS _____

CONTRACTOR The Sign Gallery
LICENSE NO. 2041068
ADDRESS 1048 Independent A-109
TELEPHONE NO. 244-6400

- 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 10.4 Square Feet
- (1,2,4) Building Facade N/A Linear Feet
- (1 - 4) Street Frontage 1340 Linear Feet - on Hwy 50 & B-34 Rd
- (2,4,5) Height to Top of Sign 7 Feet Clearance to Grade 3 Feet
- (5) Distance from all Existing Off-Premise Signs within 600 Feet _____ Feet

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

● FOR OFFICE USE ONLY ●		
Signage Allowed on Parcel:		
Building		Sq. Ft.
Free-Standing	<u>32</u>	Sq. Ft.
Total Allowed:	<u>32</u>	Sq. Ft.

COMMENTS: Please use development package

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 Fowler 10-15-04 C Jare Hall 10/20/04
Applicant's Signature Date Community Development Approval Date

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



SIGN ~~PERMIT~~ Clearance

B

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

Permit No. _____
Date Submitted 10/18/04
FEE \$ 5.00
Tax Schedule 2945-201-38-001
Zone RMF-11e

BUSINESS NAME 1950 Barcelona Way Linden Pointe CONTRACTOR The Sign Gallery
STREET ADDRESS Linden Ave & Hwy 50 LICENSE NO. 2041068
PROPERTY OWNER Grand Junction Housing ADDRESS 1048 Independence A-109
OWNER ADDRESS _____ TELEPHONE NO. 241-6400

- 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 10.4 Square Feet
(1,2,4) Building Facade N/A Linear Feet
(1 - 4) Street Frontage 600 Linear Feet on Linden Ave
(2,3,4) Height to Top of Sign 7 Feet Clearance to Grade 3 Feet

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

● FOR OFFICE USE ONLY ●		
Signage Allowed on Parcel:		
Building		Sq. Ft.
Free-Standing	<u>32</u>	Sq. Ft.
Total Allowed:	<u>32</u>	Sq. Ft.

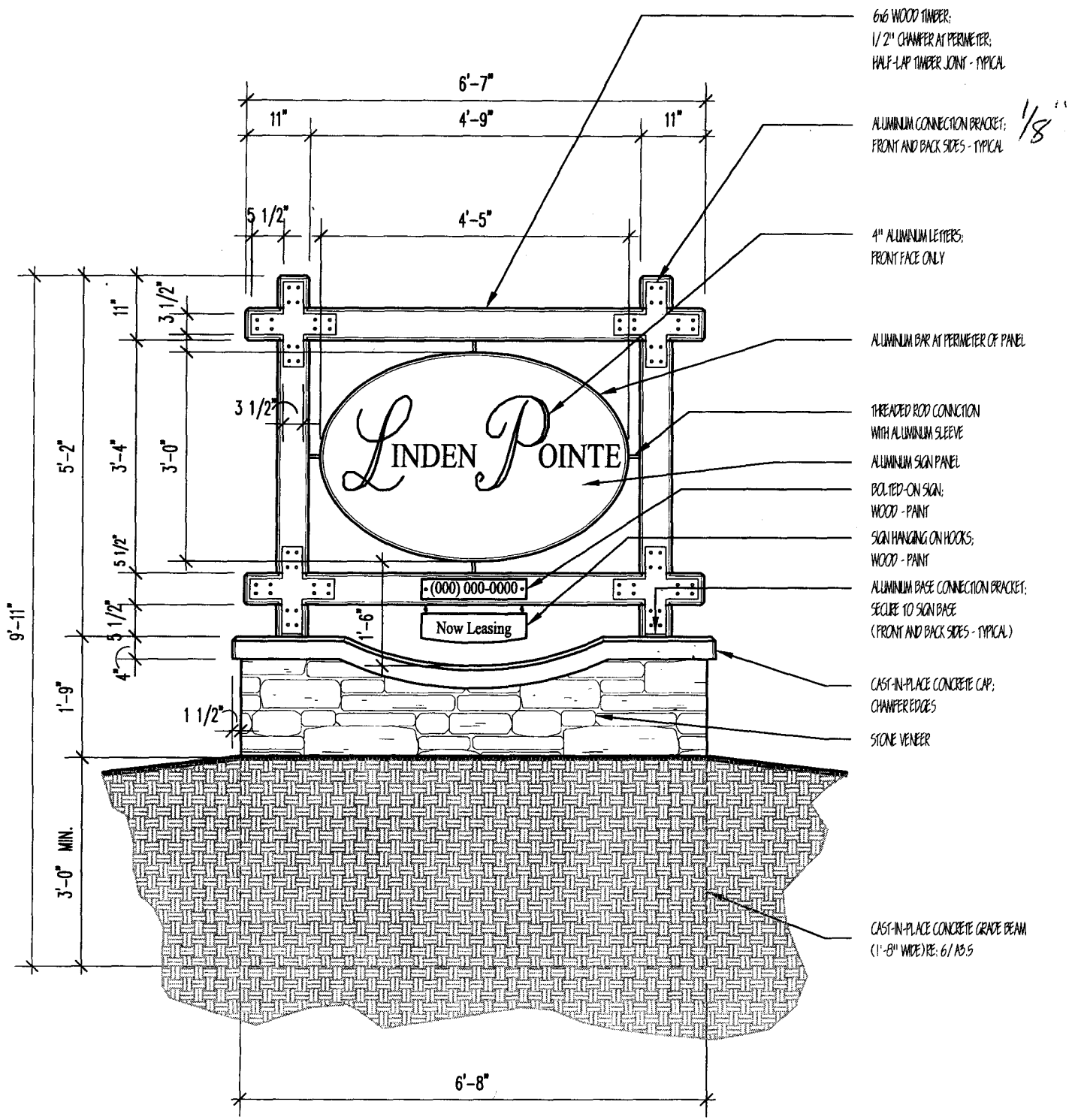
COMMENTS: Please see development package

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 Bowler 10-15-04 C. Jay Hall 10/20/04
Applicant's Signature Date Community Development Approval Date

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

A & B



1 SIGN ELEVATION
SCALE: 1/2"=1'-0"

RE: Option "B"

2" EX. ASPHALT

Type I
sheet A2.1A

BIKE RACK

(2) -2 BDR.
ACCESSIBLE
UNITS LOCATION

FUTURE DAY CARE
PLAY GROUND
AREA

FUTURE DAY CARE

A Clubhouse /
Leasing Office
sheet A2.7 1-story

4
A3.5

ASPHALT DRIVE

A

EX. EDGE OF ASPHALT

London Ave

3'-1 1/2"

MONUMENT
5'-1"

9'-1"

DUMPSTER

BENCHMARK

30" RT 20' E

B-3/4

EX. STRIPING

NE 1/16 CORNER
SECTION 26

EX. EDGE OF ASPHALT

ZONED RMF8

EX. EDGE OF ASPHALT

27' EX. ASPHALT

EX. EDGE OF ASPHALT

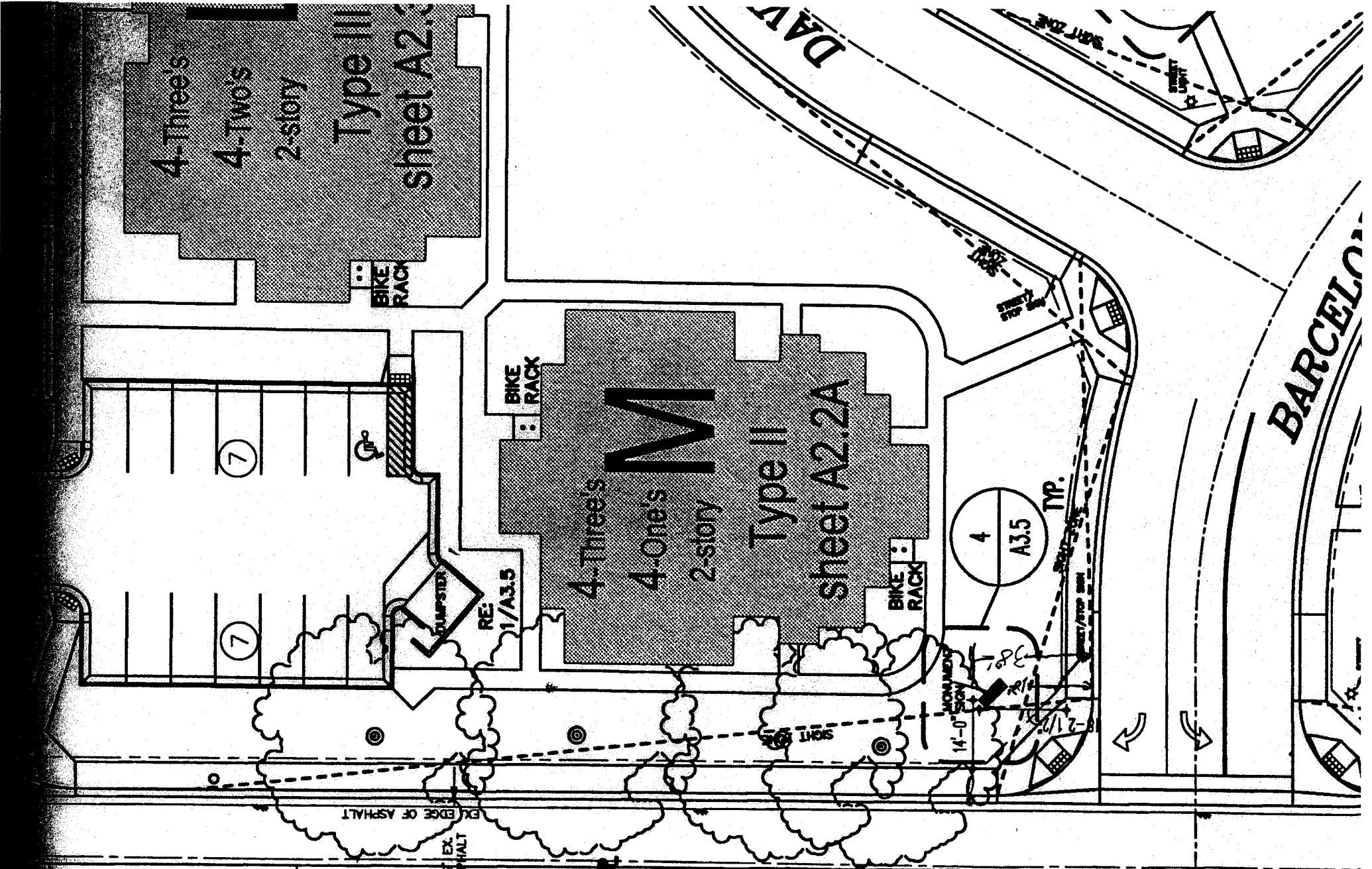
AVENUE EN

BARCELONA

DAVIS

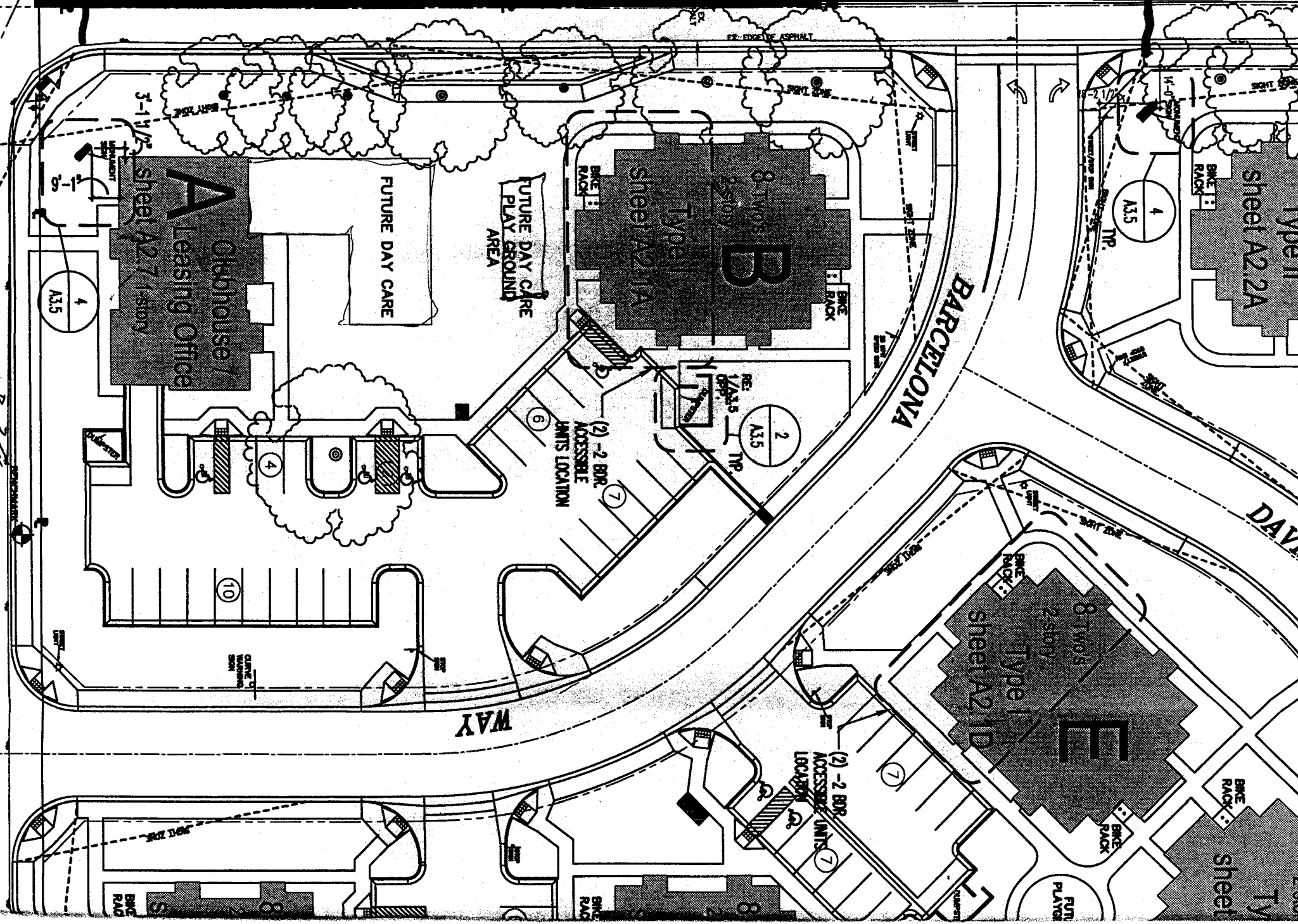
B

27' from curb to back corner of sign



A

B



B-24