



# SIGN CLEARANCE

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

©

Clearance No.	_____
Date Submitted	<u>12-20-04</u>
Fee \$	<u>25.00</u>
Zone	<u>C-1</u>

TAX SCHEDULE	<u>2945-153-05-003</u>	CONTRACTOR	<u>Bud's signs</u>
BUSINESS NAME	<u>The Red Door</u>	LICENSE NO.	<u>2040162</u>
STREET ADDRESS	<u>2518 Broadway unit B-4</u>	ADDRESS	<u>1055 Ute</u>
PROPERTY OWNER	<u>251b Broadway LLC</u>	TELEPHONE NO.	<u>245-7700</u>
OWNER ADDRESS	_____	CONTACT PERSON	<u>Eric</u>

<input checked="" type="checkbox"/> 1. FLUSH WALL	2 Square Feet per Linear Foot of Building Facade
<input type="checkbox"/> 2. ROOF	2 Square Feet per Linear Foot of Building Facade
<input type="checkbox"/> 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
<input type="checkbox"/> 4. PROJECTING	0.5 Square Feet per each Linear Foot of Building Facade
<input type="checkbox"/> 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: 55.8 Square Feet  
 (1,2,4) Building Façade: 225 Linear Feet  
 (1 - 4) Street Frontage: \_\_\_\_\_ Linear Feet  
 (2 - 5) Height to Top of Sign: 15'-7" Feet      Clearance to Grade: 10' Feet  
 (5) Distance from all Existing Off-Premise Signs within 600 Feet: \_\_\_\_\_ Feet

**EXISTING SIGNAGE/TYPE:**

_____	_____	Sq. Ft.
_____	_____	Sq. Ft.
_____	_____	Sq. Ft.
Total Existing:	_____	Sq. Ft.

● FOR OFFICE USE ONLY ●

Signage Allowed on Parcel:

Building 416.25 Sq. Ft.  
 Free-Standing \_\_\_\_\_ Sq. Ft.  
 Total Allowed: 416.25 Sq. Ft.

COMMENTS: Redland Marketplace - Planned Signage - 1.85 #  
times linear frontage of bldg facade      VAR-1999-190

**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      12-20-04      Dayleen Henderson      12-21-04  
 Applicant's Signature      Date      Community Development Approval      Date

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

10'-0"



5'7"

**ILLUMINATED SINGLE FACE SIGN DISPLAY**

# City of Grand Junction GIS Zoning Map ©

*proposed signage*

