



SIGN CLEARANCE

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

Clearance No. _____
Date Submitted 11-23-04
Fee \$ 25.00
Zone C-1

TAX SCHEDULE 2945-124-00-022 CONTRACTOR ANGEL SIGN CO.
BUSINESS NAME OLLSON PHYSICAL THERAPY LICENSE NO. 204 0074
STREET ADDRESS 2650 NORTH AVE #102 ADDRESS 500 N. WESTGATE DR.
PROPERTY OWNER E. SLATER TELEPHONE NO. 244 8934
OWNER ADDRESS 2650 NORTH AVENUE CONTACT PERSON DENZIL

- 1. FLUSH WALL 2 Square Feet per Linear Foot of Building Façade
- 2. ROOF 2 Square Feet per Linear Foot of Building Façade
- 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 Façade
- 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: 14.4 Square Feet
(1,2,4) Building Façade: 225 Linear Feet
(1 - 4) Street Frontage: 281 Linear Feet
(2 - 5) Height to Top of Sign: _____ Feet Clearance to Grade: _____ Feet
(5) Distance from all Existing Off-Premise Signs within 600 Feet: _____ Feet

EXISTING SIGNAGE/TYPE:

(See Attached) Existing 177 Sq. Ft.

Total Existing: 177 Sq. Ft.

● FOR OFFICE USE ONLY ●

Signage Allowed on Parcel: North AVE
Building 450 Sq. Ft.
Free-Standing 300 421.5 Sq. Ft.
Total Allowed: 450 Sq. Ft.

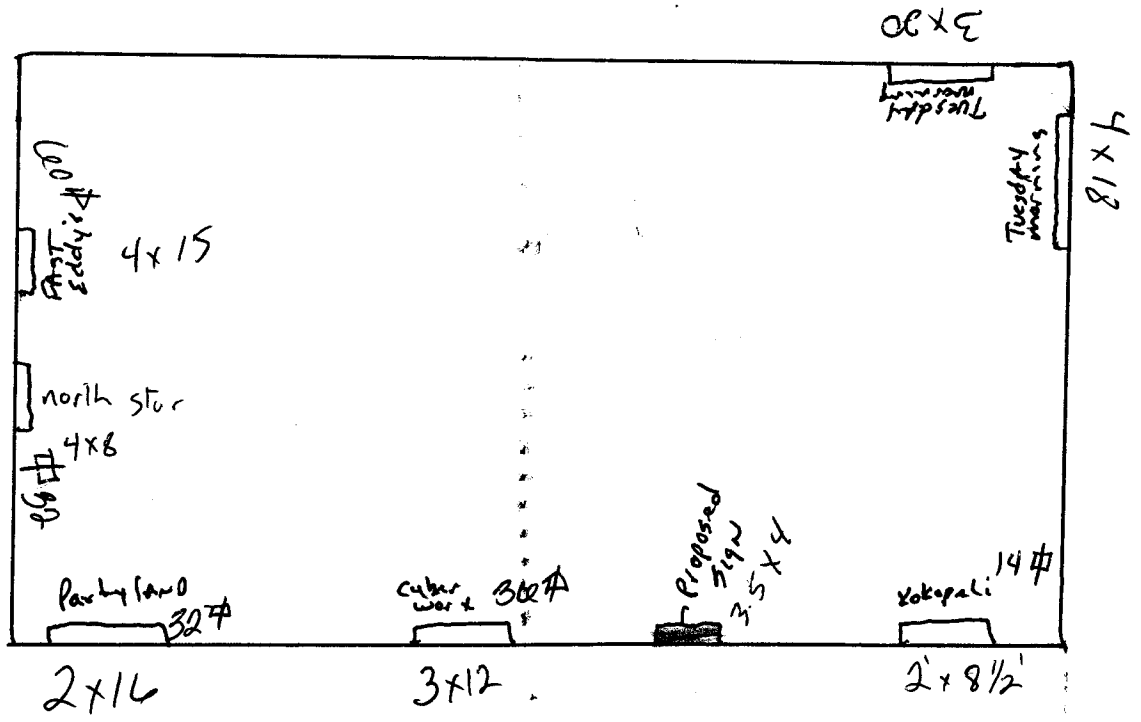
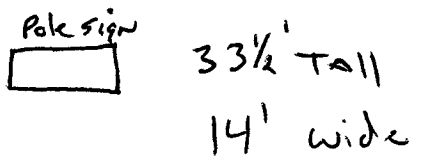
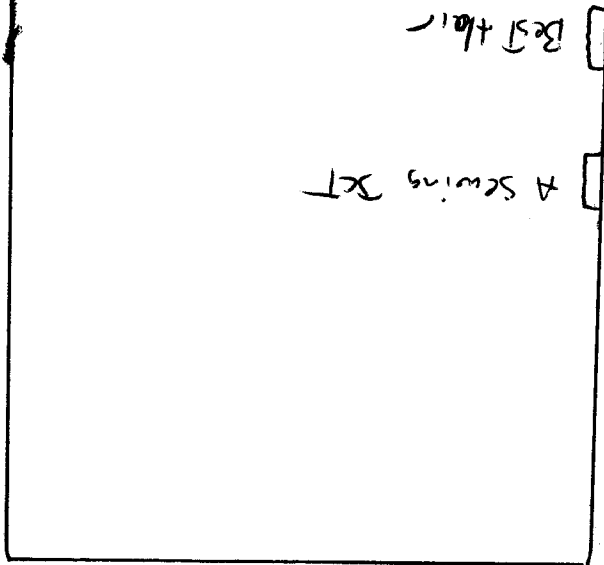
COMMENTS:

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.**

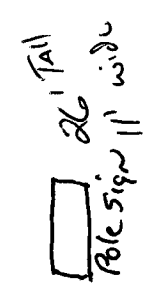
I hereby attest that the information on this form and the attached sketches are true and accurate.

[Signature] 11/24/04 [Signature] 11/30/04
Applicant's Signature Date Community Development Approval Date

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



274'



689

28 ROAD

NORTH AVE

3.5 -

4.

Olsson Physical Therapy

42" x 48"