

SIGN CLEARANCE

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

Clearance No. _____
Date Submitted 10-12-04
Fee \$ 25.00
Zone C-1

Palace Point

TAX SCHEDULE <u>2943-083-32-002</u>	CONTRACTOR <u>Buds signs</u>
BUSINESS NAME <u>Ariel</u>	LICENSE NO. <u>2040162</u>
STREET ADDRESS <u>2938 North Ave unit G</u>	ADDRESS <u>1055 ute</u>
PROPERTY OWNER <u>North Ave Center 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: 7.8 Square Feet
 (1,2,4) Building Façade: 295 Linear Feet
 (1 - 4) Street Frontage: 354 Linear Feet
 (2 - 5) Height to Top of Sign: 15 Feet Clearance to Grade: 12 Feet
 (5) Distance from all Existing Off-Premise Signs within 600 Feet: _____ Feet

EXISTING SIGNAGE/TYPE:	
<u>Free-standing</u>	<u>189</u> Sq. Ft.
<u>Flush wall</u>	<u>47.6</u> Sq. Ft.
_____	_____ Sq. Ft.
Total Existing:	_____ Sq. Ft.

● FOR OFFICE USE ONLY ●	
Signage Allowed on Parcel:	
Building	<u>590</u> Sq. Ft.
Free-Standing	<u>531</u> Sq. Ft.
Total Allowed:	<u>590</u> 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.

Eric Bennett 10-11-04 *Daylen Henderson* 10-12-04
 Applicant's Signature Date Community Development Approval Date

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

building

existing
Flush wall 47.6'

proposed
Flush wall 7.8'

295'

parking lot

354'

Sign

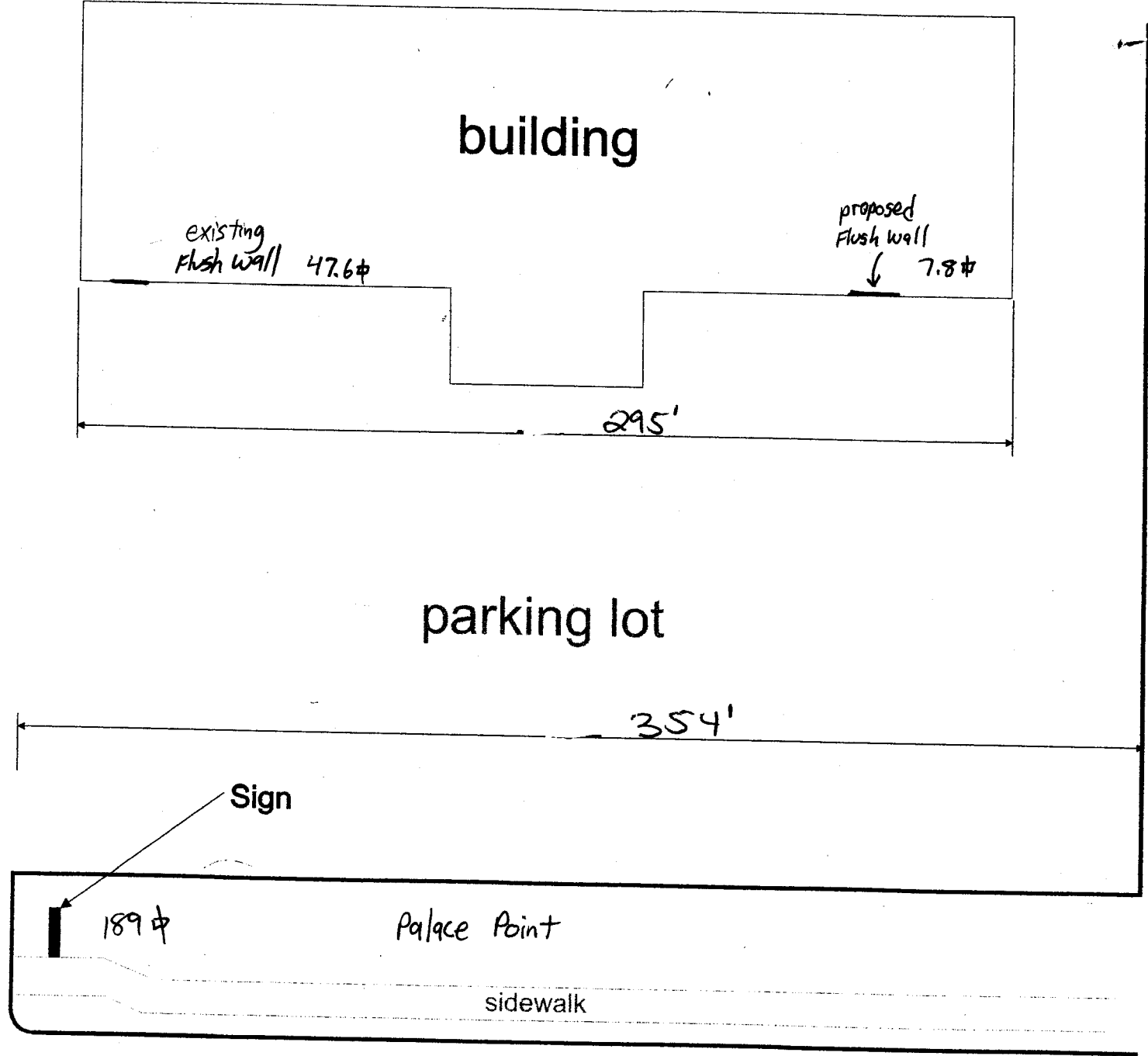
189'

Palace Point

sidewalk

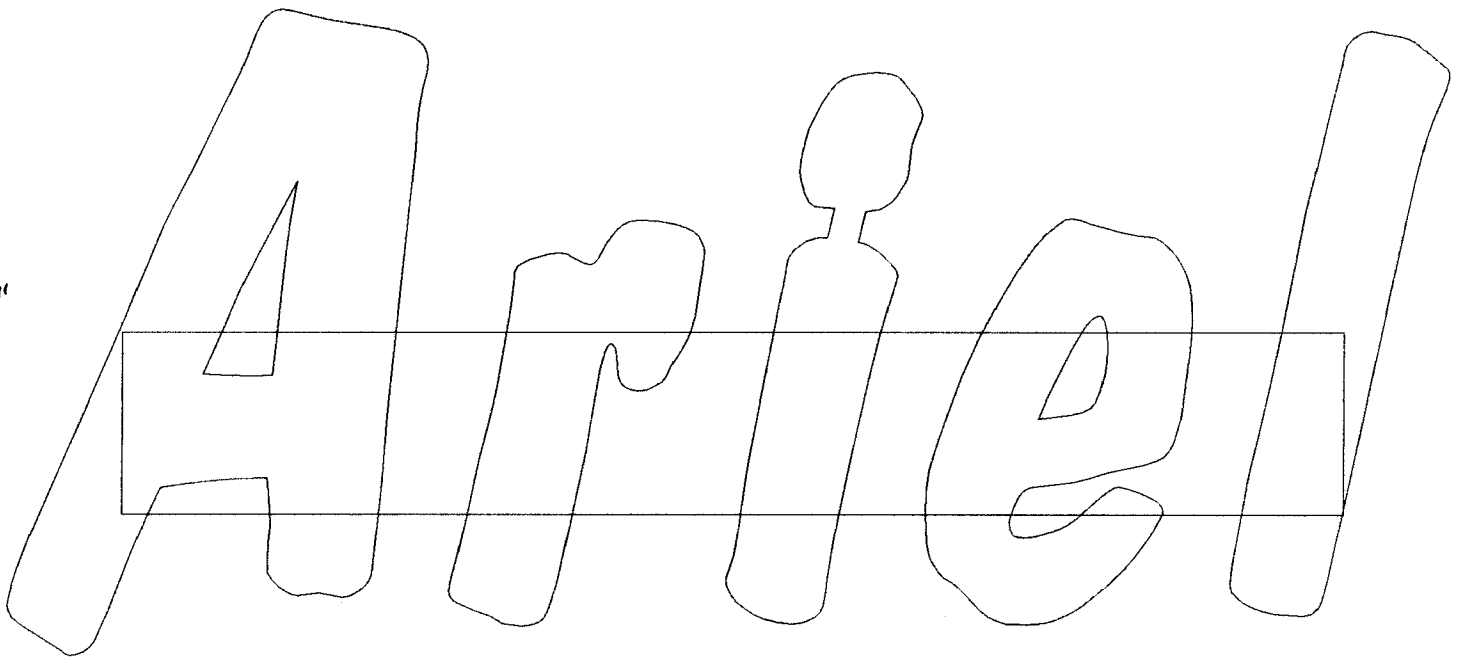
2938 North Ave

Z →



7.8 #

36"



80"



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Fee \$	<u>25.00</u>
Zone	<u>C-1</u>

TAX SCHEDULE	<u>2945-044-00-063</u>	CONTRACTOR	<u>Buds Signs</u>
BUSINESS NAME	<u>America's Mattress</u>	LICENSE NO.	<u>204016Z</u>
STREET ADDRESS	<u>2470 Patterson #2 (Patterson Center)</u>	ADDRESS	<u>1055 ute</u>
PROPERTY OWNER	<u>Richard Miller</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: 22 Square Feet
 (1,2,4) Building Façade: 195 Linear Feet
 (1 - 4) Street Frontage: 160 Linear Feet
 (2 - 5) Height to Top of Sign: 12 Feet Clearance to Grade: 10 Feet
 (5) Distance from all Existing Off-Premise Signs within 600 Feet: _____ Feet

EXISTING SIGNAGE/TYPE:		
<u>Free-standing</u>	<u>247</u>	Sq. Ft.
<u>Flush wall 35#</u>	<u>35</u>	Sq. Ft.
<u>Flush wall 20#</u>	<u>20</u>	Sq. Ft.
Total Existing:	<u>302</u>	Sq. Ft.

● FOR OFFICE USE ONLY ●		
Signage Allowed on Parcel:		
Building	<u>390</u>	Sq. Ft.
Free-Standing	<u>240</u>	Sq. Ft.
Total Allowed:	<u>390</u>	Sq. Ft.

COMMENTS: _____

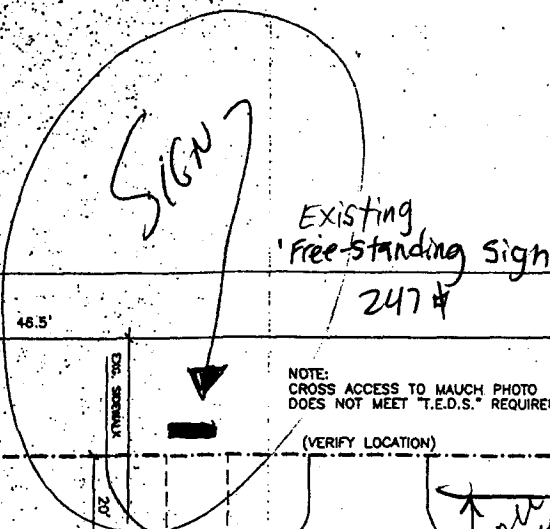
NOTE: No sign may exceed 300 square feet. A separate sign clearance is required for each sign. Attach a sketch, to scale, of proposed and existing signage including types, dimensions and lettering. Attach a plot plan, to scale, showing: abutting streets, alleys, easements, driveways, encroachments, property lines, distances from existing buildings to proposed signs and required setbacks. **A SEPARATE PERMIT FROM THE BUILDING DEPARTMENT IS ALSO REQUIRED.**

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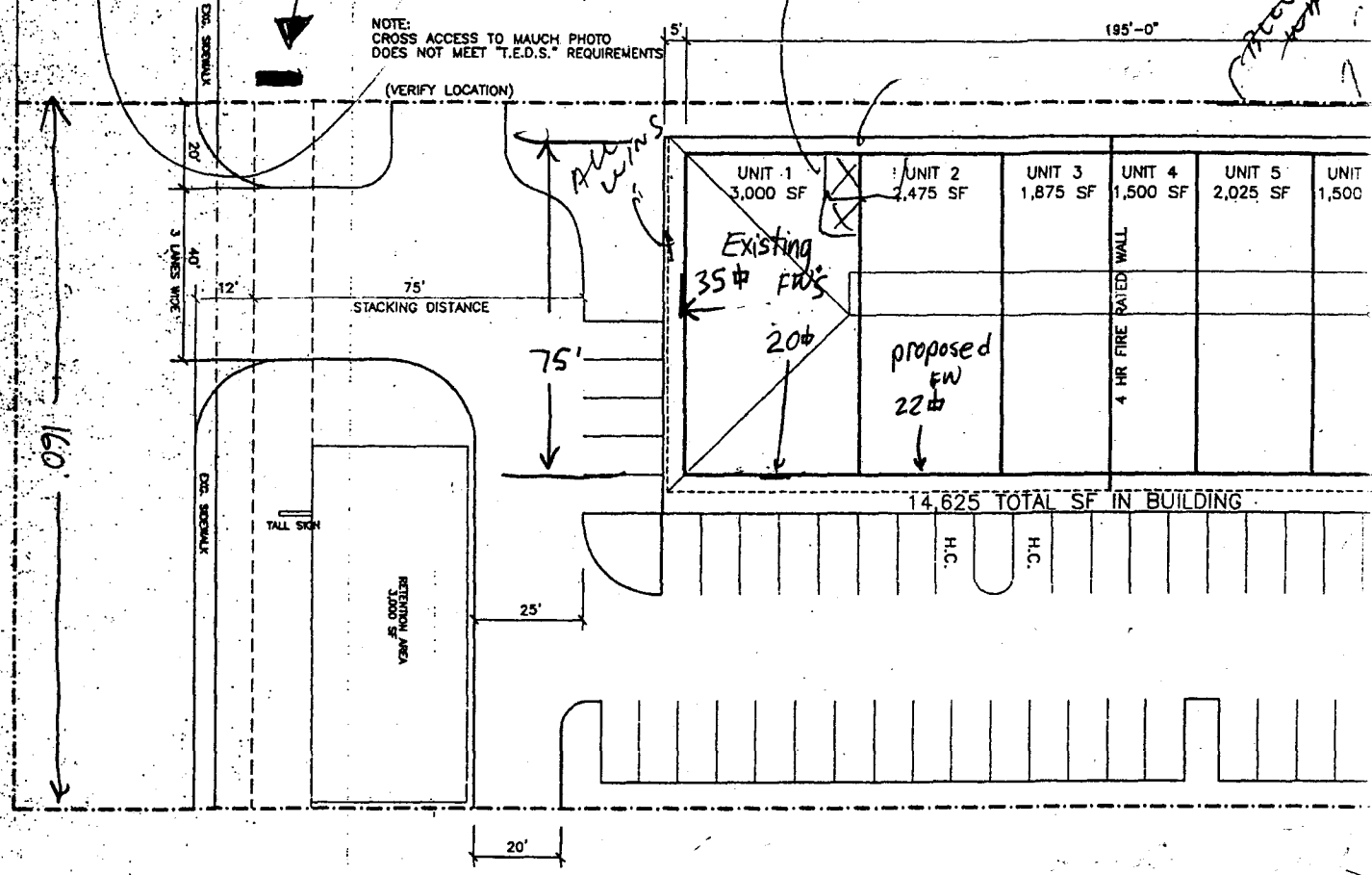
<u>Eric Bennett</u>	<u>10-7-04</u>	<u>Gayleen Henderson</u>	<u>10-12-04</u>
Applicant's Signature	Date	Community Development Approval	Date

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

paterson



Existing free-standing sign
24.7'



NOTE: CROSS ACCESS TO MAUCH PHOTO DOES NOT MEET "E.D.S." REQUIREMENTS

195'-0"

46.5'

(VERIFY LOCATION)

EXIST. SIDEWALK

20'

40'

3 LANES WIDE

75' STACKING DISTANCE

75'

160'

TALL SIGN

RETURN AREA
2000 SF

25'

20'

UNIT 1 3,000 SF	UNIT 2 2,475 SF	UNIT 3 1,875 SF	UNIT 4 1,500 SF	UNIT 5 2,025 SF	UNIT 1,500
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4 HR FIRE RATED WALL

Existing 35' FW'S

proposed FW 22'

14,625 TOTAL SF IN BUILDING

H.C.

H.C.

