



SIGN CLEARANCE

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

2

Clearance No. _____
Date Submitted 5-16-05
Fee \$ 25.00 Pd w/ Application
Zone RMF-8

VAR-2005-142

TAX SCHEDULE 2945-013-00-952 CONTRACTOR ANGEL SIGN CO.
BUSINESS NAME CALVARY BIBLE CHURCH LICENSE NO. 2050060
STREET ADDRESS 629 27 1/2 ROAD ADDRESS 590 N. WESTGATE DR
PROPERTY OWNER CALVARY BIBLE CHURCH TELEPHONE NO. 244-8934
OWNER ADDRESS 629 27 1/2 ROAD CONTACT PERSON DARREN / DENZIL

- | | | |
|-------------------------------------|------------------|---|
| <input 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 checked="" 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: 24 Square Feet
(1,2,4) Building Façade: 100 Linear Feet
(1 - 4) Street Frontage: 245 Linear Feet
(2 - 5) Height to Top of Sign: 9 Feet Clearance to Grade: 6 Feet
(5) Distance from all Existing Off-Premise Signs within 600 Feet: _____ Feet

EXISTING SIGNAGE/TYPE:
FREE STANDING (MONUMENT) 24 Sq. Ft.

Total Existing: 24 Sq. Ft.

● FOR OFFICE USE ONLY ●
Signage Allowed on Parcel:
Building 200 Sq. Ft.
Free-Standing 183.75 Sq. Ft.
Total Allowed: 200 Sq. Ft.

COMMENTS: NEW SIGN WILL MOUNT ON TOP OF EXISTING SIGN

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.
Denzil Turner 5/11/05 [Signature] 7/13/05
Applicant's Signature Date Community Development Approval Date

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

Calvary Bible Church

Where Your Family Grows

You are always welcome!

Sunday School 9:00 am

Sunday Worship 10:00 am

Sunday Evening 6:00 pm

AWANA Wed. 6:30 pm

Wed. Study 6:45 pm

Phone (970) 242-9121

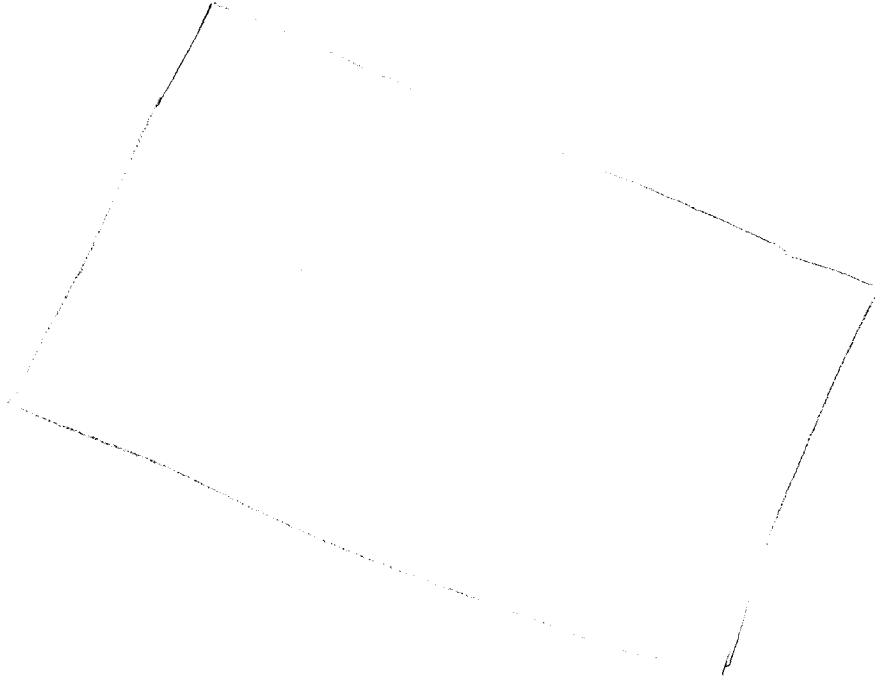
Pastor Dennis Finnan • Pastor Brian Krause

PROPOSED
SIGN
↙

EXISTING
SIGN
↙

27 1/2 ROAD

EXISTING 24 ft SIDE (CLEARANCE) →
(PROPOSED SIDE WILL MATCH
TO TOP OF EXISTING SIDE)



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- b. Name of person, firm or entity responsible for its construction and erection.
- 5. **Corridor Overlays.** Shall be in conformance with corridor overlays, PD overlays, and RO District requirements.

G. Sign Standards by Zone.

- 1. Only signs as described below and within this Section shall be permitted in any zone.

- a. **Residential Zones-Types Allowed:**

- (1) A bulletin sign, not to exceed twenty four (24) square feet per street frontage may be erected upon the premises of a church or other medical, public or charitable institution for the purpose of displaying the name of the institution and its activities or services.
- (2) One (1) identification sign shall be allowed for each apartment building or complex not to exceed thirty-two (32) square feet per street frontage and, if lighted, shall utilize indirect illumination only, and contain only the building or complex name and name of the agent.
- (3) Signs advertising any subdivision or other project being developed in the City shall be governed by the following:
 - (A) Signs in the model home area and on the subdivision site shall not exceed a total aggregate of two hundred (200) square feet.
 - (B) Permanent on-site subdivision signs shall be allowed at the entrances to the subdivision, provided that each sign does not exceed thirty-two (32) square feet.

- b. **Location.** Permitted signs may be anywhere on the property. If freestanding, the top shall not be over eight (8) feet above the ground. If building mounted, the sign shall be flush mounted and shall not be mounted on a roof of the building or project above the roofline.

- c. **Illumination.** Indirect or internal illumination only shall be utilized for letter faces and/or logos.

- d. **Residential Office Zone.**

- (1) **General.** The residential office zone provides a transition from residential to commercial development and consequently requires more restrictive sign regulations to maintain compatibility.
- (2) **Types Allowed.** Flush wall signs and monument signs shall be the only sign type allowed. One (1) real estate sign advertising the property for sale or lease shall not exceed ten (10) square feet.
- (3) **Location and Size.** Signs shall be located at least ten (10) feet behind the front property line. Total sign area, excluding real