



SIGN CLEARANCE

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

Clearance No.	_____
Date Submitted	<u>1/27/06</u>
Fee \$	<u>25.00</u>
Zone	<u>C-1</u>

TAX SCHEDULE	<u>2945-104-00-054</u>	CONTRACTOR	<u>Bud's Signs</u>
BUSINESS NAME	<u>1st + North Terraces</u>	LICENSE NO.	<u>2060105</u>
STREET ADDRESS	<u>1119 N. 1st Street</u>	ADDRESS	<u>1055 Ute Ave.</u>
PROPERTY OWNER	<u>Ron Tannery</u>	TELEPHONE NO.	<u>245-7700</u>
OWNER ADDRESS	<u>SAME</u>	CONTACT PERSON	<u>TODD</u>

- | | | |
|-------------------------------------|------------------|---|
| <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: 80 Square Feet

(1,2,4) Building Façade: 100 Linear Feet Building Façade Direction: North South East West

(1 - 4) Street Frontage: 126 Linear Feet Name of Street: 1st

(2 - 5) Height to Top of Sign: 24 Feet Clearance to Grade: 14 Feet

(5) Distance from all Existing Off-Premise Signs within 600 Feet: _____ Feet

EXISTING SIGNAGE/TYPE & SQUARE FOOTAGE:

_____	_____ Sq. Ft.
_____	_____ Sq. Ft.
_____	_____ Sq. Ft.
Total Existing:	<u>2</u> Sq. Ft.

FOR OFFICE USE ONLY

Signage Allowed on Parcel for ROW:

Building	<u>200</u> Sq. Ft.
Free-Standing	<u>150</u> Sq. Ft.
Total Allowed:	<u>200</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.

Zodd Nochar 1/26/06 C. Fay Hall 1/31/06
 Applicant's Signature Date Community Development Approval Date

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



SIGN CLEARANCE

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

Clearance No.	_____
Date Submitted	<u>1/27/06</u>
Fee \$	<u>5.00</u>
Zone	<u>C-1</u>

TAX SCHEDULE	<u>2945-104-00-054</u>	CONTRACTOR	<u>Bud's Signs</u>
BUSINESS NAME	<u>1st + North Terraces</u>	LICENSE NO.	<u>2060105</u>
STREET ADDRESS	<u>1119 N. 1st Street</u>	ADDRESS	<u>1055 Ute Ave.</u>
PROPERTY OWNER	<u>Ron Tannery</u>	TELEPHONE NO.	<u>295-7700</u>
OWNER ADDRESS	<u>SAME</u>	CONTACT PERSON	<u>TOOD</u>

- 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: 12 Square Feet

(1,2,4) Building Façade: 250 Linear Feet Building Façade Direction: North South East West

(1 - 4) Street Frontage: 260 Linear Feet Name of Street: N. Ave

(2 - 5) Height to Top of Sign: 9 Feet Clearance to Grade: 7 Feet

(5) Distance from all Existing Off-Premise Signs within 600 Feet: _____ Feet

EXISTING SIGNAGE/TYPE & SQUARE FOOTAGE:

_____	_____ Sq. Ft.
_____	_____ Sq. Ft.
_____	_____ Sq. Ft.
Total Existing:	<u>0</u> Sq. Ft.

FOR OFFICE USE ONLY

Signage Allowed on Parcel for ROW:

Building	<u>500</u> Sq. Ft.
Free-Standing	<u>375</u> Sq. Ft.
Total Allowed:	<u>500</u> Sq. Ft.

COMMENTS: Clock tower approved w/ MSP- [redacted] -255
only counting signage on clock for the permit

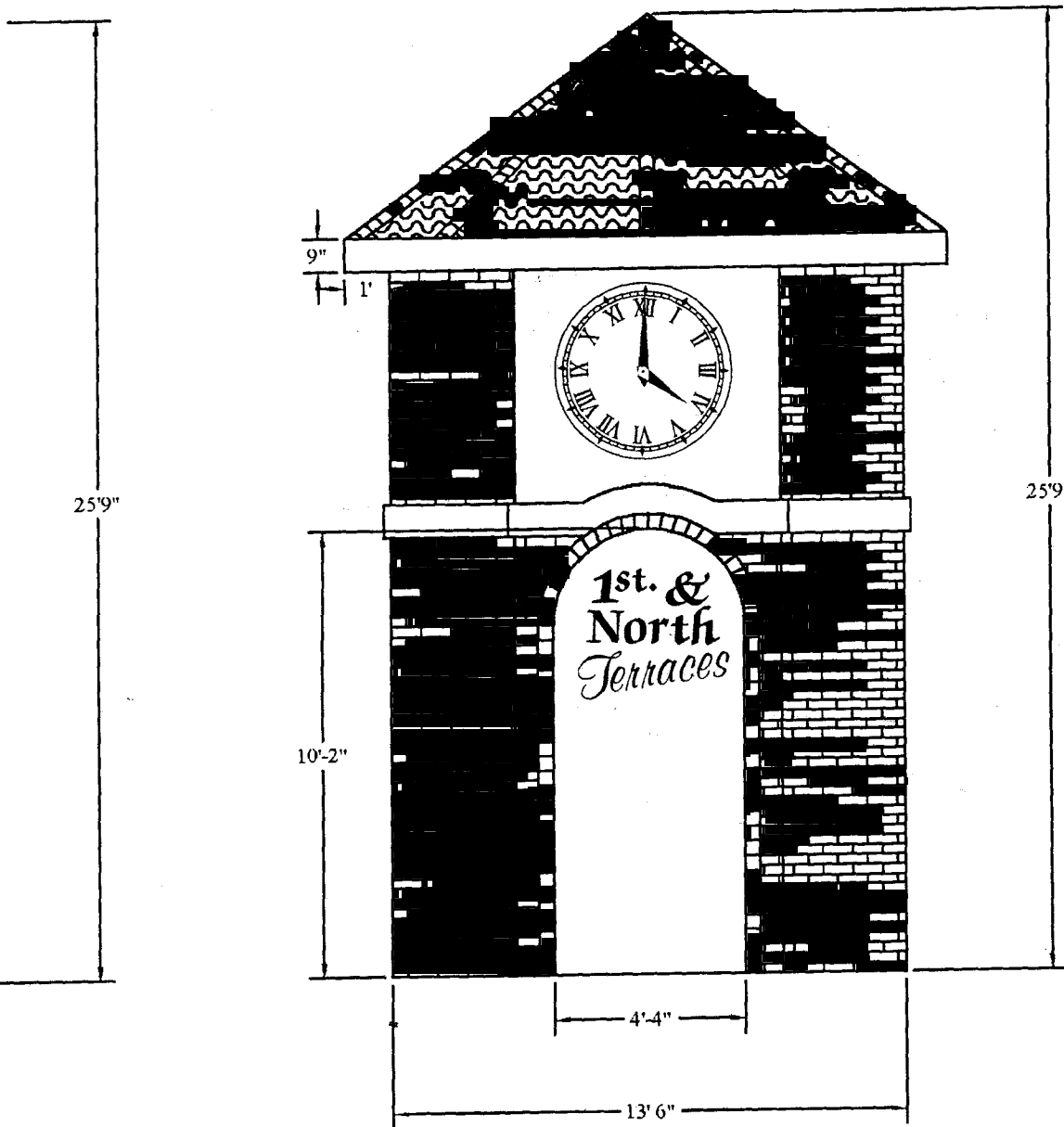
NOTE: No sign may exceed 300 square feet. A separate sign clearance is required for each sign. Attach a sketch, to scale, of proposed and existing signage including types, dimensions and lettering. Attach a plot plan, to scale, showing: abutting streets, alleys, easements, driveways, encroachments, property 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.

Zedd Koshewa 1/26/06 C. [redacted] 1/31/06
Applicant's Signature Date Community Development Approval Date

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

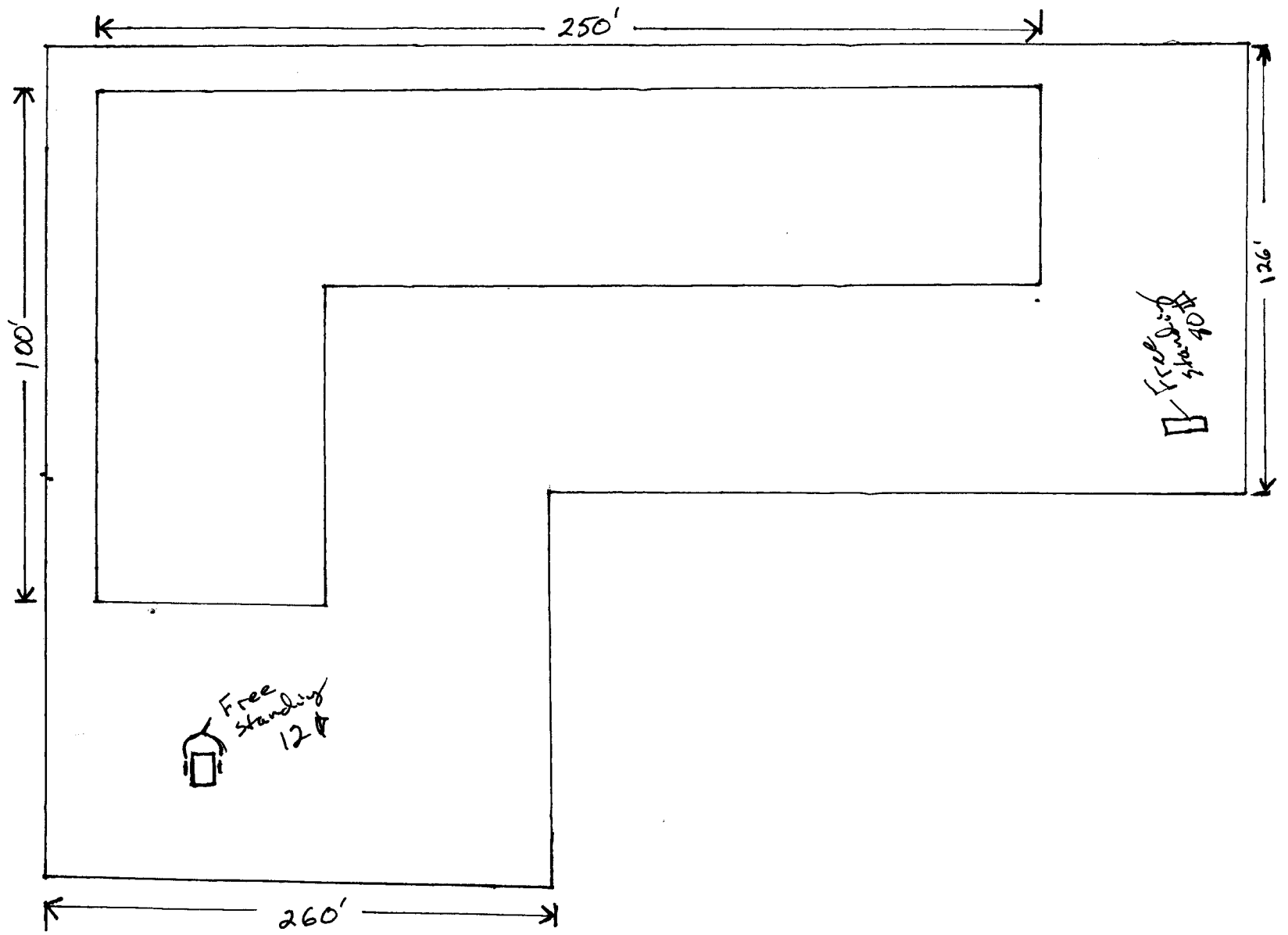
4' CLOCKS (3)



12φ
~~12φ~~

1/4" CUT-OUT LETTERS (3)

SOUTH



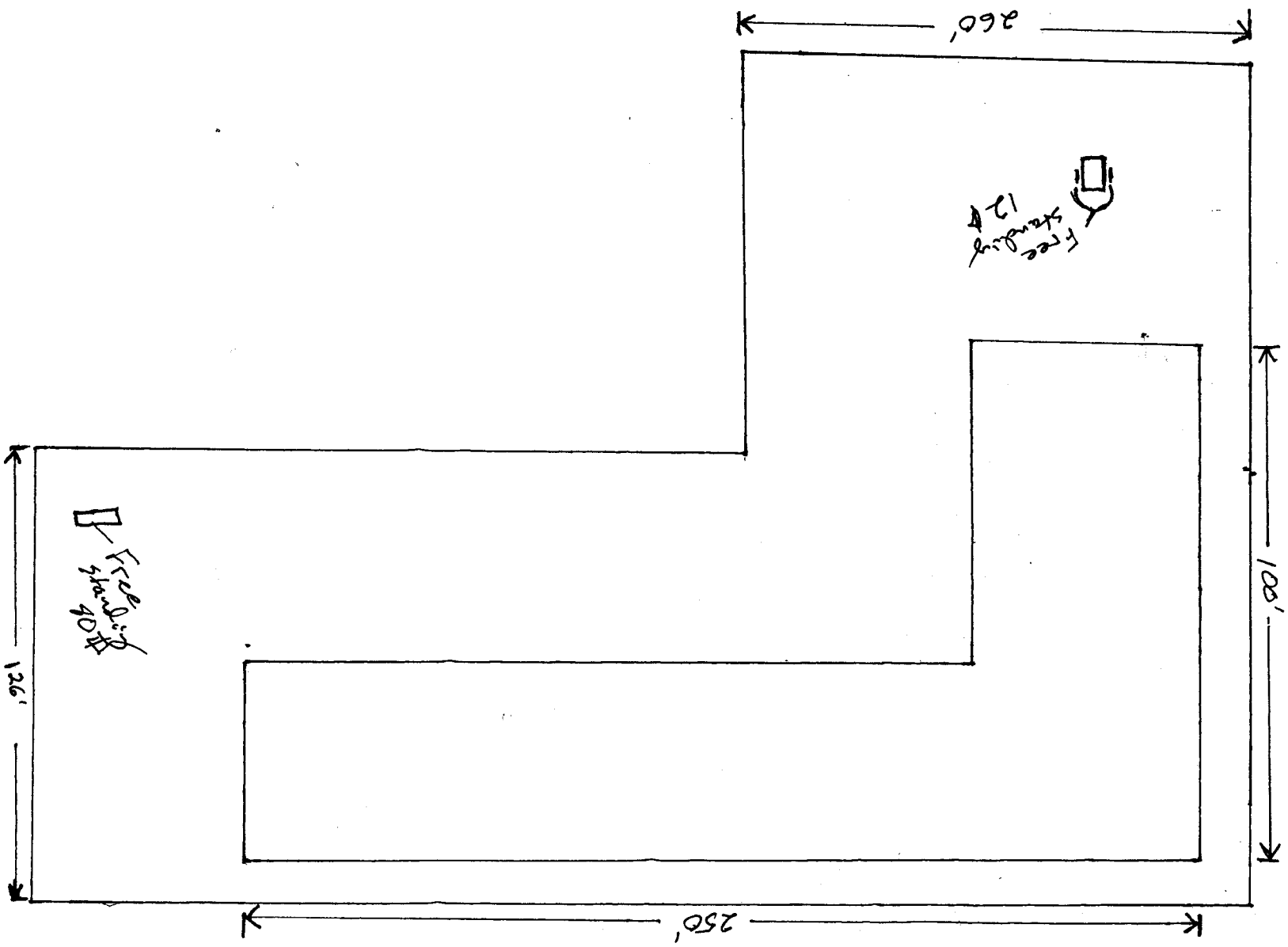
1st. & North Terraces Sign Regulations 119 N. First Street Grand Junction, CO 81501

To promote consistency of the exterior building signage the 1st. & North Terraces Sign Regulations are as follows...

1. City of Grand Junction Sign Permits are required for all new sign installations or face changes.
2. Only a licensed sign contractor shall obtain sign permits and install or change any sign.
3. All Standard Unit signs will be illuminated.
4. Standard Unit signage is limited as follows.
Single units are allowed 30 sq. ft.
Double units are allowed up to 60 sq. ft.
5. Uniform cabinet height on flush wall signs will be 3'-0".
Painted Matthews Dark Bronze #41313SP
6. Arched Facia Unit signage is limited as follows.
Individual non illuminated Gemini type letters are allowed
7. Flush wall unit signs will be located centered up and down on facia band and centered left and right on the unit boundary lines.
8. Pylon Sign tennant panels are limited as follows.
Each tennant panel has a visible opening of 8" X 98"
Tennant names are limited to 6" letters to match existing letter style
Names can only consist of a maximum 26 letters and spaces combined
9. ALL SIGNS MUST be submitted to the property owner for approval of sign material, size, color, and design.
10. All sign allowances are subject to change due to unforeseen circumstances

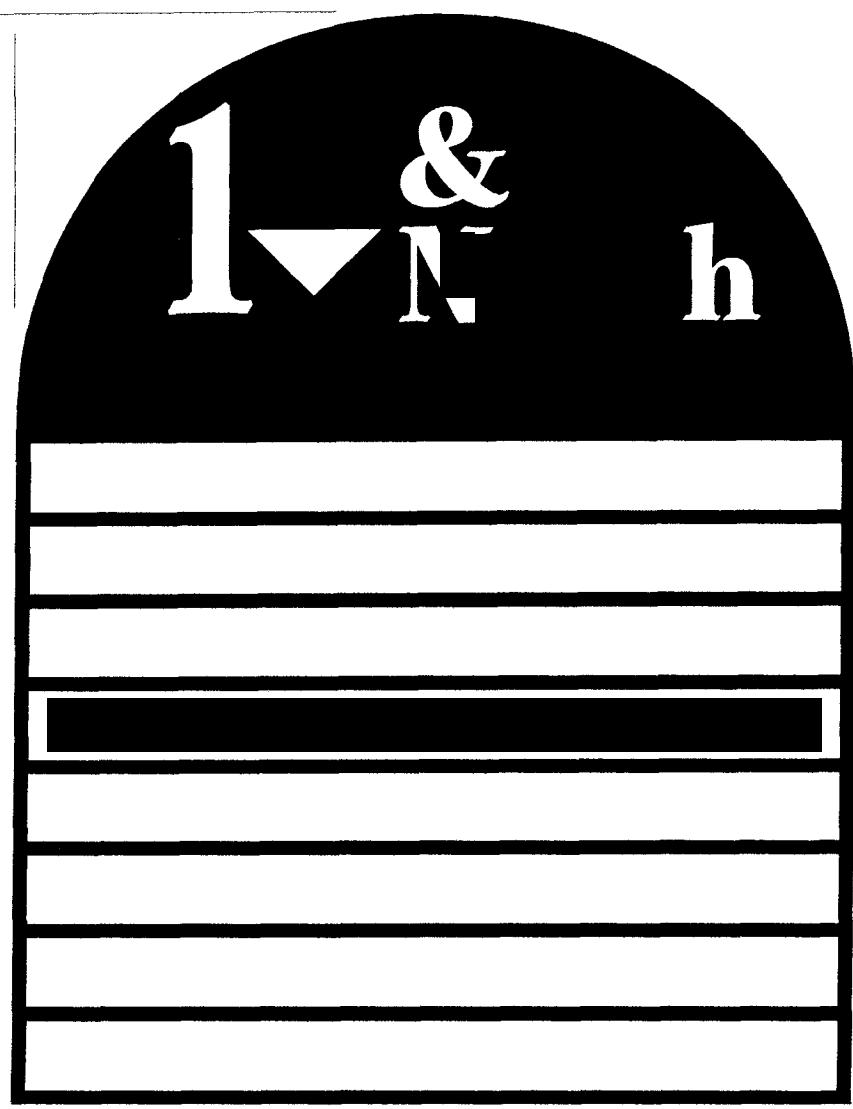
North

1st Street



~~8'6"~~ 8'0"

29'11"



80¢

ILLUMINATED PYLON SIGN

- SLIDE-IN PLEX TENNANT PANELS
- PUSH-THRU STYLE TOP PANEL
- MOUNT TO EXISTING POLE
- BRICK COLUMN BY OWNERS

DESIGN PROPERTY OF



970-245-7700 / COM