



# SIGN CLEARANCE

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

Permit *SPR*

Clearance No. \_\_\_\_\_  
 Date Submitted 11/13/2006  
 Fee \$ 25.00  
 Zone C-1

1st & NORTH TERRACES

TAX SCHEDULE 2945-104-00-054  
 BUSINESS NAME PRIMERICA  
 STREET ADDRESS 1119 N. FIRST #F  
 PROPERTY OWNER 1st & NORTH TERRACE LLC.  
 OWNER ADDRESS 1119 N. FIRST

CONTRACTOR ANGEL SIGN CO  
 LICENSE NO. 2060053  
 ADDRESS 590 N. WESTGATE DR.  
 TELEPHONE NO. 244-8934  
 CONTACT PERSON DARREN / DENZIL

- 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. PROJECTING 4 or more Traffic Lanes - 1.5 Square Feet x Street Frontage
  - 5. OFF-PREMISE 0.5 Square Feet per each Linear Foot of Building Facade
- See #3 Spacing Requirements; Not > 300 Square Feet or < 15 Square Feet

Externally Illuminated       Internally Illuminated *no new structural*       Non-Illuminated

(1-5) Area of Proposed Sign: 30 Square Feet ~~SP~~  
 (1,2,4) Building Façade 290 Linear Feet      Building Façade Direction: North South East West  
 (1-4) Street Frontage: 230 Linear Feet      Name of Street: NORTH AVE (HWY 6 & 50)  
 (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 & SQUARE FOOTAGE:

<u>FLUSH</u>	<u>30</u>	Sq. Ft.
<u>FLUSH</u>	<u>60</u>	Sq. Ft.
<u>FREESTANDING CLOCK TOWER</u>	<u>152</u>	Sq. Ft.
Total Existing:	<u>152</u>	Sq. Ft.

### FOR OFFICE USE ONLY

Signage Allowed on Parcel for ROW:

<u>290 x 2</u> Building	<u>580</u>	Sq. Ft.
<u>230</u> <u>60 x 1.5</u> Free-Standing	<u>330</u>	Sq. Ft.
Total Allowed:	<u>580</u>	Sq. Ft.

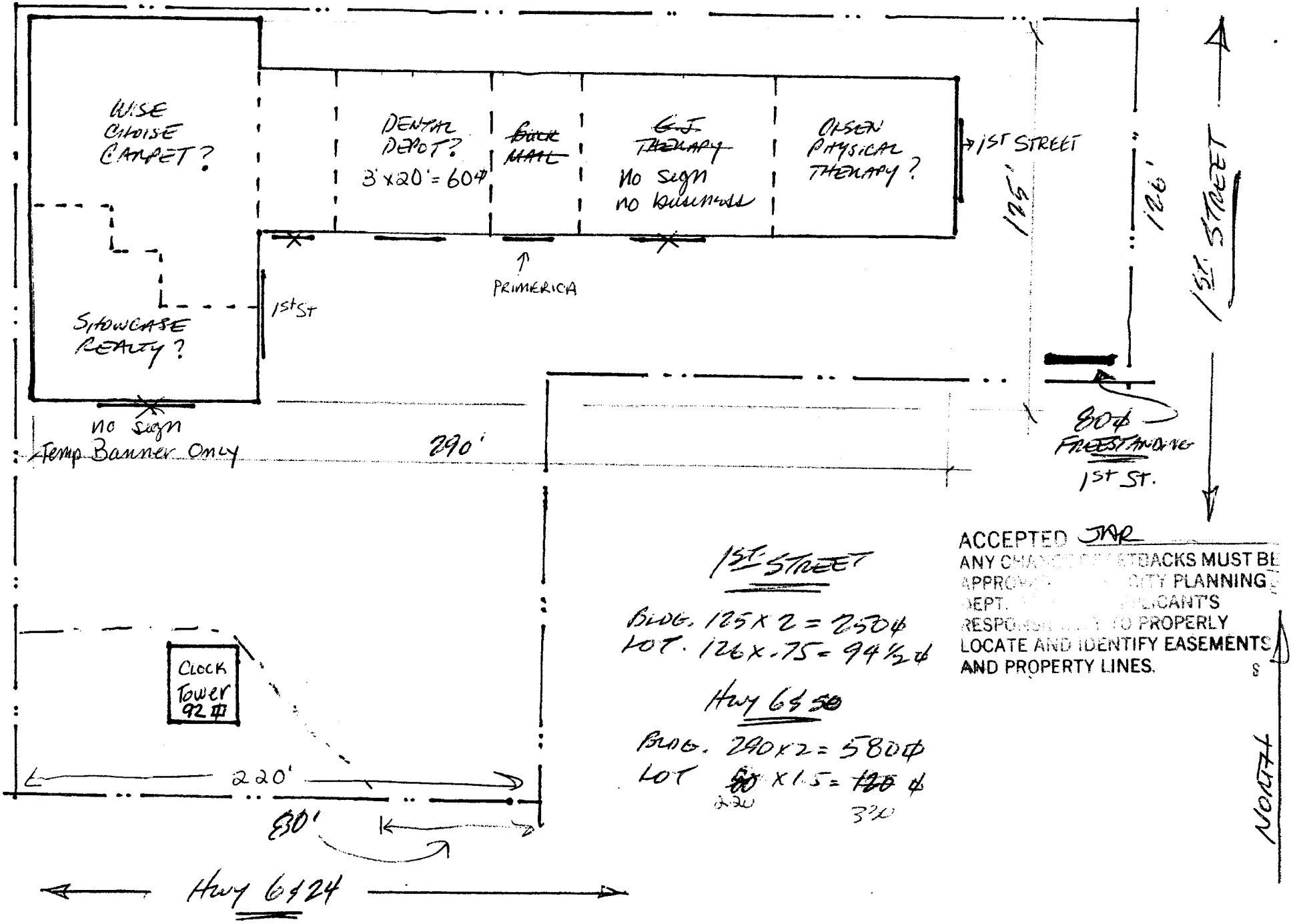
COMMENTS: Single unit at 1st & North Terrace allowed 30 #.

**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] 11/13/06      Judith A. [Signature] 11/13/06  
 Applicant's Signature      Date      Community Development Approval      Date

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



WISE CHOICE CARPET?

DENTAL DEPOT?  
3' x 20' = 60 sq ft

BACK MALL

G.F. THERAPY  
No sign  
no bump-out

OLSEN PHYSICAL THERAPY?

SHOWCASE READY?

no sign  
Temp Banner Only

290'

Clock Tower  
92 ft

220'

80'

Hwy 6924

↑  
PRIMERICA

1st STREET

125'

126'

126'  
1st STREET

80' FREE STANDING  
1st St.

1st STREET

Bldg. 125 x 2 = 250 sq ft  
Lot. 126 x .75 = 94 1/2 sq ft

Hwy 6950

Bldg. 290 x 2 = 580 sq ft  
Lot 90 x 1.5 = 135 sq ft  
220 3' x 2'

ACCEPTED JAR  
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

NORTH

(NOT TO SCALE)

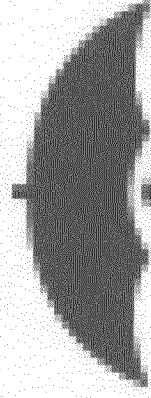
120 in

(10')

36 in

(3')

**PRIMEERICA**



A member of citigroup

# City of Grand Junction GIS City Map ©

PROPOSED  
SIGN  
ABOVE AWNING  
vehicle limit?  
"F"

**Parcels**  
□ Address Label

**Air Photos**  
2006 Photos  
Highways  
Street Labels



SCALE 1 : 928

