



# SIGN CLEARANCE

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

Clearance No. \_\_\_\_\_  
Date Submitted 4-19-06  
Fee \$ 25.00  
Zone C-1

TAX SCHEDULE 2945-254-04-006  
BUSINESS NAME JAMES F. GOGGANS, DMPC  
STREET ADDRESS 2773 B/2 RD #A  
PROPERTY OWNER JAMES GOGGANS  
OWNER ADDRESS 2773 B/2 RD #A

CONTRACTOR AVHEL SIGN CO.  
LICENSE NO. Z060053  
ADDRESS 540 N. WESTGATE DR.  
TELEPHONE NO. 244-8934  
CONTACT PERSON DENZIL HARKWARD

- 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: ~~31~~ 31 Square Feet  
(1,2,4) Building Façade: 68 Linear Feet      Building Façade Direction: North South East West  
(1 - 4) Street Frontage: 980 Linear Feet      Name of Street: HY 50  
(2 - 5) Height to Top of Sign: 26 Feet      Clearance to Grade: 23 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>136</u>	Sq. Ft.
Free-Standing	<u>N/A</u>	Sq. Ft.
Total Allowed:	<u>136</u>	Sq. Ft.

COMMENTS: There is no free standing signage allowed on this parcel - Flushwall signage is calculated off of Hwy 50.

**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 Harkward 4/19/06      U/Ishe Chagun 4-20-06  
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 5<sup>th</sup> Street  
Grand Junction CO 81501  
(970) 244-1430

Clearance No. \_\_\_\_\_  
Date Submitted 4-19-06  
Fee \$ 5.00  
Zone C-1

TAX SCHEDULE 2945-254-04-006 CONTRACTOR ANGEL SIGN CO  
BUSINESS NAME FRANKIE'S SALON & DAY SPA LICENSE NO. 2060053  
STREET ADDRESS 2773 B1/2 RD. # B ADDRESS 510 N. WESTGATE DR  
PROPERTY OWNER JAMES GOGGANS TELEPHONE NO. 244-8934  
OWNER ADDRESS 2773 B1/2 RD # A CONTACT PERSON DEUZIL

- 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: 40 Square Feet  
(1,2,4) Building Façade: 68 Linear Feet      Building Façade Direction: North South East West  
(1 - 4) Street Frontage: 180 Linear Feet      Name of Street: HN 50  
(2 - 5) Height to Top of Sign: 26 Feet      Clearance to Grade: 22 Feet  
(5) Distance from all Existing Off-Premise Signs within 600 Feet: \_\_\_\_\_ Feet

**EXISTING SIGNAGE/TYPE & SQUARE FOOTAGE:**

FW -	<u>31</u>	Sq. Ft.
_____	_____	Sq. Ft.
_____	_____	Sq. Ft.
Total Existing:	<u>31</u>	Sq. Ft.

**FOR OFFICE USE ONLY**

Signage Allowed on Parcel for ROW:

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Free-Standing	<u>N/A</u>	Sq. Ft.
Total Allowed:	_____	Sq. Ft.

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

Deuzil Howard 4/18/06 U/Ishe Chagn 4-20-06  
Applicant's Signature      Date      Community Development Approval      Date

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

120 in

**FRANKIE'S  
SALON  
& DAY SPA**

48 in

145 in

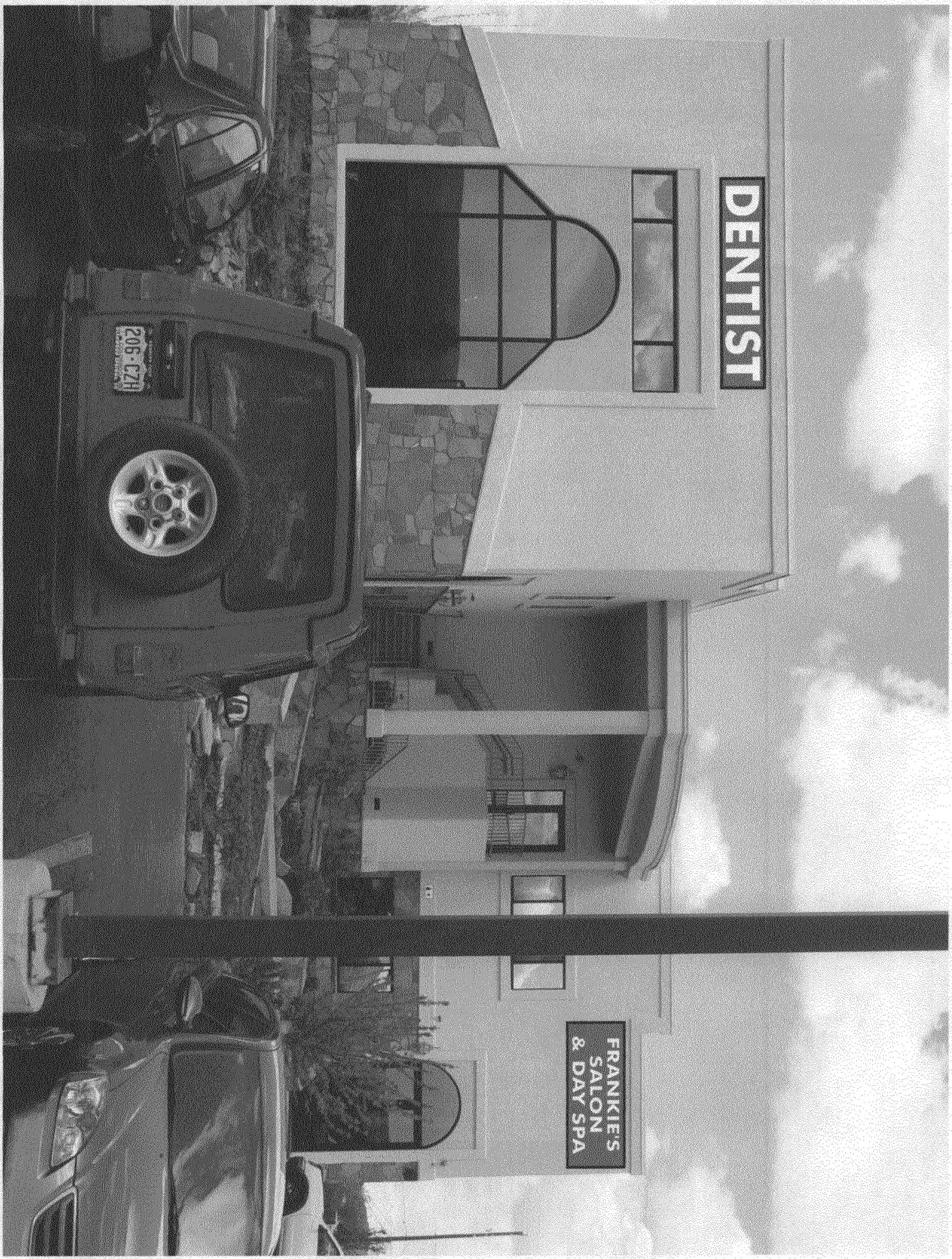
**DENTIST**

31 in

**DENTIST**

**FRANKIE'S  
SALON  
& DAY SPA**

206-C211



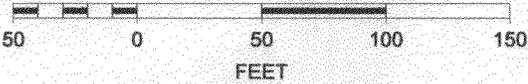
# City of Grand Junction GIS City Map ©

**Parcels**  
□ Address Label

**Air Photos**  
2002 Photos  
— Highways  
— Street Labels



SCALE 1 : 928



# City of Grand Junction GIS City Map ©

**Parcels**  
□ Address Label

**Air Photos**  
■ 2002 Photos

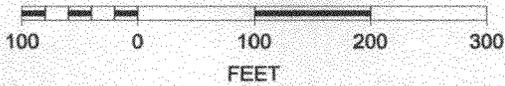
— Highways

**City Limits**  
■ Grand Junction  
■ Fruita  
■ Palisade  
■ Mesa County

— Street Labels



SCALE 1 : 1,963



# City of Grand Junction GIS City Map ©

## Air Photos



2002 Photos

## Highways



## City Limits



Grand Junction

Fruita

Palisade

Mesa County

## Street Labels



SCALE 1 : 3,836

