



# SIGN CLEARANCE

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

Clearance No. \_\_\_\_\_  
Date Submitted 7/13/07  
Fee \$ 25.00  
Zone \_\_\_\_\_

TAX SCHEDULE 2701-364-44-002  
BUSINESS NAME LAS PALMAS  
STREET ADDRESS 752 1/2 Horizon Dr.  
PROPERTY OWNER \_\_\_\_\_  
OWNER ADDRESS \_\_\_\_\_

CONTRACTOR Premier Signs & Neon  
LICENSE NO. 2070882  
ADDRESS 395 INDIAN  
TELEPHONE NO. 257-7656  
CONTACT PERSON Martin

- 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: 32 Square Feet  
(1,2,4) Building Façade: 70 Linear Feet      Building Façade Direction: North South East West  
(1 - 4) Street Frontage: HP 130 Linear Feet      Name of Street: Horizon (4 lanes)  
(2 - 5) Height to Top of Sign: 20 Feet      Clearance to Grade: 16 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:

70 x 2	Building	<u>140</u>	Sq. Ft.
130 x <del>2</del> <sup>1.5</sup>	Free-Standing	<u>97</u>	Sq. Ft.
Total Allowed:		<u>140</u>	Sq. Ft.

COMMENTS: we are installing (1) 4'x8' Lighted sign AT THE ENTRANCE - See building dept. for 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.

<u>Martin Duarte</u>	<u>7-11-07</u>	<u>Judith Rose</u>	<u>7/16/07</u>
Applicant's Signature	Date	Community Development Approval	Date

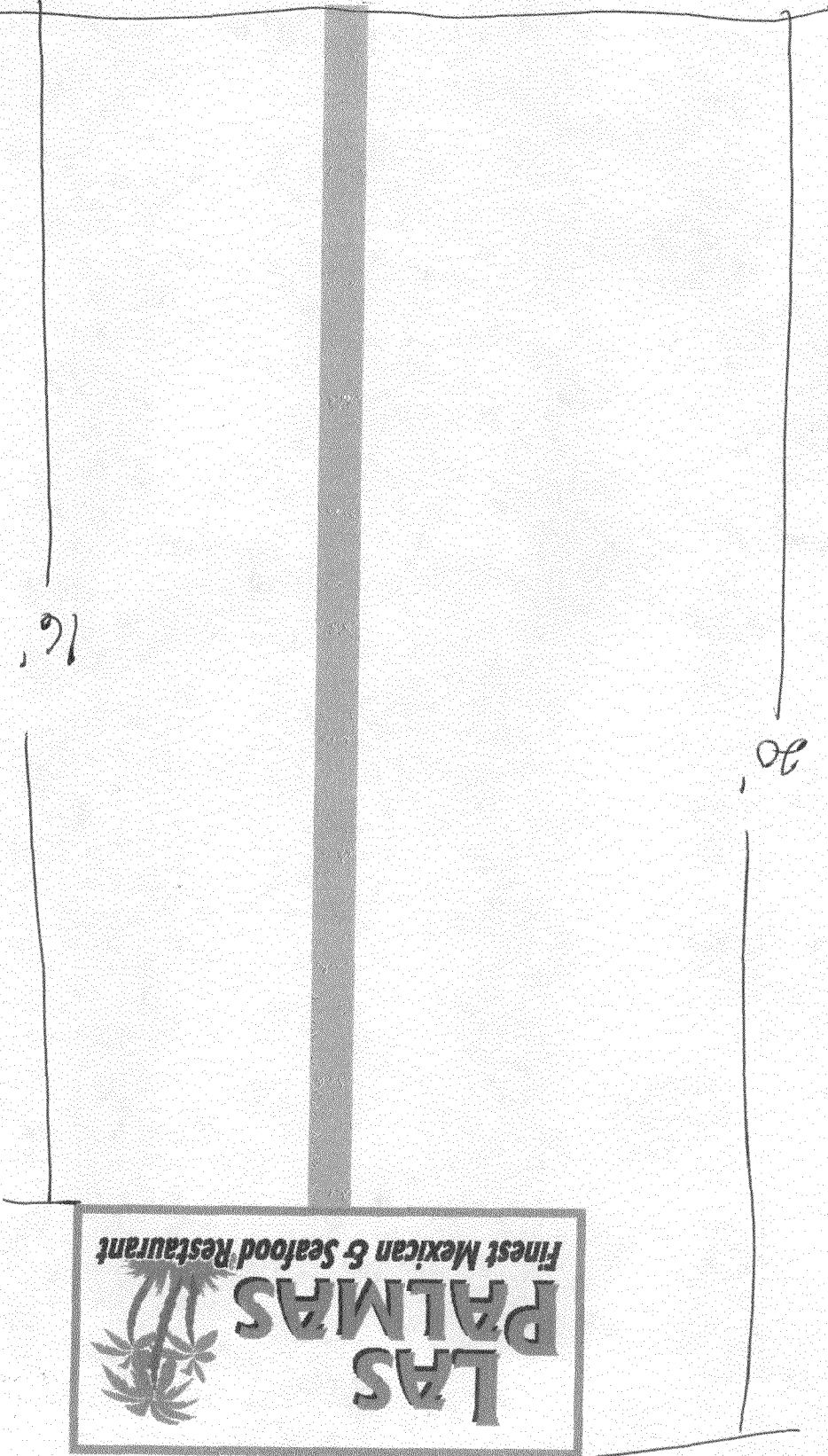
(White: Community Development)      (Canary: Applicant)      (Pink: Building Dept)      (Goldenrod: Code Enforcement)

8'

# LAS PALMAS



*Finest Mexican & Seafood Restaurant*



*Finest Mexican & Seafood Restaurant*



**LAS  
PALMAS**

# City of Grand Junction GIS Zoning Map ©



SCALE 1 : 592

