



# SIGN CLEARANCE

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

Clearance No. \_\_\_\_\_  
Date Submitted 5/7/08  
Fee \$ 25  
Zone C1

TAX SCHEDULE 2945-123-21-016  
BUSINESS NAME PIZZA HUT  
STREET ADDRESS 1440 NORTH AVE  
PROPERTY OWNER PJ. MCGOVERN/PNL Prop.  
OWNER ADDRESS 101 S. 3<sup>rd</sup>

CONTRACTOR Premier Signs  
LICENSE NO. 2080905  
ADDRESS 395 Indian Rd  
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: 54 Square Feet  
(1,2,4) Building Façade: 89.5 Linear Feet      Building Façade Direction: North South East West  
(1 - 4) Street Frontage: 80 Linear Feet      Name of Street: NORTH AVE  
(2 - 5) Height to Top of Sign: 30 Feet      Clearance to Grade: 21 Feet  
(5) Distance from all Existing Off-Premise Signs within 600 Feet: \_\_\_\_\_ Feet

### EXISTING SIGNAGE/TYPE & SQUARE FOOTAGE:

<u>wall sign</u>	<u>Roof sign</u>	<u>51</u>	Sq. Ft.
<u>wall sign</u>	<u>Roof sign</u>	<u>51</u>	Sq. Ft.
<u>Free-standing</u>		<u>54</u>	Sq. Ft.
<u>(this app. is face change)</u>		<u>102</u>	Sq. Ft.
Total Existing:		<u>156</u>	Sq. Ft.

### FOR OFFICE USE ONLY

Signage Allowed on Parcel for ROW:

Building	<u>178</u>	Sq. Ft.
Free-Standing	<u>120</u>	Sq. Ft.
Total Allowed:	<u>178</u>	Sq. Ft.

COMMENTS: We are changing the sign cabinet to a new one but the same size as 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.

Martin      4-29-08      Sydney Reynolds      5/7/08  
Applicant's Signature      Date      Community Development Approval      Date

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



9'

6'

# City of Grand Junction GIS Zoning Map ©

