



# SIGN CLEARANCE

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

Clearance No.	_____
Date Submitted	<u>4/17/08</u>
Fee \$	<u>25</u>
Zone	<u>C-1</u>

TAX SCHEDULE	<u>2945-123-23-012 &amp; 005</u>	CONTRACTOR	<u>The Sign Gallery (Larry)</u>
BUSINESS NAME	<u>Yvian Wei</u>	LICENSE NO.	<u>2071255</u>
STREET ADDRESS	<u>1530 N. Ave</u>	ADDRESS	<u>1048 Independent</u>
PROPERTY OWNER	<u>Tom Quan</u>	TELEPHONE NO.	<u>241-6400</u>
OWNER ADDRESS	<u>1530 N. Ave</u>	CONTACT PERSON	<u>Larry</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<br>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 - EXISTING       Non-Illuminated

(1 - 5) Area of Proposed Sign: 275 Square Feet

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

(1 - 4) Street Frontage: 197 Linear Feet      Name of Street: NORTH

(2 - 5) Height to Top of Sign: \_\_\_\_\_ Feet      Clearance to Grade: 15 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>200</u> Sq. Ft.
Free-Standing	<u>295</u> Sq. Ft.
Total Allowed:	<u>295</u> Sq. Ft.

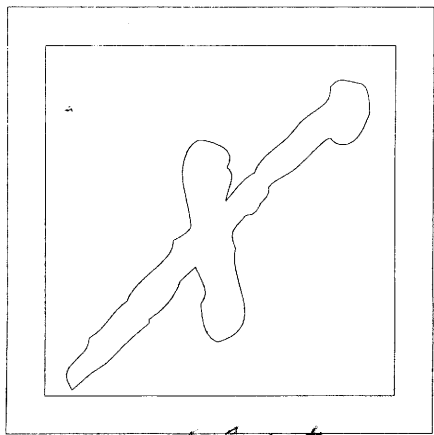
COMMENTS: Re lettering existing free-standing sign

**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.**

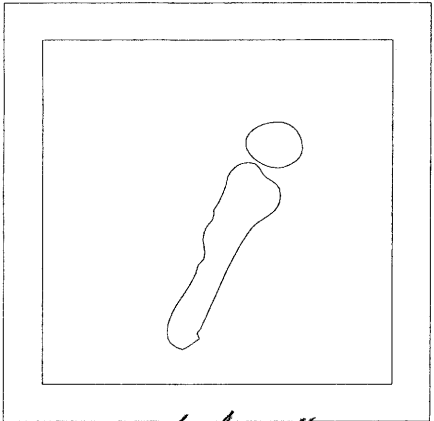
I hereby attest that the information on this form and the attached sketches are true and accurate.

<u>Larry Douber</u>	<u>4-21-08</u>	<u>P.H. Judith Rice</u>	<u>4/21/08</u>
Applicant's Signature	Date	Community Development Approval	Date

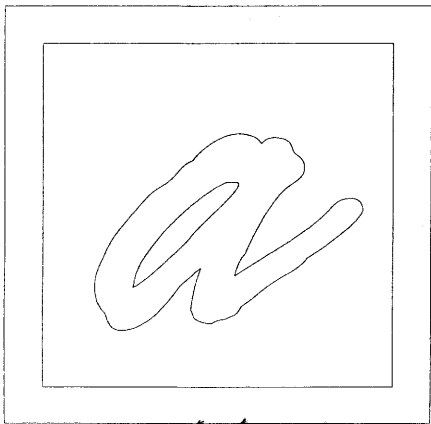
(White: Community Development)      (Canary: Applicant)      (Pink: Building Dept)      (Goldenrod: Code Enforcement)



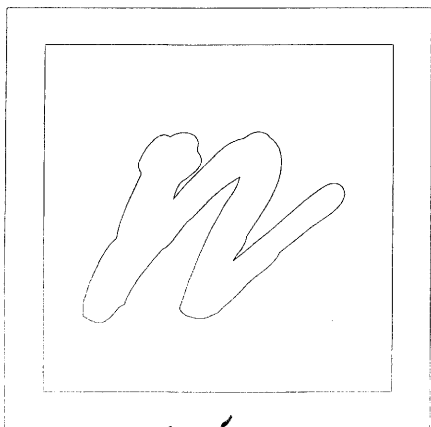
5'x5'-25#



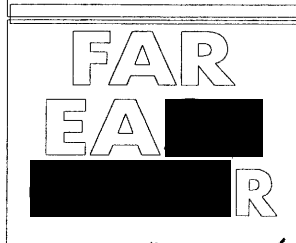
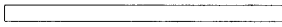
5'x5'-25#



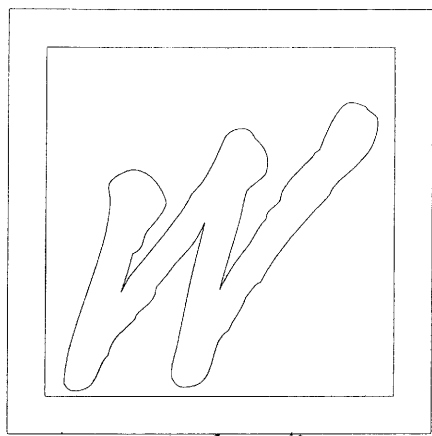
5'x5'-25#



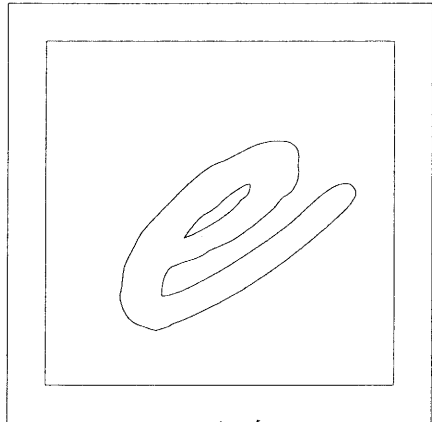
5'x5'-25#



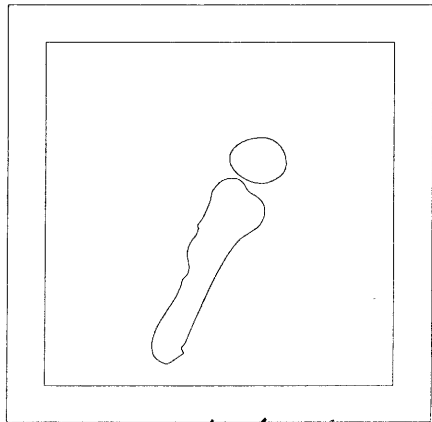
42" x 15.7"  
55#



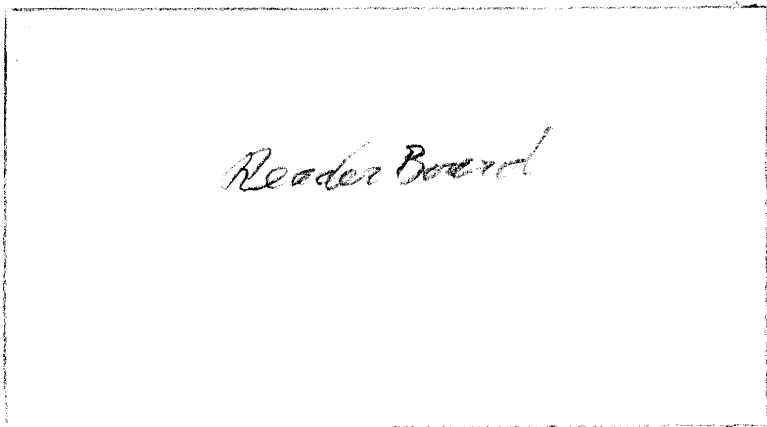
5'x5'-25#



5'x5'-25#



5'x5'-25#





5'x9'-45#

275#

# City of Grand Junction GIS City Map ©

*Xian Wei  
1530 N. Ave*

<b>Parcels</b>		<b>Address Label</b>
<b>Air Photos</b>		<b>2007 Photos</b>
		<b>Highways</b>
		<b>Street Labels</b>
		<b>City Limits</b>
		Grand Junction
		Fruita
		Palisade
		Mesa County



SCALE 1 : 982



*Existing free-standing  
sign. Propose to reletter  
the face. 275 #*