



# SIGN CLEARANCE

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

Clearance No. \_\_\_\_\_  
Date Submitted 6/18/08  
Fee \$ 25.00  
Zone C-1

HL  
A

TAX SCHEDULE 2945-123-21-016  
BUSINESS NAME PIZZA HUT  
STREET ADDRESS 1440 NORTH AVE  
PROPERTY OWNER McGowan Enterprises  
OWNER ADDRESS 101 S. 3rd

CONTRACTOR PREMIER SIGNS & NEON  
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: 112 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: 20 Feet      Clearance to Grade: 17 Feet  
(5) Distance from all Existing Off-Premise Signs within 600 Feet: \_\_\_\_\_ Feet

EXISTING SIGNAGE/TYPE & SQUARE FOOTAGE:	
<u>Pole Sign</u>	<u>54</u> Sq. Ft.
_____	_____ Sq. Ft.
_____	_____ Sq. Ft.
Total Existing:	<u>54</u> Sq. Ft.

FOR OFFICE USE ONLY	
Signage Allowed on Parcel for ROW:	
Building	<u>224</u> Sq. Ft.
Free-Standing	<u>120</u> Sq. Ft.
Total Allowed:	<u>224</u> Sq. Ft.

COMMENTS: We are replacing the existing sign with a new one

**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      6-13-08      Lynnie Reynolds      6/19/08  
Applicant's Signature      Date      Community Development Approval      Date

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



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

B

Clearance No.	_____
Date Submitted	6/18/08
Fee \$	5.00
Zone	C-1

TAX SCHEDULE	2945-123-21-016	CONTRACTOR	Premier Signs & Neon
BUSINESS NAME	PIZZA HUT	LICENSE NO.	2080905
STREET ADDRESS	1440 NORTH AVE	ADDRESS	395 Indian Rd
PROPERTY OWNER	MCGRAW HILL ENTERPRISES	TELEPHONE NO.	257-7656
OWNER ADDRESS	101 S 3RD	CONTACT PERSON	MARTIN

- |                                     |                  |  |
|-------------------------------------|------------------|--|
| <input checked="" type="checkbox"/> | 1. FLUSH WALL    | 2 Square Feet per Linear Foot of Building Façade                       |
| <input type="checkbox"/>            | 2. ROOF          | 2 Square Feet per Linear Foot of Building Façade                       |
| <input type="checkbox"/>            | 3. FREE-STANDING | 2 Traffic Lanes - 0.75 Square Feet x Street Frontage                   |
| <input type="checkbox"/>            | 4. PROJECTING    | 4 or more Traffic Lanes - 1.5 Square Feet x Street Frontage            |
| <input type="checkbox"/>            | 5. OFF-PREMISE   | 0.5 Square Feet per each Linear Foot of Building Façade                |
|                                     |                  | See #3 Spacing Requirements; Not > 300 Square Feet or < 15 Square Feet |

Externally Illuminated       Internally Illuminated       Non-Illuminated

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(1 - 4) Street Frontage: 80 Linear Feet      Name of Street: North

(2 - 5) Height to Top of Sign: 20 Feet      Clearance to Grade: 17 Feet

(5) Distance from all Existing Off-Premise Signs within 600 Feet: \_\_\_\_\_ Feet

EXISTING SIGNAGE/TYPE & SQUARE FOOTAGE:		
<u>Pole Sign</u>	<u>54</u>	Sq. Ft.
<u>Wall Sign</u>	<u>54</u>	Sq. Ft.
_____	_____	Sq. Ft.
_____	_____	Sq. Ft.
Total Existing:	<u>108</u>	Sq. Ft.

FOR OFFICE USE ONLY		
Signage Allowed on Parcel for ROW:		
Building	<u>224</u>	Sq. Ft.
Free-Standing	<u>120</u>	Sq. Ft.
Total Allowed:	<u>224</u>	Sq. Ft.

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<u>Martin Durant</u>	<u>6-13-08</u>	<u>Lydia Reynolds</u>	<u>6/19/08</u>
Applicant's Signature	Date	Community Development Approval	Date

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

x 2



3' x 18'  
Wall sign

# City of Grand Junction GIS Zoning Map ©

