



Sign Clearance

For Signs that Require a Building Permit

Public Works & Planning Department
250 North 5th Street, Grand Junction CO 81501
Tel: (970) 244-1430 FAX (970) 256-4031

#1

Bldg Permit No. _____
Date Submitted _____
Fee \$ 25.00
Zone C-1

TAX SCHEDULE NO. <u>2745-153-05-004</u>	CONTRACTOR <u>ANGEL SIGN CO</u>
BUSINESS NAME <u>TWO MARGARITAS</u>	LICENSE NO. <u>2080077</u>
STREET ADDRESS <u>2516 BROADWAY</u>	ADDRESS <u>510 N. WESTGATE DR</u>
PROPERTY OWNER <u>HOLLAND REAL ESTATE LLC</u>	TELEPHONE NO. <u>244 8934</u>
OWNER ADDRESS <u>1515 N. ACADEMY BLVD STE 400 CO SPRINGS 80909</u>	CONTACT PERSON <u>DARREN HARWARD</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
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 Non-Illuminated

(1 - 5) Area of Proposed Sign: 32 Square Feet

(1,2,4) Building Façade: 38 Linear Feet Building Façade Direction: North South East West

(1 - 4) Street Frontage: 280 Linear Feet Name of Street: BROADWAY

(2 - 5) Height to Top of Sign: 8 Feet Clearance to Grade: 4 Feet

(5) Distance to Nearest Existing Off-Premise Sign: _____ Feet

EXISTING SIGNAGE TYPE & SQUARE FOOTAGE:

WALL MOUNT E SIDE	35	Sq. Ft.
WALL MOUNT N SIDE	24	Sq. Ft.
_____	_____	Sq. Ft.
Total Existing:	<u>59</u>	Sq. Ft.

FOR OFFICE USE ONLY

Signage Allowed on Parcel for ROW:

Building	<u>76</u>	Sq. Ft.
Free-Standing	<u>420</u>	Sq. Ft.
Total Allowed:	<u>420</u>	Sq. Ft.

COMMENTS: _____

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.

Saman Hawwa 11/3/08 Pat Dunlop 11/21/08
Applicant's Signature Date Planning Approval Date

(White: Planning) (Yellow: Neighborhood Services) (Pink: Building Permit) (Goldenrod: Applicant)

City of Grand Junction GIS City Map ©

Parcels
□ Address Label

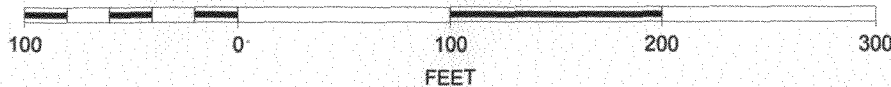
Air Photos
■ 2008 Photos

— Highways
— Street Labels

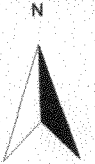
City Limits
■ Grand Junction
■ Fruita
■ Palisade
■ Mesa County



SCALE 1 : 1,065



SIGN #1
PYLON SIGN
LOCATION



Blank lined area for writing.

Margaritas
GRILL
Family
Mexican
Restaurant

98 in

50 in

