



# Sign Clearance

For Signs that Require a Building Permit

Bldg Permit No. \_\_\_\_\_  
 Date Submitted \_\_\_\_\_  
 Fee \$ 500  
 Zone C-1

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

#2

TAX SCHEDULE NO. 2945-153-05-004 CONTRACTOR ANGEL SIGN CO  
 BUSINESS NAME TWO MARGARITAS LICENSE NO. 2080077  
 STREET ADDRESS 2516 BROADWAY ADDRESS 590 N. WESTGATE DR  
 PROPERTY OWNER HOLLAND REAL ESTATE LLC TELEPHONE NO. 244-8934  
 OWNER ADDRESS 1515 N. ACADEMY BLD CONTACT PERSON DARREN HARWARD  
STE 400 CO SPRINGS 80909

- 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: 35 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: \_\_\_\_\_ Feet Clearance to Grade: \_\_\_\_\_ Feet  
 (5) Distance to Nearest Existing Off-Premise Sign: \_\_\_\_\_ Feet

### EXISTING SIGNAGE TYPE & SQUARE FOOTAGE:

~~WALL MOUNT N-SIDE~~ 24 Sq. Ft.  
FREE STANDING 32 Sq. Ft.  
 \_\_\_\_\_ Sq. Ft.  
 Total Existing: 32 Sq. Ft.

### FOR OFFICE USE ONLY

Signage Allowed on Parcel for ROW:  
 Building 76 Sq. Ft.  
 Free-Standing 420 Sq. Ft.  
 Total Allowed: 420 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.**

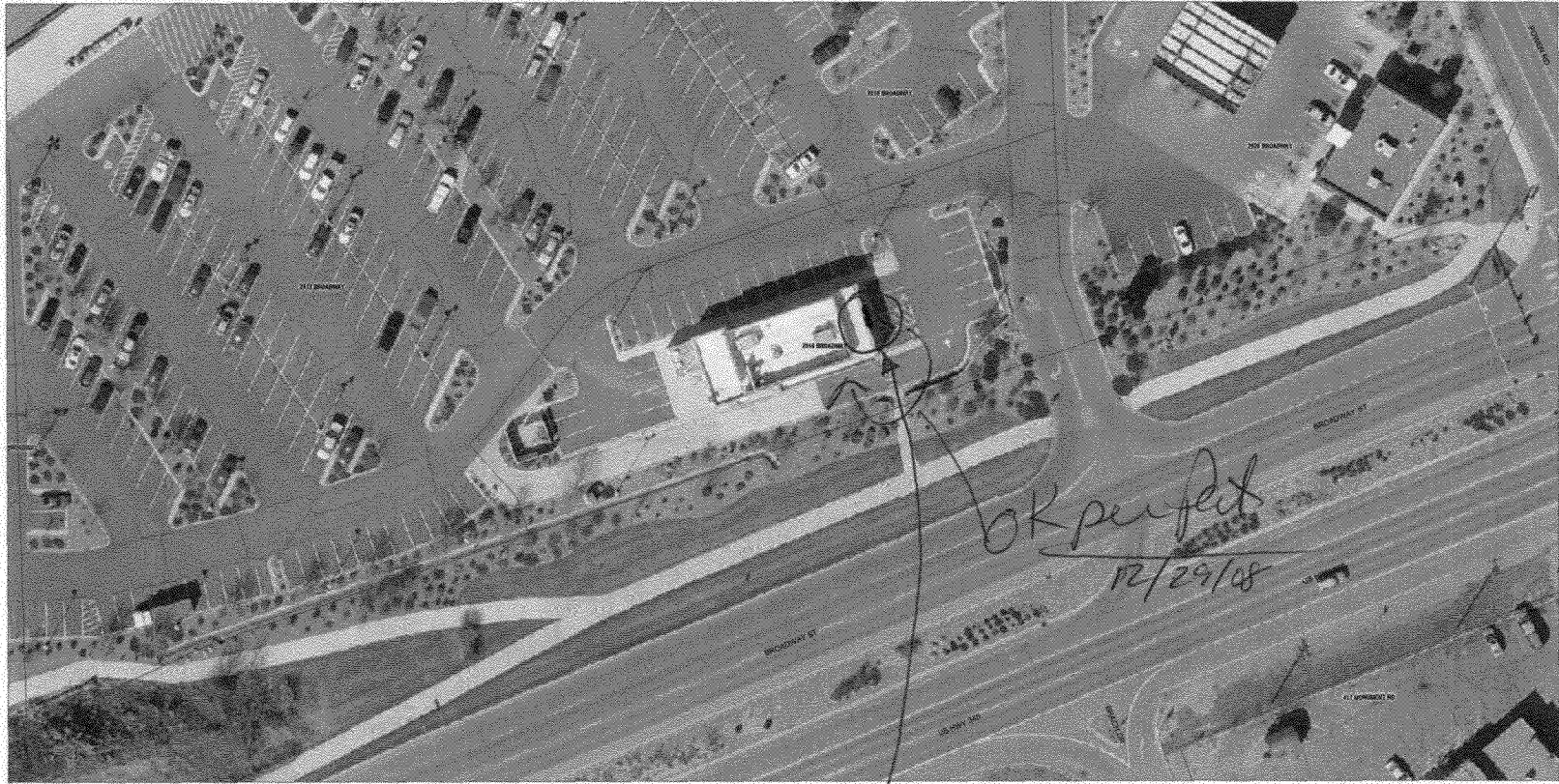
I hereby attest that the information on this form and the attached sketches are true and accurate.

Darren Harward 11/3/08 Pat Denlap 11/21/08  
 Applicant's Signature Date Planning Approval Date

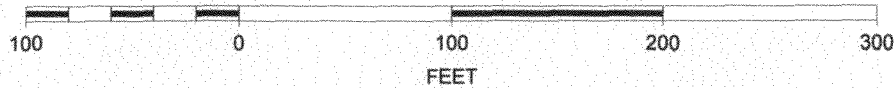
(White: Planning) (Yellow: Neighborhood Services) (Pink: Building Permit) (Goldenrod: Applicant)

# City of Grand Junction GIS City Map ©

<b>Parcels</b>		<b>Address Label</b>
<b>Air Photos</b>		<b>2008 Photos</b>
		<b>Highways</b>
		<b>Street Labels</b>
		<b>City Limits</b>
		Grand Junction
		Fruita
		Palisade
		Mesa County



SCALE 1 : 1,065



SIGN #2  
WALL SIGN  
LOCATION



160 in

29 in



**OPEN**  
**SEVEN DAYS A WEEK**

