



# Sign Clearance

For Signs that Require a Building Permit

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

#3

Bldg Permit No.	_____
Date Submitted	_____
Fee \$	5 <sup>00</sup>
Zone	C-1

TAX SCHEDULE NO. <u>2945-153-05-004</u>	CONTRACTOR <u>ANGEL SIGN CO.</u>
BUSINESS NAME <u>TWO MARGARITAS</u>	LICENSE NO. <u>2080017</u>
STREET ADDRESS <u>2516 BROADWAY</u>	ADDRESS <u>540 N. WESTGATE DR</u>
PROPERTY OWNER <u>HOLLAND REAL ESTATE LLC</u>	TELEPHONE NO. <u>244-6934</u>
OWNER ADDRESS <u>1515 N. ACADEMY BLVD #407</u> <u>CO SPRINGS COLORADO</u>	CONTACT PERSON <u>DARREN HARWARD</u>

<input checked="" 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 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: 24 Square Feet

(1,2,4) Building Façade: 93 Linear Feet      Building Façade Direction: North South East West

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

(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:	
<u>WALL MOUNT E-SIDE</u>	<u>35</u> Sq. Ft.
<u>FREE STANDING</u>	<u>32</u> Sq. Ft.
_____	_____ Sq. Ft.
<b>Total Existing:</b>	<u>67</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.
<b>Total Allowed:</b>	<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.

Darren Harward      11/3/08      Pat Dunlap      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 ©

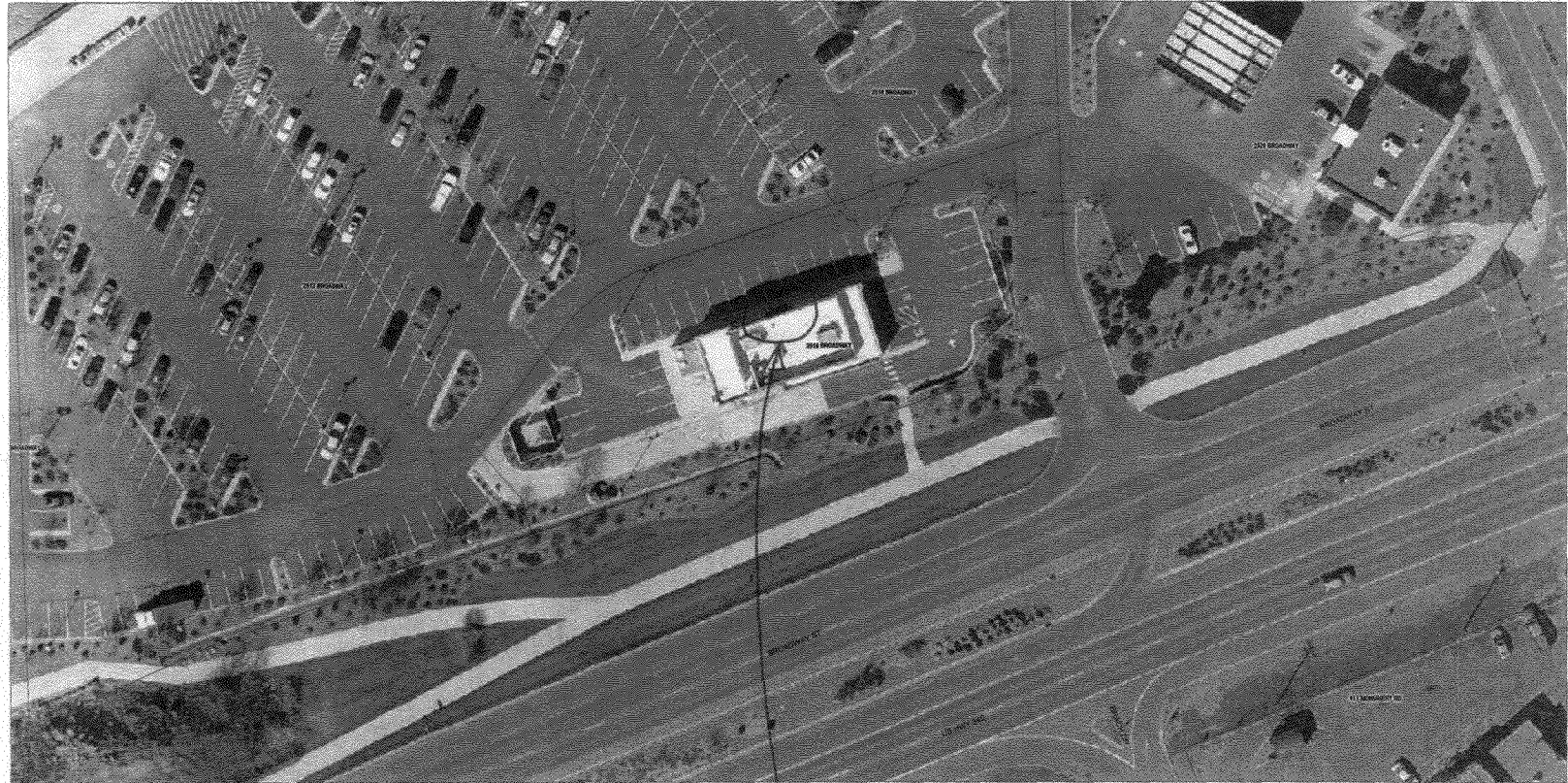
**Parcels**  
□ Address Label

**Air Photos**  
■ 2008 Photos

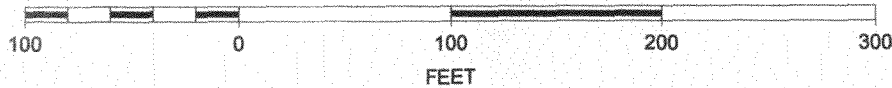
— Highways

— Street Labels

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



SCALE 1 : 1,065



SIGN #3  
WALL SIGN  
LOCATION





**Nastanitas**  
GRILL  
Family Mexican Restaurant

72 in



**Margaritas**  
**GRILL**  
**Mexican Restaurant**



Family Mexican Restaurant

GRILL

Margaritas

72 in

48 in