



# Sign Clearance

For Signs that Require a Building Permit

Bldg Permit No.	<u>213/09</u>
Date Submitted	<u>2/13/09</u>
Fee \$	<u>25.00</u>
Zone	<u>B-1</u>

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

(A)

ABUNDANT HEALTH LLC (AKA 001,002,003,004)  
 TAX SCHEDULE NO. 2945-111-22-000 CONTRACTOR Western Neon Sign Co, Inc  
 BUSINESS NAME (BOOKCLIFF MED BLDG CONDOS) LICENSE NO. 2090474  
 STREET ADDRESS 731 BOOKCLIFF AVE ADDRESS 3183 HALL AVE  
 PROPERTY OWNER SHALONA J. McFARLAND TELEPHONE NO. 523-4045  
 OWNER ADDRESS 731 BOOKCLIFF AVE CONTACT PERSON JOHN ABRAMSON

- |                                     |                  |   |
|-------------------------------------|------------------|---|
| <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       Non-Illuminated

(1 - 5) Area of Proposed Sign: 327 Square Feet  
 (1,2,4) Building Façade: 244 Linear Feet      Building Façade Direction: North South East West  
 (1 - 4) Street Frontage: 46 Linear Feet      Name of Street: BOOKCLIFF  
 (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:

_____	_____ Sq. Ft.
_____	_____ Sq. Ft.
_____	_____ Sq. Ft.
Total Existing:	_____ Sq. Ft.

FOR OFFICE USE ONLY

Signage Allowed on Parcel for ROW:

Building	<u>488</u>	Sq. Ft.
Free-Standing	<u>35</u>	Sq. Ft.
Total Allowed:	<u>488</u>	Sq. Ft.

COMMENTS: establish permit for existing sign to bring it into conformance. Face change

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.**

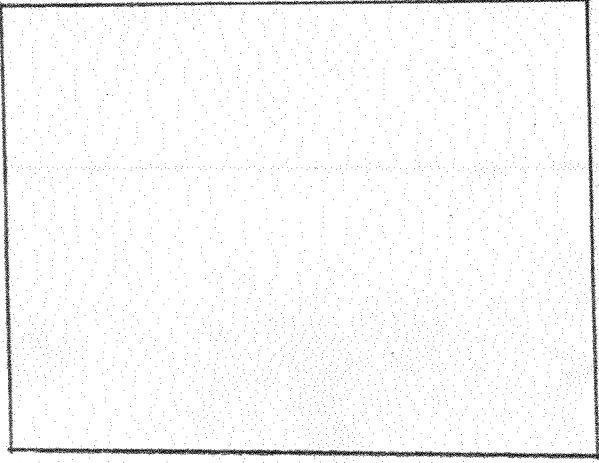
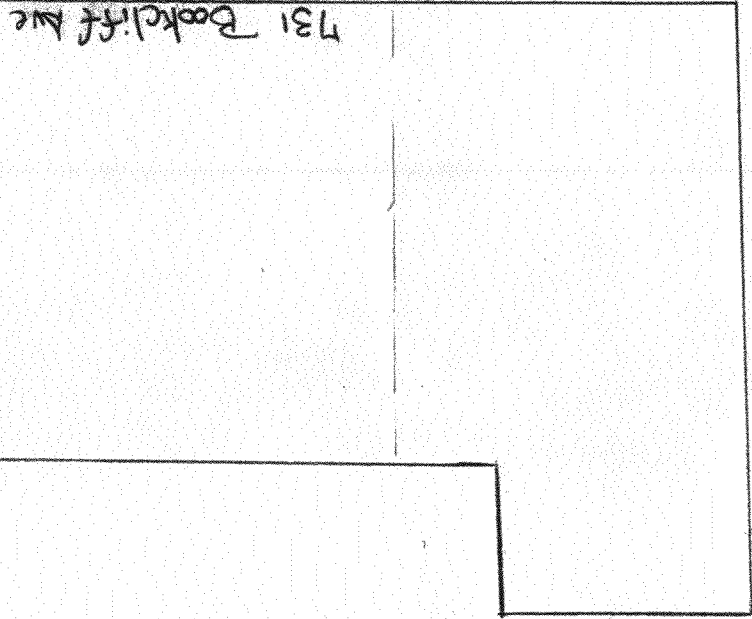
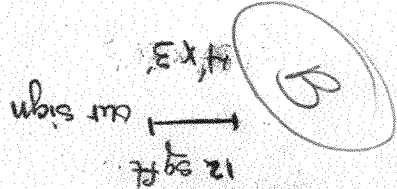
I hereby attest that the information on this form and the attached sketches are true and accurate.

[Signature]      2-23-09      [Signature]      2/23/09  
 Applicant's Signature      Date      Planning Approval      Date

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

*yes in/norms*

Parking Area



32 sq ft.  
4 Piece  
Sign  
8' x 4'



UNIV. Ave

A



McFarland Family  
Chiropractic &  
Acupuncture, LLC

256-7454

Kokopelli Health & Wellness

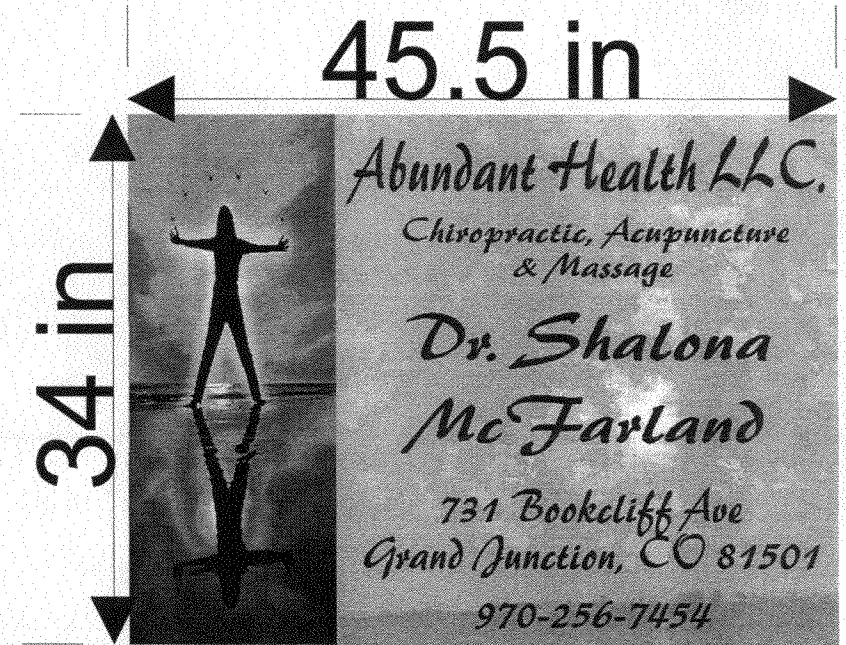
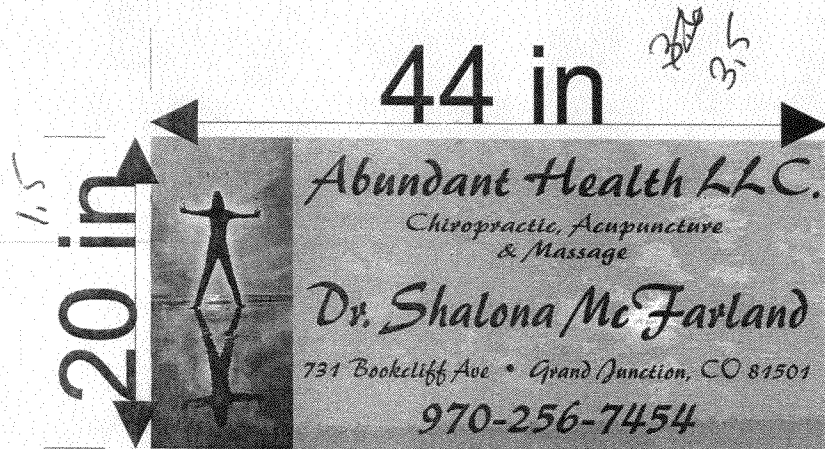
**SPATAFORA**  
CHIROPRACTIC

**WOLCOTT** LLC

*Mineral Land Services*

A





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Customer:	
Company:	
Address:	
City:	State/ZIP:
Phone:	
Fax:	

**WESTERN NEON SIGN COMPANY INC.**  
 Reasonable Rates  
**SIGN** We DO it All!  
 Professional Services  
 Design - Fabrication - Installation  
 Office: (970) 523-4045 Fax: (970) 523-4046  
 1-800-886-3661  
 3183 Hall Ave, Grand Junction, CO 81504

Job No.:	Date: 2/11/2009
Order Date:	Designed by: Jeremy Bergen
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Please sign that this layout is approved, then fax / mail back. Production will start once approval has been received.	
Name: _____	Date: _____



**Abundant Health LLC**  
731 Bookcliff Ave. Grand Junction, Co. 81501  
Phone: (970) 256-7454 Fax: (970) 256-7453

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February 23, 2009

To Whom It May Concern:

We the below signed agree to allowing Abundant Health LLC to place the new sign on the community sign on the shared property sign on Bookcliff Ave. This is not a conflict in anyway to those involved.

Signed:

Ray Wolcott 225 Bookcliff  
owner

Ray Wolcott 729 Bookcliff

M. Lyons  
735 Bookcliff unit D

Shelona J. Mackard  
731 Bookcliff Ave. unit C.