



# 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

Bldg Permit No. \_\_\_\_\_  
Date Submitted 6-15-09  
Fee \$ 25.00  
Zone B-1

TAX SCHEDULE NO. 2945-122-00-109 CONTRACTOR ANGEL SIGN CO  
BUSINESS NAME CAMPUS CORNER LICENSE NO. 2090068  
STREET ADDRESS 1910 N. 12<sup>TH</sup> ADDRESS 590 N. WESTGATE DR.  
PROPERTY OWNER CAMELIA BERRY TRUST TELEPHONE NO. 244-8934  
OWNER ADDRESS 813 3<sup>RD</sup> AVE 81501 CONTACT PERSON DARREN HARWARD

- 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: 144 Square Feet  
(1,2,4) Building Façade: 155 Linear Feet      Building Façade Direction: North South East West  
(1 - 4) Street Frontage: 180 Linear Feet      Name of Street: ORCHARD AVE  
(2 - 5) Height to Top of Sign: 25 Feet      Clearance to Grade: 8 Feet  
(5) Distance to Nearest Existing Off-Premise Sign: \_\_\_\_\_ Feet

**EXISTING SIGNAGE TYPE & SQUARE FOOTAGE:**

<u>FLUSH WALL X2</u>	<u>60</u>	Sq. Ft.
_____	_____	Sq. Ft.
_____	_____	Sq. Ft.
Total Existing:	_____	Sq. Ft.

**FOR OFFICE USE ONLY**

Signage Allowed on Parcel for ROW:

Building	<u>310</u>	Sq. Ft.
Free-Standing	<u>270</u>	Sq. Ft.
Total Allowed:	<u>310</u>	Sq. Ft.

COMMENTS: REPLACING EXISTING PYLON TENANT SIGN

**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 6/3/09 RD Dayleen Henderson 6-15-09  
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**

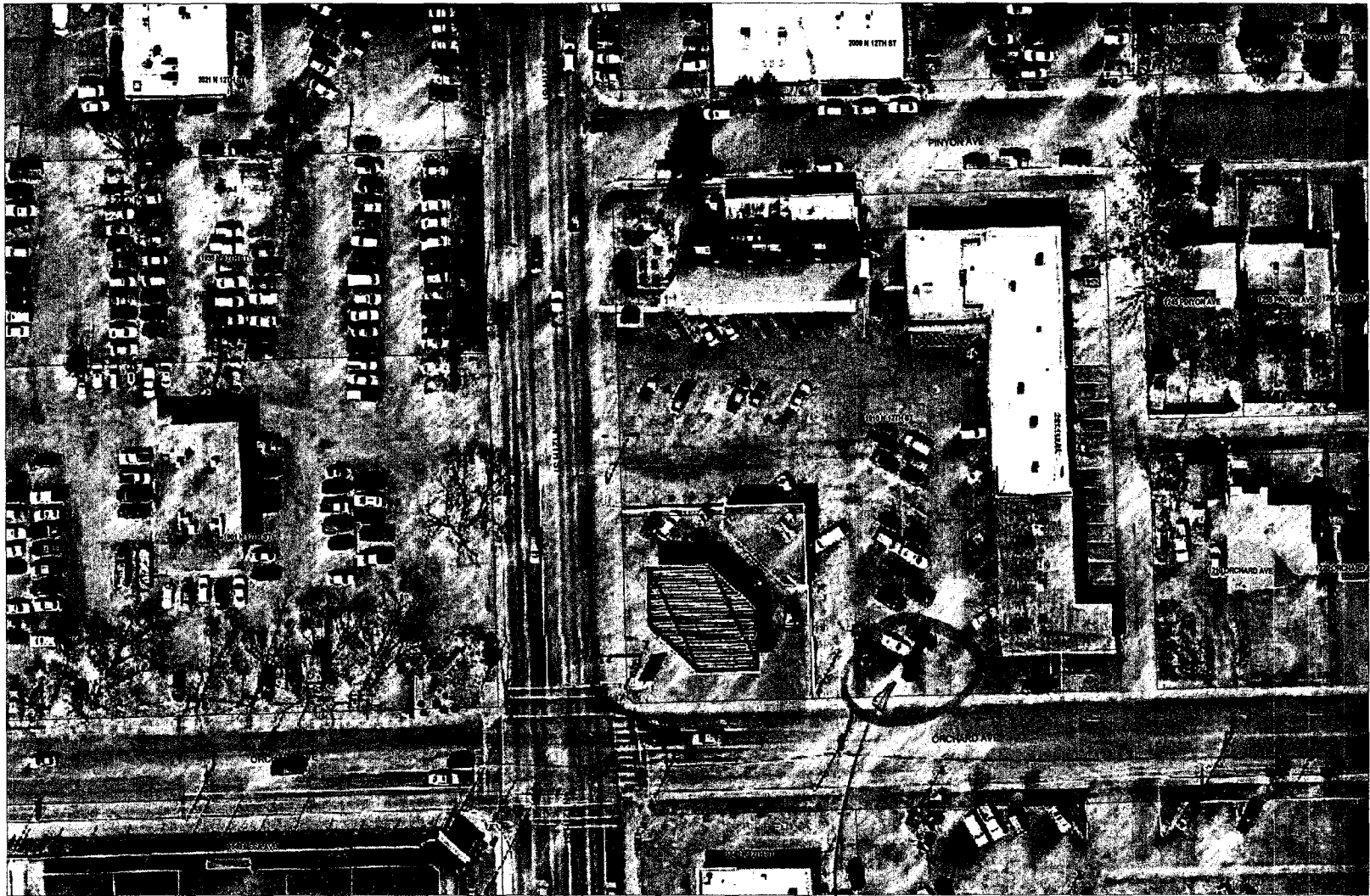
■ 2008 Photos

— Highways

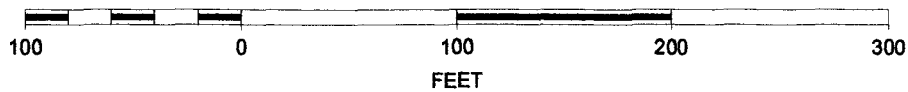
— Street Labels

■ City Limits

- Grand Junction
- Fruita
- Palisade
- Mesa County



SCALE 1 : 1,053



12 ft

# CAMPUS CORNER

**G** Chiropractic  
Center, P.C.

**LAUNDRY**  
Cit Wash & Clean  
**LAUNDROMAT**

Community Hospital

**Western Slope**  
**Billiards**

**KIT W. HADDOW D.D.S.**  
**DENTAL OFFICE**

**Sebastian's**

**WATER**  
**SERVICES**

12 ft

18 ft



Phone (970)244-8934  
Fax (970)243-3859  
590 N Westgate Dr. Unit C  
Grand Junction, CO 81505

Authorized Signature \_\_\_\_\_ Date \_\_\_\_\_

Your Image Is Our Business  
signs@angelsign.com

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