



# 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	9-9-10
Fee \$	25.00
Zone	C-1

TAX SCHEDULE NO.	2945-151-23-009	CONTRACTOR	ANCIEN SERVICE CO
BUSINESS NAME	EC'S RESTAURANT SIGNAGE	LICENSE NO.	2090068
STREET ADDRESS	200 W GRAND AVE #8	ADDRESS	390 N WEST GARDEN DR #C
PROPERTY OWNER	GRAND CENTRAL PLAZA LLC	TELEPHONE NO.	970-244-8734
OWNER ADDRESS	_____	CONTACT PERSON	LOUIC METZ

- |                                     |                  |  |
|-------------------------------------|------------------|--|
| <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                   |
| <input type="checkbox"/>            | 4. PROJECTING    | 4 or more Traffic Lanes - 1.5 Square Feet x Street Frontage            |
| <input type="checkbox"/>            | 5. OFF-PREMISE   | 0.5 Square Feet per each Linear Foot of Building Facade                |
|                                     |                  | See #3 Spacing Requirements; Not > 300 Square Feet or < 15 Square Feet |

Externally Illuminated       Internally Illuminated       Non-Illuminated

(1 - 5)	Area of Proposed Sign:	37.25	Square Feet		
(1,2,4)	Building Façade:	324	Linear Feet	Building Façade Direction:	North <u>South</u> East West
(1 - 4)	Street Frontage:	205	Linear Feet	Name of Street:	GRAND AVE.
(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:	Grand Ave
Building	648 Sq. Ft.
Free-Standing	308 Sq. Ft.
Total Allowed:	648 Sq. Ft.

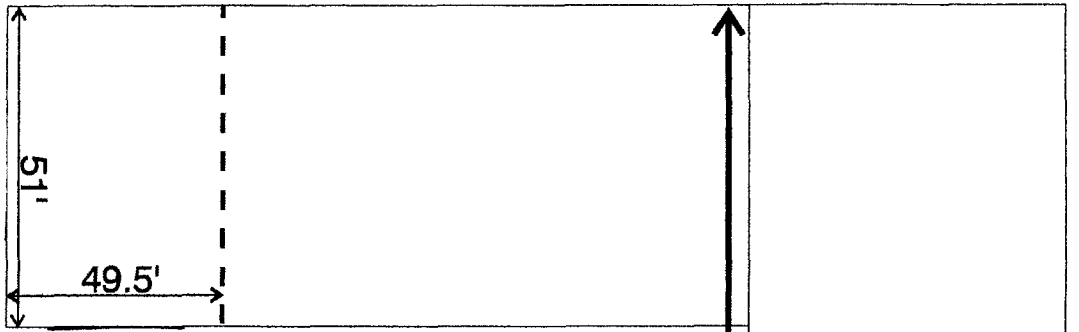
COMMENTS: Approved per plan

**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.

	9-07-10	Gayleen Henderson PD	9-9-2010
Applicant's Signature	Date	Planning Approval	Date
(White: Planning)	(Yellow: Neighborhood Services)	(Pink: Building Permit)	(Goldenrod: Applicant)

PROPERTY LINE



BUILDING FACADE-324'

PARKING LOT

BUILDING FACADE-229'

CLOCK TOWER

EXISTING FREESTANDING

PROPERTY LINE

PROPERTY LINE

1ST STREET ROAD FRONTAGE-338'

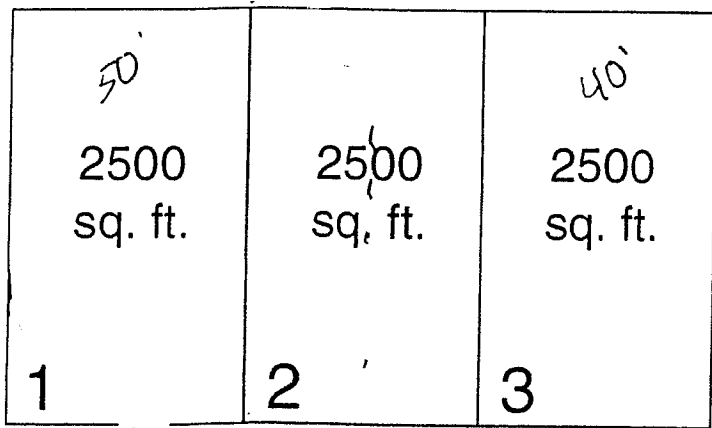
1ST STREET

GRAND AVE. FRONTAGE-205'

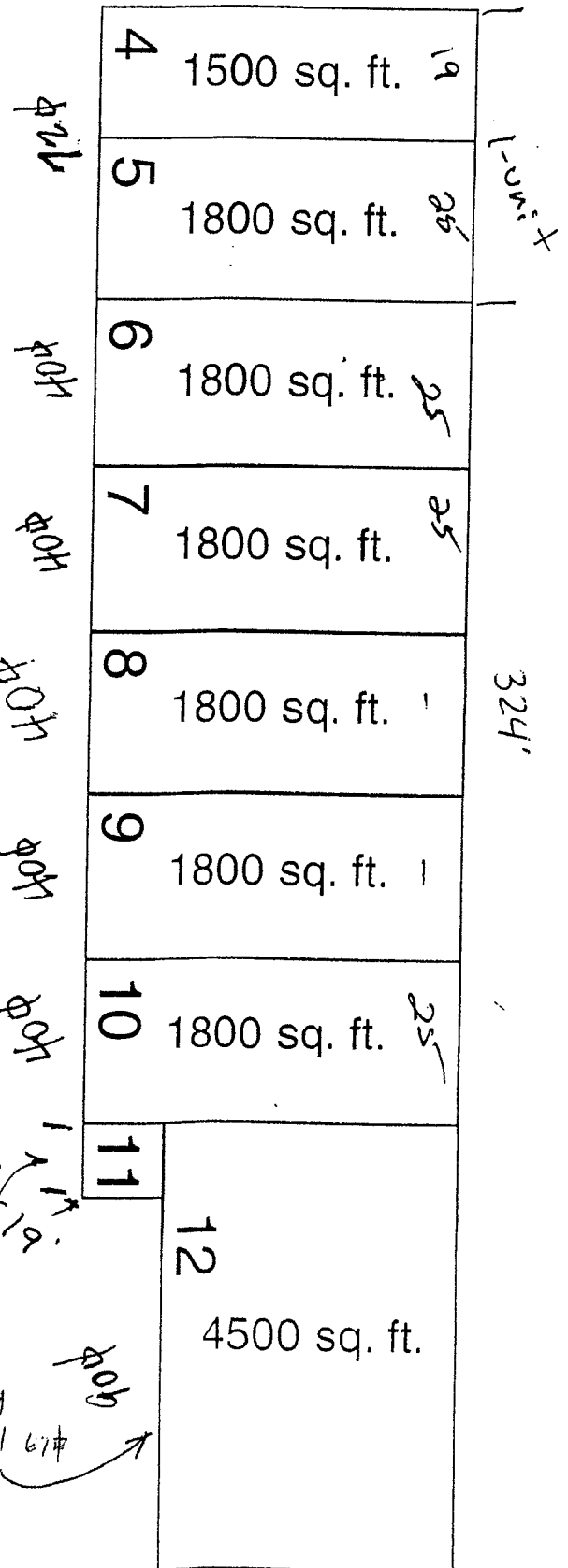
200 W. GRAND

# Grand Central Plaza

205'



$\phi 12$     $\phi 12$     $\phi 12$     $\phi 12$



1-0-11 X

324'

↑ N

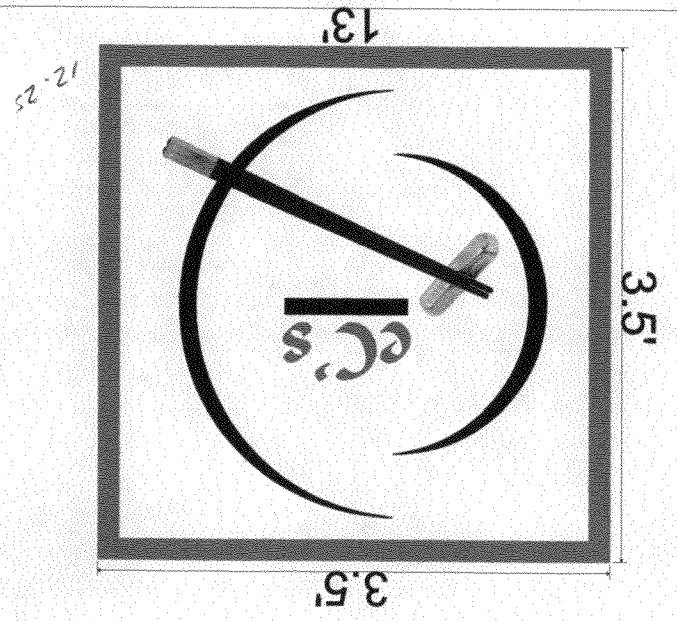
Existing  
Free-standing  
170φ

existing  
Flush wall 67φ  
 170φ  
 170φ  
 170φ

existing  
Free-standing wall  
 existing  
flush wall

12 **CONTEMPORARY CHINESE FUSION** 10"

13 **ec's Asian Station** 14.5'







# City of Grand Junction GIS City Map ©

**Parcels**

□ Address Label

**Air Photos**

■ 2010 Photos

— Highways

— Street Labels

■ City Limits

- Grand Junction
- Fruita
- Palisade
- De Beque
- Collbran
- Mesa County



SCALE 1 : 1,437

