

DATE SUBMITTED 8-13-93

BUILDING PERMIT NO. 1

FEE \$ N/C *Sign was 45967 allowing may be same*

PLANNING CLEARANCE

(Major site plan review, multi-family development, non-residential development, interior remodels)

Grand Junction Department of Community Development

BLDG ADDRESS 225 North 5th

SQ. FT. OF PROPOSED BLDG(S)/ADDITION N/A

SUBDIVISION ALPINE BANK

SQ. FT. OF EXISTING BLDG(S) N/A

FILING _____ BLK _____ LOT _____

NO. OF FAMILY UNITS N/A

TAX SCHEDULE NO. 2945-143-09-009

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION _____

OWNER Stan Seligman

USE OF EXISTING BLDGS Office

ADDRESS 3026 Patterson Rd

DESCRIPTION OF WORK AND INTENDED USE: Commercial Awning

TELEPHONE 437-8077

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

ZONE B-3

DESIGNATED FLOODPLAIN: YES _____ NO

SETBACKS: Front _____ from property line or _____ from center of ROW, whichever is greater

GEOLOGIC HAZARD: YES _____ NO

Side _____ from property line

CENSUS TRACT 1 TRAFFIC ZONE 42

Rear _____ from property line

Parking Req'mt N/A

Maximum Height _____

File Number N/A

Maximum coverage of lot by structures _____

Special Conditions: _____

Landscaping/Screening Req'd _____

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a Certificate of Occupancy is issued by the Building Department (Section 307, Uniform Building Code). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition shall be required.

Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. Failure to comply shall result in legal action.

Department Approval [Signature]

Applicant Signature [Signature]

Date Approved 8/13/93

Date 8-13-93

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

(White: Planning)

(Yellow: Customer)

(Pink: Building Department)

Sundesigns Architects
901 Blake Avenue
Glenwood Springs, Colorado 81601

June 10, 1993, Revised August 12, 1993

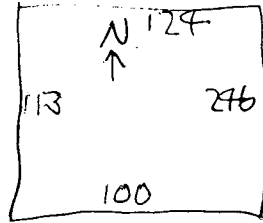
ALPINE BANK - GRAND JUNCTION - SDA 93008

Dread Hand
Stan Seligman
3026 Pattern Rd
GJ 81509
434-8079

SIGN CODE - SUMMARY OF MAXIMUM SIGNAGE ALLOWED

SOUTH ELEVATION:

A.	Existing	34 sf
B.	100 lf of building facade x 2	200 sf
	or	
C.	200 lf of property frontage x .75	150 sf
D.	Maximum sf allowance for new sign (200-34)	166 sf



EAST ELEVATION:

A.	Existing	48 sf
B.	246 lf of building facade x 2	492 sf
	or	
C.	270 lf of property frontage x .75	203 sf
D.	Maximum sf allowance for new sign (492-48)	444 sf

NORTH ELEVATION:

A.	Existing	59 sf
B.	124 lf of building facade x 2	248 sf
	or	
C.	400 lf of property frontage x .75	300 sf
D.	Maximum sf allowance for new sign (300-59)	241 sf

S DA

SIGN CODE SUMMARY

June 10, 1993

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WEST ELEVATION:

A.	Existing	25 sf
B.	113 lf of building facade x 2 (This number to be verified on a site plan)	226 sf
	or	
C.	125 lf of property frontage x .75	94 sf
D.	Maximum sf allowance for new sign (216-25)	201 sf

OPTIONS:

1. Sign at top of building to be equal height and length on all 4 sides.
2. The least amount of maximum signage allowed is 201 sf (which is on the west elevation.)
The sign could be 67 feet long x 3'-0" high which total 198 sf.
3. If the existing sign is removed at the entrance to the west parking lot, this would result in the least amount of maximum signage allowed to be 214 sf. (Which is on the south elevation). The sign could be 71 feet long x 3'-0" high, which totals 213 sf.

FOR:

TOM DYKSTRA
CANVAS PRODUCTS

8.13.93

241.4801