



SIGN PERMIT

Community Development Department
250 North 5th Street Grand Junction, CO 81501
(303) 244-1430

Permit No. _____

Date Submitted 3/18/92

Fee \$ 5.00

Zone H.C.

Tax Sched 2945-013-01-002

2430 F Road

BUSINESS NAME STICKS + STONES
BUS ADDRESS 675 24 1/2 Rd.
PROPERTY OWNER WARREN DETTMER
OWNER ADDRESS 675 24 1/2 Rd. G.J.

CONTRACTOR THE LITTLE SIGN SHOP
ADDRESS 806 KIMBALL AVE.
TELEPHONE NO 245-5783
LICENSE NO 2920405

- 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 32 Square Feet
 (1,2,4) Building Facade _____ Linear Feet
 (1 - 4) Street Frontage 25 Linear Feet
 (2,4,5) Height to Top of Sign 6 Feet Clearance to Grade 2 Feet
 (1 - 5) Maximum Allowed Sign Area 37.5 Square Feet
 (5) Distance From All Existing Off Premise Signs within 600 Feet 400 Feet

EXISTING SIGNAGE / TYPE		Square Feet	TOTAL EXISTING	SF
_____	<u>NONE</u>	_____	_____	_____
_____		_____	_____	_____
_____		_____	_____	_____
_____		_____	_____	_____

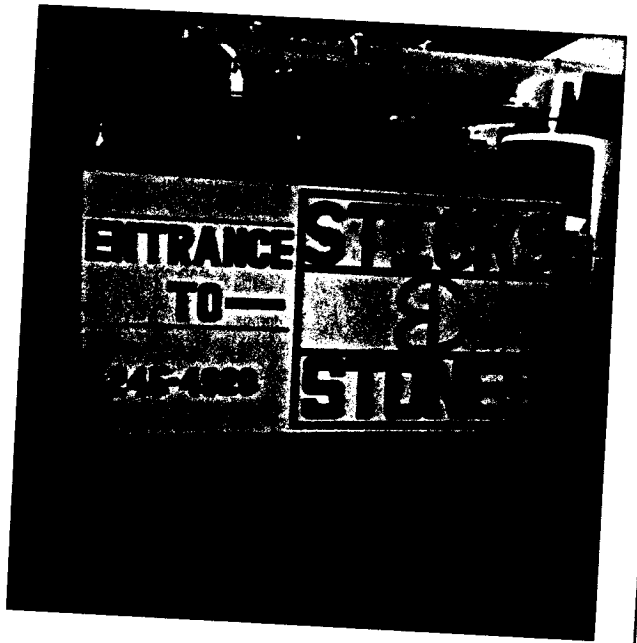
View driveway to parcel 2945 013-00-051

COMMENTS if the attached loan agreement is terminated the sign must be removed. No other free standing signs will be allowed on parcel 2945-013-01-002 until this sign is removed.

NOTE: No sign may exceed 300 square feet. A separate sign permit is required for each sign. Attach a sketch of proposed and existing signage including types, dimensions, lettering, abutting streets, property lines, and locations. All signs require a separate permit from the Building Department.

Warren Dettmer 3/18/92
APPLICANT'S SIGNATURE DATE

Scotty Peterson 3/18/92
APPROVED BY DATE



STICKS & STONES
P. O. BOX 55176
GRAND JUNCTION, CO. 81505

20 April 1989

Lease of Right to Cross

On this date, Warren B. Dettmer and Teresa M. Waterhouse DBA Sticks & Stones, and Gertrude Smith reached a lease agreement for a right to cross from Sticks & Stones leased property located at 627 24 1/2 Road to F Road just north of Mesa Mall. The terms of this lease are as follows;

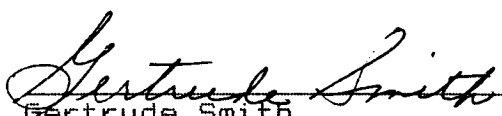
Sticks & Stones will have the right to grade and gravel a driveway from their yard at 627 24 1/2 Road to F Road just north of Mesa Mall via a specified right to cross Gertrude Smith's property, and to use said driveway to allow traffic to and from Sticks & Stones yard.

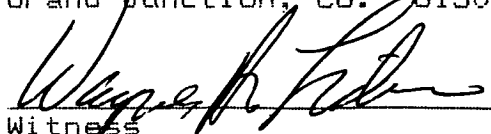
This lease of right to cross is temporary and may be cancelled by either party by giving the other party a twenty-four hour written notice to their address in this agreement. Furthermore, this lease will terminate, and right to cross shall not be allowed, should Sticks & Stones lose their lease at 627 24 1/2 Road.


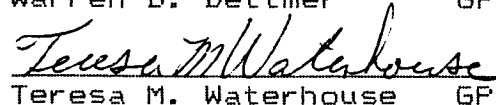
Sticks & Stones will maintain liability insurance and will hold harmless Gertrude Smith from any and all liability involved within the area concern in this lease, not incurred do to her own negligence.

Sticks & Stones agrees to compensate Gertrude Smith for this right to cross at the rate of one dollar per day for each day it is used. Payment to be made at the end of each calendar quarter.

We, the undersigned, have read and acknowledge the terms of this lease of right to cross.


Gertrude Smith
667 25 Road
Grand Junction, Co. 81505


Witness


Warren B. Dettmer GP

Teresa M. Waterhouse GP

Copy

Gertrude Smith
667 25 Road
Grand Junction, Colorado 81505

March 18, 1992

Dear Gertrude,

Please allow me to introduce myself. I am Jay Gibson. I will be managing "Sticks & Stones" for the 1992 season.

I have been going over the "Lease of Right to Cross" dated April 20, 1989 and found that a specific width of the drive has not been named in the lease.

We are in the process of putting an entrance sign on the drive. The City of Grand Junction requires the width of the drive to be named before they will allow our sign.

It is my understanding the width discussed, but not written in the lease was as follows:

" The width of said drive is not to exceed 25 feet."

I am sending this letter to you on this date to please the city's requirements of knowing a width, so we may place our sign.

We will place this letter on file with the lease and suggest you do the same. We apologize for any inconvenience at not having written the width in the original lease.

As always we thank you for this lease of right to cross. I hope this letter finds you in good health and I look forward to meeting you.

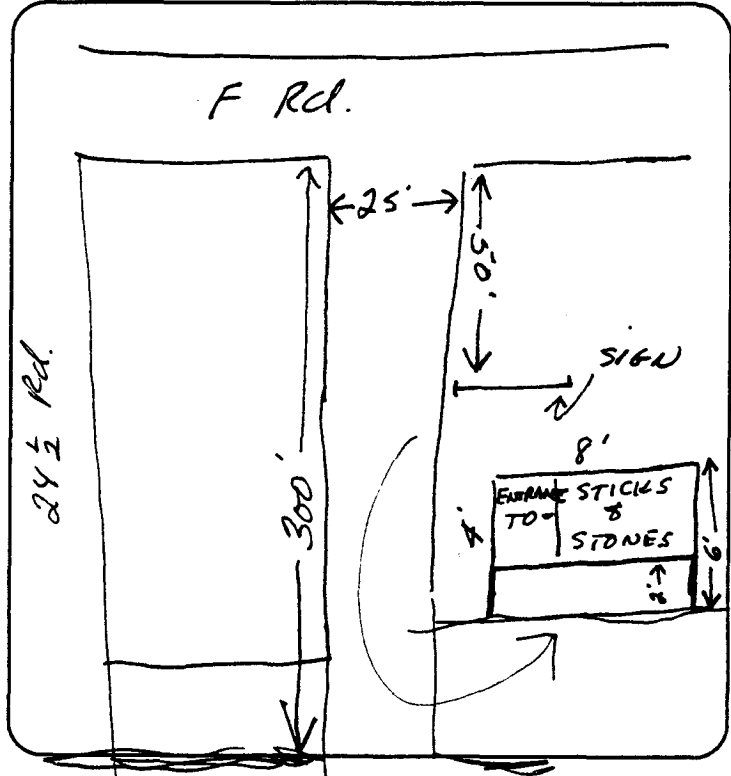
Sincerely,



Jay Gibson

Copy

NOTES



SUTTONS
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& COPY CENTER

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