



# SIGN PERMIT

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

PERMIT NO. \_\_\_\_\_  
Date Submitted 11/20/95  
FEE \$ 25.00  
Tax Schedule 2945-091-05-006  
Zone H0

BUSINESS NAME Victoria Rose CONTRACTOR Elderado Sign  
STREET ADDRESS 2454 6th St LICENSE NO 2423 Front St.  
PROPERTY OWNER Jay Cook ADDRESS 523-0066  
OWNER ADDRESS \_\_\_\_\_ TELEPHONE NO 293-0532

- 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 40 Square Feet  
(1,2,4) Building Facade 38 Linear Feet  
(1 - 4) Street Frontage 38 Linear Feet  
(2,4,5) Height to Top of Sign \_\_\_\_\_ Feet Clearance to Grade \_\_\_\_\_ Feet  
(5) Distance from all Existing Off-Premise Signs within 600 Feet \_\_\_\_\_ Feet

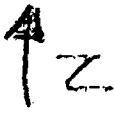
Existing Signage/Type  
Existing 11 Sq Ft  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Total Existing: 11 Sq Ft

FOR OFFICE USE ONLY:  
Signage Allowed on Parcel  
Building 76 Sq Ft  
Free-Standing \_\_\_\_\_ Sq Ft  
Total Allowed: 76 Sq Ft

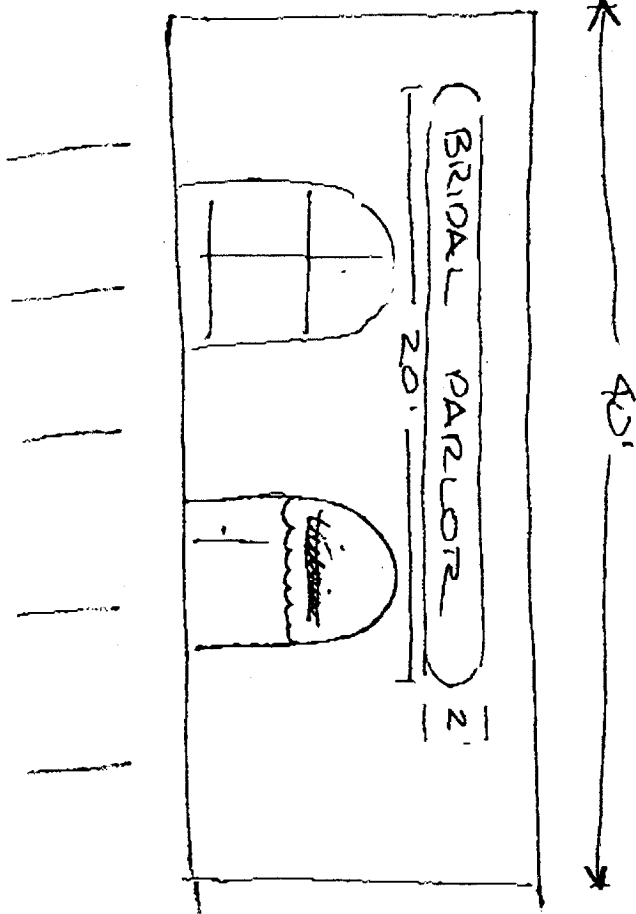
COMMENTS: sign inventory file # MSC-95-36

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, alleys, easements, property lines, and locations. All signs require a separate permit from the Building Department.

[Signature] Applicant's Signature      11-28-95 Date      [Signature] Approved By      11/20/95 Date



VALLEY PLAZA  
2454 6+50  
UNIT 101



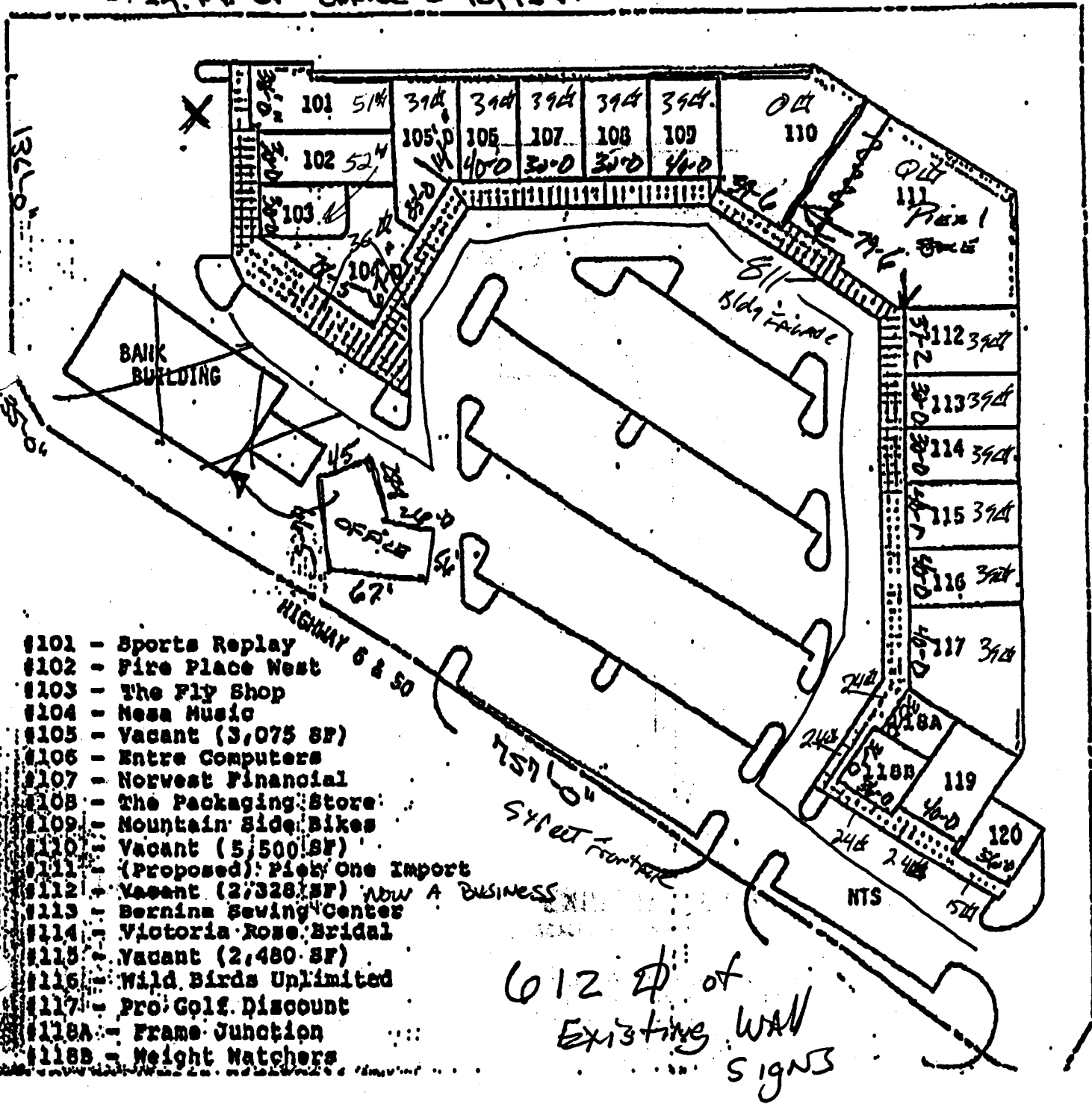
NON ILLUMINATED  
FLUSH MOUNT  
SIGN

otherwise you  
permits for  
this center in 1994  
Sign Folder

ACCEPTED *Ronnie 11/22/93*  
ANY CHANGE OF RECORDS MUST BE  
APPROVED BY THE CITY PLANNING  
DEPT. IT IS THE APPLICANT'S  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.



- Sq. Ft. of Shopping = 58,035 sq  
- Sq. Ft. of Office = 10,754 sq



- #101 - Sports Replay
- #102 - Fire Place West
- #103 - The Fly Shop
- #104 - Mesa Music
- #105 - Vacant (3,075 SF)
- #106 - Entre Computers
- #107 - Norwest Financial
- #108 - The Packaging Store
- #109 - Mountain Side Bikes
- #110 - Vacant (5,500 SF)
- #111 - (Proposed) Pick One Import
- #112 - Vacant (2,328 SF) NOW A BUSINESS
- #113 - Bernina Sewing Center
- #114 - Victoria Rose Bridal
- #115 - Vacant (2,480 SF)
- #116 - Wild Birds Unlimited
- #117 - Pro Golf Discount
- #118A - Frame Junction
- #118B - Weight Watchers

612 ft of  
Existing Wall  
Signs



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PERMIT NO. \_\_\_\_\_  
Date Submitted 11-20-95  
FEE \$ 25.00  
Tax Schedule 2995-091-05-006  
Zone H0

BUSINESS NAME The Victoria Rose CONTRACTOR Canvas Products Co  
STREET ADDRESS 2454 Hwy 6+50 #101 LICENSE NO 2950254  
PROPERTY OWNER JAY COOKE PO Box 240186 ADDRESS 580 25 Rd  
OWNER ADDRESS Orchard Lake, Michigan TELEPHONE NO 242-1453

- 1. FLUSH WALL 2 Square Feet per Linear Foot of Building Facade
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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 11 Square Feet
- (1,2,4) Building Facade 40.38 Linear Feet
- (1 - 4) Street Frontage 40 Linear Feet 136'
- (2,4,5) Height to Top of Sign \_\_\_\_\_ Feet Clearance to Grade \_\_\_\_\_ Feet
- (5) Distance from all Existing Off-Premise Signs within 600 Feet \_\_\_\_\_ Feet

<u>Existing Signage/Type</u>		
<u>Flush wall</u>	<u>40</u>	Sq Ft
_____	_____	Sq Ft
_____	_____	Sq Ft
<b>Total Existing:</b>	<u>40</u>	Sq Ft

<b>FOR OFFICE USE ONLY:</b>	
<u>Signage Allowed on Parcel</u>	
Building <u>769</u> <del>800</del>	Sq Ft <u>1400<sup>b</sup></u>
Free-Standing _____	Sq Ft _____
<b>Total Allowed:</b> <u>769</u> <del>800</del>	Sq Ft <u>1400<sup>b</sup></u>

COMMENTS: see sign inventory in file # MSC-95-36

**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, alleys, easements, property lines, and locations. All signs require a separate permit from the Building Department.

[Signature]  
Applicant's Signature

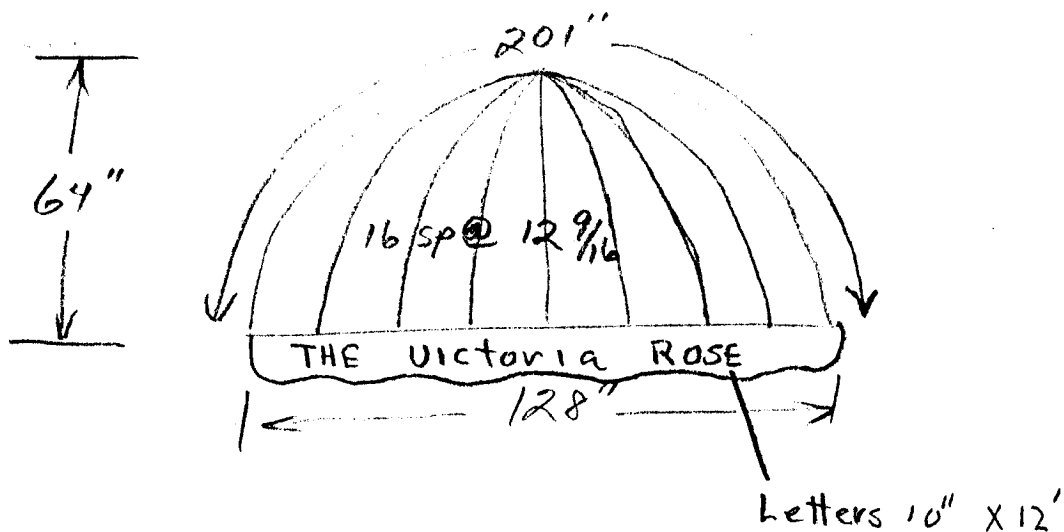
11-20-95  
Date

[Signature]  
Approved By

11/22/95  
Date

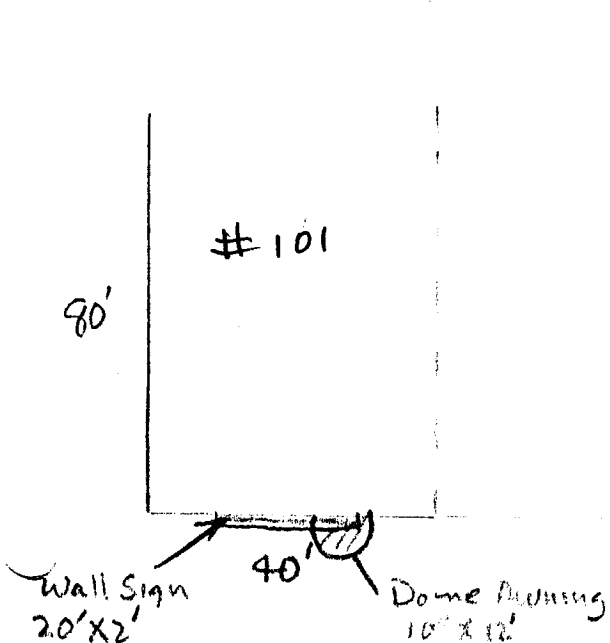
CANVAS PRODUCTS CO  
580 25 RD  
Grand Junction, CO  
Tom Dykstra  
242-1453

The Victoria Rose  
Valley Plaza West  
2954 Hwy 6150  
#101  
Judy Panozzo  
245-5251



### Site Plan

Northwest unit of Valley Plaza



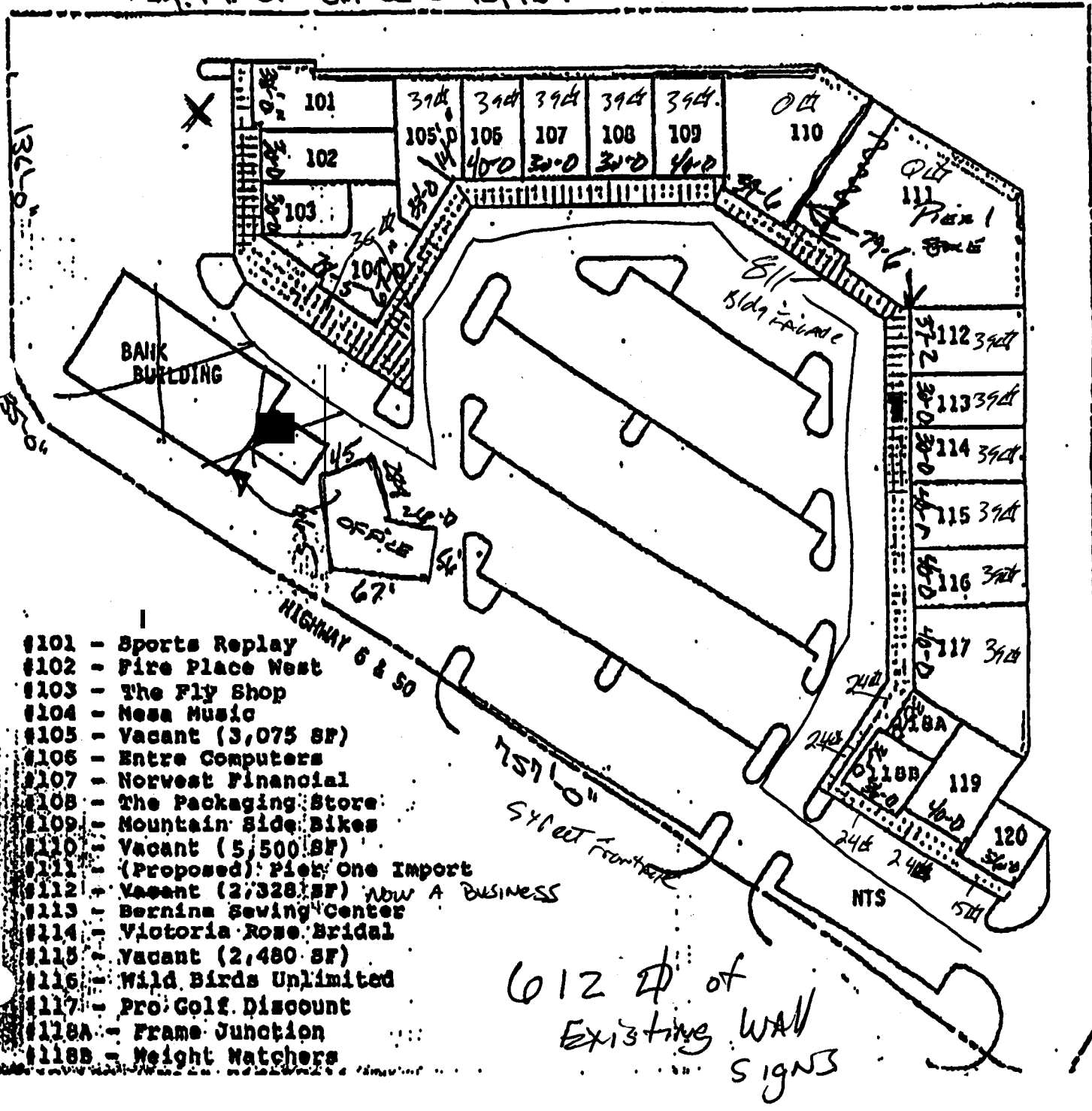
ACCEPTED *Ronnie 11/22/95*  
ANY CHANGE OF PLANS MUST BE  
APPROVED BY THE CITY PLANNING  
DEPT. IT IS THE APPLICANT'S  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.

*Other signs for  
permits for  
this Center in 1994  
Sign Folder*

ACCEPTED *Ronnie 11/22/94*  
ANY CHANGE OF USE OR ZONING MUST BE  
APPROVED BY THE CITY PLANNING  
DEPT. IT IS THE APPLICANT'S  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.



- Sq. Ft. of Shopping = 58,035 sq ft  
- Sq. Ft. of Office = 10,750 sq ft



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