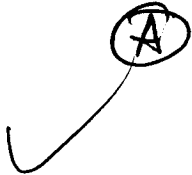




# SIGN CLEARANCE



Community Development Department  
 250 North 5th Street  
 Grand Junction, CO 81501  
 (970) 244-1430

Clearance No. \_\_\_\_\_  
 Date Submitted 12-11-96  
 FEE \$ 25.00  
 Tax Schedule 2945-143-39-019  
 Zone 1-1

BUSINESS NAME SCOTTY UNDERBAK CENTER  
 STREET ADDRESS 437 PITKIN  
 PROPERTY OWNER SCOTTY INVESTMENTS  
 OWNER ADDRESS 405 PITKIN

CONTRACTOR BUD'S SIGNS  
 LICENSE NO. 2960112  
 ADDRESS 1055 UTE  
 TELEPHONE NO. 245-7700

- 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

- (- 5) Area of Proposed Sign 64 Square Feet
- (1,2,4) Building Facade 70 Linear Feet
- (1 - 4) Street Frontage 125 Linear Feet
- (2,4,5) Height to Top of Sign 23 Feet Clearance to Grade 13 Feet
- (5) Distance from all Existing Off-Premise Signs within 600 Feet \_\_\_\_\_ Feet

| Existing Signage/Type: |                  |
|------------------------|------------------|
|                        | Sq. Ft.          |
|                        | Sq. Ft.          |
|                        | Sq. Ft.          |
| Total Existing:        | <u>0</u> Sq. Ft. |

| ● FOR OFFICE USE ONLY ●    |              |         |
|----------------------------|--------------|---------|
| Signage Allowed on Parcel: |              |         |
| Building                   | <u>140</u>   | Sq. Ft. |
| Free-Standing              | <u>187.5</u> | Sq. Ft. |
| Total Allowed:             | <u>187.5</u> | Sq. Ft. |

COMMENTS: \_\_\_\_\_

**NOTE:** No sign may exceed 300 square feet. A separate sign clearance 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. **A SEPARATE PERMIT FROM THE BUILDING DEPARTMENT IS REQUIRED.**

[Signature]      12-11-96      [Signature]      12/12/96  
 Applicant's Signature      Date      Community Development Approval      Date

(White: Community Development)      (Canary: Applicant)      (Pink: Building Dept)      (Goldenrod: Code Enforcement)



# SIGN CLEARANCE

✓ (B)

Community Development Department  
250 North 5th Street  
Grand Junction, CO 81501  
(970) 244-1430

Clearance No. \_\_\_\_\_  
Date Submitted 12-11-96  
FEE \$ 5.00  
Tax Schedule 2945-143-39-019  
Zone 1-1

BUSINESS NAME SCOTTY UNDERCAR CENTER  
STREET ADDRESS 437 PATRIN  
PROPERTY OWNER SCOTTY INVESTMENTS  
OWNER ADDRESS 405 PATRIN

CONTRACTOR BUD'S SIGNS  
LICENSE NO. 2960112  
ADDRESS 1055 UTE  
TELEPHONE NO. 245-7700

- 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

- 5) Area of Proposed Sign 54 Square Feet
- (1,2,4) Building Facade 75 Linear Feet
- (1 - 4) Street Frontage 125 Linear Feet
- (2,4,5) Height to Top of Sign 13 Feet Clearance to Grade 11 Feet
- (5) Distance from all Existing Off-Premise Signs within 600 Feet \_\_\_\_\_ Feet

| Existing Signage/Type:  |                   |
|-------------------------|-------------------|
| <u>(A) FREESTANDING</u> | <u>64</u> Sq. Ft. |
|                         | Sq. Ft.           |
|                         | Sq. Ft.           |
| Total Existing:         | <u>64</u> Sq. Ft. |

| ● FOR OFFICE USE ONLY ●    |                      |
|----------------------------|----------------------|
| Signage Allowed on Parcel: |                      |
| Building                   | <u>140</u> Sq. Ft.   |
| Free-Standing              | <u>187.5</u> Sq. Ft. |
| Total Allowed:             | <u>187.5</u> Sq. Ft. |

COMMENTS: \_\_\_\_\_

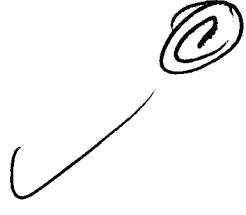
**NOTE:** No sign may exceed 300 square feet. A separate sign clearance is required for each sign. Attach a sketch of proposed and existing signage including types, dimensions, lettering, abutting streets, alleys, easements, property lines, and locations. **A SEPARATE PERMIT FROM THE BUILDING DEPARTMENT IS REQUIRED.**

[Signature] 12-11-96 [Signature] 12/12/96  
 Applicant's Signature Date Community Development Approval Date

(White: Community Development) (Canary: Applicant) (Pink: Building Dept) (Goldenrod: Code Enforcement)



# SIGN CLEARANCE



Community Development Department  
 250 North 5th Street  
 Grand Junction, CO 81501  
 (970) 244-1430

Clearance No. \_\_\_\_\_  
 Date Submitted 12-11-96  
 FEE \$ 5.00  
 Tax Schedule 2945-143-39-019  
 Zone 1-1

BUSINESS NAME SCOTTY UNIMENOR CENTER  
 STREET ADDRESS 437 PTHLN  
 PROPERTY OWNER SCOTTY INVESTMENTS  
 OWNER ADDRESS 405 PTHLN

CONTRACTOR BUD'S SIGNS  
 LICENSE NO. 2960112  
 ADDRESS 1055 JTG  
 TELEPHONE NO. 245-7700

- 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

- 5) Area of Proposed Sign 9 Square Feet
- (1,2,4) Building Facade 75 Linear Feet
- (1 - 4) Street Frontage 125 Linear Feet
- (2,4,5) Height to Top of Sign 8 1/2 Feet Clearance to Grade 7 Feet
- (5) Distance from all Existing Off-Premise Signs within 600 Feet \_\_\_\_\_ Feet

| Existing Signage/Type:                           |            |         |
|--|------------|---------|
| <input checked="" type="checkbox"/> FREESTANDING | <u>64</u>  | Sq. Ft. |
| <input checked="" type="checkbox"/> FLUSHWALL    | <u>54</u>  | Sq. Ft. |
|  |            | Sq. Ft. |
| Total Existing:                                  | <u>118</u> | Sq. Ft. |

| ● FOR OFFICE USE ONLY ●    |              |         |
|----------------------------|--------------|---------|
| Signage Allowed on Parcel: |              |         |
| Building                   | <u>140</u>   | Sq. Ft. |
| Free-Standing              | <u>187.5</u> | Sq. Ft. |
| Total Allowed:             | <u>187.5</u> | Sq. Ft. |

COMMENTS: \_\_\_\_\_

**NOTE:** No sign may exceed 300 square feet. A separate sign clearance 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. A SEPARATE PERMIT FROM THE BUILDING DEPARTMENT IS REQUIRED.

[Signature]      12-11-96      [Signature]      12/12/96  
 Applicant's Signature      Date      Community Development Approval      Date

(White: Community Development)      (Canary: Applicant)      (Pink: Building Dept)      (Goldenrod: Code Enforcement)

5.00

|                               |                     |
|-------------------------------|---------------------|
| Planning \$ <del>10,000</del> | Drainage \$ NA      |
| TCP \$ NA                     | School Impact \$ NA |

|                   |
|-------------------|
| BLDG PERMIT NO.   |
| FILE # SPR 96-269 |

### PLANNING CLEARANCE

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

#### Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 437 PITKIN TAX SCHEDULE NO. 2945-143-39-019

SUBDIVISION \_\_\_\_\_ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 496

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_

(1) OWNER SCOTTY INVESTMENTS NO. OF DWELLING UNITS  
BEFORE: \_\_\_\_\_ AFTER: \_\_\_\_\_ CONSTRUCTION

(1) ADDRESS 405 PITKIN NO. OF BLDGS ON PARCEL  
BEFORE: \_\_\_\_\_ AFTER: \_\_\_\_\_ CONSTRUCTION

(1) TELEPHONE 245-0101

(2) APPLICANT SCOTTY UNDEREAL CENTER USE OF ALL EXISTING BLDGS \_\_\_\_\_

(2) ADDRESS 437 PITKIN DESCRIPTION OF WORK & INTENDED USE: \_\_\_\_\_

(2) TELEPHONE 245-0101 FRESH MOUNTED AWNING

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

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE \_\_\_\_\_ Landscaping / Screening Required: YES \_\_\_\_\_ NO \_\_\_\_\_

SETBACKS: Front \_\_\_\_\_ from Property Line (PL) or \_\_\_\_\_ from center of ROW, whichever is greater

Side \_\_\_\_\_ from PL Rear \_\_\_\_\_ from PL

Parking Req'mt \_\_\_\_\_

Special Conditions: \_\_\_\_\_

Maximum Height \_\_\_\_\_

Maximum coverage of lot by structures \_\_\_\_\_

Census Tract \_\_\_\_\_ Traffic Zone \_\_\_\_\_ Annx # \_\_\_\_\_

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been 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 is required by the G.J. Zoning and Development Code.

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 information is correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant's Signature [Signature] (BUD'S SIGNS) Date 12-11-96

Department Approval \_\_\_\_\_ Date \_\_\_\_\_

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO \_\_\_\_\_ W/O No. \_\_\_\_\_

Utility Accounting \_\_\_\_\_ Date \_\_\_\_\_

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

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



# SIGN PERMIT

①

Community Development Department  
250 North 5th Street  
Grand Junction, CO 81501  
(970) 244-1430

Permit No. \_\_\_\_\_  
Date Submitted 12-11-96  
FEE \$ 5.00  
Tax Schedule 2945-143-39-019  
Zone 1-1

BUSINESS NAME SCOTTY UNDERCAR CENTER CONTRACTOR BUD'S SIGNS  
STREET ADDRESS 437 PITKIN LICENSE NO. 2960112  
PROPERTY OWNER 405 PITKIN ADDRESS 1055 UTE  
OWNER ADDRESS SCOTTY INVESTMENTS TELEPHONE NO. 245-7700

- 1. FLUSH WALL 2 Square Feet per Linear Foot of Building Facade
- Face Change Only (2,3 & 4):
- 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

Existing Externally or Internally Illuminated - No Change in Electrical Service  Non-Illuminated

(1 - 4) Area of Proposed Sign 16.80 Square Feet  
(1,2,4) Building Facade 75 Linear Feet  
(1 - 4) Street Frontage 125 Linear Feet  
(2,4) Height to Top of Sign 11 Feet Clearance to Grade 10 Feet

| Existing Signage/Type:                                  |                    |
|---|--------------------|
| <input checked="" type="checkbox"/> FREESTANDING        | <u>64</u> Sq. Ft.  |
| <input checked="" type="checkbox"/> FLUSH WALL          | <u>54</u> Sq. Ft.  |
| <input checked="" type="checkbox"/> FLUSH WALL (AWNING) | <u>9</u> Sq. Ft.   |
| Total Existing:   | <u>127</u> Sq. Ft. |

| ● FOR OFFICE USE ONLY ●    |              |         |
|----------------------------|--------------|---------|
| Signage Allowed on Parcel: |              |         |
| Building                   | <u>140</u>   | Sq. Ft. |
| Free-Standing              | <u>187.5</u> | Sq. Ft. |
| Total Allowed:             | <u>187.5</u> | Sq. Ft. |

COMMENTS: \_\_\_\_\_

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.

[Signature] 12-11-96 [Signature] 12/12/96  
Applicant's Signature Date Community Development Approval Date

(White: Community Development) (Canary: Applicant) (Pink: Code Enforcement)

Below

(D) { ALIGNMENT = 5.5¢  
BRAKES = 3.75¢  
SHOCKS = 3.95¢  
STRUTS = 3.60¢

TOTAL = 16.80¢ (DIRECTIONAL?)

(A)

FREESTANDING 6¢



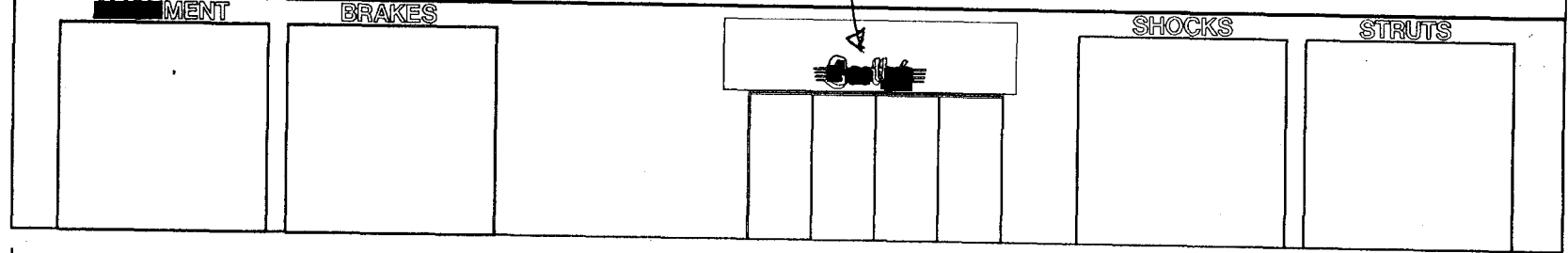
(B)

FUSH WALL 5¢

(C)

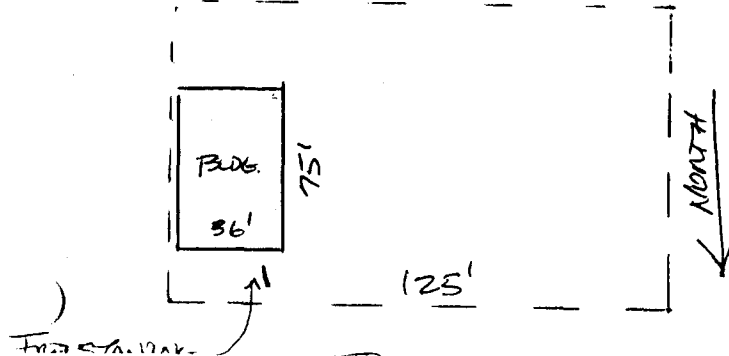
AWNING SIGNAGE 9¢

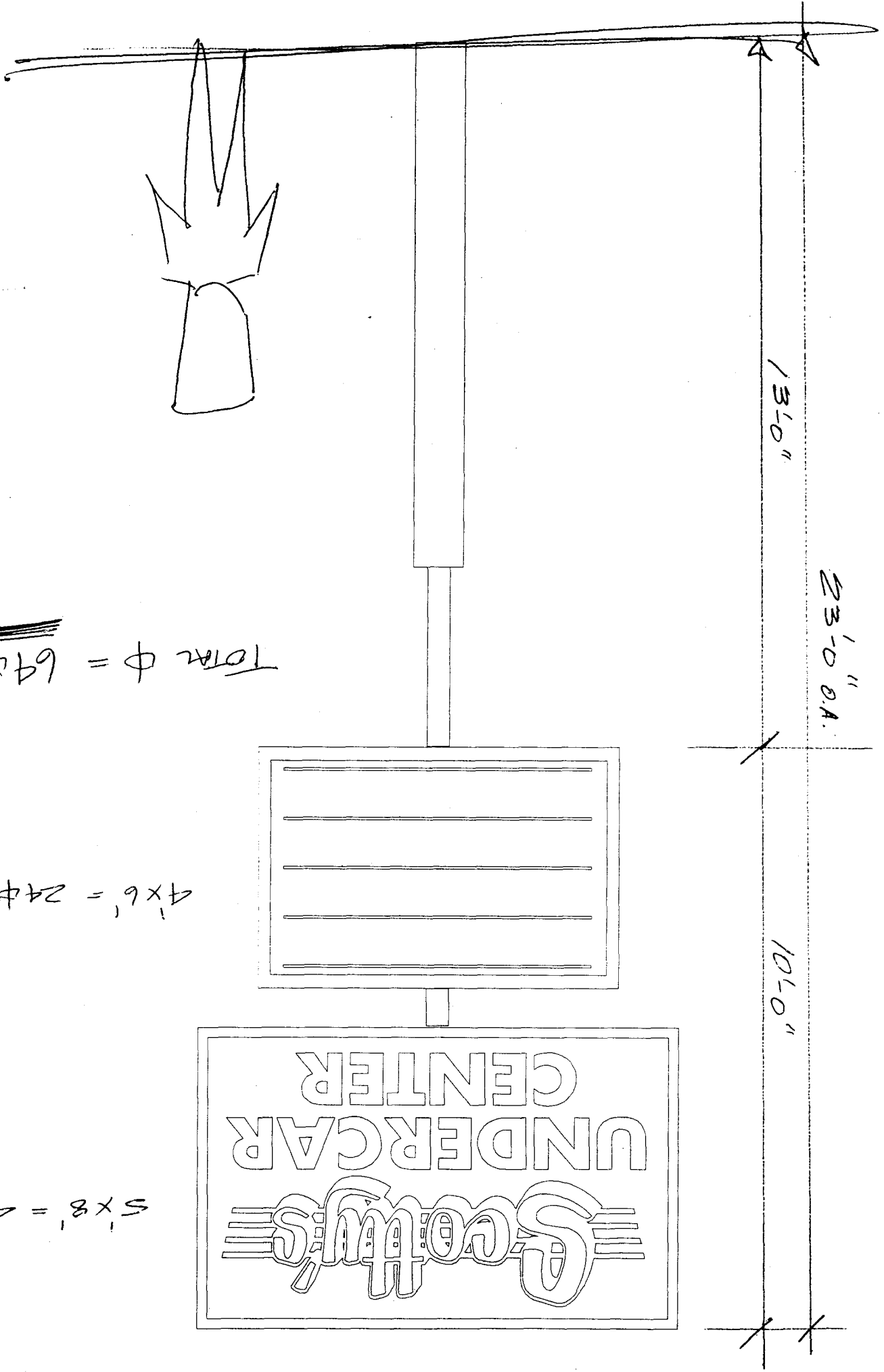
UNDERCAR CENTER



75'-0"

STREET FRONTAGE 125'  
BLDG. FRONTAGE 75' OR 36'?





69  $\phi = 69\phi$

$4 \times 6' = 24\phi$

$5 \times 8' = 40\phi$

13'-0"

23'-0" O.A.

10'-0"