



# SIGN PERMIT

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

Permit No. \_\_\_\_\_  
Date Submitted 12/2/96  
FEE \$ 25.00  
Tax Schedule 2945-124-24-018  
Zone C-1

BUSINESS NAME Mesa County Teachers Credit Union CONTRACTOR Western Neon Sign Co.  
STREET ADDRESS 2302 North Ave. 81501 LICENSE NO. 2960490  
PROPERTY OWNER Same ADDRESS 2495 Industrial Blvd  
OWNER ADDRESS \_\_\_\_\_ TELEPHONE NO. 242-7643

- 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 12' Square Feet new faces in the existing sign located  
(1,2,4) Building Facade 62' Linear Feet to 23 ROAD.  
(1 - 4) Street Frontage 145' Linear Feet 355' North Ave / 270' 23 Road  
(2,4) Height to Top of Sign 10' Feet Clearance to Grade 6' Feet

Existing Signage/Type:	<u>70</u>
	Sq. Ft.
	Sq. Ft.
	Sq. Ft.
Total Existing:	Sq. Ft.

● FOR OFFICE USE ONLY ●		
Signage Allowed on Parcel:		
Building	<u>124</u>	Sq. Ft.
Free-Standing	<u>202.5</u>	Sq. Ft.
Total Allowed:	<u>202.5</u>	Sq. Ft.

COMMENTS: Install new 3' wide x 4' high sign faces into the existing sign cabinet.

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] 12-2-96 [Signature] 12/2/96  
Applicant's Signature Date Community Development Approval Date

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



# SIGN CLEARANCE

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

Clearance No. 58382  
 Date Submitted 12/2/96  
 FEE \$ 5.00  
 Tax Schedule 2945-124-24-018  
 Zone C-1

BUSINESS NAME Nesa County Teachers Credit Union CONTRACTOR Western Neon Sign Co  
 STREET ADDRESS 2302 North Ave 81501 LICENSE NO. 2960490  
 PROPERTY OWNER Same ADDRESS 2495 Industrial Blvd  
 OWNER ADDRESS \_\_\_\_\_ TELEPHONE NO. 242-7843

- 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

Barnes Electric 2466

1 - 5) Area of Proposed Sign 40 Square Feet  
 (1,2,4) Building Facade 129 Linear Feet ~~235~~ 235 <sup>270'</sup>  
 (1 - 4) Street Frontage 235 ~~125'~~ Linear Feet 105' <sup>North Ave</sup> ~~105'~~ <sup>23 Road</sup>  
 (2,4,5) Height to Top of Sign 16' Feet Clearance to Grade 12' Feet  
 (5) Distance from all Existing Off-Premise Signs within 600 Feet NA Feet

Existing Signage/Type:	<u>72.5</u>	
<u>Remove 6'6" x 6'6" FS</u>	<u>42.5</u>	Sq. Ft.
		Sq. Ft.
		Sq. Ft.
Total Existing:	<u>30,</u>	Sq. Ft.

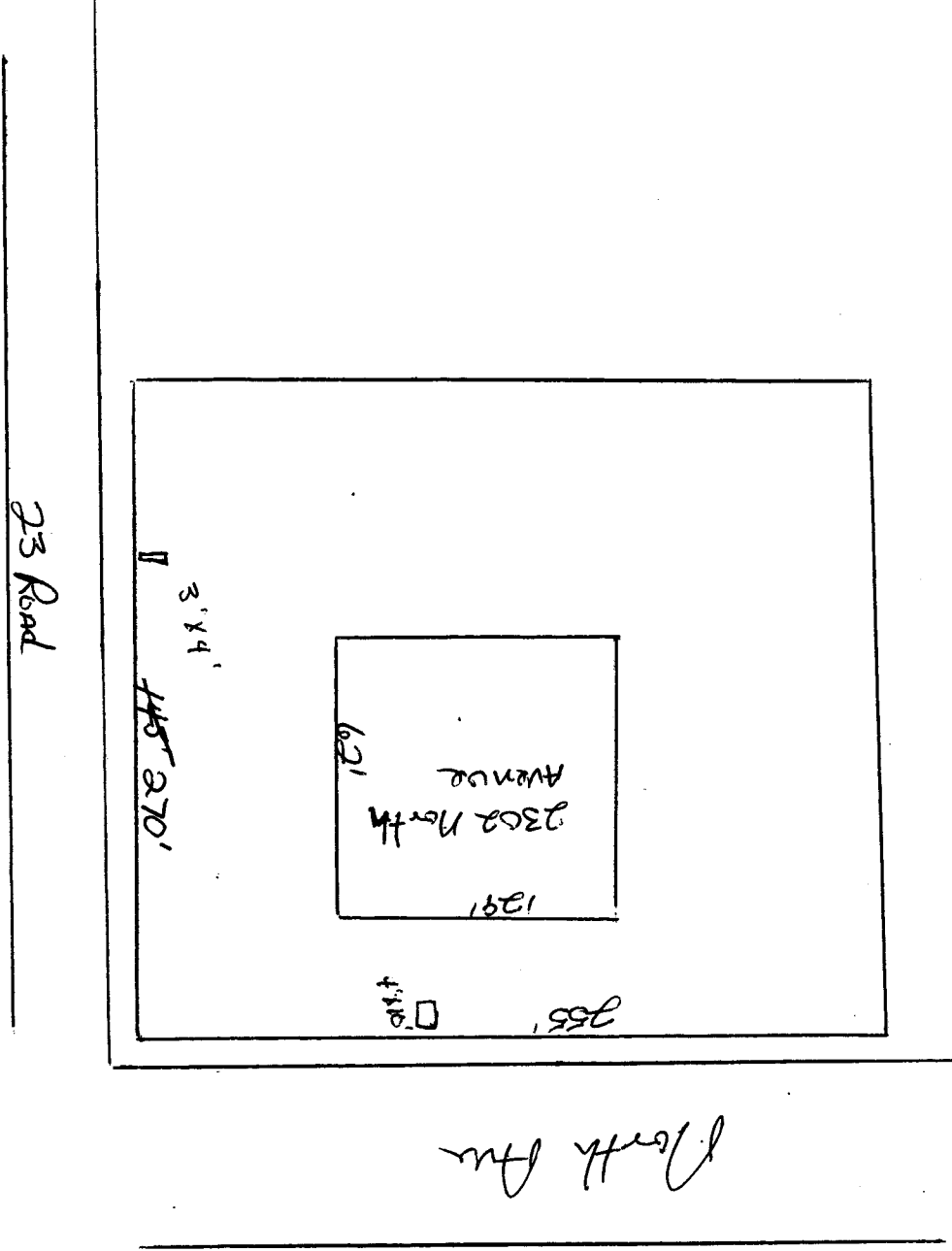
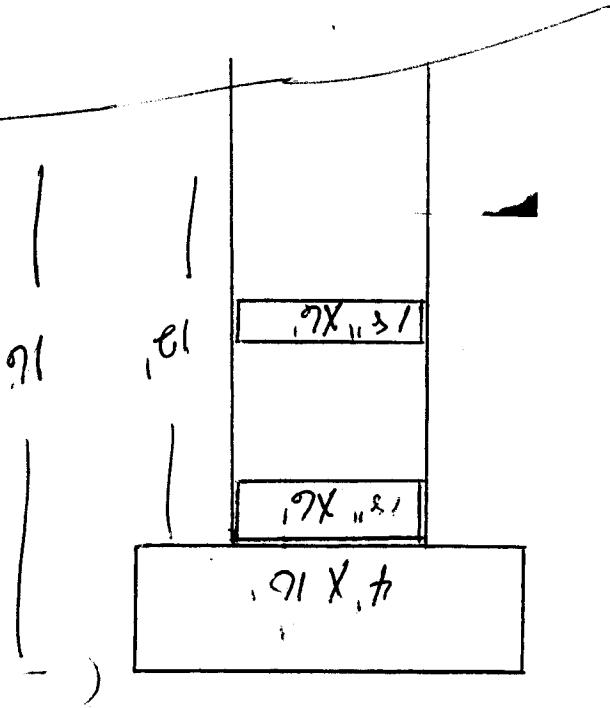
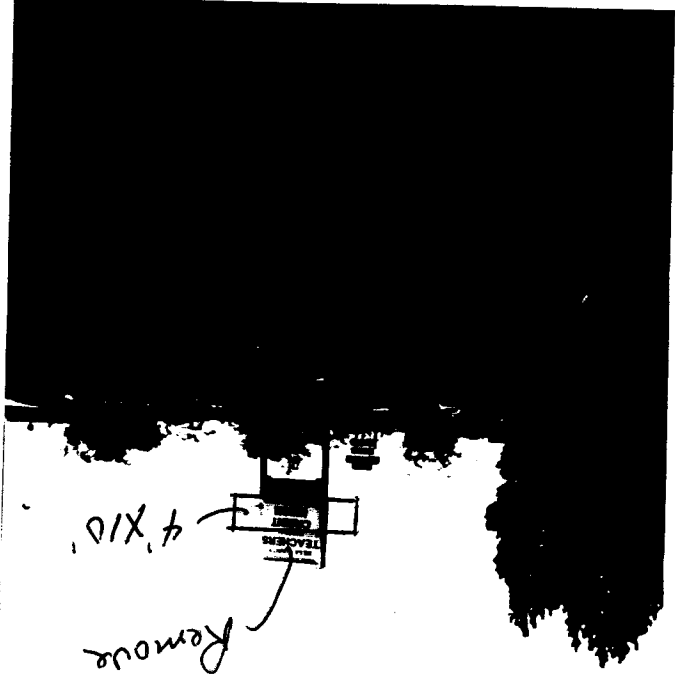
● FOR OFFICE USE ONLY ●		
Signage Allowed on Parcel:		
Building	<u>258</u>	Sq. Ft.
Free-Standing	<u>1020</u>	Sq. Ft.
Total Allowed:	<u>1020</u>	Sq. Ft.

COMMENTS: Remove existing top cabinet of their Free Standing sign & install new 4' x 10' sign in the same location

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] 12-2-96 [Signature] 12/2/96  
 Applicant's Signature Date Community Development Approval Date

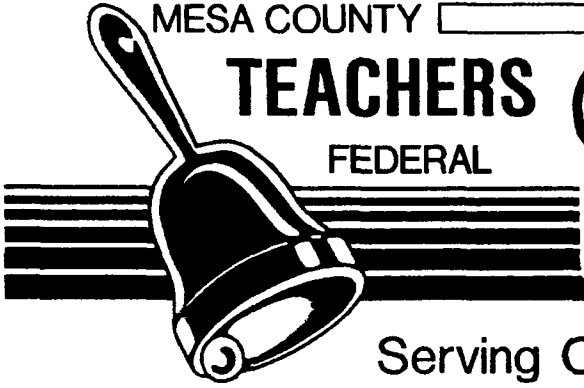
(White: Community Development) (Canary: Applicant) (Pink: Building Dept) (Goldenrod: Code Enforcement)



10'

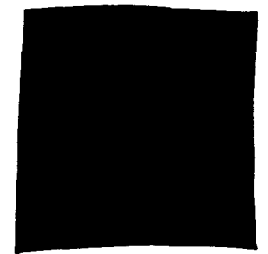
MESA COUNTY

**TEACHERS** **CREDIT**  
FEDERAL **UNION**



Serving Our Members Since 1936

\*  
4'



12'

MESA COUNTY

**TEACHERS** **CREDIT**  
FEDERAL **UNION**




Serving Our Members Since 1936

4'

\* 3'


MESA COUNTY  
**TEACHERS**  
 FEDERAL  
**CREDIT  
 UNION**



Serving Our Members Since 1936

4'

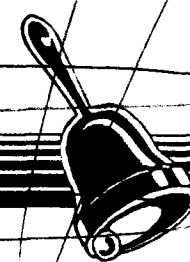
MESA COUNTY  
**TEACHERS**  
 FEDERAL  
**CREDIT  
 UNION**



Serving Our Members Since 1936

3'

MESA COUNTY ~~TEACHERS~~ FEDERAL  
**CREDIT  
 UNION**

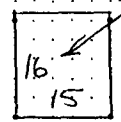


Serving Our Members Since 1936

4'

FIRST FLOOR = 7,813 \$  
 SECOND FLOOR = 5,118 \$  
 BASEMENT = 3,783 \$  
 MECH. ROOM = 620 \$  
 TOTAL = 17,334 \$

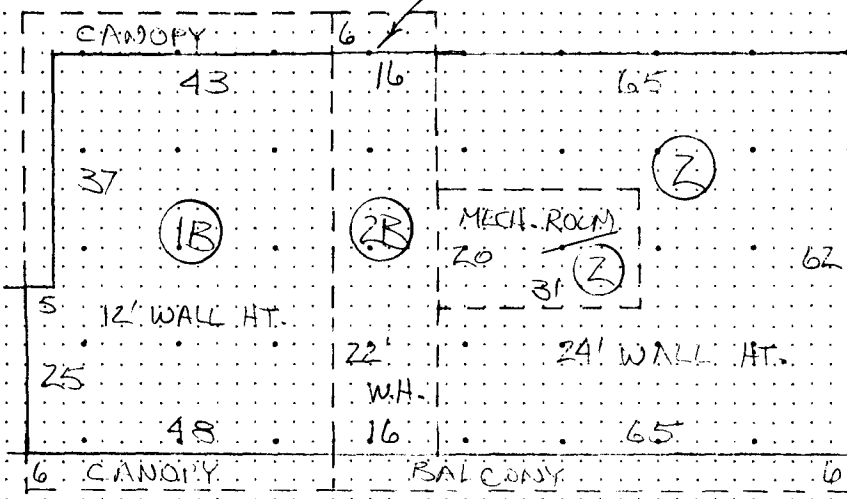
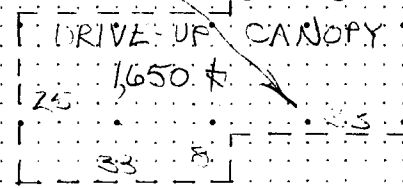
PERIMETER - 1ST FLOOR = 352.7'  
 SECOND FLOOR = 352.7'  
 BASEMENT = 352.7'  
 MECH. ROOM = 102.1'



UTILITY SHED  
 PRE-CAST CONC. WALLS  
 CONC. FLOOR

N W R STREET

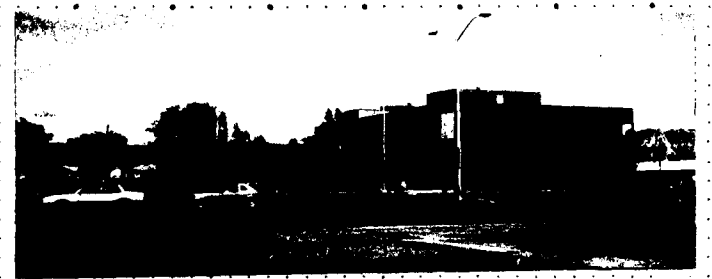
1- DRIVE-UP WINDOW -  
 5 STATION PNEUMATIC  
 TUBE SYSTEM -



AUTOMATED  
 TELLER  
 MACHINE

48  
 16  
 65  
 129

NORTH AVENUE



PCFL: 2045-124-24-118 TAC: 12100 ACRES: 1.68

CENTRAL BANK CORPORATION INC

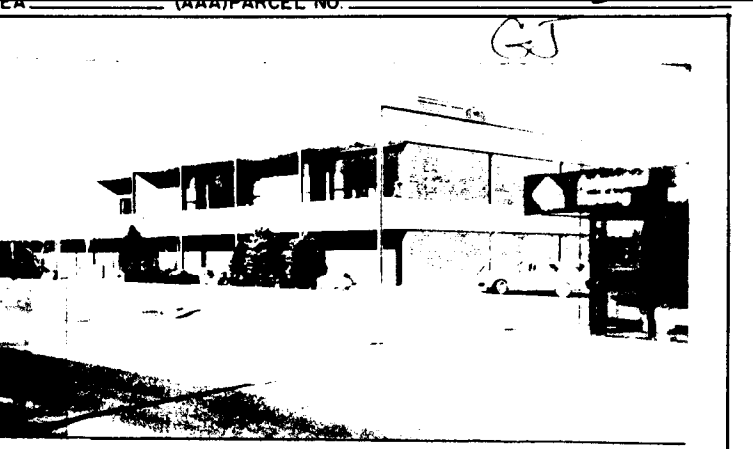
1-800-554-74  
 NUMBER 00 80200

PLS 16 TO 20 INC BLK 2 TELLER ACRES

by E CO  
 Mesa County Teachers  
 Federal Credit Union

3-8 89=1734-517=WD=381 775  
 3-10 87 1734-518=WD=745000

TWP	RANGE	(DAA) TWP. NO.
(EAA) DESIRABILITY		
(HAE) & (HAF) BOOK OR PAGE NO. CLERK'S NO.	(HAI) TYPE DEED	(HAB) DOC. FEE



40.98

(HBB)	(HBF) VER. CODE
VERIFIED SALES PRICE	
\$	
\$	
(JFA) ON LAND:	
\$	

MESA COUNTY TEACHERS  
 FEDERAL CREDIT UNION

TRC 93000270  
 91-000202  
 Dec 90 1116623

CONTRIBUTES	DATE OF IMPS.		Combination	Hotel	(IAA) OCCUPANCY OWNER/TENANT	(IAC) FURNISHED
ST	Percent Built Up	%	Apartment	Auto Agency		
ST	TREND		Offices	Medical Clinic		
IMPROVED	Improving		Store	Nursing Home		
WALK	Static	X	Rstrnt-Tavern	Warehouse		
GUT	Declining		Motel	BANK	X	
HTS	Blighted		Motor Motel			

EARNING OR PRODUCTIVE CAPACITY-INCOME APPROACH				
DATE	SALES/RENTAL REFERENCE FILE	(IAD) SUBJECT ECONOMIC RENT	GROSS RENT MULTIPLIER	INDICATED VALUE
1991	36, [redacted] @	4.50 =	143438	198900
		1.50 =	55,462	

LAND VALUE CALCULATIONS										
DATE	(GBE) SIZE	COMPARABLE SALES REFERENCE	BASE UNIT VALUE	SIZE	SALES TIME	ADJUSTMENT LOCATION	FACTORS OTHER	COMPOSITE	ADJ. BASE UNIT VALUE	TOTAL LAND VALUE
87	2,112 x 125	1,915 @	730	2,112	2,112	2,062			331,499	
1989	3,187	1,500	143,438	2,112		52,437				198,900

APPLICATION OF FACTORS POSITIVELY OR NEGATIVELY AND CORRELATION	
LOCATION & DESIRABILITY	
FUNCTIONAL USE	
RCNLD	\$
COMPARISON	
MARKET APPROACH	\$
INCOME APPROACH	\$
APPR. VALUE FOR LOAN	\$
FINAL ESTIMATE	198900 260,151
OF VALUE	92 198900 945,770

COST APPROACH									
DATE	REPLACEMENT COST NEW	AREA FACTOR	(HAM) ADJ. RCN	PHYSICAL DEPRECIATION	ECONOMIC DEPRECIATION	FUNCTIONAL	(HAM) RCNLD	LAND VALUE	TOTAL VALUE
87	1415,800								

MARKET VALUE IN THE ORDINARY COURSE OF TRADE (TOTAL PROPERTY)			ACTUAL VALUE			ASSESSED VALUE						
SALES REFERENCE NAME/NO.	IND. VALUE PER SQ. FT.	ADJUSTMENTS	ADJ. VALUE PER SQ. FT.	SUBJECT SQ. FT. AREA	SUBJECT INDIC. VALUE	YEAR	(GBD) LAND	(F&C) IMPS.	TOTAL	LAND	IMPS	TOTAL
83	241		241	6500	156500	83	6500	156500	260151	6500	156500	260151
87	331,499		331,499	86,130	28,550	87	86,130	28,550	508,710	86,130	28,550	508,710
88	331,499		331,499	86,130	28,550	88	86,130	28,550	39000	86,130	28,550	39000
89	198,900		198,900	1,043,740	1,242,611	89	1,043,740	1,242,611	360,570			360,570
90	198,900		198,900	260,151	459,051	90	260,151	459,051	57680	75,440		133,120
91	145,900		145,900	945,770	1,111,770	91	945,770	1,111,770				

MARKET VALUE IN THE ORDINARY COURSE OF TRADE (TOTAL PROPERTY)									
SALES REFERENCE NAME/NO.	IND. VALUE PER SQ. FT.	ADJUSTMENTS	ADJ. VALUE PER SQ. FT.	SUBJECT SQ. FT. AREA	SUBJECT INDIC. VALUE	YEAR	(GBD) LAND	(F&C) IMPS.	TOTAL
83	241		241	6500	156500	83	6500	156500	260151
87	331,499		331,499	86,130	28,550	87	86,130	28,550	508,710
88	331,499		331,499	86,130	28,550	88	86,130	28,550	39000
89	198,900		198,900	1,043,740	1,242,611	89	1,043,740	1,242,611	360,570
90	198,900		198,900	260,151	459,051	90	260,151	459,051	57680
91	145,900		145,900	945,770	1,111,770	91	945,770	1,111,770	