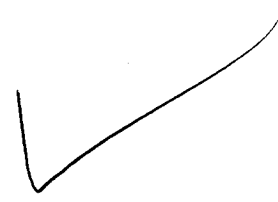




BOOKCLIFF ELECT.

# SIGN CLEARANCE



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

Clearance No. \_\_\_\_\_  
Date Submitted 7-8-96  
FEE \$ 25.00  
Tax Schedule 2701-323-04011  
Zone I-1

BUSINESS NAME KKCO TV  
STREET ADDRESS 2325 INTERSTATE AVE.  
PROPERTY OWNER ELLEGOOD ENT., INC.  
OWNER ADDRESS SAME

CONTRACTOR Bud's SIGNS  
LICENSE NO. 296012  
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

1 - 5) Area of Proposed Sign 32 Square Feet  
(1,2,4) Building Facade 40 Linear Feet  
(1 - 4) Street Frontage 80 Linear Feet  
(2,4,5) Height to Top of Sign 20 Feet Clearance to Grade 16 Feet  
(5) Distance from all Existing Off-Premise Signs within 600 Feet \_\_\_\_\_ Feet

Existing Signage/Type:	
<u>NONE</u>	Sq. Ft.
	Sq. Ft.
	Sq. Ft.
Total Existing:	Sq. Ft.

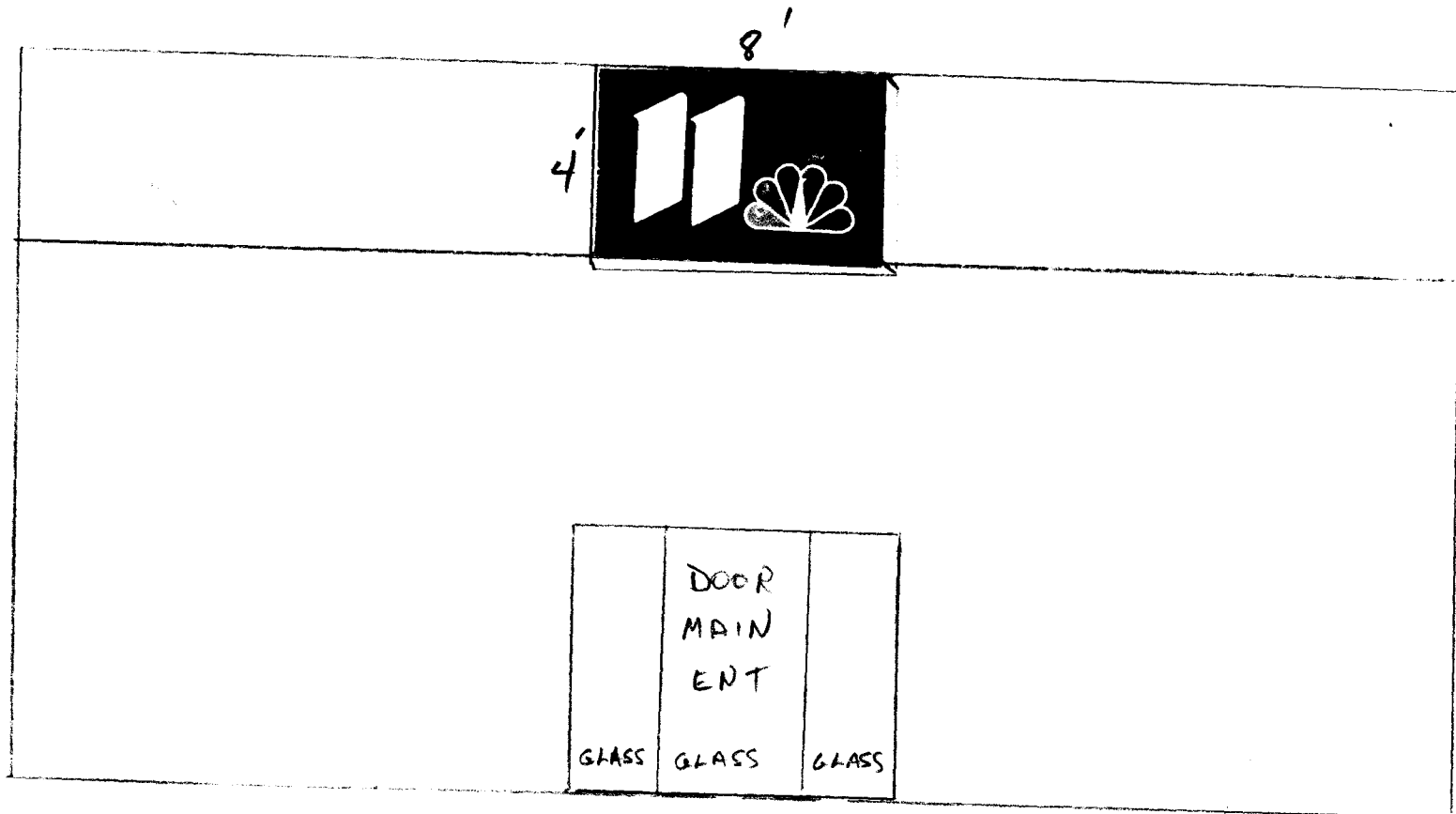
● FOR OFFICE USE ONLY ●		
Signage Allowed on Parcel:		
Building	<u>80</u>	Sq. Ft.
Free-Standing	<u>60</u>	Sq. Ft.
Total Allowed:	<u>80</u>	Sq. Ft.

COMMENTS: C.O.U. 96-4.19

**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]      7-8-96      [Signature]      7/9/96  
Applicant's Signature      Date      Community Development Approval      Date

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



KKCO-TV

2325 INTERSTATE AVE  
GRAND JUNCTION CO 81505

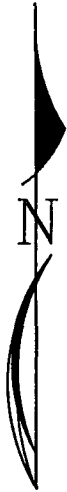
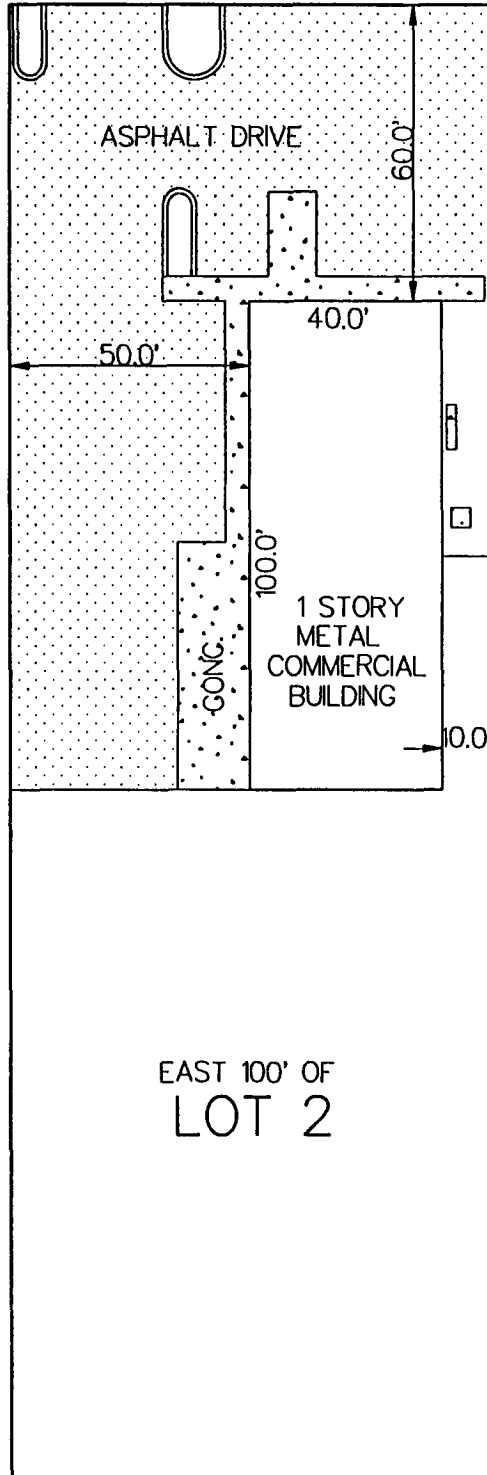
# IMPROVEMENT LOCATION CERTIFICATE

2325 INTERSTATE

THE EAST 100 FEET OF LOT 2 IN BLOCK 3 OF  
INTERSTATE PARK, MESA COUNTY, COLORADO.

INTERSTATE

100.0'



SCALE: 1" = 40'

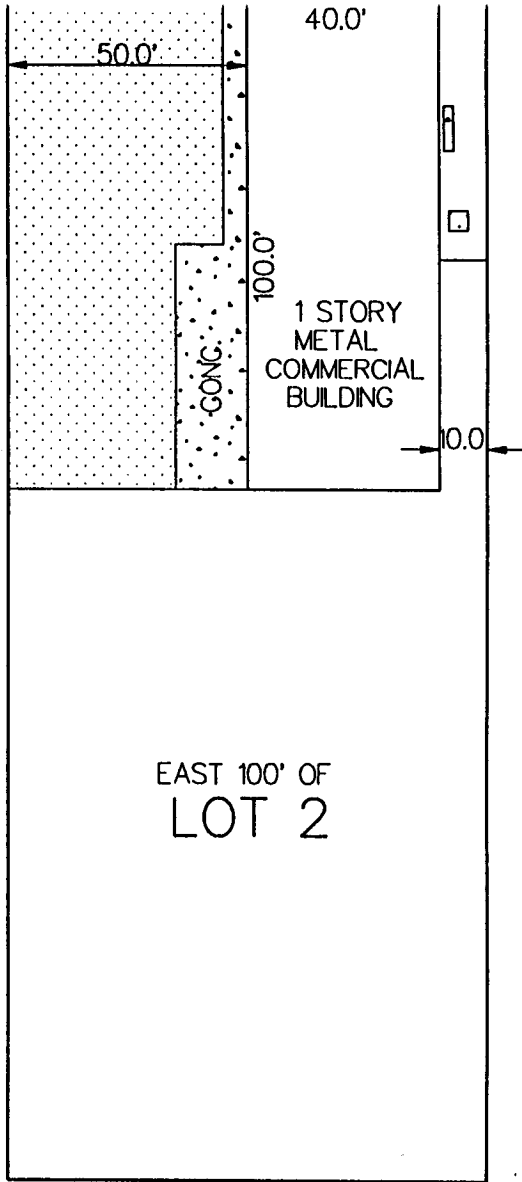
NOTE: THIS PROPERTY DOES NOT FALL WITHIN ANY 100 YEAR FLOODPLAIN.

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR JEFF WILLIAMS

THAT IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT, AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING OR OTHER FUTURE IMPROVEMENT LINES. I FURTHER CERTIFY THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE, 4/3/96 EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN, THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED PREMISES BY IMPROVEMENTS ON ANY ADJOINING PREMISES, EXCEPT AS INDICATED. AND THAT THERE IS NO EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL EXCEPT AS



SCALE: 1" = 40'

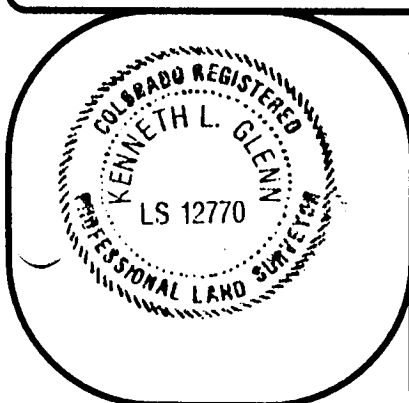



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○ = FOUND PIN

*Kenneth L. Glenn*  
 KENNETH L. GLENN R.L.S. 12770



<b>SURVEYIT</b>		MAILING: 2004 NORTH 12th SUITE 17 GRAND JUNCTION, CO. 81501
 <b>by GLENN</b>		
PHONE: 970-245-3777	FAX: 241-4847	
SURVEYED BY: K.G.	DATE SURVEYED: 4/3/96	
DRAWN BY: J.G.	DATE DRAWN: 4/3/96	
REVISION:	SCALE: 1" = 40'	