



SIGN CLEARANCE

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

Clearance No. 58754
Date Submitted 1-9-97
FEE \$ 25⁰⁰
Tax Schedule 2945-143-24-1111
Zone C-2 448

BUSINESS NAME City of Grand Jct
STREET ADDRESS 159 Main St. G.S.
PROPERTY OWNER City of G.S.
OWNER ADDRESS 159 Main St.

CONTRACTOR Western Neon Sign Co.
LICENSE NO. 2960490
ADDRESS 2495 Industrial Blvd.
TELEPHONE NO. 242-7843

City of G.S. Electrical Hook-up

- 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 120 Square Feet 10' x 12'
- (1,2,4) Building Facade 52' Linear Feet
- (1-4) Street Frontage 35 Linear Feet ~~125' main~~ 75' Road 135' 1st / 75' Main
- (2,4,5) Height to Top of Sign 24' Feet Clearance to Grade 14' Feet
- (5) Distance from all Existing Off-Premise Signs within 600 Feet _____ Feet 1st St. Frontage

Existing Signage/Type: <u>NA</u>	
<u>Existing sign to be removed</u>	Sq. Ft.
	Sq. Ft.
	Sq. Ft.
Total Existing:	Sq. Ft.

● FOR OFFICE USE ONLY ●		
Signage Allowed on Parcel:		
Building	<u>104</u>	104 Sq. Ft.
Free-Standing	<u>202.5</u>	202.5 Sq. Ft.
Total Allowed:	<u>202.5</u>	202.5 Sq. Ft.

COMMENTS: Remove existing sign located to the corner of 1st & Road + install new sign to same location, (within 10' of existing)

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.**

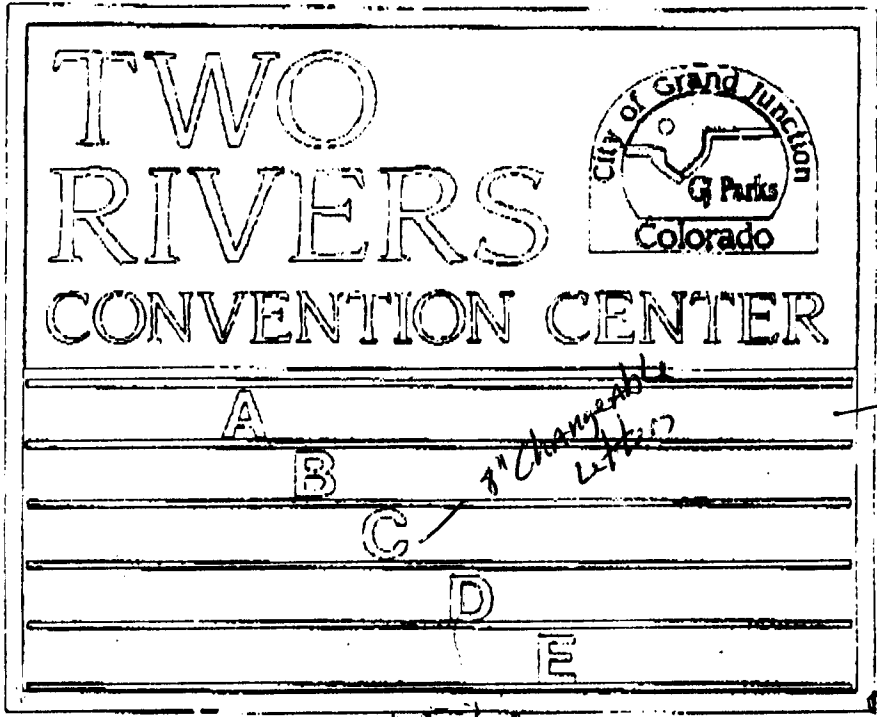
J.P. Abraham 1-12-97 Bill Nehrk 1-3-97
Applicant's Signature Date Community Development Approval Date

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

12'

D

10'



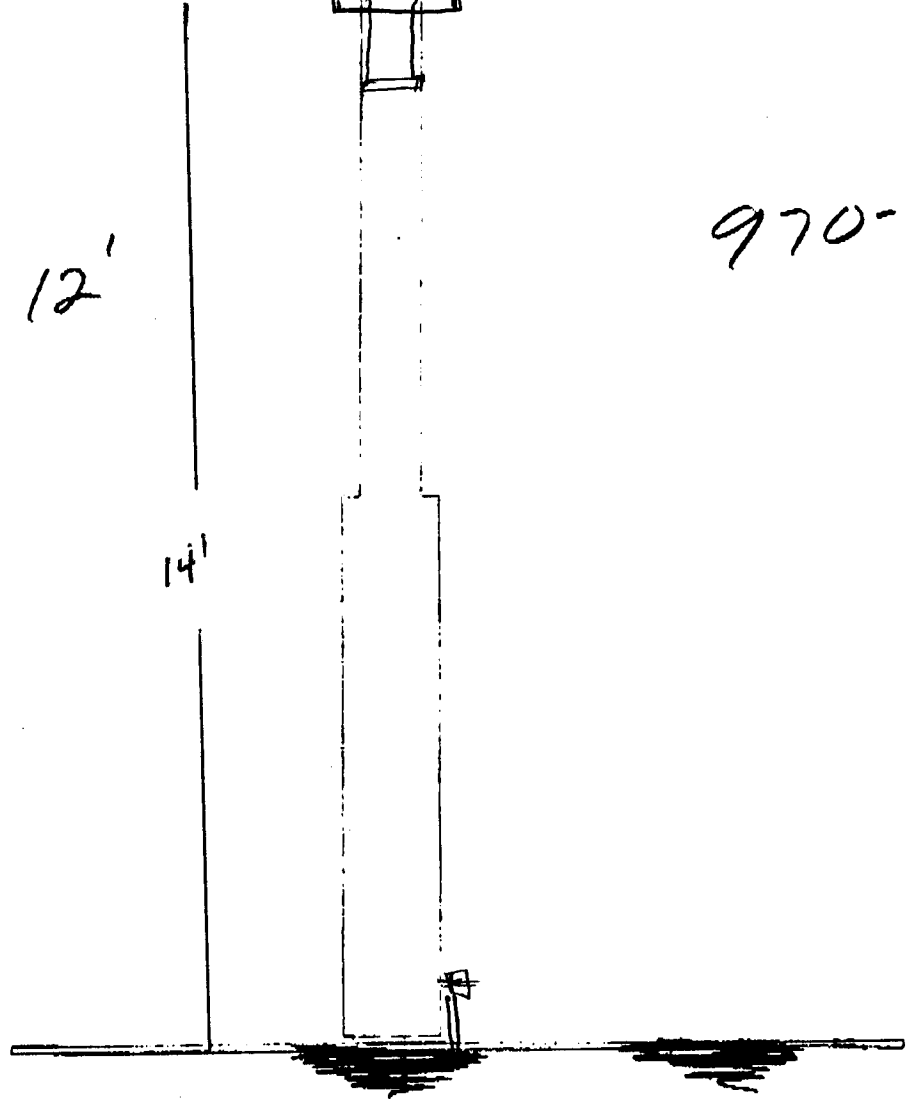
FLX

3" Changeable Letters

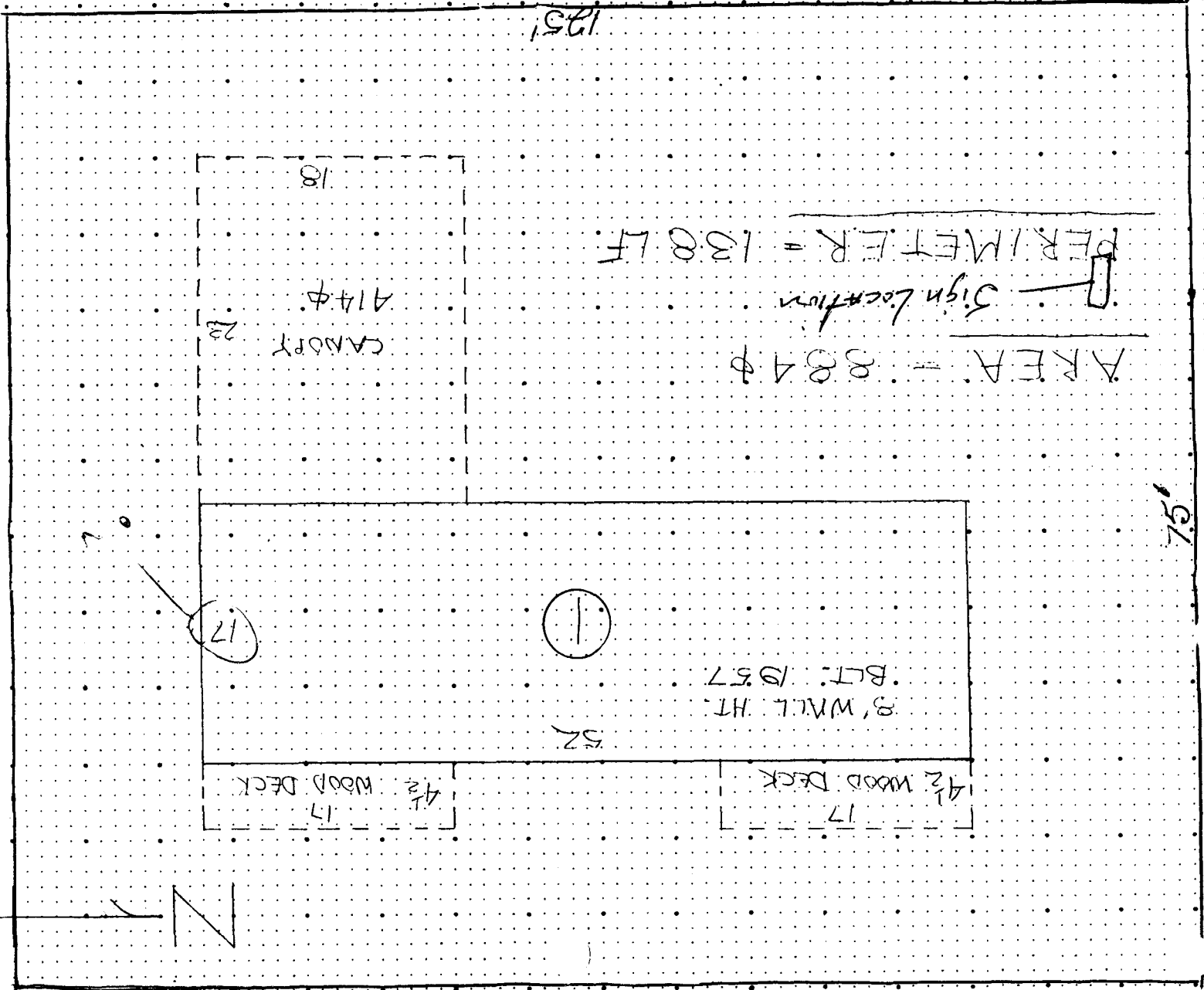
10' x 12'

970-242-7845

14'



— 1ST STREET —



PERIMETER = 138 LF

AREA = 884 φ

Sign Location

CANOPY

14 φ

18

8' WALL HT.
BLT. 1957

52

4 1/2' WOOD DECK

17

4 1/2' WOOD DECK

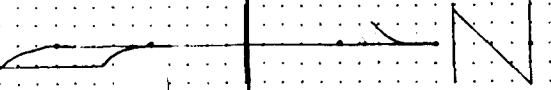
17

17

— MAIN STREET —

75'

125'



COMMERCIAL PROPERTY APPRAISAL RECORD

2945-143-24-005 ⁷⁷⁰

(AA) CITY OR TOWN _____ (ABA) SCHEDULE NO. _____ (DA) MAP NO. _____ (DAF) TAX AREA _____ (AAA) PARCEL NO. 101643

948

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

TP
PHOTOGRAPH

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

Land # 2945-143-24-948 ←
was "Improvements Only" - bel
ON ASSESSMENT PRODUCTIVE CAPACITY INCOME PRO
DATE SALES/RENTAL REFERENCE FILE (IAD) SUBJECT ECONOMIC RENT MULTIPLIER
94. TRC's for 92 + 93 - Eff. Date 8/11
+ TRC Exempt All of 93. Added Bldg
- City lease - Deleted #005 for 94. Worked as

DATE OF IMPS	1957	Combination	Hotel	(IAA) OCCUPANCY OWNER/TENANT	(IAC) FURNISHED UNFURNISHED
A PAVED ST	Percent Built Up %	Apartment	Auto Agency		
BB GRAV ST	TREND	Offices	Medical Clinic		
3C UNIMPROVED	Improving	Store	Nursing Home		
4D SIDEWALK	Static	Rstrnt-Tavern	Warehouse		
5E CURB & GUT	Declining	Motel			
6F ST LIGHTS	Blighted	Motor Motel			

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	
		"Imps - only" land # 2945-143-24-948									
		PRO-RATED 7 mo FOR 1991									
		94 = Now 94 - Imps & Land (deleted 005) = 138754 @ 1.90 = 26360. Land. (see note)									
COST APPROACH											
DATE	REPLACEMENT COST NEW	AREA FACTOR	(HAM) ADJ. RCN	PHYSICAL	DEPRECIATION ECONOMIC	FUNCTIONAL	(HAN) RCNLD	LAND VALUE	TOTAL VALUE		

APPLICATION OF FACTORS POSITIVELY OR NEGATIVELY AND CORRELATION	
LOCATION & DESIRABILITY	
FUNCTIONAL USE	
RCNLD	\$
COMPARISON	
MARKET APPROACH	\$
INCOME APPROACH	\$
APPR. VALUE FOR LOAN	\$ 7110 / 7240
FINAL ESTIMATE	\$
OF VALUE	

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	(FBC) IMPS.	TOTAL	LAND	IMPS				
* Taxable as of 5-15-91 Due to Lease agreement provided						91	0	11921			3460				
th property was the office at "La Court motor code" 2 full value						92	0	20430.			5920				
see note * 93						93	0	44810.	44810.	7140.	5250.				