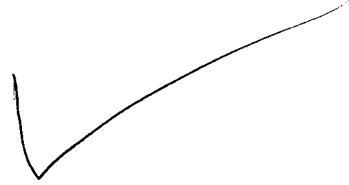




# SIGN CLEARANCE



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

Clearance No. \_\_\_\_\_  
 Date Submitted 1-16-97  
 FEE \$ 25.00  
 Tax Schedule 2945-143-32-020  
 Zone C-2

BUSINESS NAME CLARE'S AUTOMOTIVE  
 STREET ADDRESS 524 PITKIN  
 PROPERTY OWNER RUDY HERRERA  
 OWNER ADDRESS SAME

CONTRACTOR BUD'S SIGNS  
 LICENSE NO. 2970109  
 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 60 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 22 Feet Clearance to Grade 16 Feet
- (5) Distance from all Existing Off-Premise Signs within 600 Feet N/A Feet

Existing Signage/Type:	
FLUSH WALL	55 Sq. Ft.
	1 Sq. Ft.
	1 Sq. Ft.
<b>Total Existing:</b>	<b>55 Sq. Ft.</b>

● FOR OFFICE USE ONLY ●	
Signage Allowed on Parcel:	
Building	80 # Sq. Ft.
Free-Standing	120 # Sq. Ft.
<b>Total Allowed:</b>	<b>120 Sq. Ft.</b>

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]      1-16-97      [Signature]      1/21/97  
 Applicant's Signature      Date      Community Development Approval      Date

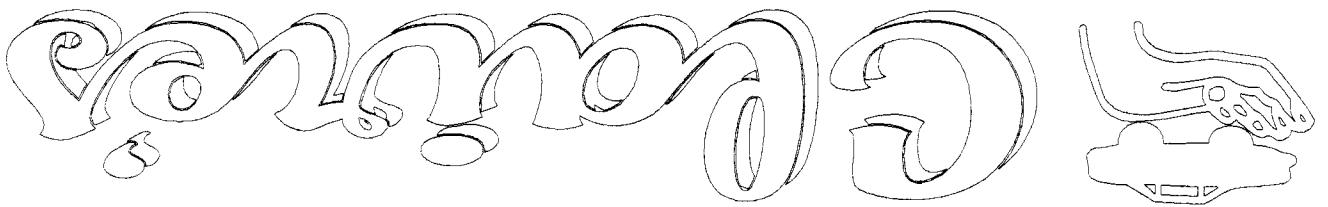
(White: Community Development)      (Canary: Applicant)      (Pink: Building Dept)      (Goldenrod: Code Enforcement)

243-3123

Tune-Ups • Computer Analysis

Wheel Aligning and Brake Specialists

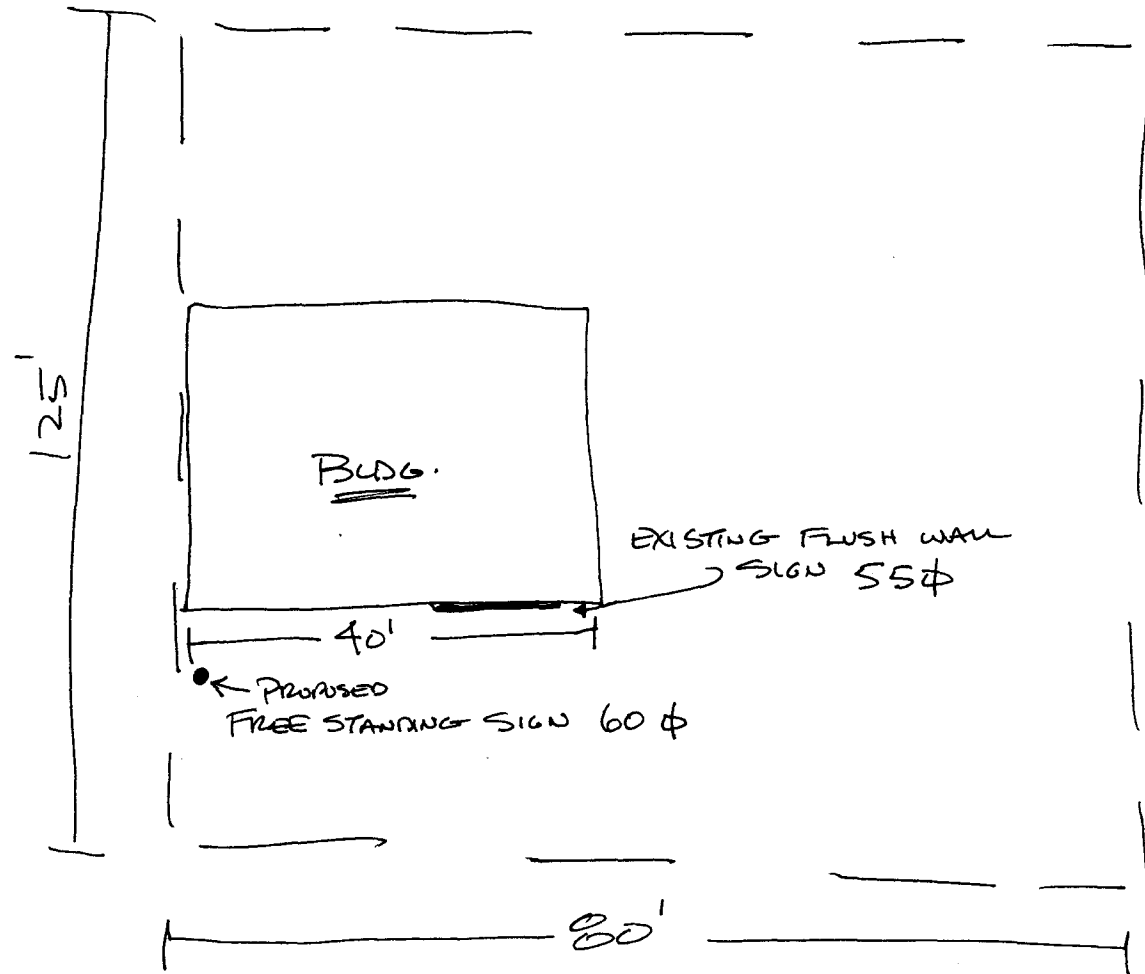
AUTO SERVICE CO.



10'-0"

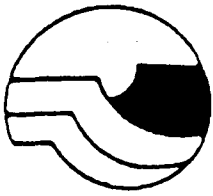
6'-0"

Combined 2 parcels into 1  
524 Pitkin

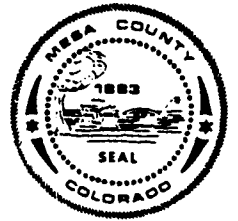


North ↑

PITKIN →



# Mesa County Assessor



Mesa County Courthouse Annex P.O. Box 20,000-5003 Grand Junction, Colorado 81502-5003 (303) 244-1610

COMBINATION FORM or RETURN TO ORIGINAL PARCELS

EXISTING PARCEL NUMBER(S): 2945-143-32-009  
2945-143-32-010

PROJECTED NEW PARCEL NUMBER(S): 2945-143-32-020

Please be advised: THAT ANY NEW NUMBER(S) LISTED ABOVE IS NOT ABSOLUTELY GUARANTEED. THE NEW NUMBERS ARE SUBJECT TO CHANGE.

FROM SEPTEMBER 1 OF EACH YEAR, THERE IS NO GUARANTEE THAT THE ABOVE REQUEST WILL BE PROCESSED IN TIME FOR THE FOLLOWING JANUARY'S TAX NOTICE.

WE DO PROMISE TO PROCESS REQUESTS IN A TIMELY MANNER, AS OUR REGULAR FLOW OF WORK ALLOWS.

OWNER

SIGNATURE

*Rudy Herrera*

PHONE NO: \_\_\_\_\_

DATE: \_\_\_\_\_

*1-16-97*

DRAFTING TECH

SIGNATURE :

*Lavada Palmer*