



# SIGN CLEARANCE

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

Clearance No. 58901  
Date Submitted 1-24-97  
FEE \$ ~~MAAA~~ 25.00  
Tax Schedule 2945-252-11-001  
Zone H0

(A)

BUSINESS NAME Stop N Save CONTRACTOR Western Neon Sign Co  
STREET ADDRESS 2700 HWY 50 LICENSE NO. 296011200240  
PROPERTY OWNER Feather-mesher-smith LTD ADDRESS 2495 Industrial Blvd  
OWNER ADDRESS 333 W. Hampden Ave suit 500 TELEPHONE NO. 242 7843  
Englewood Co. 80110

- 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 28.6 Square Feet
- (1,2,4) Building Facade 56 Linear Feet HWY 50
- (1 - 4) Street Frontage 120 Linear Feet
- (2,4,5) Height to Top of Sign 20.5 Feet Clearance to Grade 18 Feet
- (5) Distance from all Existing Off-Premise Signs within 600 Feet N/A Feet

Existing Signage/Type:	
<u>FW</u>	<u>60</u> Sq. Ft.
	Sq. Ft.
	Sq. Ft.
Total Existing:	Sq. Ft.

● FOR OFFICE USE ONLY ●	
Signage Allowed on Parcel:	<u>HWY 50</u>
Building	<u>112</u> Sq. Ft.
Free-Standing	<u>180</u> Sq. Ft.
Total Allowed:	<u>180</u> Sq. Ft.

COMMENTS: Install Van Channel letters on canopy

**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.**

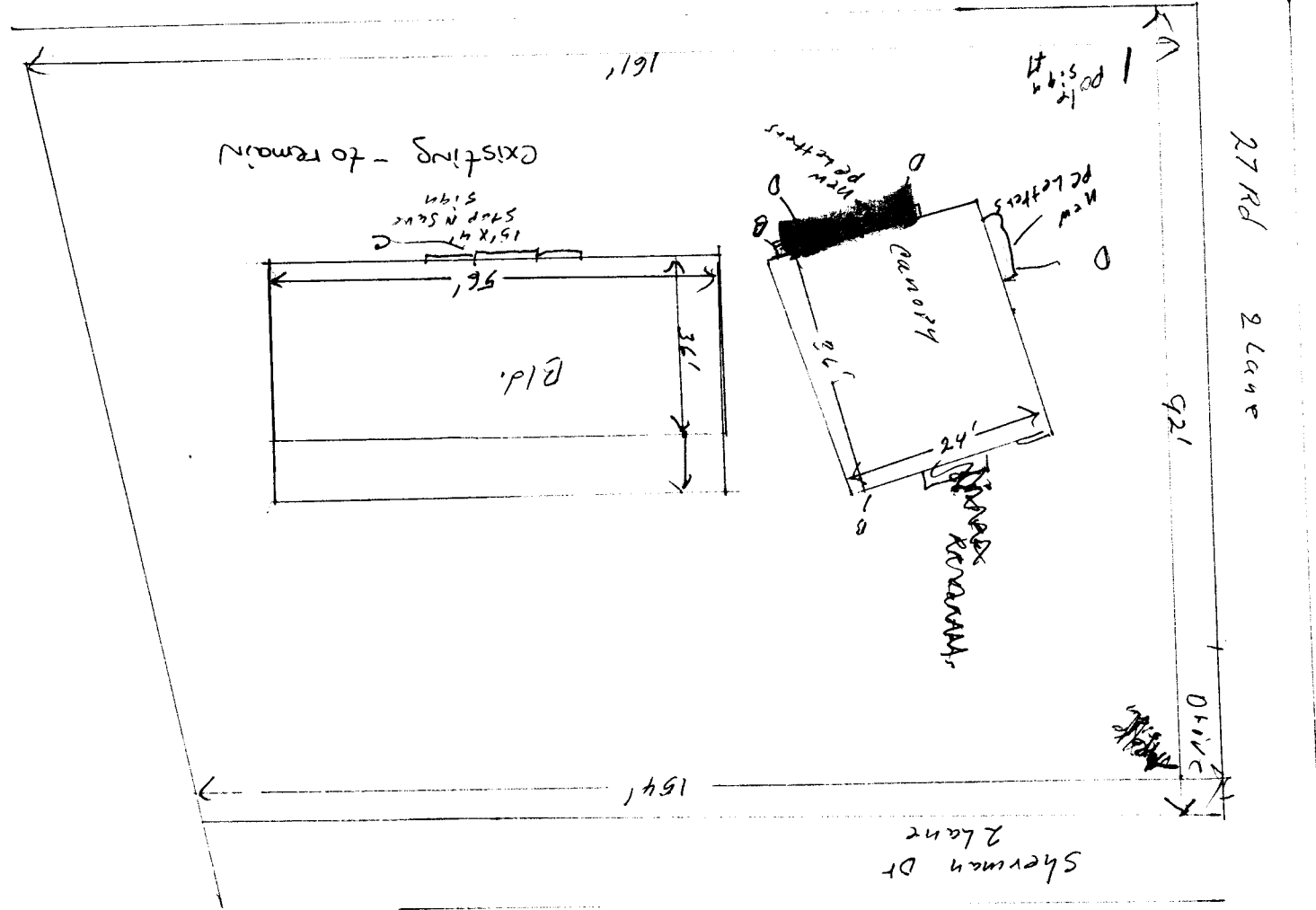
[Signature] 1-22-97 [Signature] 1/24/97  
 Applicant's Signature Date Community Development Approval Date  
 (White: Community Development) (Canary: Applicant) (Pink: Building Dept) (Goldenrod: Code Enforcement)

2700 Hwy 50

Sherman Dr  
2 Lane

27 Rd  
2 Lane

Drive



Hwy 50  
2 Lane

DRIVE

161'

154'

92'

EXISTING - to remain

15' X 4' STOP SIGN

Bld.

Canopy

New plecters

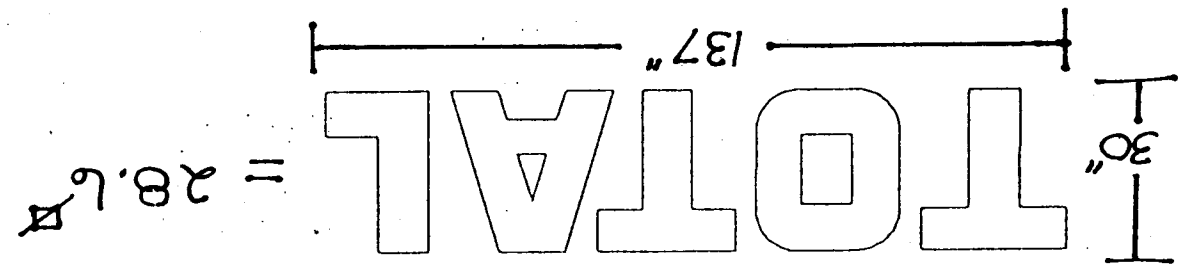
1 post sign

New plecters

REMOVE REMAINS

A

SIGN





# SIGN CLEARANCE



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

Clearance No. 58901  
Date Submitted 1-24-97  
FEE \$ 5.00  
Tax Schedule 2945-252-110001  
Zone H0

B

BUSINESS NAME Stop N Save CONTRACTOR Western Neon Sign Co  
STREET ADDRESS 2700 Hwy 50 LICENSE NO. 2960-112-00-240  
PROPERTY OWNER Feather Medsker Smith Ltd ADDRESS 2493 Industrial Blvd  
OWNER ADDRESS 333 Hamden Ave Suite 500 TELEPHONE NO. 242 7843  
Englewood Co. 80110

- 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 Hwy 50
- 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


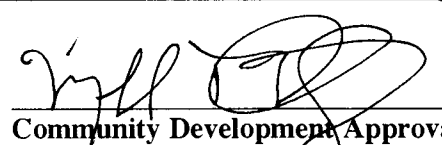
- 5) Area of Proposed Sign 84 Square Feet (two 6'x7' signs)
- (1,2,4) Building Facade 56' Linear Feet
- (1-4) Street Frontage 92' Linear Feet 27' Rd Hwy 50 HWY 50
- (2,4,5) Height to Top of Sign 30 Feet Clearance to Grade 12 Feet
- (5) Distance from all Existing Off-Premise Signs within 600 Feet N/A Feet

Existing Signage/Type:	
A FW	28.6 Sq. Ft.
FW	60 Sq. Ft.
	Sq. Ft.
Total Existing:	88.6 Sq. Ft.

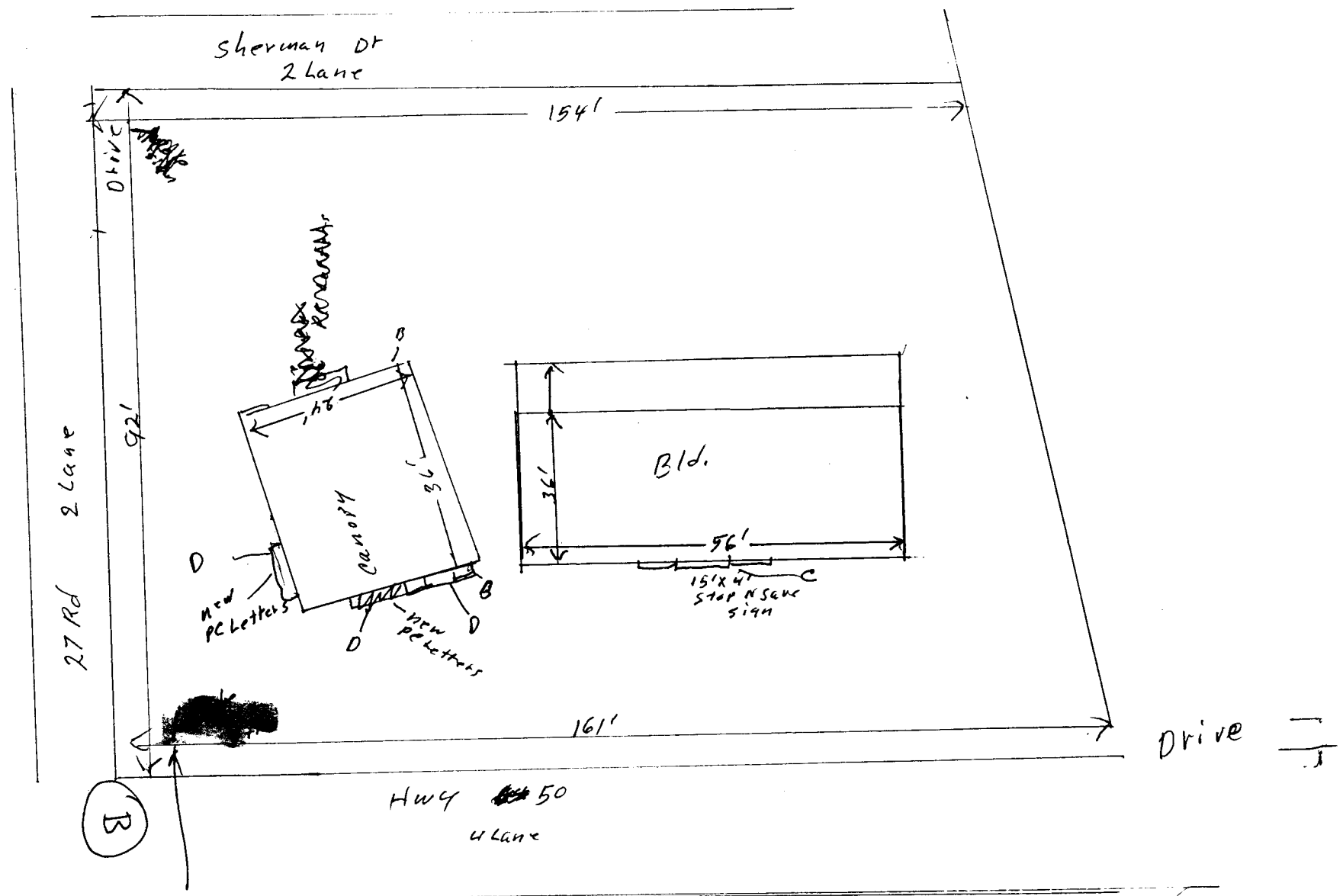
● FOR OFFICE USE ONLY ●		
Signage Allowed on Parcel: <u>HWY 50</u>		
Building	<u>112</u>	Sq. Ft.
Free-Standing	<u>180</u>	Sq. Ft.
Total Allowed:	<u>180</u>	Sq. Ft.

COMMENTS: Replace existing faces on pole sign

**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.**


1-22-97

1/24/97  
 Applicant's Signature      Date      Community Development Approval      Date  
 (White: Community Development)      (Canary: Applicant)      (Pink: Building Dept)      (Goldenrod: Code Enforcement)

2700 Hwy 50



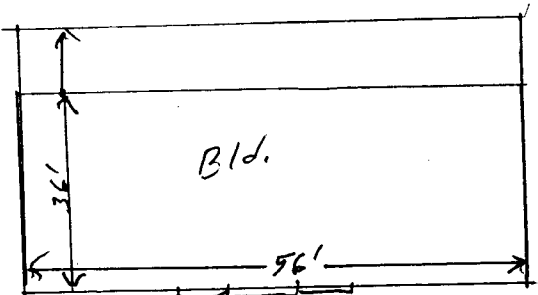
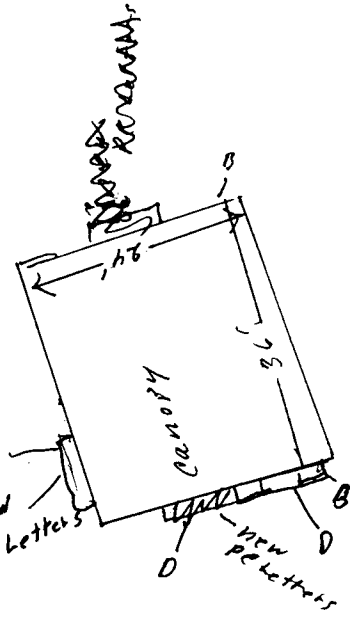
Sherman Dr  
2 Lane

154'

27 Rd  
2 Lane

92'

D  
new  
PC Letters



15' x 4'  
STOP N SAVE  
SIGN

161'

Hwy ~~50~~ 50  
4 Lane

Drive

(B)

84 ft<sup>2</sup>



Installing (2) Sets of 30" PanChannel  
letters on gas canopy. Take down  
existing "66" signage. ~~Install (1) 6'x7'~~  
~~Total~~ and (1) 6'x7' Price cabinet on  
existing pole sig

SIGN (B)

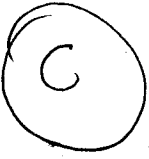


# SIGN CLEARANCE

3 of 3

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

Clearance No. 58901  
Date Submitted 1-24-97  
FEE \$ 5.00  
Tax Schedule 2943-252-11-00  
Zone Ho



BUSINESS NAME Stop N Save CONTRACTOR Western neon sign co  
STREET ADDRESS 2700 Hwy 50 LICENSE NO. 2960 11200 240  
PROPERTY OWNER Feather-medsker-smith Ltd ADDRESS 2405 Industrial Blvd.  
OWNER ADDRESS 333 W Hampden Ave Ste 500 TELEPHONE NO. 242-7843  
Englewood Co. 80110

- 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 28.6 Square Feet
- (1,2,4) Building Facade 56 Linear Feet HWY 50
- (1-4) Street Frontage 120 Linear Feet
- (2,4,5) Height to Top of Sign — Feet Clearance to Grade — Feet
- (5) Distance from all Existing Off-Premise Signs within 600 Feet N/A Feet

Existing Signage/Type:	
FW	60 Sq. Ft.
FW	28.6 Sq. Ft.
FS	84 Sq. Ft.
Total Existing:	172.6 Sq. Ft.

● FOR OFFICE USE ONLY ●	
Signage Allowed on Parcel: <u>HWY 50</u>	
Building	112 Sq. Ft.
Free-Standing	180 Sq. Ft.
Total Allowed:	180 Sq. Ft.

COMMENTS: Install pan channel letters on canopy

**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.**

Ray McWilliams      1/24/97      [Signature]      1/24/97  
Applicant's Signature      Date      Community Development Approval      Date

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

TOTAL = 28.6" 137" 30"

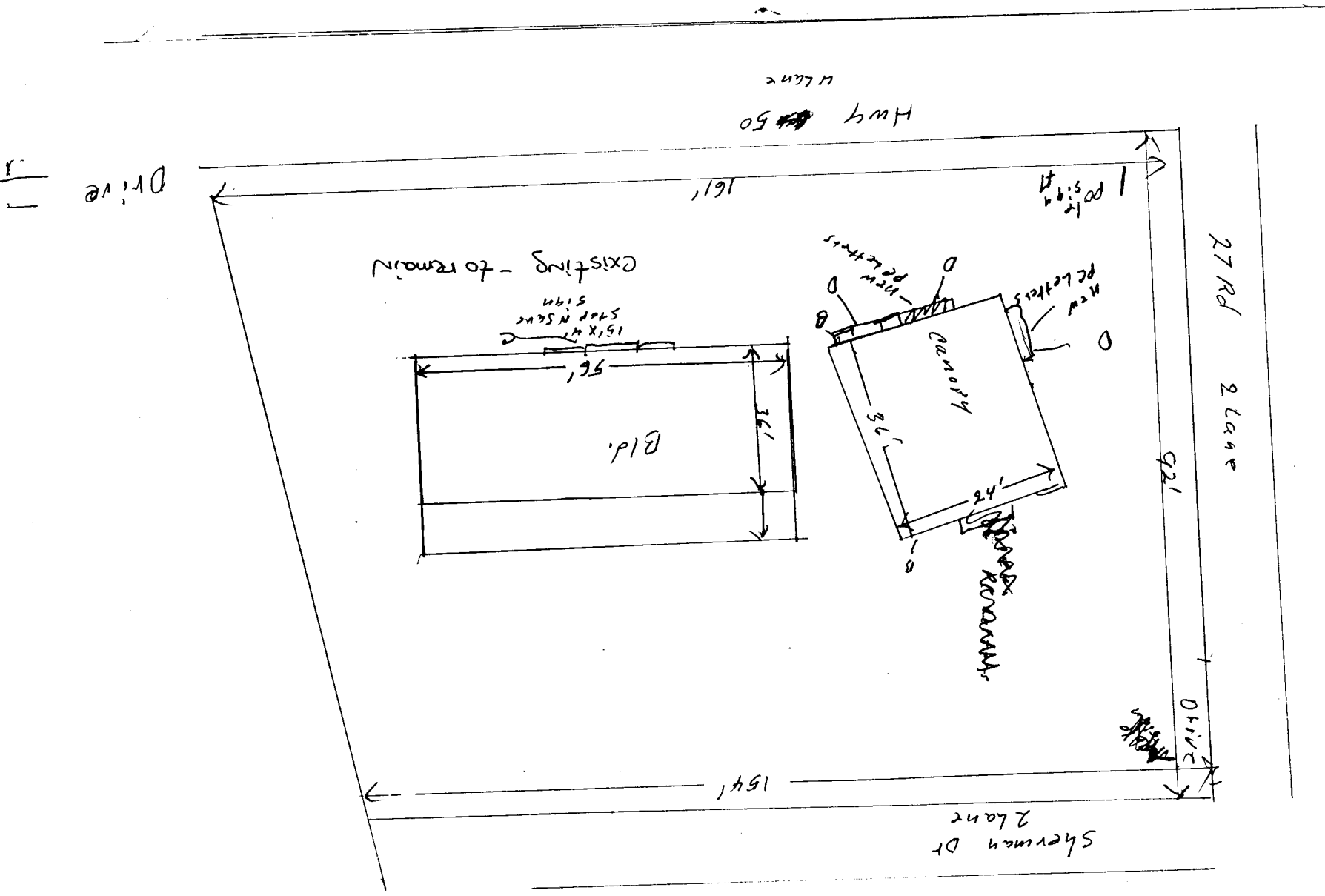


2700 Hwy 5

Sherman DT  
2 lane

27 Rd 2 lane

Drive



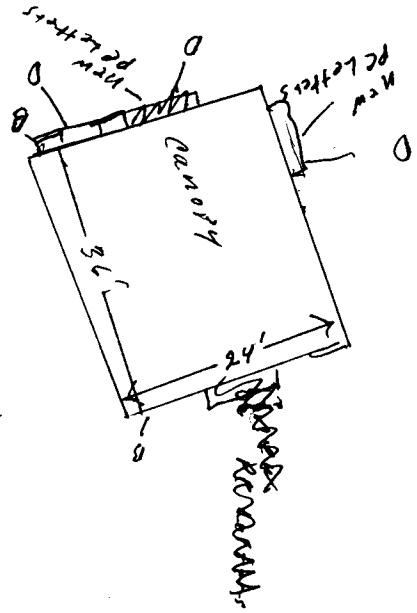
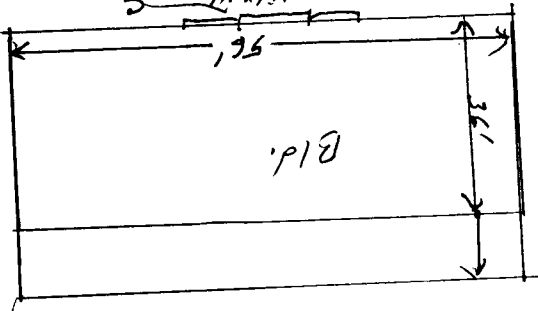
Hwy 50  
2 lane

161'

1 position #1

EXISTING - to remain

15' x 4'  
STOP SIGN



92'

DRIVE  
STOP SIGN

154'

*City Market*  
Food & Pharmacy

7'-6" X 27'-0"  
202.5 SQUARE FEET

(B)

City

3' x 6' - 18¢

Market

3' x 13½' -

40.5¢

©

58.5¢  
TOTAL



MOVE EXISTING SIGN TO NEW LOCATION

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# SIGN PERMIT

(D)

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

Permit No. \_\_\_\_\_  
Date Submitted 11-7-97  
FEE \$ 5.00  
Tax Schedule 2945-254-02-004  
Zone H.O.  
AKI

BUSINESS NAME CITY MARKET  
STREET ADDRESS 2770 HWY 50  
PROPERTY OWNER SAME  
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
- 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 23 Square Feet  
(1,2,4) Building Facade 200<sup>95</sup> Linear Feet  
(1 - 4) Street Frontage 310 Linear Feet  
(2,4) Height to Top of Sign 18 Feet Clearance to Grade 13 Feet

Existing Signage/Type:	
<u>(A) FREESTANDING</u>	<u>195.5</u> Sq. Ft.
<u>(C) FLUSH WALL</u>	<u>58.5</u> Sq. Ft.
<u>B FW</u>	<u>202.5</u> Sq. Ft.
Total Existing:	<u>456.5</u> Sq. Ft.

● FOR OFFICE USE ONLY ●		
Signage Allowed on Parcel:		
Building	<u>590</u>	Sq. Ft.
Free-Standing	<u>465</u>	Sq. Ft.
Total Allowed:	<u>590</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] Applicant's Signature      11-7-97 Date      [Signature] Community Development Approval      11/8/97 Date

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

6.4¢ →

DELI

Ⓚ

PHARMACY

16.6¢ ↗

↖ 23¢ TOTAL ↗

↖ 18" CUT-OUT LETTERS ↗

(E)



# SIGN PERMIT

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

Permit No. \_\_\_\_\_  
Date Submitted 11-7-97  
FEE \$ 5.00  
Tax Schedule 2945-254-02-004  
Zone A.O.

BUSINESS NAME CITY MARKET  
STREET ADDRESS 2770 HWY 50  
PROPERTY OWNER SAME  
OWNER ADDRESS SAME

CONTRACTOR BUD'S SIGNS  
LICENSE NO. 2900109  
ADDRESS 1055 UTE  
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 26.7 Square Feet  
(1,2,4) Building Facade 200 Linear Feet  
(1 - 4) Street Frontage 310 Linear Feet  
(2,4) Height to Top of Sign 18 Feet Clearance to Grade 13 Feet

Existing Signage/Type:	
<u>(A) FREESTANDING</u>	<u>195.5</u> Sq. Ft.
<u>(C) FLUSH WALL</u>	<u>58.5</u> Sq. Ft.
<u>(D) FLUSH WALL</u>	<u>23.0</u> Sq. Ft.
Total Existing:	<u>277</u> Sq. Ft.

● FOR OFFICE USE ONLY ●		
Signage Allowed on Parcel:		
Building	<u>590</u>	Sq. Ft.
Free-Standing	<u>465</u>	Sq. Ft.
Total Allowed:	<u>590</u>	Sq. Ft.

(B) FW  
COMMENTS: 202.5  
479.5 S.F.

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] 11-7-97 [Signature] 11/8/97  
Applicant's Signature Date Community Development Approval Date

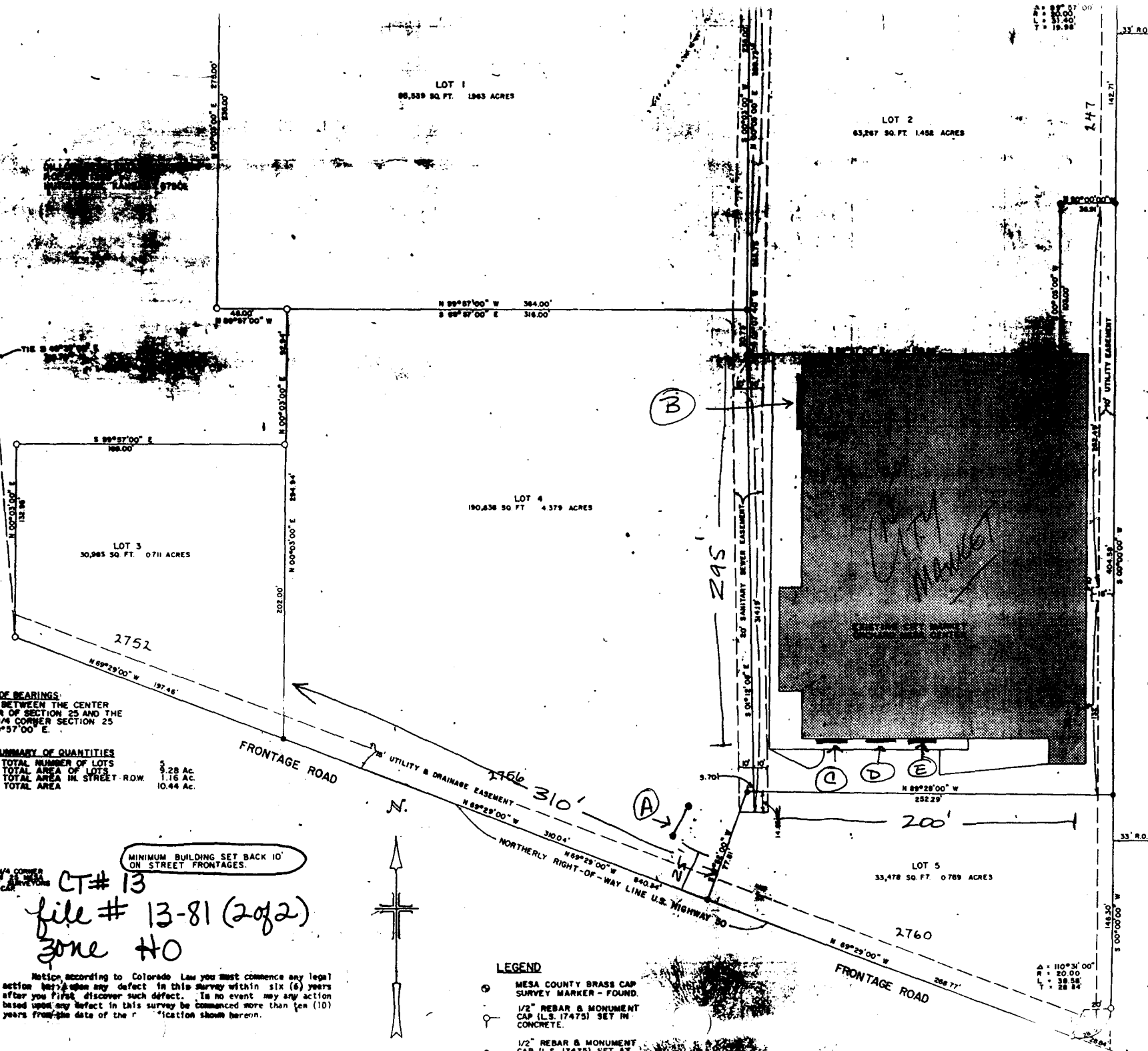
(White: Community Development) (Canary: Applicant) (Pink: Code Enforcement)

18" CUT-OUT LETTERS

12"  $\phi$  → BAKERY (E)

14.7"  $\phi$  → SEAFOOD

26.7"  $\phi$   
TOTAL



N = 89° 57' 00"  
 E = 174.00'  
 L = 19.98'

KNOW ALL MEN BY THESE PRESEN

That the undersigned of property situated in the NW of the Ute Meridian, City of accompanying plat thereof, is follows:

Beginning at the Northw Mesa County Surveyor brass of along the northerly line of of beginning; thence continui said Section 25, S-89°-57'-00" leaving said northerly line a 794.73 feet to a point on the along said northerly right-of said northerly right-of-way 1 185.00 feet; thence N-00°-03' thence N-00°-03'-00"-E 275.00 454,871.5 sq. ft. = 10.44 acr

That said owner does her plat to the use of the public those portions of said real pi accompanying plat, as perpetu utilities, irrigation, and dri lines, gas lines, telephone l; trim interfering trees and br installation and maintenance c utilized in a reasonable and pr

IN WITNESS WHEREOF said owner 16th day of November

Dillon Real Estate Company, Inc  
 Owners *[Signature]*  
 STATE OF COLORADO }  
 COUNTY OF MESA } SS

The foregoing instrument November A.D. 1982  
 Witness my hand and official s

This plat of Orchard Mesa Center Sub County of Mesa, State of Colorado w November A.D. 198

*[Signature]*  
 City Manager  
*[Signature]*  
 Chairman, Grand Junction Planning Co

State of Colorado }  
 County of Mesa } SS

I hereby certify that this in: this 15th day of Dec in Plat Book 13 Page 125  
*[Signature]*  
 Clerk and Recorder

I, John A. Baxter, do hereby Center Subdivision, a subdivision of of Colorado, has been prepared unde survey of same.  
*[Signature]*  
 John A. Baxter Registered Land



SUMMARY OF QUANTITIES  
 TOTAL NUMBER OF LOTS 5  
 TOTAL AREA OF LOTS 9.28 Ac.  
 TOTAL AREA IN STREET ROW 1.16 Ac.  
 TOTAL AREA 10.44 Ac.

CT# 13  
 file # 13-81 (2 of 2)  
 zone HO

Notice according to Colorado Law you must commence any legal action within six (6) years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten (10) years from the date of the publication shown herein.

LEGEND  
 MESA COUNTY BRASS CAP SURVEY MARKER - FOUND.  
 1/2" REBAR & MONUMENT CAP (L.S. 17475) SET IN CONCRETE.  
 1/2" REBAR & MONUMENT CAP (L.S. 17475) SET AT ALL LOT CORNERS.

SCALE: 1" = 40'