



# SIGN CLEARANCE

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

Clearance No. 60004  
 Date Submitted 4/14/97  
 FEE \$ 25.00  
 Tax Schedule 2943-182-00-070  
 Zone C-1

(A)

BUSINESS NAME Western Sizzlen Restaurant CONTRACTOR Western Neon Sign Co.  
 STREET ADDRESS 2839 North Ave. LICENSE NO. 2960490  
 PROPERTY OWNER Mesa Steaks Inc ADDRESS 2495 Industrial Blvd  
 OWNER ADDRESS 2839 North Ave. TELEPHONE NO. 242-7843  
G.S. Co. 81501

- 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 #7466

- 5) Area of Proposed Sign 96' Square Feet
- (1,2,4) Building Facade ~~28~~ Linear Feet 159
- (1-4) Street Frontage ~~179~~ Linear Feet
- (2,4,5) Height to Top of Sign \_\_\_\_\_ Feet Clearance to Grade 20' Feet
- (5) Distance from all Existing Off-Premise Signs within 600 Feet \_\_\_\_\_ Feet

Existing Signage/Type: <u>FS (4x8 + 4x9) = 77</u>	
	Sq. Ft.
	Sq. Ft.
	Sq. Ft.
Total Existing:	Sq. Ft.

● FOR OFFICE USE ONLY ●		
Signage Allowed on Parcel:	<u>NORTH AVE LONG FACADE</u>	
Building	<u>318</u>	Sq. Ft.
Free-Standing	<u>268</u>	Sq. Ft.
Total Allowed:	<u>318</u>	Sq. Ft.

COMMENTS: Remove existing 8'x12 Western Sizzlen Sign + install new 8'x12' Western Sizzlin 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.**

[Signature] 4-3-97 [Signature] 4/15/97  
 Applicant's Signature Date Community Development Approval Date

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



# SIGN CLEARANCE

③

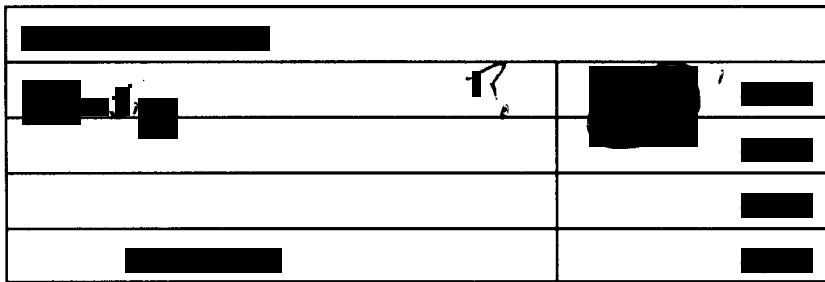
Community Development Department  
250 North 5th Street  
Grand Junction, CO 81501  
(970) 244-1430

Clearance No. 60004  
Date Submitted 4/14/97  
FEE \$ 5.00  
Tax Schedule 2943-182-00-070  
Zone C-1

BUSINESS NAME Western Sizzlen Restraunt CONTRACTOR Western Neon Sign Co.  
STREET ADDRESS 2839 North Ave LICENSE NO. 2960490  
PROPERTY OWNER Mesa Steaks Inc ADDRESS 2495 Industrial Blvd  
OWNER ADDRESS 2839 North Ave TELEPHONE NO. 242-7843  
G.J. Co. 81501

- 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 15' Square Feet 3'x5' Flamekist
- (1,2,4) Building Facade 25 Linear Feet 159
- (1-4) Street Frontage 179 Linear Feet
- (2,4,5) Height to Top of Sign 18' Feet Clearance to Grade 15' Feet
- (5) Distance from all Existing Off-Premise Signs within 600 Feet \_\_\_\_\_ Feet



● FOR OFFICE USE ONLY ●		
Signage Allowed on Parcel:	<u>long facade</u>	
Building	<u>318</u>	Sq. Ft.
Free-Standing	<u>268</u>	Sq. Ft.
Total Allowed:	<u>318</u>	Sq. Ft.

COMMENTS: Re install one (1) 3' high x 5' wide oval "Flamekist" flush wall sign to the same location on building as prior to the remodel

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] 4-3-97 [Signature] 4/15/97  
 Applicant's Signature      Date      Community Development Approval      Date

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



# SIGN CLEARANCE



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

Clearance No. 60004  
 Date Submitted 4/14/97  
 FEE \$ ~~25.00~~ 5.00  
 Tax Schedule 2943-182-00-070  
 Zone C-1

BUSINESS NAME Western Sizzlin Restaurant CONTRACTOR Western Neon Sign Co.  
 STREET ADDRESS 2839 North Ave LICENSE NO. 2960490  
 PROPERTY OWNER Mesa Steaks Inc. ADDRESS 2495 Industrial Blvd  
 OWNER ADDRESS 2839 North Ave TELEPHONE NO. 242-7843  
G.J. Co. 81501

- 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 30' Square Feet 2'6" X 12' Long
- (1,2,4) Building Facade 78' Linear Feet 159
- (1 - 4) Street Frontage 179' Linear Feet
- (2,4,5) Height to Top of Sign 12'6" Feet Clearance to Grade 10' Feet
- (5) Distance from all Existing Off-Premise Signs within 600 Feet \_\_\_\_\_ Feet

Existing Signage/Type:	
FS	173 Sq. Ft.
FW B+C	63 Sq. Ft.
	Sq. Ft.
Total Existing:	Sq. Ft.

● FOR OFFICE USE ONLY ●	
Signage Allowed on Parcel:	<u>LONG FACADE</u>
Building	318 Sq. Ft.
Free-Standing	268 Sq. Ft.
Total Allowed:	318 Sq. Ft.

COMMENTS: Install new 2'6" High x 12' Long Steak House sign to lower roofline ~~at~~ fascia (To be framed in for this sign)

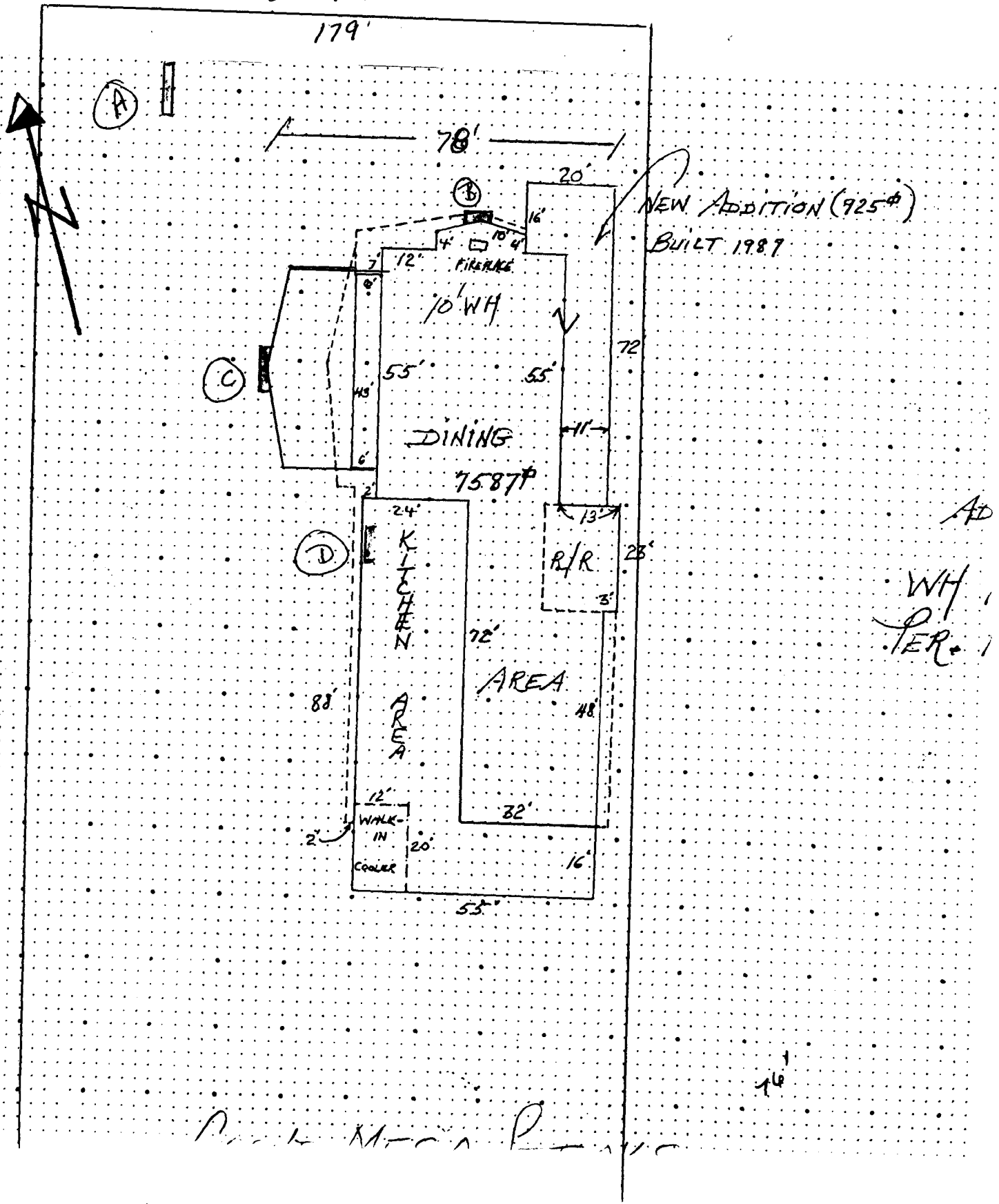
NOTE: No sign may exceed 300 square feet. A separate sign clearance is required for each sign. Attach a sketch of proposed and existing signage including types, dimensions, lettering, abutting streets, alleys, easements, property lines, and locations. **A SEPARATE PERMIT FROM THE BUILDING DEPARTMENT IS REQUIRED.**

[Signature] 4-4-97 [Signature] 4/15/97  
 Applicant's Signature Date Community Development Approval Date

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

Western Sizzlen Restraunt

2839 North Ave



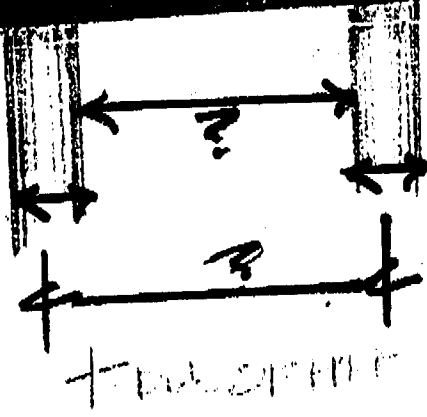
12' 0"

(A)



96#

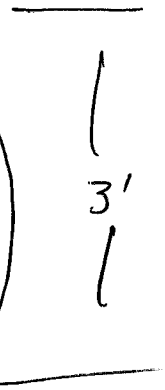
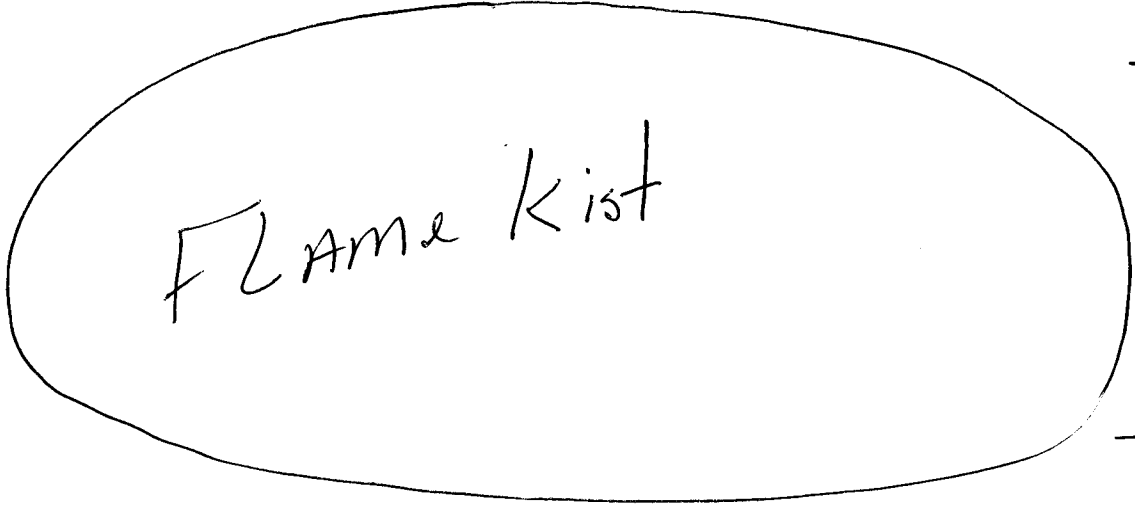
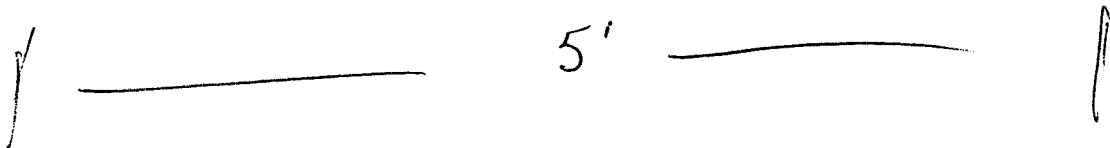
96#



ROUND OR SQUARE?

DOUBLE FACE POLE SIGN TO RETRACE EXISTING SIGN  
 & RE-USE EXISTING UPRIGHTS IF IN GOOD CONDITION  
 THE SIZE & DISTANCES ON THE POLE IS IMPORTANT  
 96# D/F POLE SIGN  
 MEASUREMENTS - UPMOST IMPORTANCE  
 CHANNEL LETTER WITH NEON

②

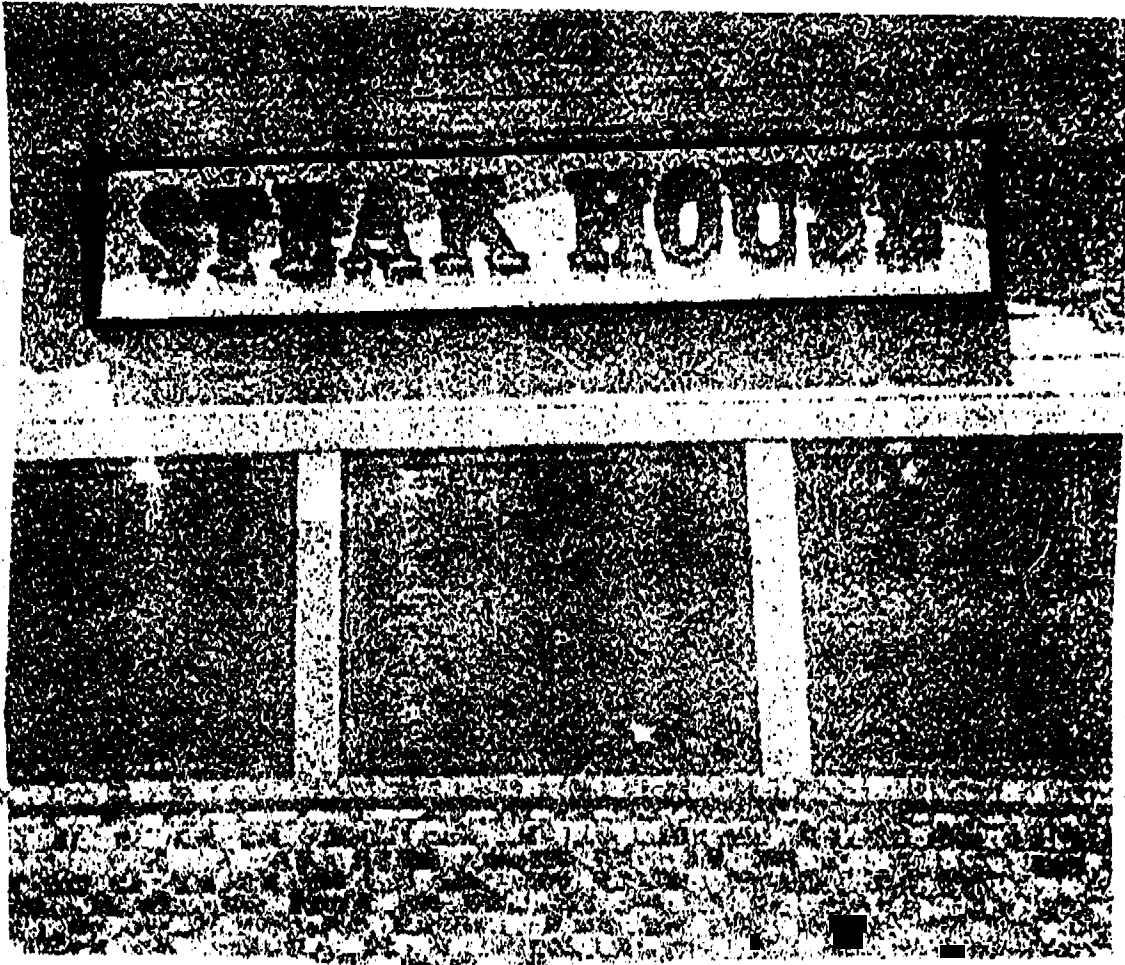




NOT TO SCALE

- SINGLE FACE WALL SIGN FABRICATED OF 22 GA. PAINT-LOCK METAL WITH NEON, ETC.
- AS #
- OPEN CHANNEL LTRS WITH NEON

(D)



SI [REDACTED] WITH  
SIGN SIZE [REDACTED]  
ORDER NO. [REDACTED]  
3) WALL SIG [REDACTED]