



SIGN CLEARANCE

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

Clearance No. 05235
Date Submitted _____
FEE \$ 25.00
Tax Schedule 2945-124-25-019
Zone C-1

BUSINESS NAME Wendy's CONTRACTOR Western Neon Signs Co.
STREET ADDRESS 2101 North Ave, G.J. LICENSE NO. 2980446
PROPERTY OWNER Wendys of Colorado Sp Inc ADDRESS 3183 Hall Ave, 81504
OWNER ADDRESS 1515 N. Academy Blvd #400 TELEPHONE NO. 523-4045
Co Springs 80909

- 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 100 Square Feet
- (1,2,4) Building Facade 30 Linear Feet 38' x 80' building
- (1 - 4) Street Frontage 82.77 Linear Feet
- (2,4,5) Height to Top of Sign 29 Feet Clearance to Grade 16 Feet
- (5) Distance from all Existing Off-Premise Signs within 600 Feet _____ Feet

Existing Signage/Type:	
<u>1- FW Wendy's w/logo</u>	<u>45.5</u> Sq. Ft.
	Sq. Ft.
	Sq. Ft.
Total Existing:	Sq. Ft.

● FOR OFFICE USE ONLY ●		
Signage Allowed on Parcel:		
Building	<u>160</u>	Sq. Ft.
Free-Standing	<u>124</u>	Sq. Ft.
Total Allowed:	<u>160</u>	Sq. Ft.

COMMENTS: Remove existing wendy's free standing sign & install one new wendy's sign AS PER diagram

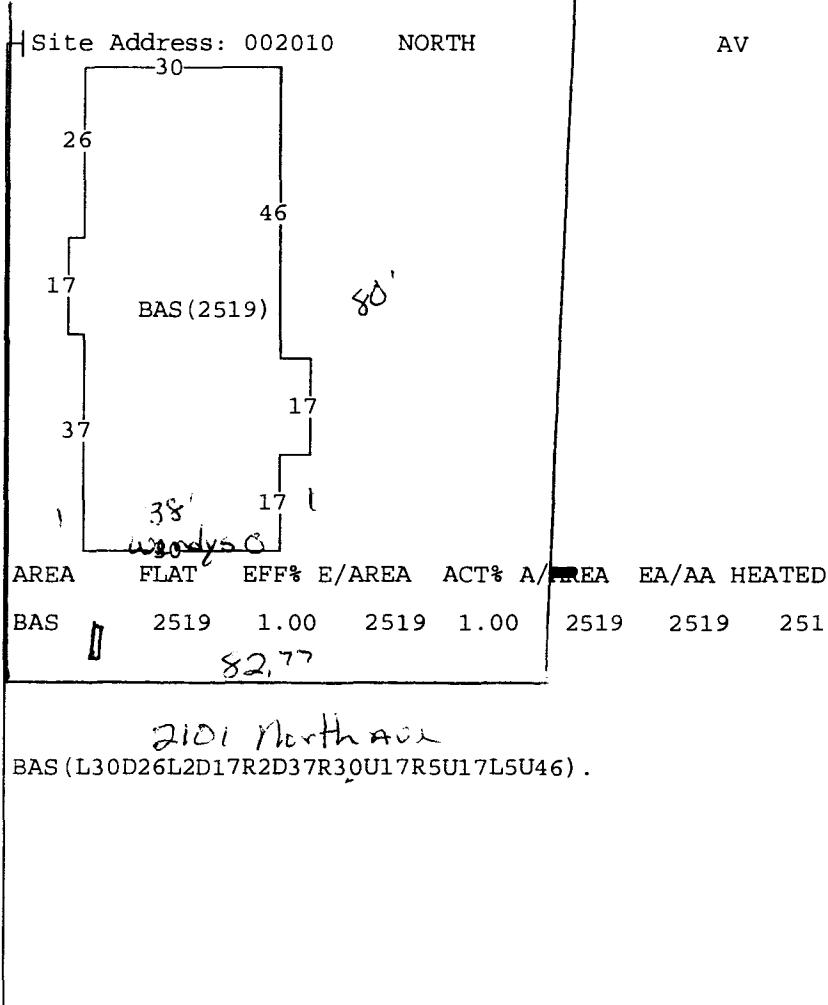
NOTE: No sign may exceed 300 square feet. A separate sign clearance is required for each sign. Attach a sketch of proposed and existing signage including types, dimensions, lettering, abutting streets, alleys, easements, property lines, and locations. **A SEPARATE PERMIT FROM THE BUILDING DEPARTMENT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

[Signature] 5-7-98 [Signature] 5/7/98
 Applicant's Signature Date Community Development Approval Date

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

CHANGED DEP TO 40 REL. SMA

Model 10 COMMERCIAL-SPECIAL PUR
 Building Type 2230 RESTAURANT
 Arch Style 42 AVERAGE
 Quality 03 AVG CONDITI
 Condition 03 FACE BRICK
 Exterior Wall 1 20 N/A
 Exterior Wall 2 00 BUILT UP T
 Roof Cover 04 FLAT
 Roof Structure 01 DECORATIVE
 Interior Wall 1 08 NONE
 Interior Wall 2 07 CLAY TILE
 Floor Cover 1 11 N/A
 Floor Cover 2 00 GAS
 Heating Fuel 03 FORCED AIR
 Heating Type 04 CENTRAL AIR
 Air Condition 03 WOOD FRAME
 Frame 02 1 STORY
 Stories 010
 Units 0001
 Comml Fixtures 0009 9 FIXTURES
 Comml Wall Hght 12 12 FEET
 Size Adj 00250 APPROX 250
 Actual Year Blt 1977
 Eff. Year Blt 1977
 REL 40
 Special Cond 000000
 Spec Cond Code



Land Value 47,550
 Misc Value 7,380
 Bldg Value 117,600
 Total Value 172,530
 Value By Market Cama

Effective Area 2,519
 Points 1.1200
 Bldg Rate 64.84
 RCN 163,331
 Pct Good 0.7200
 OBSOL 0.0000
 Building Value 117,600

BOOK	PAGE	DATE	QS	SALE PRICE
2342	182	0797	Q	35,000

PERMIT NO TYPE DATE AMOUNT

Appraiser LMD LORI M DECROW
 Appr Date 11/14/96
 Use Code 2000 Commercial
 NBHD 223010.02 WEST N AVE SPEC P
 L100 M100 B150

AREA	FLAT	EFF%	E/AREA	ACT% A/	AREA	EA/AA	HEATED
BAS	2519	1.00	2519	1.00	2519	2519	2519

82.77

MISC BLDG CODE	DESC	LENGTH	WIDTH	UNITS	ADJ PRICE	EYB DT PCT	ADJUSTMENT	VALUE
1 1 0116	ASPHALT-COMM 25%	.00	.00	7500.00	.75	77 11 19.00	1.00	4,560
2 1 0206	LIGHTS & POLES	.00	.00	1.00	1000.00	77 11 19.00	1.00	810
4 1 0240	FENCING	54.00	6.00	324.00	6.45	92 11 4.00	1.00	2,010

LAND LUSE DESC	ZONING	UNITS TP	PRICE	ADJUSTMENT CODE/FACTOR	VALUE
1 2130 SPECIAL PURPOSE		10346.00 S	1.00 GJ 4.50	. 0 . 0 . 0	46,560
2,2130 SPECIAL PURPOSE		662.00 S	1.00 GJ 1.50	. 0 . 0 . 0	990

9'-0"

7'-10"

5'-2"

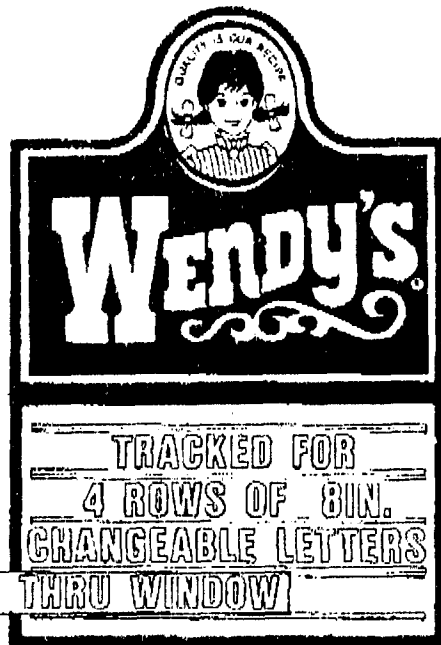
16'-0"

29'-0"

8'-0"

W/P 100 PYLON SIGN:

REFER TO STANDARD PRODUCT SPEC. SHEET FOR CONSTRUCTION, GRAPHICS ETC...



STEEL REQUIREMENTS:

1ST. STAGE - 10" x 10" x .250 SQUARE STEEL TUBE @ 17'-6" LONG & SLEEVED CONNECTION @ 8'-0" ABOVE GRADE, 24" LONG.

2ND. STAGE - 8" x 8" x .315 SQUARE STEEL TUBE @ 10'-0" LONG

NOTE: HEIGHT TO BOTTOM OF READERBOARD EXCEEDS RECOMMENDED HEIGHT FOR CONVENIENCE IN CHANGING THE 8" TRACKED LETTERS FROM GRADE.

GRADE.

FOUNDATION REQUIREMENTS:

DIRECT BURIAL INSTALLATION - 48" DIAM. x 10'-0" DEEP CAISSON TYPE CONCRETE FOOTER.

* SUBJECT TO LOCAL CODES & SOIL CONDITIONS.

DRAWING NUMBER STORE	DATE 4.30.98	SCALE 1/4" = 1'-0"	SHEET 10	OF 1	TEAM WHP	SALESMAN J.M.	DRAWN BY B. Sajjanji
CLIENT Wendy's	REVISIONS						
PROJECT W/P 100 @ 29'-0A.H.	<div style="display: flex; flex-direction: column; align-items: center;"> <div style="border: 1px solid black; width: 15px; height: 15px; margin-bottom: 5px;"></div> <div style="border: 1px solid black; width: 15px; height: 15px; margin-bottom: 5px;"></div> <div style="border: 1px solid black; width: 15px; height: 15px;"></div> </div>						

