



# SIGN CLEARANCE

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

Clearance No. 65254  
Date Submitted 3-31-98  
FEE \$ 25.00  
Tax Schedule 2943-073-17-001  
Zone C-1

BUSINESS NAME CHAMPION RENT TO OWN  
STREET ADDRESS 2830 NORTH AVE.  
PROPERTY OWNER BRAY & CO (MANAGERS)  
OWNER ADDRESS 1015 N. 7th

CONTRACTOR BUD'S SIGNS  
LICENSE NO. 2980109  
ADDRESS 1055 UTE AVE.  
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

- (1-5) Area of Proposed Sign 60 ~~100~~ Square Feet
- (1,2,4) Building Facade 774 Linear Feet
- (1-4) Street Frontage 685 Linear Feet
- (2,4,5) Height to Top of Sign 15 Feet Clearance to Grade 12 Feet
- (5) Distance from all Existing Off-Premise Signs within 600 Feet \_\_\_\_\_ Feet

Existing Signage/Type:	<u>1231.25</u> <del>1836.75</del>
<u>ATTACHED DRAWING</u>	<u>1256</u> Sq. Ft.
<u>FLUSH WALL</u>	<u>( )</u> Sq. Ft.
<u>FREE STANDING</u>	<u>365</u> Sq. Ft.
Total Existing:	<u>1596.25</u> <del>1836.75</del> Sq. Ft.

● FOR OFFICE USE ONLY ●		
Signage Allowed on Parcel:		
Building	<u>1548</u>	Sq. Ft.
Free-Standing	<u>1027.5</u>	Sq. Ft.
Total Allowed:	<u>1548</u>	Sq. Ft.

COMMENTS: SIGN MAY NOT EXCEED 60 SQ. FT. SIGN ALLOWED PER AGREEMENT WITH CITY TO BRING CENTER INTO COMPLIANCE WITH CODE.

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] 3-31-98 Bill Neth 4.28.98  
Applicant's Signature Date Community Development Approval Date

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

24'

3'



3'-0" X 24'-0" ILLUMINATED SIGN  
72 Square Feet

DESIGN PROPERTY OF



970-245-7700



April 24, 1998

Mr. Scott Harrington  
City of Grand Junction  
250 North 5<sup>th</sup> Street  
Grand Junction, Co 81501

RE: Eastgate Shopping Center Signage Allocations  
2830 North Avenue  
Grand Junction, CO 81501

- SALES
- LEASING
- MANAGEMENT
- MARKETING
- AQUISITION
- DEVELOPMENT
- CONSULTING

Dear Scott:

It is our understanding that Eastgate Shopping Center signage is currently out of compliance and appropriate steps need to be taken to reduce the signage and rectify the situation.

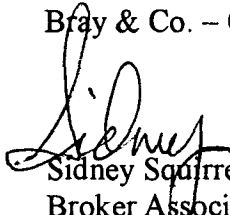
After our meeting on April 23, 1998, it was concluded from our meeting that one of two courses of action need to be taken: a) "Eastgate" sign on the building which is approximately 110 square feet of signage needs to be removed or b) over the shortest feasible time period as tenants are replaced with new tenants or existing tenants change their signage on the building, the tenants out of compliance will be reduced to a size of sign meeting compliance.

At this time we have not been able to notify the Landlord of this situation and are unable to decide which course of action will be taken. However, the City can rest assured that one of the two actions will be taken and the situation will be rectified. We trust that this letter will suffice so that Mr. Ritter can proceed with his store signage which is in compliance as soon as possible as time is of the essence for his store opening.

Please call with any questions or concerns.

Sincerely,

Bray & Co. - Commercial

  
Sidney Squirrel, CCIM  
Broker Associate

1007 N. 7TH STREET  
GRAND JUNCTION,  
COLORADO 81501  
970/241-2909  
FAX: 970/241-6223  
1-800-695-0539

- TOTAL BUILDING LENGTH = 774'-0"
- MAXIMUM SIGNAGE ALLOWED = 1548 φ
- EXISTING TOTAL = ~~1111 φ~~ 123125
- SIGNAGE AVAILABLE = ~~1111 φ~~

12115

240'	220'	20'	24'	30'	40'	15'	15'	20'	20'	30'	15'	83'
AMERICAN'S BEST	GMV MARKET 447.25 φ ESTORAGE	32 φ DOST OTHERS	48 φ H&R BLACK	60 φ RADIO STAKE	18 φ PET DO.	36 φ PET DO.	30 φ APPROX ROAD	36 φ MATERIALS ETC.	47 φ MANUAL LUMBER	36 φ EXISTING VOLUME	CARPET LAND USA 142.5 φ	

298.5 φ  
~~60 φ~~ RENTAL MARKET  
 Proposed