BUSINESS NAME Tevery Anto States CONTRACTOR Prode Signes   STREET ADDRESS S34 V. First LICENSE NO. 2440104   PROPERTY OWNER Gave ADDRESS 1055 Org Aue   OWNER ADDRESS Gave TELEPHONE NO. 2440104   OWNER ADDRESS Gave TELEPHONE NO. 2450104   J.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 or more Traffic Lanes - 1.5 Square Feet X Street Frontage   [] 4. PROJECTING 0.5 Square Feet Mon-Illuminated   [] 4. PROJECTING 0.5 Square Feet Non-Illuminated   [] 4. Proposed Sign Signage Tipe: Signage Allowed on Parcel: Signage All	CONTRACTOR OF THE STATE	SIGN PER Community Devel 250 North 5th Stra Grand Junction, C (970) 244-1430	opment Department eet	FEE \$	tted/4/99 5, 2 - 2	2-36-001002
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 3 Square Feet   (1.2,4) Building Facade 12 5 f.   (1.4) Street Frontage 12 5 f.   (2,4) Height to Top of Sign 12 Feet   (2,4) Height to Top of Sign 12 Feet   (2,4) Height to Top of Sign 12 Square Feet   (2,4) Height to Top of Sign 12 Square Feet   (2,4) Height to Top of Sign 12 Square Feet   (2,4) Height to Top of Sign 12 Square Feet   (2,4) Height to Top of Sign 12 Square Feet   (2,4) Height to Top of Sign 12 Square Feet   (2,4) Height to Top of Sign 12 Square Feet   (3,2) Square Feet Signage Allowed on Parcel:	STREET ADDRESS PROPERTY OWNER	534 N. Fir	L	CENSE NO. <u>کې کې</u> DDRESS <u> کړی (</u>	- UTE ALLE	
$\begin{array}{c} 1-4 \end{pmatrix} \text{ Area of Proposed Sign} & 3 \\ \hline & 3 \\ \hline & 3 \\ \hline & 3 \\ \hline & 15 \\ \hline & 51 \\ \hline & 51$	Face Change Only (2,3 &   [] 2. ROOF   [] 3. FREE-S   [] 4. PROJE	<u>k 4)</u> : 2 Squ STANDING 2 Tra 4 or 1 CTING 0.5 S	uare Feet per Linear Fo offic Lanes - 0.75 Squar more Traffic Lanes - 1. quare Feet per each Lir	ot of Building Facade e Feet x Street Frontag 5 Square Feet x Street hear Foot of Building F	Frontage Facade	nated
Sq. Ft.Free-Standing $\sqrt{0.7.5}$ Sq. Ft.Total Existing: $52$ Sq. Ft.Total Allowed: $200$ Sq. Ft.	(1 - 4) Area of Propos (1,2,4) Building Facad (1 - 4) Street Frontage (2,4) Height to Top of Existing Signage/Type: $A_{FL} = A_{WN} i_{NC} S_{iC} N$ C WAll Sign (Pr	ted Sign $3$ Sq c $100$ Linear Fe b $125$ Linear Fe of Sign $12$ Fee tun Shop) - $cn scattleSide of Side$	uare Feet $\frac{1}{51}$ eet et Clearance to Grade $\frac{1}{51}$	Feet Feet Signage Allow Building Free-Standing	FIRST SIG PR OFFICE USE ON wed on Parcel:	STREET VALLOWANCE LY • C) Sq. Ft. 7. 5 Sq. Ft.

**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.

<u>2/11/99</u> Date <u>)</u> Date Spplicant's Signature Community Development Approval

(White: Community Development)

(Canary: Applicant)



### SIGN PERMIT



Ø

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

Permit No
Date Submitted 2/9/99
FEE \$ 25
Tax Schedule 2945-142-36_001/002
Zone

BUSINESS NA	ME TERY Auto	SAle	es co	ONTRA	ACTOR Buds S	IGN'S
STREET ADD	/	-		CENSE		69
PROPERTY O	WNER SAME	_ / _	AI	DRES	s 1055 IM	E AVE
OWNER ADDI	RESS SAME		TE	LEPH	ONE NO. <u>2455</u> -	7700
× 1.	FLUSH WALL	2 Squar	re Feet per Linear Foo	t of B	uilding Facade	
<u>Face Change O</u>	nly (2,3 & 4):					
[]2.	ROOF	2 Squar	re Feet per Linear Foo	ot of B	uilding Facade	
[] 3.	FREE-STANDING	2 Traffi	ic Lanes - 0.75 Square	e Feet	x Street Frontage	
		4 or mo	ore Traffic Lanes - 1.5	i Squa	re Feet x Street Frontage	
[]4.	PROJECTING	0.5 Squ	are Feet per each Line	ear Fo	ot of Building Facade	
[] Existing Ex	ternally or Internally Illu	minated	- No Change in Elect	trical	Service [] N	Non-Illuminated
(1,2,4) Build (1 - 4) Stree (2,4) Heigh	ling Facade <u>100</u> Li t Frontage <u>125</u> Lin ht to Top of Sign <u>12</u>	inear Feet near Feet	L .	on 8	Feet	FIRST STREET SIGN ALLOWANCE
Existing Signa	ge/Type:		<u></u>		• FOR OFFICE	USE ONLY
A AWINING S	ign - ON FIST ST		20 Sq. Ft.		Signage Allowed on Parc	cel:
O WALL SIG	N (AwnShop) -ON OF	H SIDE Bldg	32 Sq. Ft.		Building	200 Sq. Ft.
Diago (1	PAUN shop)		<u> </u>		Free-Standing	187.5 Sq. Ft.
	Existing:		55 Sq. Ft.		Total Allowed:	200 Sq. Ft.
comments Street 4			located on vance is being			
					t is required for each signation of the second structure of the second structu	

Applicant's Signature

Community Development Approval 2711 1 ∕ Date Date

(White: Community Development)

(Canary: Applicant)







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

Permit No.
Date Submitted 11/25-/98
Date Submitted $11  _{25}/98$ FEE \$ 25.07
Tax Schedule 2945-142-36-001/007
$Zone \_ C-Z$

X

BUSINESS NA STREET ADD PROPERTY O OWNER ADD	RESS 534 1Uc WNER Same	Sales CONTRACTOR Buds Signs   Outh First LICENSE NO. 2980109   ADDRESS 1055 UTE AUE   TELEPHONE NO. 245-7700				
<b></b> 1.	FLUSH WALL	2 Square Feet per Linear Foot of Building Facade				
Face Change C	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				

<sup>r</sup>] Existing Externally or Internally Illuminated - No Change in Electrical Service

Non-Illuminated

(1-4) Area of Proposed Sign 20 Square Feet - That Be 33 De See some las proton

(1,2,4)	Building Facade 10	O Linear Feet
<b>(1 A)</b>		17-

(1-4) Street Frontage Linear Feet 125

(2,4) Height to Top of Sign <u>1</u> Feet Clearance to Grade <u>S</u> Feet

Existing Signage/Type:	
	Sq. Ft.
	Sq. Ft.
	Sq. Ft.
Total Existing:	Sq. Ft.

● FOR OFFICE USE ONLY ●					
Signage Allowed on Par	cel: 15+				
Building	200	Sq. Ft.			
Free-Standing	187.5	Sq. Ft.			
Total Allowed:	200	Sq. Ft.			

**COMMENTS:** Existing TA erte into one parcel companied Existing signs to be removed

**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.

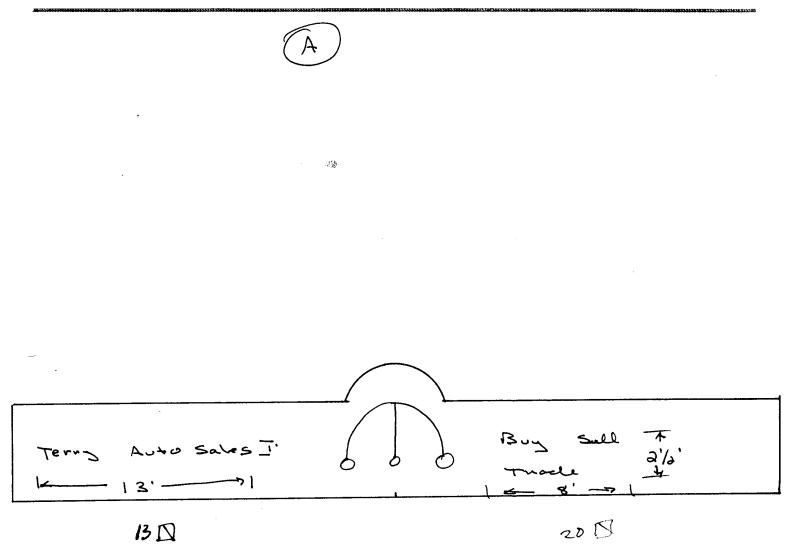
<u>|||25</u> Date Edus Community Development Approval Applicant's Signature D

(White: Community Development)

(Canary: Applicant)



# We Do Signs <u>RIGHT!</u>



1055 Ute Avenue - Grand Junction, Colorado 81501 - 970-245-7700



#### SIGN PERMIT



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

Permit No.
Date Submitted <u>1125/78</u>
FEE \$ <u>5.00</u>
Tax Schedule 2945 - 142 - 36 -001/002
Zone C-2

BUSINESS NAME Term Auto	o Sales (	CONTRACTOR Bud's Signs			
STREET ADDRESS 534 Now	LL First I	LICENSE NO. 2980109			
PROPERTY OWNER		S 1055 UTE A	ne		
OWNER ADDRESS Same		ELEPH	ONE NO. <u> </u>	700	
LJ-1. FLUSH WALL	2 Square Feet per Linear F	oot of B	uilding Facade	······	
Face Change Only (2,3 & 4):					
[]2. ROOF	2 Square Feet per Linear F	oot of B	uilding Facade		
[] 3. FREE-STANDING	2 Traffic Lanes - 0.75 Squa	re Feet	x Street Frontage		
	4 or more Traffic Lanes - 1	.5 Squa	re Feet x Street Frontage		
[] 4. PROJECTING	0.5 Square Feet per each L	inear Fo	ot of Building Facade		
(1 - 4) Area of Proposed Sign $32$ (1,2,4) Building Facade $48$ I	incor Eest				
	inear Feet Chiped	L Fn	o-rage		
(2,4) Height to Top of Sign $\square 2$	Feet Clearance to Grade	<u> </u>	Feet		
Existing Signage/Type:			● FOR OFFIC	CE USE ONLY •	
Flyshunde (Anning)	Sq. Ft		Signage Allowed on Pa	ircel:	
	Sq. Ft		Building	96	Sq. Ft.
	Sq. Ft		Free-Standing	37.5	Sq. Ft.
Total Existing:	Sq. Ft		Total Allowed:	96	Sq. Ft.

Xisting signs to be removed into one pricel Parcels to be COMMENT YMINEO

**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.

11/25/98 Date Elund Community Development Approval Applicant's Signature D

(White: Community Development)

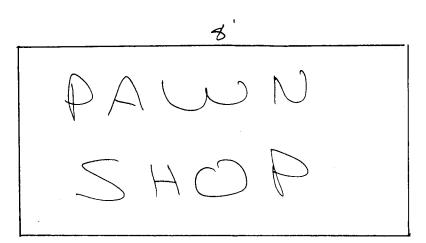
(Canary: Applicant)



Ч,

# We Do Signs <u>RIGHT!</u>





32 x

. . . . .

1055 Ute Avenue · Grand Junction, Colorado 81501 · 970-245-7700







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

Permit No.
Date Submitted
FEE \$ <u>5.00</u>
Tax Schedule 2945-142-36-001/00 z
Zone

BUSINESS NAME Term Auto	<u>Sales</u> CONTI	NTRACTOR Buds Signs		
STREET ADDRESS 534 North		CENSE NO. 2980109		
PROPERTY OWNER		ESS 1055 UTE	Ave	
OWNER ADDRESS Some		HONE NO 245- 9-		
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 Fee	et x Street Frontage		
	4 or more Traffic Lanes - 1.5 Squ	are Feet x Street Frontage		
[] 4. PROJECTING	0.5 Square Feet per each Linear I	Foot of Building Facade		
(1 - 4) Area of Proposed Sign   (1,2,4) Building Facade   (1 - 4) Street Frontage   (2,4) Height to Top of Sign	ear Feet 12 street		· · · · · · · · · · · · · · · · · · ·	
Existing Signage/Type:		• FOR OFFICI	E USE ONLY •	
Flutwall (Auntry)	Sq. Ft.	Signage Allowed on Par	cel: ISF	
	Sq. Ft.	Building	200 Sq. Ft.	
	Sq. Ft.	Free-Standing	187.5 Sq. Ft.	
Total Existing:	Sq. Ft.	Total Allowed:	700 Sq. Ft.	
COMMENTS: PANCELS to be	e compled into	one parcel. I	Existing signs	

**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.

Applicant's Signature	11/25/98 Date	Community Development Approval	12/15/98 Date
-----------------------	------------------	--------------------------------	------------------

(White: Community Development)

to be removed

(Canary: Applicant)

(Pink: Code Enforcement)

7



## We Do Signs <u>RIGHT!</u>



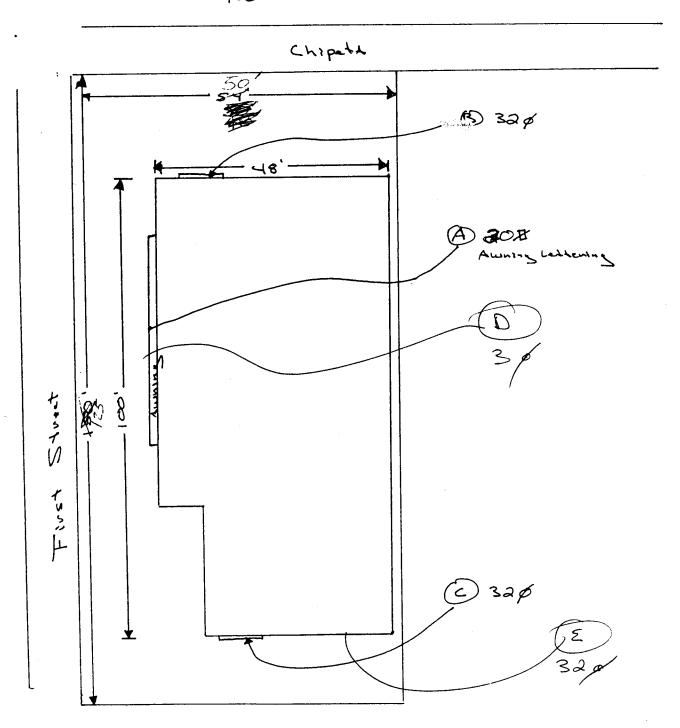
1055 Ute Avenue · Grand Junction, Colorado 81501 · 970-245-7700



1 12

## We Do Signs <u>RIGHT!</u>

Nonel 1



1055 Ute Avenue - Grand Junction, Colorado 81501 - 970-245-7700

945-142-36-001,002 2945-142-36-015

COMMUNITY DEVELOPMENT FILE # NA

#### BE IT KNOWN THAT:

Book2530 PAGE508

1880585 12/23/98 1043AM MONIKA TODD CLK&REC MESA COUNTY CO Recfee \$5.00 Surchs \$1.00

BARBARA A. ROBERTS I/We

, as owner(s) of the real property described herein, all situate in the City of Grand Junction, Mesa County, Colorado, the legal description of which is 522# 534 N. 15t GRAND JCT, CO. 81501 N70' of Lots 1 # 2 B1K 56 # 5 55.35' of Lots 1 # 2 B1K 56 Grand JCT (the "Lots") do hereby acknowledge and agree that this instrument shall represent my/our understanding that as a condition of City approval of the above referenced site plan and Community Development File, that the Lots are and shall be treated as one parcel for the principal use of a commercial structure. depicted and described on the site pier and to satisfy setback requirements for any and all structures constructed thereon.

If and when I/we or my/our successors in interest build, own or acquire any structure, which has been placed or built on or over the property line between the lots, or on or over any portion of said line, or so close thereto that the structure does not meet applicable setbacks and/or bulk requirements, then sufficient area from one and/or both lots shall be used to meet any and all setbacks and bulk requirements as required by the Zoning and Development Code of the City of Grand Junction.

We further understand and agree that the lots constitute two parcels but by placement of a use on or sufficiently near the property line that the adjoining and contiguous parcel shall be encumbered by and shall serve as, the necessary area for setback and bulk requirement purposes and either or both lots may be rendered undevelopable for additional uses.

This instrument shall be recorded in the land records of Mesa County and shall be deemed to be a covenant which runs with the land for such time as any or all structure(s) constructed on the lots is/are on or over the lot line, or is/are so close thereto as to not meet applicable setback and bulk requirements for each lot.

This covenant shall be binding upon any and all successors in interest to the above described property and shall not cease except for and in accordance with cause stated herein.

Any agreement, representation or waiver is made knowingly and voluntarily with full understanding and complete knowledge of the consequences thereof.

IN WITNESS WHEREOF, I/WE have signed, executed and acknowledged this instrument on this \_\_\_\_\_\_ day of DECEMBER, 1998.

Barbara A Roberto

STATE OF COLORADO COUNTY OF MESA

The foregoing agreement was subscribed and sworn to before me this <u>10</u> day of <u>December</u>, 1998 by Barbara A. Roberts

Notary Public My commission expires September 20, 2001 Page 1 of I

form revised 040798

COMMUNITY DEVELOPMENT FILE # _	N	P	ł
--------------------------------	---	---	---

BE IT KNOWN THAT:

1880585 12/23/98 1043АМ Моміка Таро Сік&Rec Mesa County Co ReoFee \$5.00 SurChg \$1.00 , as owner(s)

2945 - 142 - 36e - 015

PAGE508

	NEDICE POIDO - DORONO -
I/We BARBARA A ROBERTS	, as owner(s)
of the real property described herein, all situate in the City of Grand Junction	n, Mesa County, Colorado, the legal
description of which is 522 \$ 534 N. 1St GRAND JCI, CO	
N70' of Lots 1 \$ 2 B1456 \$ 5 55.35' of Lots 1 \$ 2	BIK 56 (grand Jct (the "Lots")
do hereby acknowledge and agree that this instrument shall represent my/out	r understanding that as a condition of

Turry Auto Sales 1999

If and when I/we or my/our successors in interest build, own or acquire any structure, which has been placed or built on or over the property line between the lots, or on or over any portion of said line, or so close thereto that the structure does not meet applicable setbacks and/or bulk requirements, then sufficient area from one and/or both lots shall be used to meet any and all setbacks and bulk requirements as required by the Zoning and Development Code of the City of Grand Junction.

We further understand and agree that the lots constitute two parcels but by placement of a use on or sufficiently near the property line that the adjoining and contiguous parcel shall be encumbered by and shall serve as, the necessary area for setback and bulk requirement purposes and either or both lots may be rendered undevelopable for additional uses.

This instrument shall be recorded in the land records of Mesa County and shall be deemed to be a covenant which runs with the land for such time as any or all structure(s) constructed on the lots is/are on or over the lot line, or is/are so close thereto as to not meet applicable setback and bulk requirements for each lot.

This covenant shall be binding upon any and all successors in interest to the above described property and shall not cease except for and in accordance with cause stated herein.

Any agreement, representation or waiver is made knowingly and voluntarily with full understanding and complete knowledge of the consequences thereof.

IN WITNESS WHEREOF, I/WE have signed, executed and acknowledged this instrument on this \_\_\_\_\_ day of <u>DECEMBER\_\_\_\_</u>, 1998\_.

Barbara A Roberto

STATE OF COLORADO COUNTY OF MESA

The foregoing agreement was subscribed and sworn to before me this <u>10</u> day of <u>December</u>, 199<u>8</u> by <u>Barbara A. Roberts</u>

Inon Notary Public

My commission expires September 20, 2001.

form revised 040798

Page I of I

There is a sign file on this There is no acctual Planning Clearance