



SIGN PERMIT

(D)

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

Permit No. _____
Date Submitted 2/4/99
FEE \$ 15.-
Tax Schedule 245-142-36-004002
Zone C-2

(9)

BUSINESS NAME Tony Auto Sales
STREET ADDRESS 534 N. First
PROPERTY OWNER Same
OWNER ADDRESS Same

CONTRACTOR Buds Signs
LICENSE NO. 2940109
ADDRESS 1055 Ute Ave
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 161 sf. 3 Square Feet
(1,2,4) Building Facade 100 Linear Feet
(1 - 4) Street Frontage 125 Linear Feet
(2,4) Height to Top of Sign 12 Feet Clearance to Grade 8 Feet

FIRST STREET
SIGN ALLOWANCE

Existing Signage/Type:	
<u>(A) AWNING SIGN</u>	<u>29</u> Sq. Ft.
<u>(C) WALL SIGN (Pawn Shop) - on south side of</u>	<u>32</u> Sq. Ft.
	Sq. Ft.
Total Existing:	<u>52</u> Sq. Ft.

● FOR OFFICE USE ONLY ●	
Signage Allowed on Parcel:	
Building	<u>200</u> Sq. Ft.
Free-Standing	<u>187.5</u> Sq. Ft.
Total Allowed:	<u>200</u> Sq. Ft.

COMMENTS: Remove Logo on Existing Awning (Permit A)

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.

Edward A. Camp 2/4/99 [Signature] 2/11/99
Applicant's Signature Date Community Development Approval Date

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



SIGN PERMIT

(E)

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 C-2

(9)

BUSINESS NAME Terry Auto Sales
STREET ADDRESS 534 N. First
PROPERTY OWNER SAME
OWNER ADDRESS SAME

CONTRACTOR Buds Signs
LICENSE NO. 2980109
ADDRESS 1055 WEE 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

Face Change Only (2,3 & 4):

Existing Externally or Internally Illuminated - No Change in Electrical Service Non-Illuminated

(1 - 4) Area of Proposed Sign 32 Square Feet - located on south side of building.
(1,2,4) Building Facade 100 Linear Feet
(1 - 4) Street Frontage 125 Linear Feet
(2,4) Height to Top of Sign 12 Feet Clearance to Grade 8 Feet

FIRST STREET SIGN ALLOWANCE

Existing Signage/Type:	
(A) Awning Sign - ON FIRST ST	20 Sq. Ft.
(C) WALL SIGN (PAWN SHOP) - ON SOUTH SIDE OF BLDG	32 Sq. Ft.
(D) Logo (PAWN SHOP)	3 Sq. Ft.
Total Existing:	55 Sq. Ft.

● FOR OFFICE USE ONLY ●	
Signage Allowed on Parcel:	
Building	200 Sq. Ft.
Free-Standing	187.5 Sq. Ft.
Total Allowed:	200 Sq. Ft.

COMMENTS: Proposed sign is located on side of building with no street frontage. Sign Allowance is being transferred from First Street.

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.

Terry Bennett 2/17/99 [Signature] 2/11/99
Applicant's Signature Date Community Development Approval Date

(White: Community Development)

(Canary: Applicant)

(Pink: Code Enforcement)



SIGN PERMIT

(A)

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

Permit No. _____
Date Submitted 11/25/98
FEE \$ 25.00
Tax Schedule 2945-142-36-001/002
Zone C-2

BUSINESS NAME Terry Auto Sales
STREET ADDRESS 534 North First
PROPERTY OWNER Same
OWNER ADDRESS Same

CONTRACTOR Buds Signs
LICENSE NO. 2980109
ADDRESS 1055 Ute Ave
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 30 Square Feet *← should be 33 see attached picture*
- (1,2,4) Building Facade 100 Linear Feet
- (1 - 4) Street Frontage 150 Linear Feet 125
- (2,4) Height to Top of Sign 12 Feet Clearance to Grade 8 Feet

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

● FOR OFFICE USE ONLY ●		
Signage Allowed on Parcel:	<u>1st</u>	
Building	<u>200</u>	Sq. Ft.
Free-Standing	<u>187.5</u>	Sq. Ft.
Total Allowed:	<u>200</u>	Sq. Ft.

COMMENTS: This sign is lettering on an existing awning
Parcels to be combined into one parcel. Existing signs to be removed

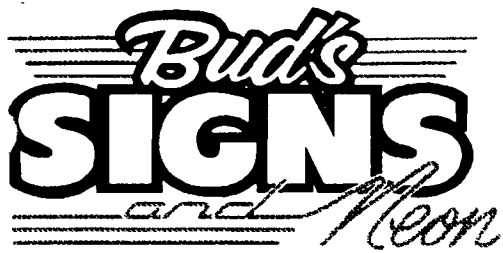
NOTE: No sign may exceed 300 square feet. A separate sign permit is required for each sign. Attach a sketch of proposed and existing signage including types, dimensions, lettering, abutting streets, alleys, easements, property lines, and locations.

Edward A. Coney 11/25/98 Kristen J. [Signature] 12/15/98
 Applicant's Signature Date Community Development Approval Date

(White: Community Development)

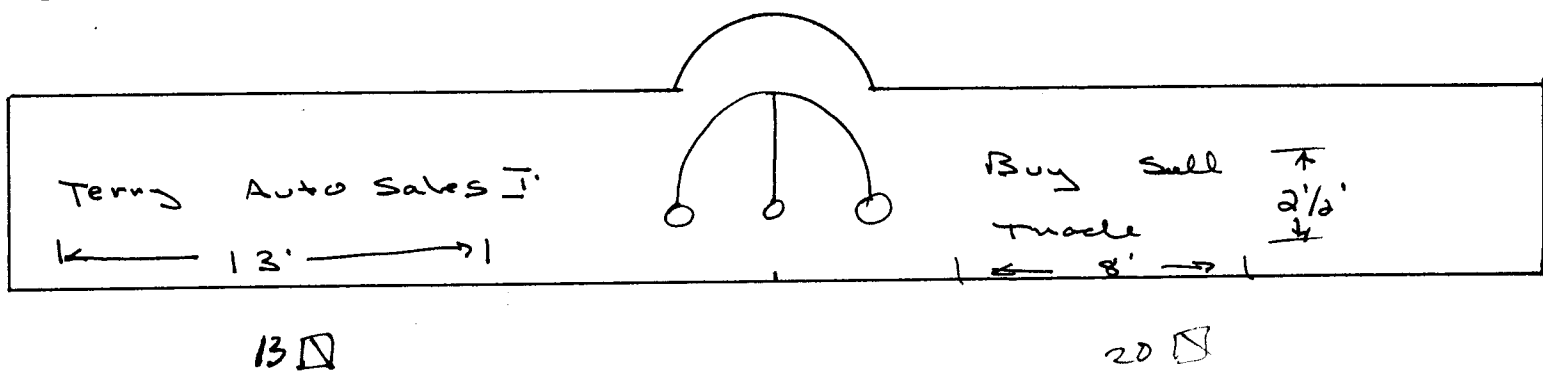
(Canary: Applicant)

(Pink: Code Enforcement)



We Do Signs RIGHT!

(A)



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



SIGN PERMIT

B

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

Permit No. _____
Date Submitted 11/25/98
FEE \$ 5.00
Tax Schedule 2945-142-36-001/002
Zone C-2

BUSINESS NAME Terry Auto Sales
STREET ADDRESS 534 North First
PROPERTY OWNER Same
OWNER ADDRESS Same

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
- 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 32 Square Feet
- (1,2,4) Building Facade 48 Linear Feet Chipped A Frontage
- (1 - 4) Street Frontage 50 Linear Feet
- (2,4) Height to Top of Sign 12 Feet Clearance to Grade 8 Feet

Existing Signage/Type:	
Flushwall (Awning)	<u>30</u> Sq. Ft.
	Sq. Ft.
	Sq. Ft.
Total Existing:	Sq. Ft.

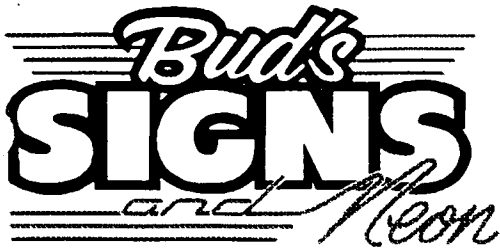
● FOR OFFICE USE ONLY ●	
Signage Allowed on Parcel:	
Building	<u>96</u> Sq. Ft.
Free-Standing	<u>37.5</u> Sq. Ft.
Total Allowed:	<u>96</u> Sq. Ft.

COMMENTS: Existing signs to be removed. Parcels to be combined into one parcel

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.

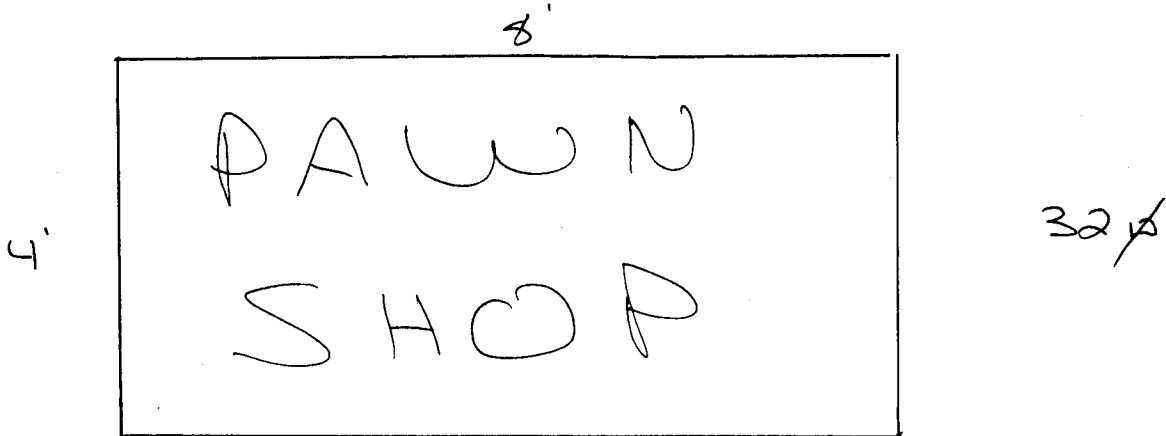
Eduard A. Coney 11/25/98 Trinity L. Calkins 12/15/98
 Applicant's Signature Date Community Development Approval Date

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



We Do Signs RIGHT!

(B)





SIGN PERMIT

(C)

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

Permit No. _____
Date Submitted 11/25/98
FEE \$ 5.00
Tax Schedule 2945-142-36-001/002
Zone C-2

BUSINESS NAME Terry Auto Sales
STREET ADDRESS 534 North First
PROPERTY OWNER Same
OWNER ADDRESS Same

CONTRACTOR Bud's Signs
LICENSE NO. 2980109
ADDRESS 1055 Ute Ave
TELEPHONE NO. 245-9700

- 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 32 Square Feet
- (1,2,4) Building Facade 100 Linear Feet 1st street
- (1 - 4) Street Frontage 150 Linear Feet 125 55
- (2,4) Height to Top of Sign 12 Feet Clearance to Grade 8 Feet

Existing Signage/Type:	
Flushwall (Awning)	<u>20</u> Sq. Ft.
XXXXXXXXXX	Sq. Ft.
	Sq. Ft.
Total Existing:	Sq. Ft.

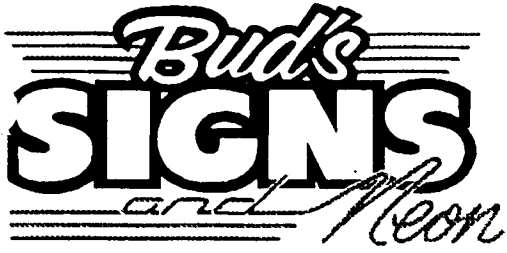
● FOR OFFICE USE ONLY ●	
Signage Allowed on Parcel:	<u>151</u>
Building	<u>200</u> Sq. Ft.
Free-Standing	<u>187.5</u> Sq. Ft.
Total Allowed:	<u>200</u> Sq. Ft.

COMMENTS: Parcels to be combined into one parcel. 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.

Edward A. Coney 11/25/98 Christy Adams 12/15/98
 Applicant's Signature Date Community Development Approval Date

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

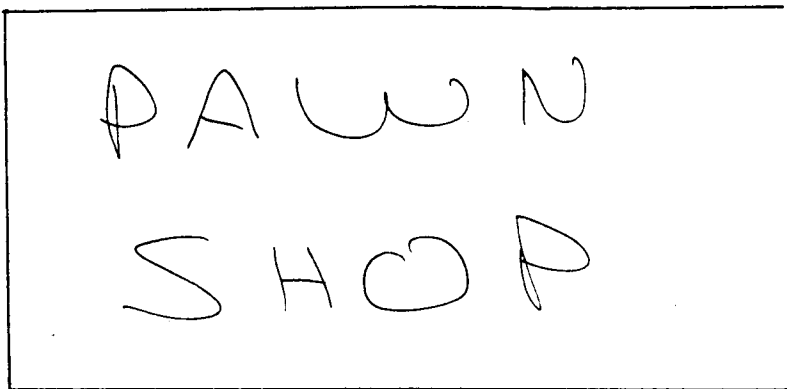


We Do Signs RIGHT!

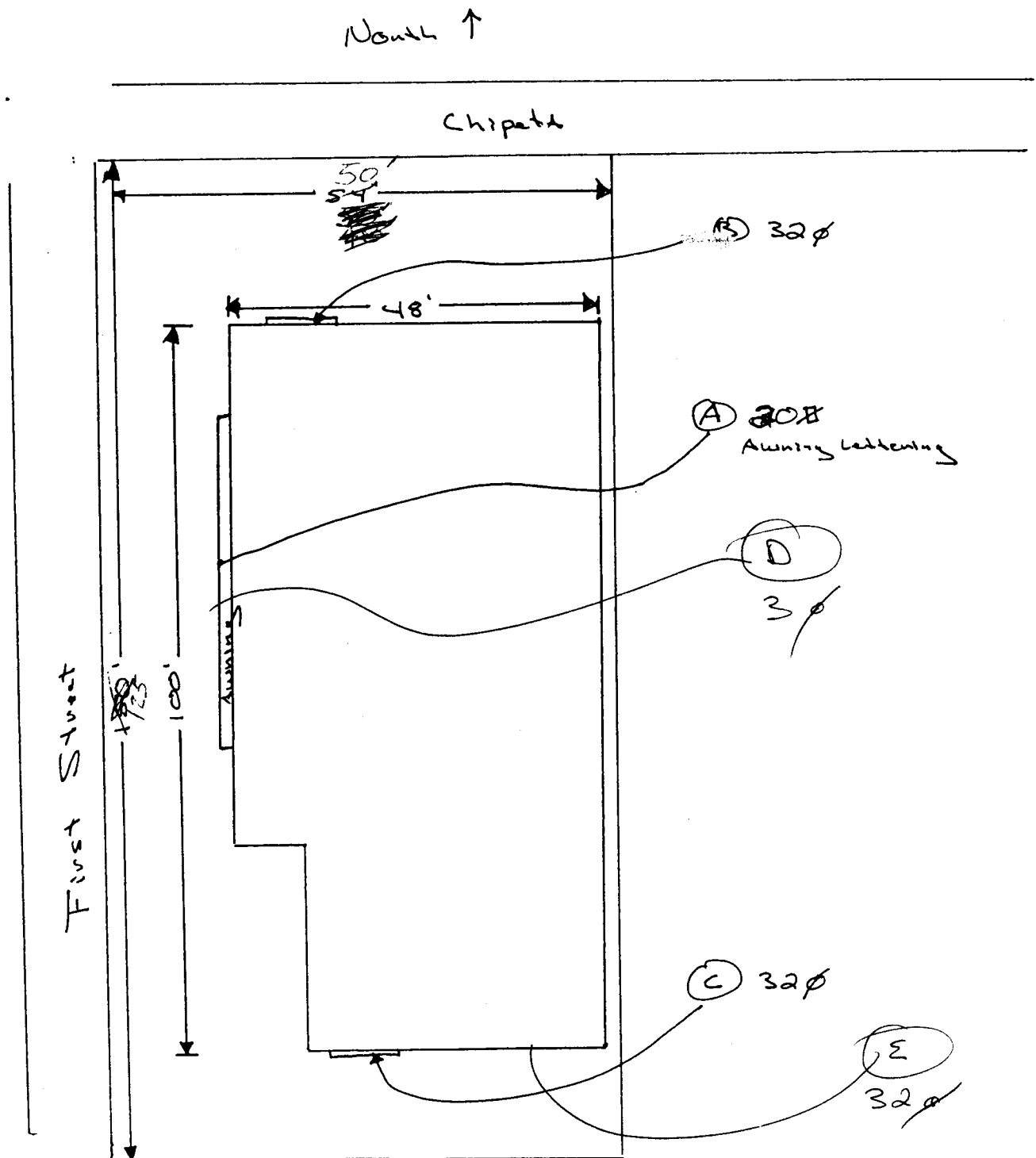


8'

4'



32'



2945-142-36-001-002

2945-142-36-015

COMMUNITY DEVELOPMENT FILE # NA

BOOK 2530 PAGE 508

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

BE IT KNOWN THAT:

I/We BARBARA A. ROBERTS, 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. 1st GRAND JCT, CO. B1S01
N70' of Lots 1 & 2 Blk 56 & S 55.35' of Lots 1 & 2 Blk 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 plan 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.

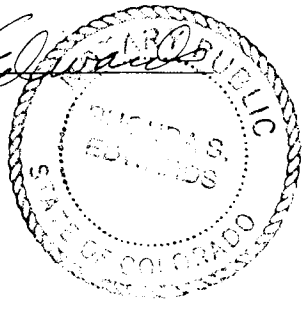
IN WITNESS WHEREOF, I/WE have signed, executed and acknowledged this instrument on this 10 day
of DECEMBER, 1998.

Barbara A Roberts

STATE OF COLORADO
COUNTY OF MESA

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

Shonda J Edwards
Notary Public
My commission expires September 20, 2001.



Terry Auto Sales 1999

2945-142-36-015

P.C.

BOOK 2530 PAGE 508

COMMUNITY DEVELOPMENT FILE # NA

1890585 12/23/98 1043AM
MONIKA TOOD CLK&REC MESA COUNTY CO
REC FEE \$5.00 SURCHG \$1.00

BE IT KNOWN THAT:

I/We BARBARA A. ROBERTS, 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. 1st GRAND JCT, CO. 81501
N 70' of Lots 1 & 2 Blk 56 & S 55.35' of Lots 1 & 2 Blk 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 plan 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.

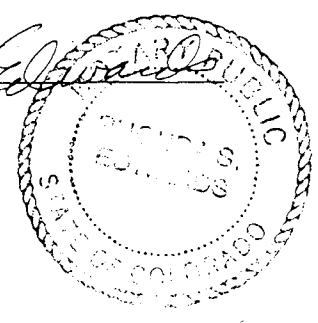
IN WITNESS WHEREOF, I/WE have signed, executed and acknowledged this instrument on this 10 day
of DECEMBER, 1998.

Barbara A Roberts

STATE OF COLORADO
COUNTY OF MESA

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

Shonda J Edwards
Notary Public
My commission expires September 20, 2001



There is a sign file on this
There is no actual Planning Clearance.