



Permit
SIGN ~~CLEARANCE~~

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

Clearance No. _____
Date Submitted 2/3/99
FEE \$ 25
Tax Schedule 2701-323-04-014
Zone I-1

45

BUSINESS NAME KASSBEHRER
STREET ADDRESS 2321 INTERSTATE AV
PROPERTY OWNER JIM JENKINS
OWNER ADDRESS 0269 HEATHER LN.
GLENWOOD SPRINGS, CO

CONTRACTOR APPROVABLE SIGNS
LICENSE NO. 2990181
ADDRESS 2810 HALL AV, GJ, CO
TELEPHONE NO. 241-4342

- 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 80 Square Feet
- (1,2,4) Building Facade 60 Linear Feet
- (1 - 4) Street Frontage 150 Linear Feet - ? see map 2701-323-04-014
- (2,4,5) Height to Top of Sign 16 Feet Clearance to Grade 12 Feet
- (5) Distance from all Existing Off-Premise Signs within 600 Feet _____ Feet

Existing Signage/Type:	
<u>FREESTANDING</u>	<u>32</u> Sq. Ft.
	Sq. Ft.
	Sq. Ft.
Total Existing:	<u>32</u> Sq. Ft.

● FOR OFFICE USE ONLY ●		
Signage Allowed on Parcel:		
Building	<u>120</u>	Sq. Ft.
Free-Standing	<u>112</u>	Sq. Ft.
Total Allowed:	<u>120</u>	Sq. Ft.

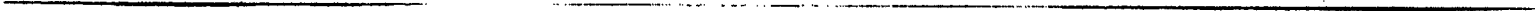
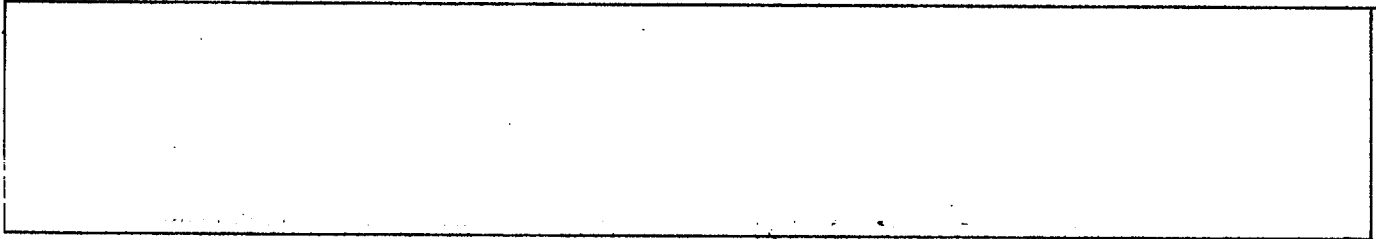
COMMENTS: Sign allowance remaining is only 8 sf

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] 2/3/99 [Signature] 2/12/99
Applicant's Signature Date Community Development Approval Date

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

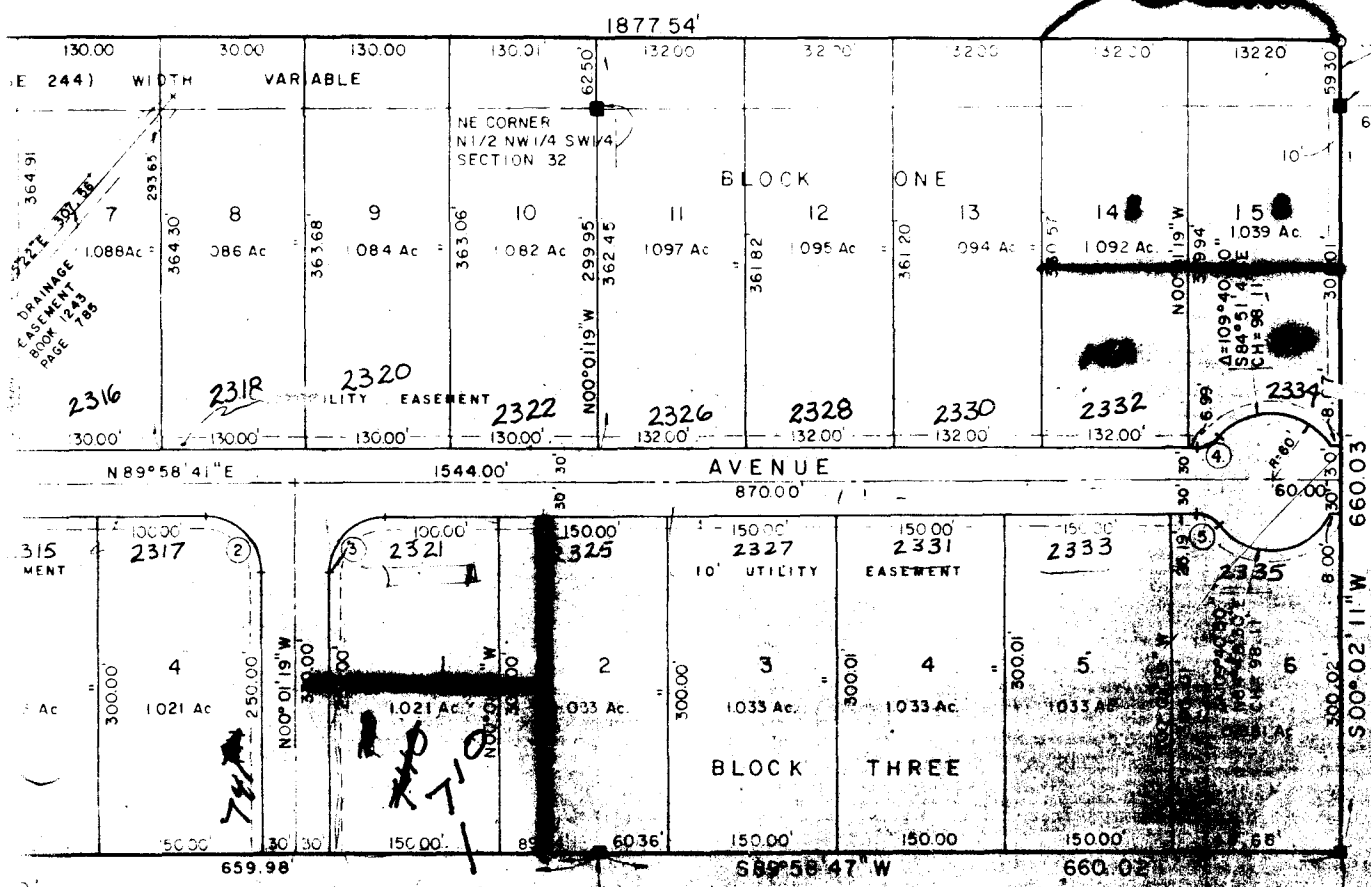
4' x 20'



STATE COMMERCIAL PARK

REL

OF - WAY -
(240)



NO	DELTA
1	90°00'00"
2	90°00'00"
3	90°00'00"
4	49°40'48"
5	49°40'48"

SEE
GENE

SE CORNER
NW 1/4 NW 1/4 SW 1/4
SECTION 32

SE CORNER
NW 1/4 NW 1/4 SW 1/4
SECTION 32
T. 1 N., R. 1 W., D. M.
W.C. SET 74 WEST

William P. Blusman Managing Agent is the
agent of the N 1/2 NW 1/4 SW 1/4 of the
Section 32, said real property being more

with line of the NW 1/4 of said Section 32 a
line using the TRAIL CORNER OF BEGINNING; Thence
courses and distances: (1) N 00° 03' 28" E
100.00 feet;

(2) S 89° 58' 47" W
1877.54 feet to a point on the easterly
line of the NW 1/4 of the following section (3)
(3) N 05° 10' 15" E 150.15 feet; (4)
(4) S 00° 03' 12" E 300.00 feet to the NW

State Commercial Park a subdivision of 4 parcels of

the above property, and to the use of the
park which are labeled as utility easements for
sanitation and drainage facilities, including
sanitary trenches, trash, with service
connections, as shown in a subdivision

plat filed in the County of Mesa.

Witness my hand and seal of the County of Mesa, Arizona, this 12th day of August, 1988.

William P. Blusman
Managing Agent

STATE OF COLORADO
COUNTY OF MESA

I hereby certify that this instrument was filed in my office at 12:30 o'clock P.M. this 12th day of August, 1988, recorded in Plat Book No. 12, page 388, Rec. # 1230878.

Earl Sawyer
County Clerk

Approved this 12th day of August, 1988, by the County Planning Commission of the County of Mesa, Arizona.

Approved this 12th day of August, 1988, by the County Planning Commission of the County of Mesa, Arizona.

Approved this 12th day of August, 1988, by the County Planning Commission of the County of Mesa, Arizona.

Approved this 12th day of August, 1988, by the County Planning Commission of the County of Mesa, Arizona.

Approved this 12th day of August, 1988, by the County Planning Commission of the County of Mesa, Arizona.

Approved this 12th day of August, 1988, by the County Planning Commission of the County of Mesa, Arizona.

Approved this 12th day of August, 1988, by the County Planning Commission of the County of Mesa, Arizona.

Approved this 12th day of August, 1988, by the County Planning Commission of the County of Mesa, Arizona.

Approved this 12th day of August, 1988, by the County Planning Commission of the County of Mesa, Arizona.

Approved this 12th day of August, 1988, by the County Planning Commission of the County of Mesa, Arizona.

Approved this 12th day of August, 1988, by the County Planning Commission of the County of Mesa, Arizona.

Approved this 12th day of August, 1988, by the County Planning Commission of the County of Mesa, Arizona.

Approved this 12th day of August, 1988, by the County Planning Commission of the County of Mesa, Arizona.

DARK

- CENTER -
2321 INTERSTATE AV

- CENTER -

