



SIGN CLEARANCE

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

Clearance No.	<u>786299</u>
Date Submitted	<u>2-13-01</u>
Fee \$	<u>25.00</u>
Zone	<u>C-1</u>

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TAX SCHEDULE	<u>2945-124-00-022</u>	CONTRACTOR	<u>Yesco</u>
BUSINESS NAME	<u>Fast Eddy's</u>	LICENSE NO.	<u>2200511</u>
STREET ADDRESS	<u>2650 North Ave</u>	ADDRESS	<u>2393 F 1/2 Rd</u>
PROPERTY OWNER	<u>Ed Slater - 248-8000</u>	TELEPHONE NO.	<u>242-7880</u>
OWNER ADDRESS	<u>2650 North Ave</u>	CONTACT PERSON	<u>Ona Griffiths</u>

- | | | |
|-------------------------------------|------------------|--|
| <input checked="" type="checkbox"/> | 1. FLUSH WALL | 2 Square Feet per Linear Foot of Building Facade |
| <input type="checkbox"/> | 2. ROOF | 2 Square Feet per Linear Foot of Building Facade |
| <input type="checkbox"/> | 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 |
| <input type="checkbox"/> | 4. PROJECTING | 0.5 Square Feet per each Linear Foot of Building Facade |
| <input type="checkbox"/> | 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: ~~1100~~ ~~2000~~ 575 Square Feet

(1,2,4) Building Façade: 225 Linear Feet North Ave

(1 - 4) Street Frontage: 281 Linear Feet North Ave

(2 - 5) Height to Top of Sign: _____ Feet Clearance to Grade: _____ Feet

(5) Distance from all Existing Off-Premise Signs within 600 Feet: _____ Feet

EXISTING SIGNAGE/TYPE:

<u>please see ATTACHED</u>	<u>FS 187^{sq}</u>	Sq. Ft.
<u>site plan</u>	<u>FW 189^{sq}</u>	Sq. Ft.
	<u>376^{sq}</u>	Sq. Ft.
Total Existing:	<u>355</u>	Sq. Ft.

● FOR OFFICE USE ONLY ●

Signage Allowed on Parcel: North Ave

Building	<u>450^{sq}</u>	Sq. Ft.
Free-Standing	<u>421.5^{sq}</u>	Sq. Ft.
Total Allowed:	<u>450^{sq}</u>	Sq. Ft.

* * on North Ave including Free Standing sign

COMMENTS: ~~As per applicant's application approved~~ APPROVED CONDITIONAL USE PERMIT (CUP-2000-217)

TWO 57^{sq} SIGNS ARE ALLOWED. ANY VARIATION FROM APPROVED PLAN WILL GO BACK TO PLANNING COMMISSION.

NOTE: No sign may exceed 300 square feet. A separate sign clearance is required for each sign. Attach a sketch, to scale, of proposed and existing signage including types, dimensions and lettering. Attach a plot plan, to scale, showing: abutting streets, alleys, easements, driveways, encroachments, property lines, distances from existing buildings to proposed signs and required setbacks. **A SEPARATE PERMIT FROM THE BUILDING DEPARTMENT IS ALSO REQUIRED.**

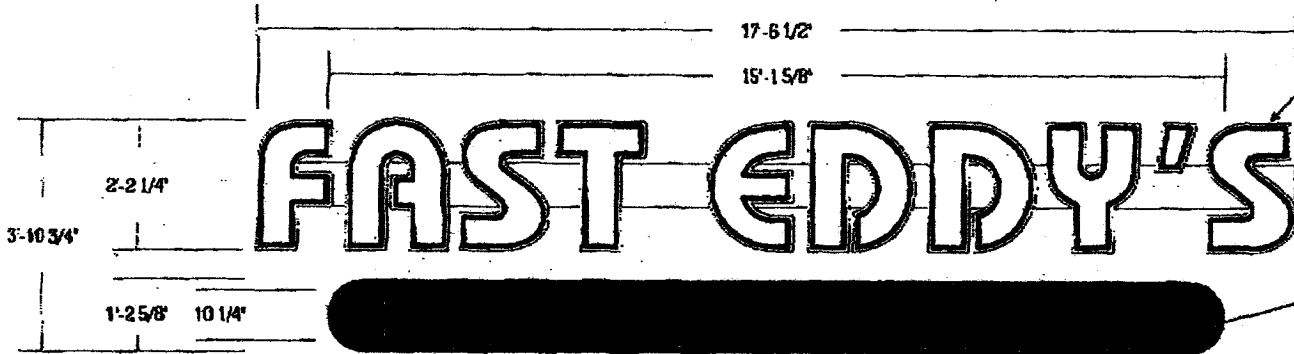
I hereby attest that the information on this form and the attached sketches are true and accurate.

Ona Griffiths 2/12/01 [Signature] 02/15/01

Applicant's Signature Date Community Development Approval Date

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

RCR # 13528



Single Tube 15mm Red Neon.

• (1 Ea.) Set Of Illuminated Pan/Chan Letters 1/2" = 1'-0" •
Option 1 57 Sq. Ft.

YESCO To Fab/Install (1 Ea.) Set Of Illuminated Pan/Chan Letters

3" Deep Open Channel Letters W/ Insides Painted Dupont DuCO1 White & Returns Painted Dupont DuCO1 Black. Install Double Tube 15mm Clear Red Neon.
3" Deep Recessway Painted To Match Building.

3" Cabinet Of Alum. & Painted Dupont DuCO1 Black. Copy To Be Opaque White Vinyl W/ Single Tube 15mm Clear Red Neon.

• End View •

R-1 Reduced Size Of Sign By 3 Sq. Ft. To 57 Sq. Ft. Total.

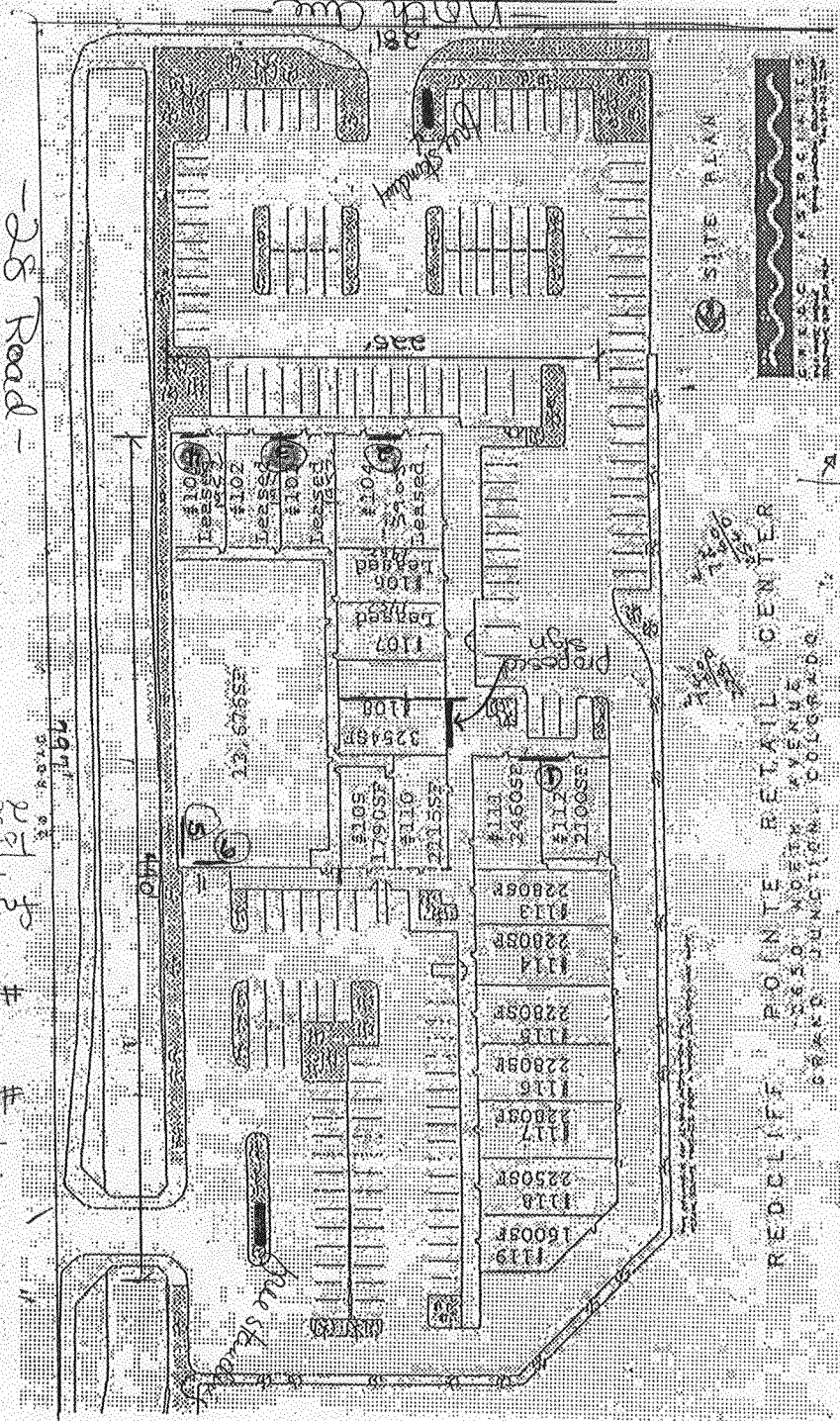
	DATE	BY	NO.	SCALE	DATE	BY	FIRM
	DESIGNED DRAWING CHECKED						

EXHIBIT "A"

Premises Delineated

Maximum 28 Rd
 Bldg 850
 Rd 598

Maximum 14
 Bldg 450
 Rd 421



28 Road Side
 #5 Quadway 183'
 #6 Quadway 88.3'
 Free Standing 133'
 Total 189.6'

REDCLIFF
 POINTE RETAIL CENTER
 550 NORTH AVENUE
 SALES JUNCTION, COLORADO

North Ave Side
 #1 Pay it again 75'
 #2 Farlyland 56'
 #3 Cyberknox 40'
 #4 Kokekoll 18'
 Free Standing 187'
 Total North Ave 355'

Total North Ave 355'
 Proposed sign for Fast Eddie's 60'