



SIGN CLEARANCE

0

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

Clearance No. _____
Date Submitted 1/2/01
FEE \$ 25.00
Tax Schedule 2943-082-33-003
Zone PD

BUSINESS NAME Tennis Anyone
STREET ADDRESS 2913 F road
PROPERTY OWNER Walter Wymeyer
OWNER ADDRESS Paradise, California

CONTRACTOR Bud's Signs
LICENSE NO. 200100
ADDRESS 1055 Vte Ave
TELEPHONE NO. 245-7708

- 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 32 Square Feet
- (1,2,4) Building Facade ~~91~~ Linear Feet 91
- (1 - 4) Street Frontage ~~91~~ Linear Feet 91
- (2,4,5) 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:		
Cost Cutters	Flushwall	32 Sq. Ft.
Pavagrottis	Flushwall	32 Sq. Ft.
		Sq. Ft.
Total Existing:		<u>64</u> Sq. Ft.

● FOR OFFICE USE ONLY ●		
Signage Allowed on Parcel:		
Building	<u>182</u>	Sq. Ft.
Free-Standing	<u>136.5</u>	Sq. Ft.
Total Allowed:	<u>182</u>	Sq. Ft.

COMMENTS: _____

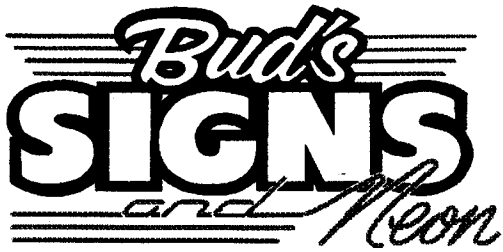
NOTE: No sign may exceed 300 square feet. A separate sign clearance is required for each sign. Attach a sketch of proposed and existing signage including types, dimensions, lettering, abutting streets, alleys, easements, property lines, and locations. **A SEPARATE PERMIT FROM THE BUILDING DEPARTMENT IS REQUIRED.**

Eui Bennett 1-2-01 Pat Cui 1/3/01
Applicant's Signature Date Community Development Approval Date

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

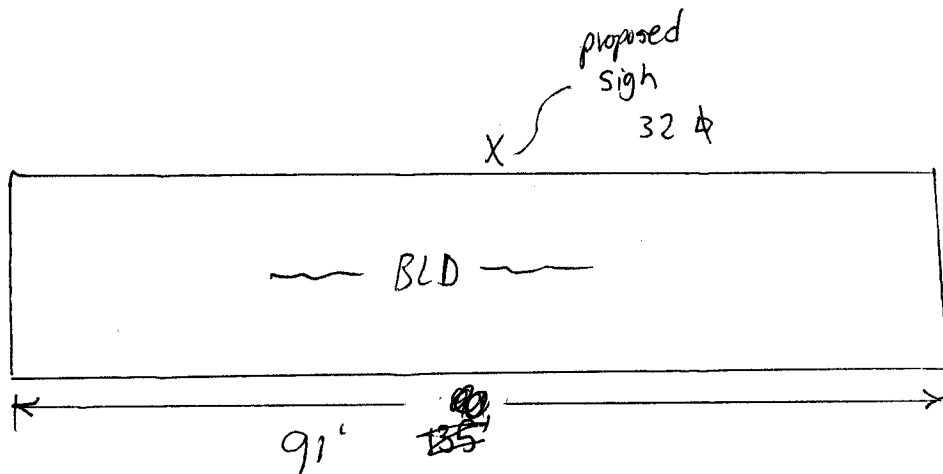
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Fryano

324



We Do Signs RIGHT!

F Road



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



SIGN CLEARANCE

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

Clearance No. _____
 Date Submitted 1/2/01
 FEE \$ 500
 Tax Schedule 2943-082-33-003
 Zone PD

BUSINESS NAME Avarotti's Changed to Does music 1/9/01
 STREET ADDRESS 2913 F road
 PROPERTY OWNER Walter Waymeyer
 OWNER ADDRESS paradise, California

CONTRACTOR Bud's Signs
 LICENSE NO. 2000100
 ADDRESS 1055 VTE
 TELEPHONE NO. 245-7700

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Eric Bennett 1-2-01 Pat Carl 1/3/01
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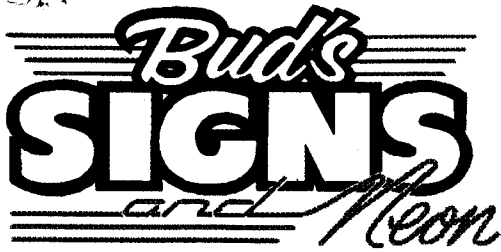
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2913 F RQ

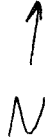
was Pavetti's

12'

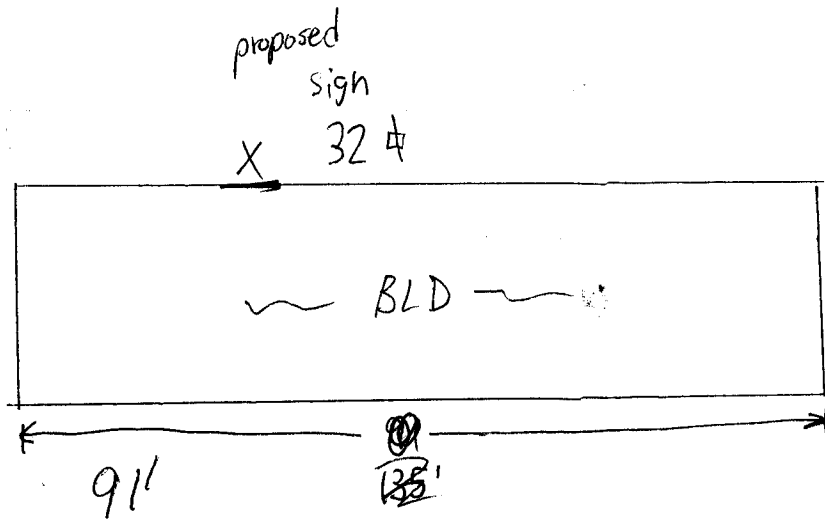
~~34~~"



We Do Signs RIGHT!



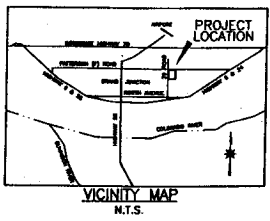
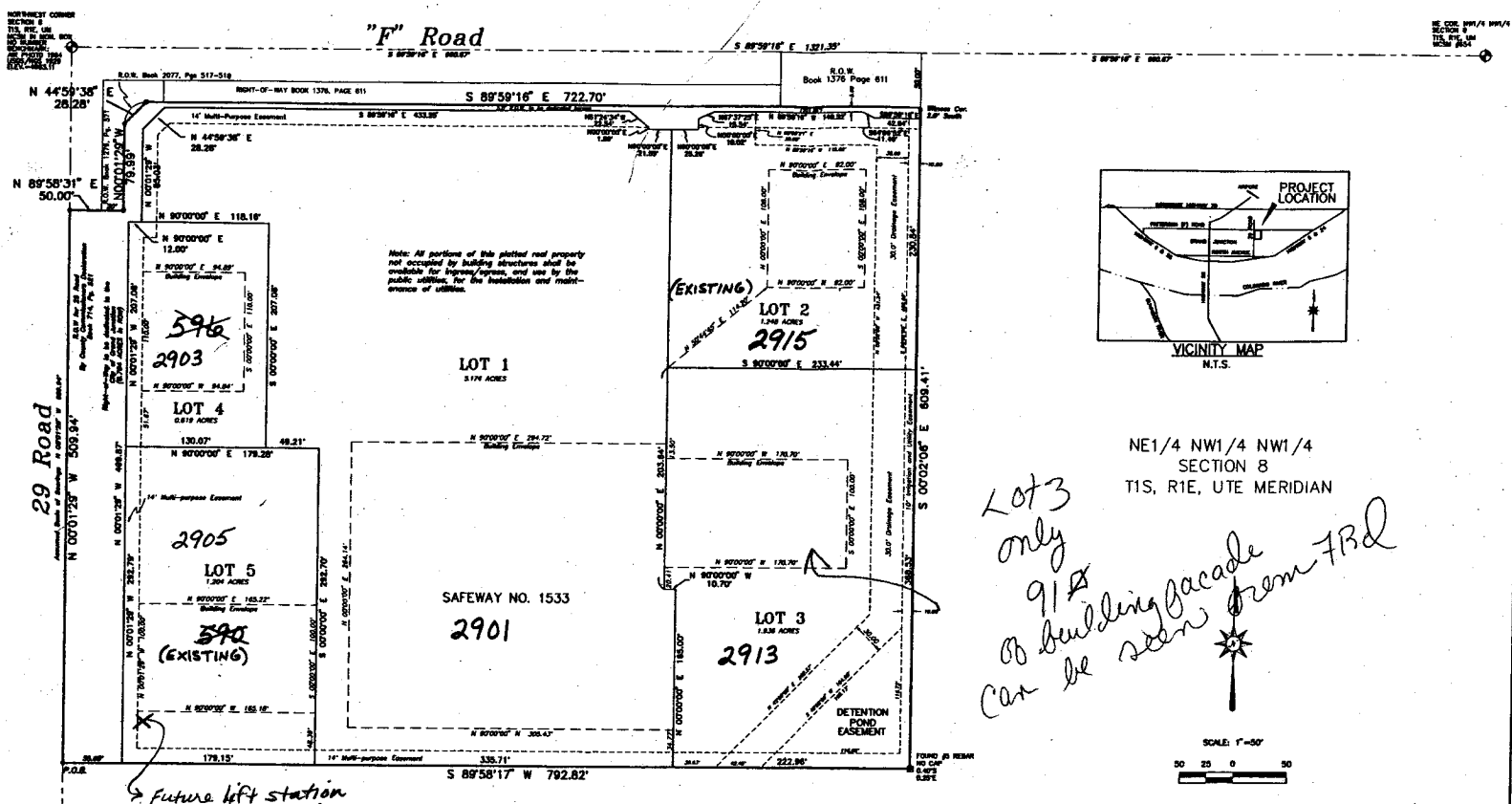
F Road



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SAFEWAY COTTONWOOD CENTRE

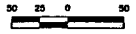
MS-96-53



NE1/4 NW1/4 NW1/4
SECTION 8
T1S, R1E, UTE MERIDIAN

*Lot 3 only
9/18
no building facade
can be seen from F&D*

SCALE: 1"=50'



Scale of bearings assumes the West line of the NW1/4 NW1/4 of Section 8 to bear N 07°05'21" W 1318.88 feet. Both monuments on the line are Mesa Co. Survey Markers as shown on this plat.
Note: Property corners located during this survey that were within 0.254 feet of the calculated point were accepted as being "in position".
Easement and T&E information provided by Meridian Land Title Company, Policy No. 20844

AREA SUMMARY

LOT 1	= 5.174 Acres	47.138
LOT 2	= 1.248 Acres	11.272
LOT 3	= 1.836 Acres	17.645
LOT 4	= 0.819 Acres	5.805
LOT 5	= 1.204 Acres	10.972
ROAD ROW	= 0.790 Acres	7.252
TOTAL	= 10.977 Acres	100.000

- LEGEND**
- ◆ MESA COUNTY OR BLM SURVEY MARKER
 - SET CENTERLINE MONUMENT PER CODE
 - SET ALUMINUM CAP ON IN. 5 REBAR, PLS 10835 W/ CONCRETE FIX CODE
 - RECORD MEASUREMENT
 - FOUND REBAR, AS NOTED
- ALUMINUM CAP ON IN. 5 REBAR TO BE SET UPON COMPLETION OF CONSTRUCTION, AT ALL LOT CORNERS TO COMPLY WITH CODE

SURVEYOR'S CERTIFICATION

I, Dennis W. Johnson, do hereby certify that the accompanying plat of SAFEWAY COTTONWOOD CENTRE, a subdivision of a part of the City of Grand Junction, Colorado, has been prepared under my direct supervision and represents a field survey of acres. This plat conforms to the requirements for subdivision plats specified in the City of Grand Junction Development code and the applicable laws of the State of Colorado.

Date certified _____

SHEET 2

SAFEWAY COTTONWOOD CENTRE
NW1/4 Sec 8 T1S, R1E, UTE M.
MESA COUNTY, COLORADO

LAND-BUILD
ENGINEERS & ARCHITECTS & PLANNERS
300 WEST AVENUE
GRAND JUNCTION, COLORADO PHONE (970) 243-0000

PROJECT NO. 08176	SUB. BY [NAME]	CHECKED	SHEET	OF
DATE 2/28/96	DMU		2	2

REVISIONS: 1. 11/11/95 2. 11/11/95 3. 11/11/95