



SIGN CLEARANCE

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

(A)

Clearance No. _____
 Date Submitted 10-29-02
 Fee \$ 25.00
 Zone C-2

2

TAX SCHEDULE 2945-091-21-002 CONTRACTOR SIGNS FIRST
 BUSINESS NAME CARL'S JR LICENSE NO. 2020958
 STREET ADDRESS 2468 Hwy 6:50 ADDRESS 950 NORTH AVE
 PROPERTY OWNER WCRG LLC TELEPHONE NO. 256-1877
 OWNER ADDRESS 2468 Hwy 6:50 CONTACT PERSON BRIAN TAY

- 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: 28 Square Feet
 (1,2,4) Building Façade: ~~28~~ Linear Feet 80.54
 (1 - 4) Street Frontage: ~~28~~ Linear Feet
 (2 - 5) Height to Top of Sign: 20 Feet Clearance to Grade: 16 Feet
 (5) Distance from all Existing Off-Premise Signs within 600 Feet: — Feet

EXISTING SIGNAGE/TYPE:

_____	<u>0</u>	Sq. Ft.
_____	_____	Sq. Ft.
_____	_____	Sq. Ft.
_____	_____	Sq. Ft.
Total Existing:	_____	Sq. Ft.

● FOR OFFICE USE ONLY ●

Signage Allowed on Parcel:

Building	<u>101</u>	Sq. Ft.
Free-Standing	<u>60</u>	Sq. Ft.
Total Allowed:	_____	Sq. Ft.

COMMENTS: PER DEVELOPMENT PLAN FOR ABOVE PARCEL

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.

[Signature] 10/30/02 [Signature] 10/29/02
 Applicant's Signature Date Community Development Approval Date

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



SIGN CLEARANCE

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

(B)

Clearance No.	_____
Date Submitted	<u>10-29-02</u>
Fee \$	<u>5.00</u>
Zone	<u>C-2</u>

TAX SCHEDULE	<u>2945-091-21-002</u>	CONTRACTOR	<u>SIGNS FIRST</u>
BUSINESS NAME	WILEY'S AUTO SALES <u>CARL'S JR.</u>	LICENSE NO.	<u>2020958</u>
STREET ADDRESS	<u>2468 Hwy 6 E 50</u>	ADDRESS	<u>950 NORTH AVE.</u>
PROPERTY OWNER	<u>WCRG LLC</u>	TELEPHONE NO.	<u>256-1877</u>
OWNER ADDRESS	<u>2468 Hwy 6 E 50</u>	CONTACT PERSON	<u>BRIAN TAP</u>

- 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: 28 Square Feet

(1,2,4) Building Façade: ~~10~~ Linear Feet 80.54

(1 - 4) Street Frontage: ~~20~~ Linear Feet

(2 - 5) Height to Top of Sign: 20 Feet Clearance to Grade: 16 Feet

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

EXISTING SIGNAGE/TYPE:	
<u>① flushwall sign</u>	<u>28</u> Sq. Ft.
_____	_____ Sq. Ft.
_____	_____ Sq. Ft.
_____	_____ Sq. Ft.
Total Existing:	<u>28</u> Sq. Ft.

● FOR OFFICE USE ONLY ●	
Signage Allowed on Parcel:	
Building	<u>1001</u> Sq. Ft.
Free-Standing	<u>600</u> Sq. Ft.
Total Allowed:	_____ Sq. Ft.

COMMENTS: PER DEVELOPMENT PLAN ON FILE FOR THIS
PARCEL.

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.

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[Signature] 10/30/02 [Signature] 10/29/02
 _____ Date Community Development Approval Date

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



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Grand Junction CO 81501
(970) 244-1430

①

Clearance No.	_____
Date Submitted	<u>10-29-02</u>
Fee \$	<u>5.00</u>
Zone	<u>C-2</u>

TAX SCHEDULE	<u>2945-091-21-002</u>	CONTRACTOR	<u>SIGNS FIRST</u>
BUSINESS NAME	<u>CARL'S JR</u>	LICENSE NO.	<u>2020958</u>
STREET ADDRESS	<u>2468 Hwy 6 & 50</u>	ADDRESS	<u>950 NORTH AVE.</u>
PROPERTY OWNER	<u>WCRG LLC</u>	TELEPHONE NO.	<u>256-1877</u>
OWNER ADDRESS	<u>2468 Hwy 6 & 50</u>	CONTACT PERSON	<u>BRIAN TAP</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: 28 Square Feet
 (1,2,4) Building Façade: 448 Linear Feet 80.54
 (1 - 4) Street Frontage: 140 Linear Feet
 (2 - 5) Height to Top of Sign: 20 Feet Clearance to Grade: 16 Feet
 (5) Distance from all Existing Off-Premise Signs within 600 Feet: — Feet

EXISTING SIGNAGE/TYPE:		
① flush wall	<u>28</u>	Sq. Ft.
② flush wall	<u>28</u>	Sq. Ft.
_____	_____	Sq. Ft.
_____	_____	Sq. Ft.
Total Existing:	<u>56</u>	Sq. Ft.

● FOR OFFICE USE ONLY ●

Signage Allowed on Parcel:

Building	<u>161</u>	Sq. Ft.
Free-Standing	<u>60</u>	Sq. Ft.
Total Allowed:	<u>221</u>	Sq. Ft.

COMMENTS: PER SITE PLAN GUIDELINES ON FILE IN PLANNING DEPT.

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.

[Signature] 10/30/02 [Signature] 10/29/02
 Applicant's Signature Date Community Development Approval Date

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



SIGN CLEARANCE

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Grand Junction CO 81501
(970) 244-1430

(D)

Clearance No. _____
 Date Submitted 10-29-02
 Fee \$ 5.00
 Zone C-2

TAX SCHEDULE 2945-091-21-00Z CONTRACTOR SIGNS FIRST
 BUSINESS NAME CARLS JR. LICENSE NO. 2020958
 STREET ADDRESS 2468 Hwy 6 & 50 ADDRESS 950 NORTH AVE
 PROPERTY OWNER WCRG LLC TELEPHONE NO. 256-1817
 OWNER ADDRESS 2468 Hwy 6 & 50 CONTACT PERSON BRIAN THP

- 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: 55 Square Feet
 (1,2,4) Building Façade: 80.54 Linear Feet
 (1 - 4) Street Frontage: 74.00 Linear Feet
 (2 - 5) Height to Top of Sign: 8' Feet Clearance to Grade: 3'6" Feet
 (5) Distance from all Existing Off-Premise Signs within 600 Feet: — Feet

EXISTING SIGNAGE/TYPE:

① flush wall	<u>28</u>	Sq. Ft.
② flush wall	<u>28</u>	Sq. Ft.
③ flush wall	<u>28</u>	Sq. Ft.
Total Existing:	<u>84</u>	Sq. Ft.

● FOR OFFICE USE ONLY ●

Signage Allowed on Parcel:

Building 121 Sq. Ft.
 Free-Standing 60 Sq. Ft.
 Total Allowed: 181 Sq. Ft.

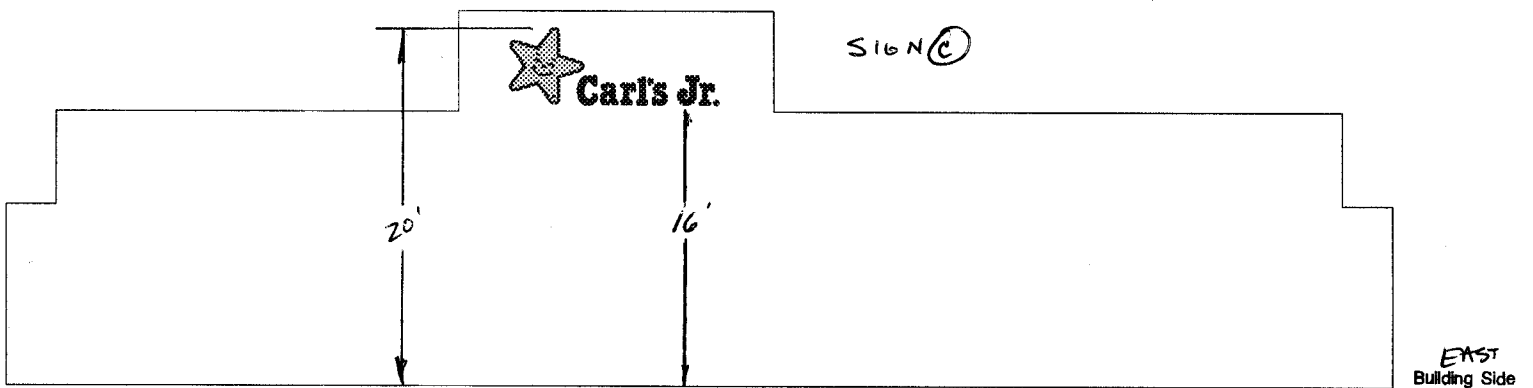
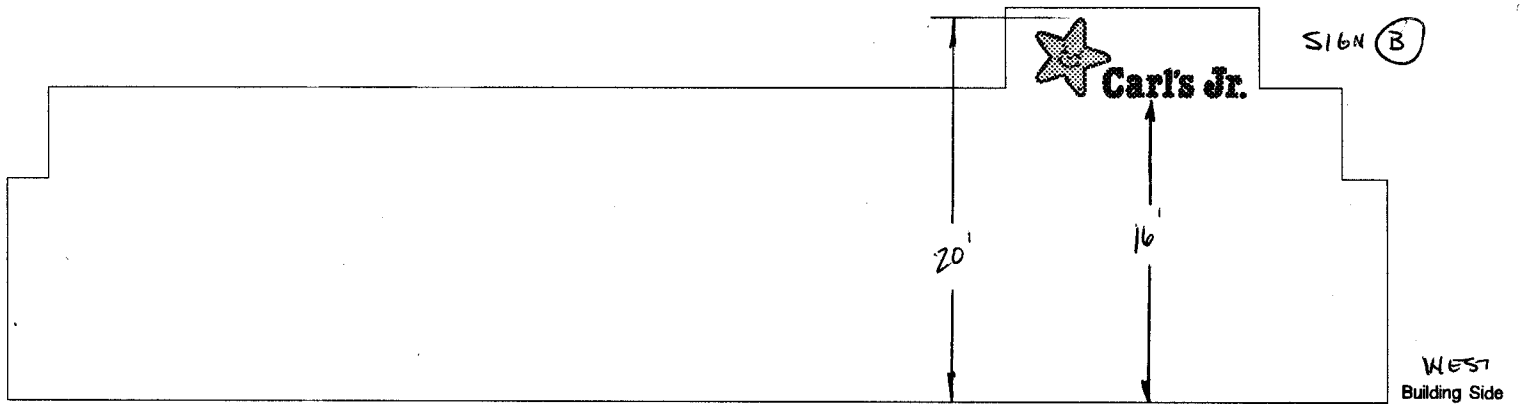
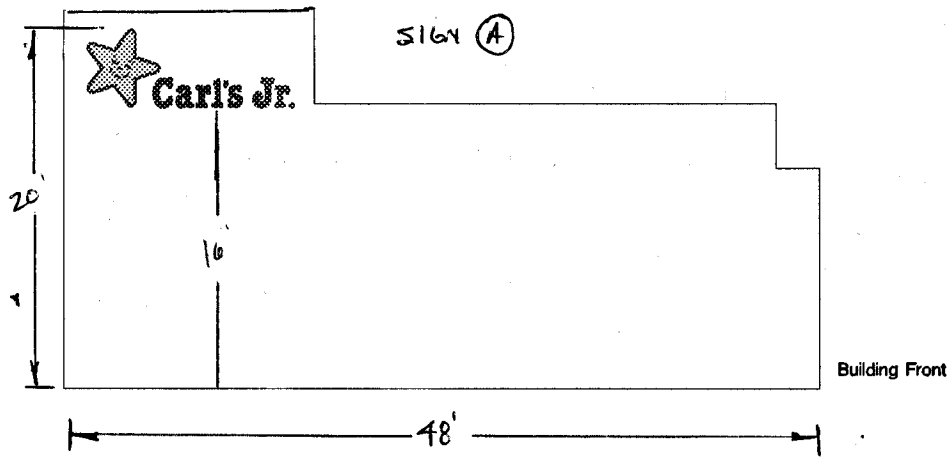
COMMENTS: PER PLANNING GUIDELINES FOR THIS PARCEL, PAD
60 SQ FT MAX & FT MAX HEIGHT

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.**

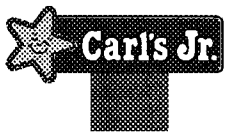
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[Signature] 10/30/02 [Signature] 10/29/02
 Applicant's Signature Date Community Development Approval Date

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



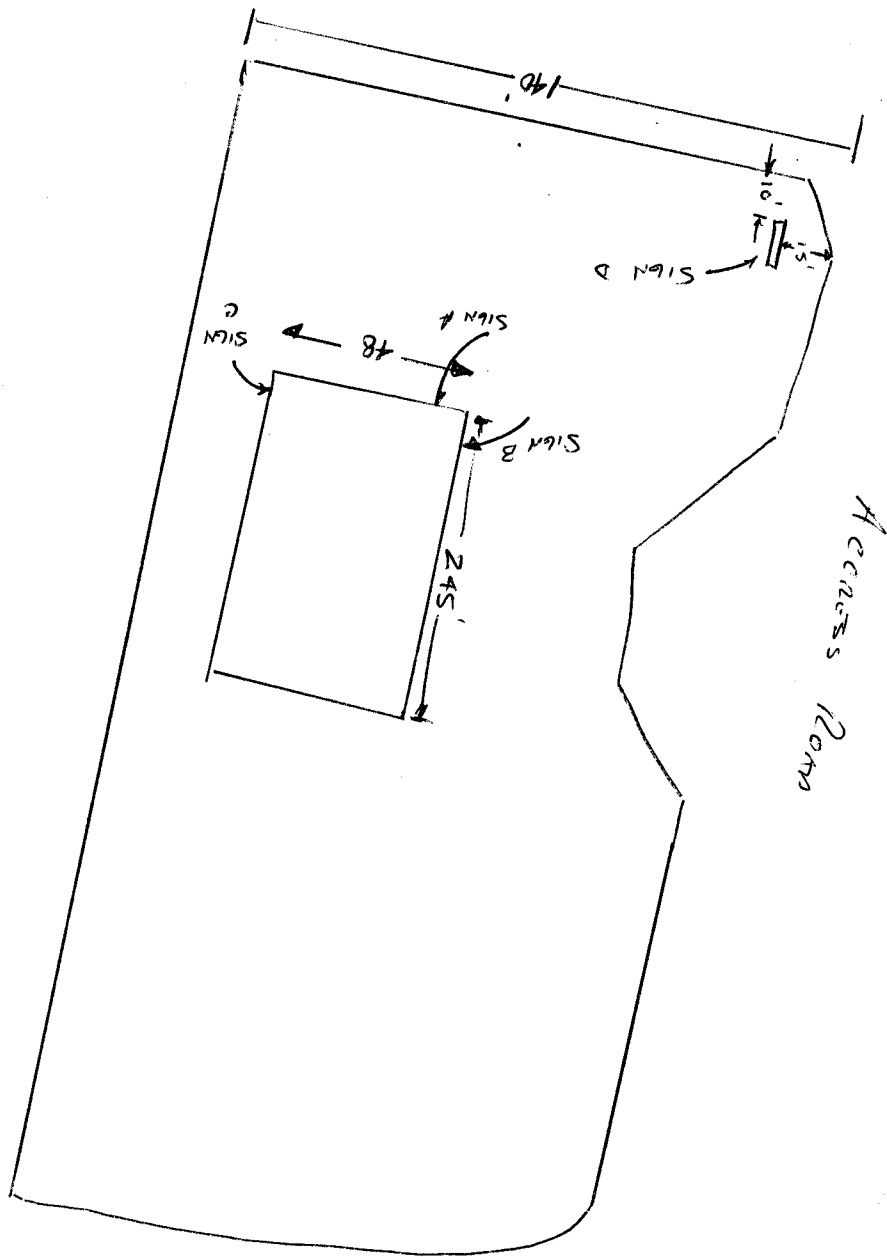
SIGN D MONUMENT.



2468 Hwy 6 1/2 SO.

Hwy 65 SW

FOOTPATH 20M



Access Road

Access Road