



# SIGN CLEARANCE

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

Clearance No.	84/30
Date Submitted	4-4-02
Fee \$	2500
Zone	C-1

*Handwritten initials*

(A)

TAX SCHEDULE	2945-153-05-004	CONTRACTOR	SIGNS FIRST
BUSINESS NAME	WENDY'S	LICENSE NO.	2020958
STREET ADDRESS	2516 BROADWAY	ADDRESS	950 NORTH AVE.
PROPERTY OWNER	REGENCY REALTY GROUP	TELEPHONE NO.	256-1877
OWNER ADDRESS	DALLAS, TX.	CONTACT PERSON	BRIAN TAP

- 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 Façade: 94 Linear Feet
- (1 - 4) Street Frontage: 283 Linear Feet
- (2 - 5) Height to Top of Sign: 5' Feet                      Clearance to Grade: — Feet
- (5) Distance from all Existing Off-Premise Signs within 600 Feet: — Feet

**EXISTING SIGNAGE/TYPE:**

_____	_____	Sq. Ft.
Total Existing:		_____ Sq. Ft.

● FOR OFFICE USE ONLY ●

Signage Allowed on Parcel:

Building	_____	Sq. Ft.
Free-Standing	<u>32</u>	Sq. Ft.
Total Allowed:	<u>32</u>	Sq. Ft.

COMMENTS: PER DEVELOPMENT PLAN - MONUMENT STYLE.  
PER REDLANDS MARKETPLACE SIGN PACKAGE. OKAY FOR SIGN TRIANGLE PER PICK.

**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.

<u>[Signature]</u>	<u>4/3/02</u>	<u>Bill Nuhn</u>	<u>4-4-02</u>
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 5<sup>th</sup> Street  
Grand Junction CO 81501  
(970) 244-1430

(8)

Clearance No.	_____
Date Submitted	_____
Fee \$	500
Zone	C-1

TAX SCHEDULE	2945-153-05-004	CONTRACTOR	SIGNS FIRST
BUSINESS NAME	WENDY'S	LICENSE NO.	2020958
STREET ADDRESS	2516 BROADWAY	ADDRESS	950 NORTH AVE.
PROPERTY OWNER	REGENCY REALTY GROUP	TELEPHONE NO.	256-1877
OWNER ADDRESS	DALLAS, TX	CONTACT PERSON	BRIAN TAP

- |                                     |                  |  |
|-------------------------------------|------------------|--|
| <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: 68 Square Feet  
 (1,2,4) Building Façade: 97 Linear Feet  
 (1 - 4) Street Frontage: 283 Linear Feet  
 (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:	
_____	_____ Sq. Ft.
_____	_____ Sq. Ft.
_____	_____ Sq. Ft.
Total Existing:	<u>0</u> Sq. Ft.

● FOR OFFICE USE ONLY ●	
Signage Allowed on Parcel:	<u>174</u>
Building	<u>17845</u> Sq. Ft.
Free-Standing	_____ Sq. Ft.
Total Allowed:	<u>17845</u> Sq. Ft.

COMMENTS: per Redlands Marketplace Sign Package

**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]      4/3/02      Bill N...      4-4-02  
 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 5<sup>th</sup> Street  
Grand Junction CO 81501  
(970) 244-1430

10

Clearance No.	4430
Date Submitted	
Fee \$	500
Zone	C-1

TAX SCHEDULE	2945-15305-004	CONTRACTOR	SIGNS FIRST
BUSINESS NAME	WENDY'S	LICENSE NO.	2020958
STREET ADDRESS	2516 BROADWAY	ADDRESS	950 NORTH AVE.
PROPERTY OWNER	REGENCY REALTY GROUP	TELEPHONE NO.	256-1877
OWNER ADDRESS	DALLAS, TX	CONTACT PERSON	BRIAN TAYLOR

- |                                     |                  |  |
|-------------------------------------|------------------|--|
| <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: 15 Square Feet  
 (1,2,4) Building Façade: 94' Linear Feet  
 (1 - 4) Street Frontage: 283' Linear Feet  
 (2 - 5) Height to Top of Sign: 7' Feet      Clearance to Grade: 3' 9" Feet  
 (5) Distance from all Existing Off-Premise Signs within 600 Feet: — Feet

EXISTING SIGNAGE/TYPE:	
B-FW 66	<u>66</u> Sq. Ft.
C-FW 45	<u>30</u> Sq. Ft.
	Sq. Ft.
	Sq. Ft.
Total Existing:	<del>101</del> <u>96</u> Sq. Ft.

● FOR OFFICE USE ONLY ●	
Signage Allowed on Parcel:	<u>174</u>
Building	<u>174,45</u> Sq. Ft.
Free-Standing	<u>—</u> Sq. Ft.
Total Allowed:	<u>174,45</u> Sq. Ft.

COMMENTS: PER RM SIGN PACKAGE

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]      1/3/02      Bill Nuth      1-4-02  
 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 5<sup>th</sup> Street  
Grand Junction CO 81501  
(970) 244-1430

(E)

Clearance No.	<u>44/30</u>
Date Submitted	_____
Fee \$	<u>500</u>
Zone	<u>21</u>

TAX SCHEDULE	<u>2995-153-05-009</u>	CONTRACTOR	<u>SIGNS FIRST</u>
BUSINESS NAME	<u>WENDY'S</u>	LICENSE NO.	<u>2020958</u>
STREET ADDRESS	<u>2516 BROADWAY</u>	ADDRESS	<u>950 NORTH AVE</u>
PROPERTY OWNER	<u>REGENCY REALTY GROUP</u>	TELEPHONE NO.	<u>256-1877</u>
OWNER ADDRESS	<u>DALLAS TX</u>	CONTACT PERSON	<u>BRIAN TAY</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: 30 Square Feet

(1,2,4) Building Façade: 94 Linear Feet

(1 - 4) Street Frontage: 203 Linear Feet

(2 - 5) Height to Top of Sign: 14' Feet                      Clearance to Grade: 11' Feet

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

<b>EXISTING SIGNAGE/TYPE:</b>	
<u>B-FW</u>	<u>68</u> Sq. Ft.
<u>C-FW</u>	<u>30</u> Sq. Ft.
<u>D-FW</u>	<u>15</u> Sq. Ft.
Total Existing:	<u>113</u> Sq. Ft.

<b>● FOR OFFICE USE ONLY ●</b>	
Signage Allowed on Parcel:	
Building	<u>174</u> Sq. Ft.
Free-Standing	_____ Sq. Ft.
Total Allowed:	<u>174</u> Sq. Ft.

COMMENTS: BROADWAY SIDE

**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]                      4/5/02                      [Signature]                      4.5.02  
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 5<sup>th</sup> Street  
Grand Junction CO 81501  
(970) 244-1430

(F)

Clearance No.	<u>94/30</u>
Date Submitted	_____
Fee \$	<u>500</u>
Zone	<u>C-1</u>

TAX SCHEDULE	<u>2945-153-05-004</u>	CONTRACTOR	<u>SIGNS FIRST</u>
BUSINESS NAME	<u>WENDY'S</u>	LICENSE NO.	<u>2020958</u>
STREET ADDRESS	<u>2516 Broadway</u>	ADDRESS	<u>950 NORTH AVE</u>
PROPERTY OWNER	<u>REGENCY REALTY Group</u>	TELEPHONE NO.	<u>256-1877</u>
OWNER ADDRESS	<u>DALLAS, TX</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
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- 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: 30 Square Feet

(1,2,4) Building Façade: 94 Linear Feet

(1 - 4) Street Frontage: 283 Linear Feet

(2 - 5) Height to Top of Sign: 14' Feet                      Clearance to Grade: 11' Feet

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

EXISTING SIGNAGE/TYPE:	
<u>B-FW</u>	<u>68</u> Sq. Ft.
<u>C-FW</u>	<u>30</u> Sq. Ft.
<u>D-FW</u>	<u>15</u> Sq. Ft.
<u>E-FW</u>	<u>30</u> Sq. Ft.
Total Existing:	<u>143</u> Sq. Ft.

● FOR OFFICE USE ONLY ●	
Signage Allowed on Parcel:	
Building	<u>174</u> Sq. Ft.
Free-Standing	_____ Sq. Ft.
Total Allowed:	<u>174</u> Sq. Ft.

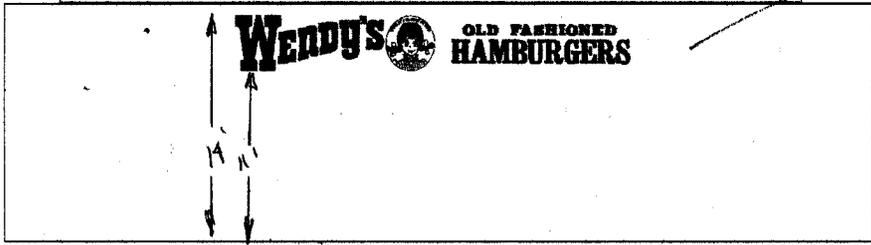
COMMENTS: REAR OF BLD.

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.

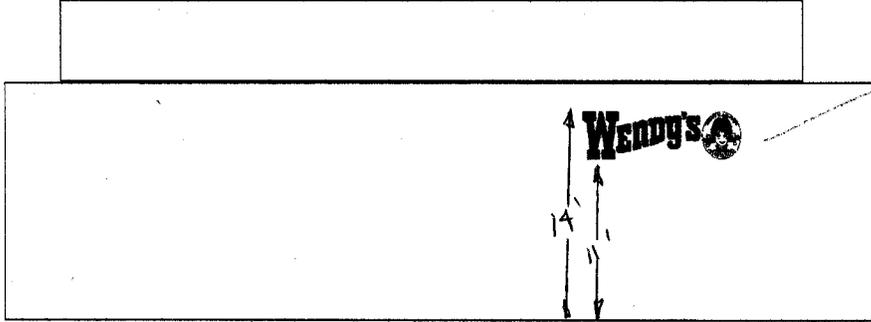
[Signature]                      4/5/02                      Bill N...                      4.5.02  
Applicant's Signature                      Date                      Community Development Approval                      Date

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



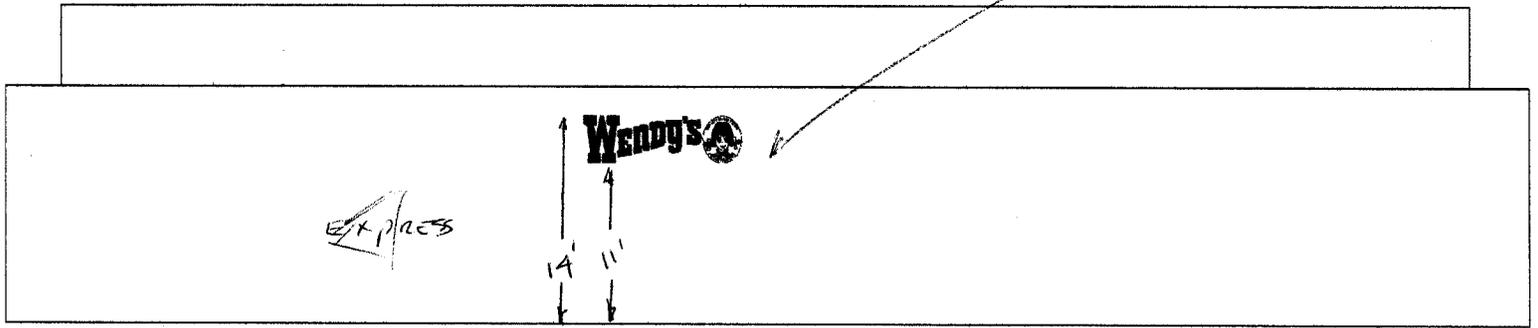
**Front of Building Elevation**

SIGN (B)  
PER PREVIOUS  
PERMIT



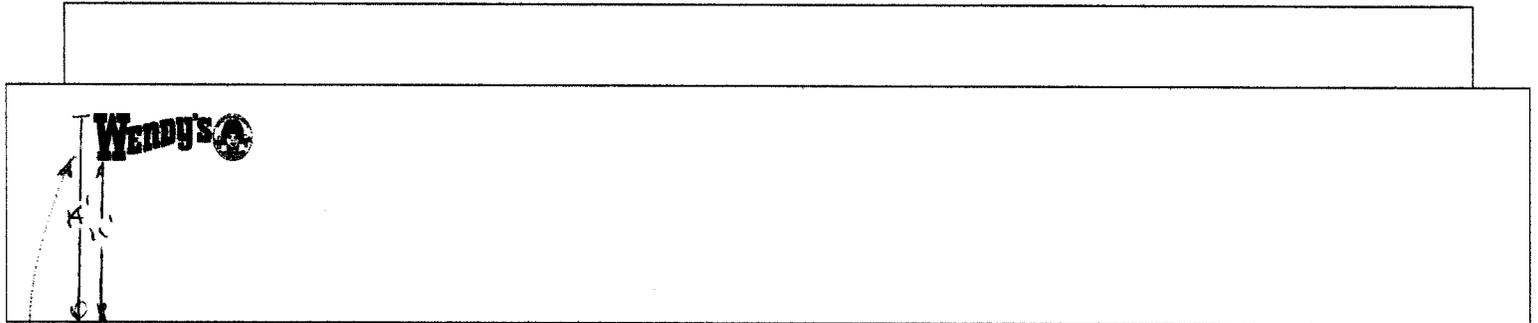
**Rear of Building Elevation**

SIGN (F)



**Broadway Elevation**

SIGN (E)



**Elevation Facing Albertson's**

SIGN (C)  
PER PREVIOUS PERMIT  
REVISED SIZED

# Wendy's

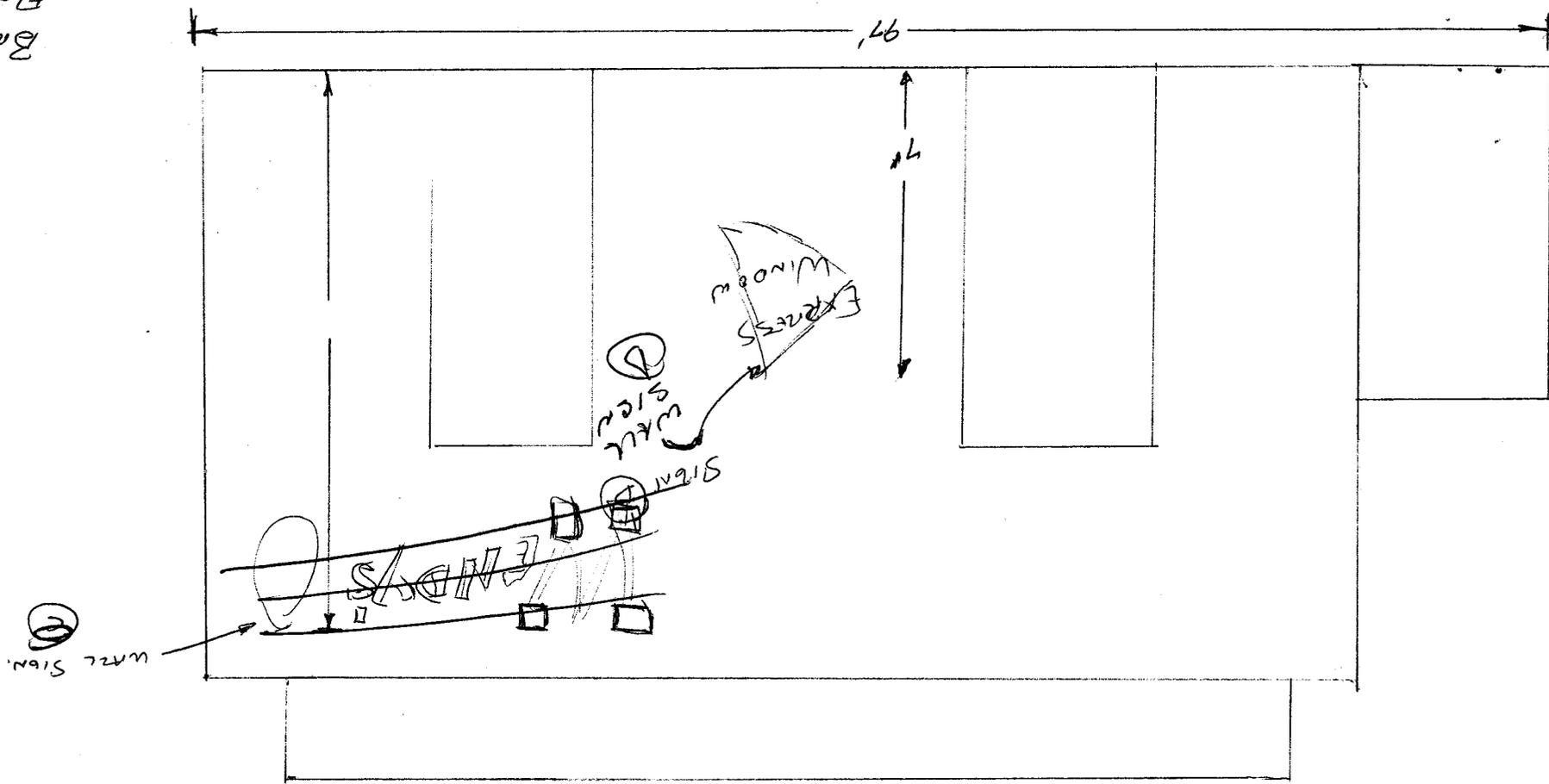


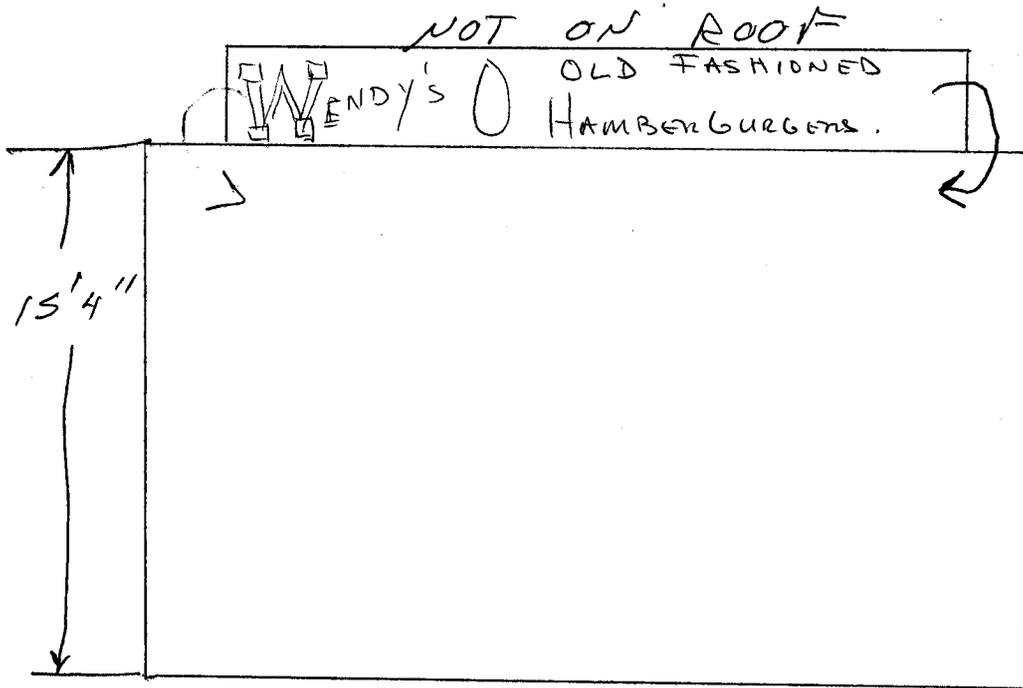
10'

3'

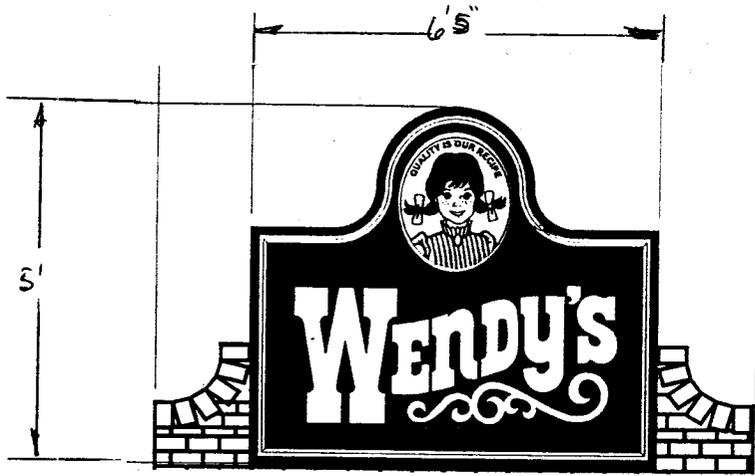
BROADWAY

Broadway  
Elevation  
2516 Broadway



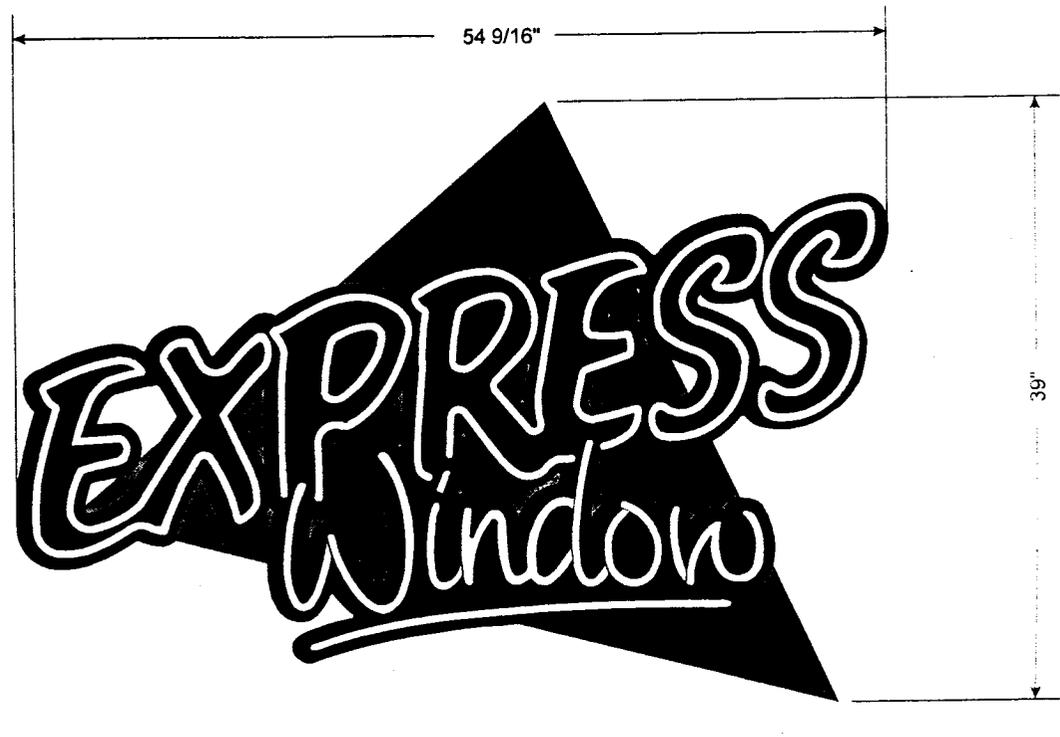


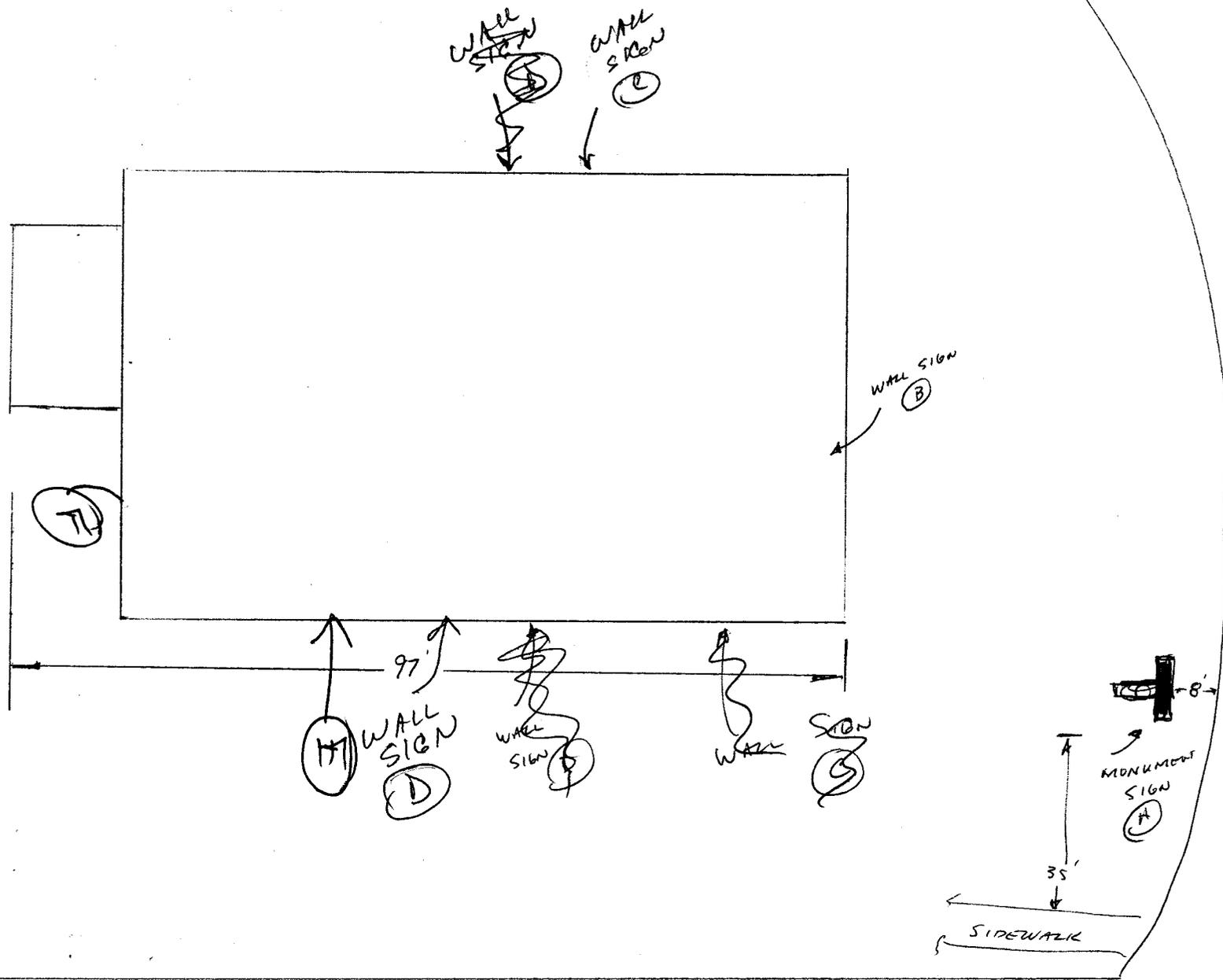
FRONT ELEVATION  
FACING ENTRY  
DRIVE.



MONUMENT SIGN (A)

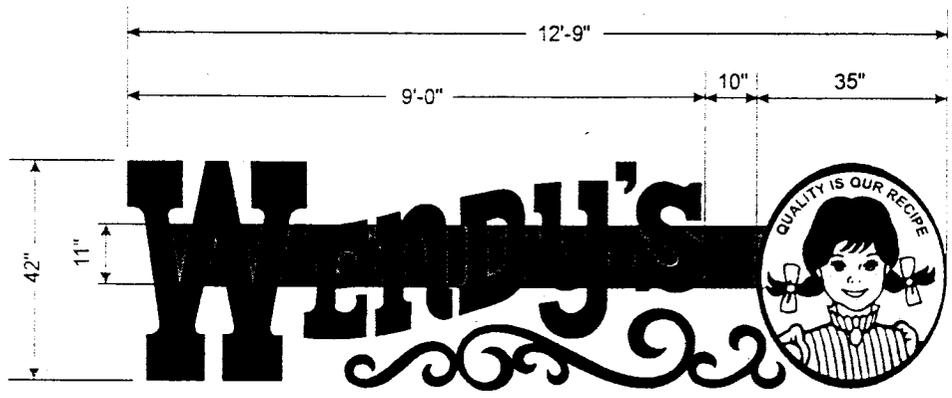
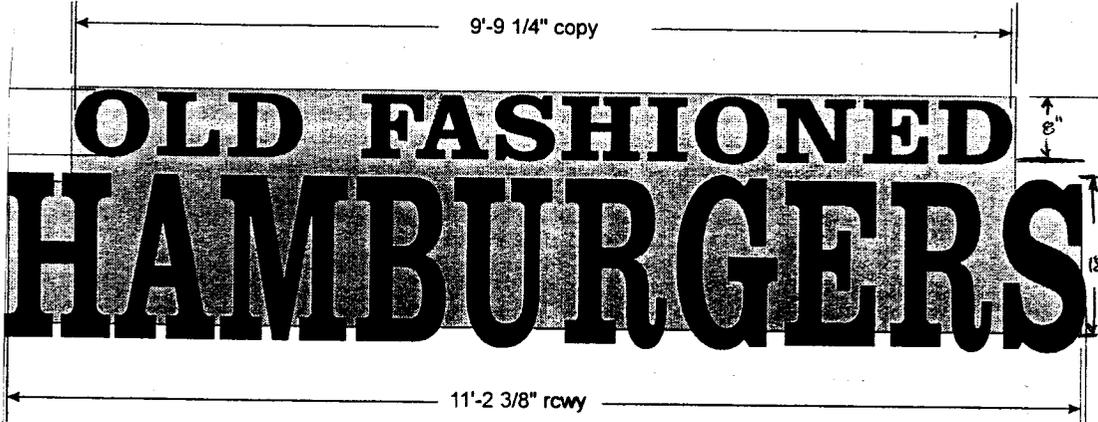
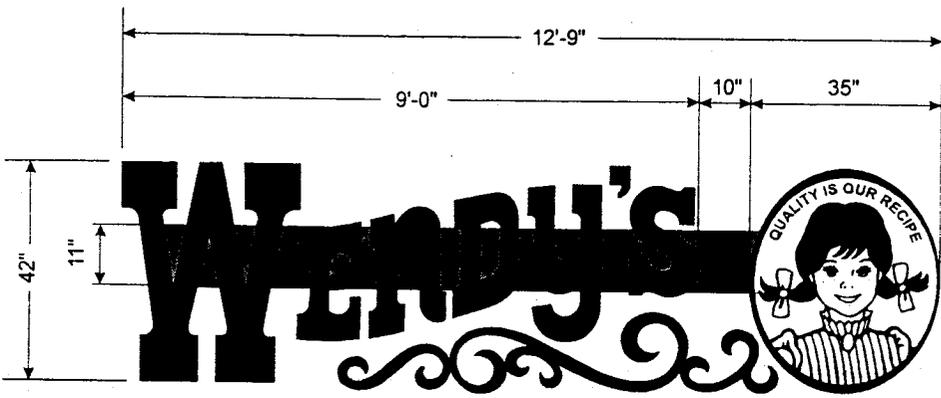
WALL SIGN (D)





BROADWAY

WALL SIGN (B)



WALL SIGN (C)