



SIGN CLEARANCE

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

Clearance No. 90052
Date Submitted 10/18/03
Fee \$ 25.00
Zone C-1

TAX SCHEDULE TB # 2945-114-19-017
BUSINESS NAME Grand Valley Internet
STREET ADDRESS 880 North Ave 81503
PROPERTY OWNER Huggan Rodney R
OWNER ADDRESS 820 No. Ave Gt. 81501
CONTRACTOR Western Neon Sign Co Inc
LICENSE NO. 2030815
ADDRESS 3185 Hall Ave 81504
TELEPHONE NO. 970-523-4045
CONTACT PERSON John

- 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: 40 Square Feet
- (1,2,4) Building Façade: 35 Linear Feet
- (1 - 4) Street Frontage: 764 Linear Feet
- (2 - 5) Height to Top of Sign: 19' Feet Clearance to Grade: 14' Feet
- (5) Distance from all Existing Off-Premise Signs within 600 Feet: NA Feet

EXISTING SIGNAGE/TYPE:

<u>FW Sign Neon 3'x4'</u>	<u>12</u>	Sq. Ft.
<u>FW Plastic 1'x6'</u>	<u>6</u>	Sq. Ft.
_____	_____	Sq. Ft.
_____	_____	Sq. Ft.
Total Existing:	<u>18</u>	Sq. Ft.

● FOR OFFICE USE ONLY ●

Signage Allowed on Parcel: North Ave

Building	<u>70</u>	Sq. Ft.
Free-Standing	<u>111</u>	Sq. Ft.
Total Allowed:	<u>111</u>	Sq. Ft.

COMMENTS: Install one new flush Free Standing Sign + pole, old Freestanding sign needs to come down first

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>6-16-03</u>	<u>[Signature]</u>	<u>10/19/03</u>
Applicant's Signature	Date	Community Development Approval	Date

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

8'

5'

Grand Valley Internet

(Actual layout yet to be determined)

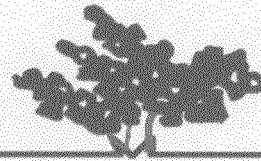
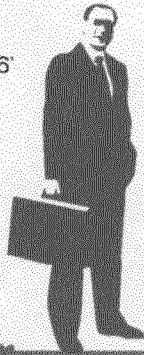
2 1/2" retainer

6 5/8" diameter pole

14' from grade to
bottom of sign

19' overall sign height

6'



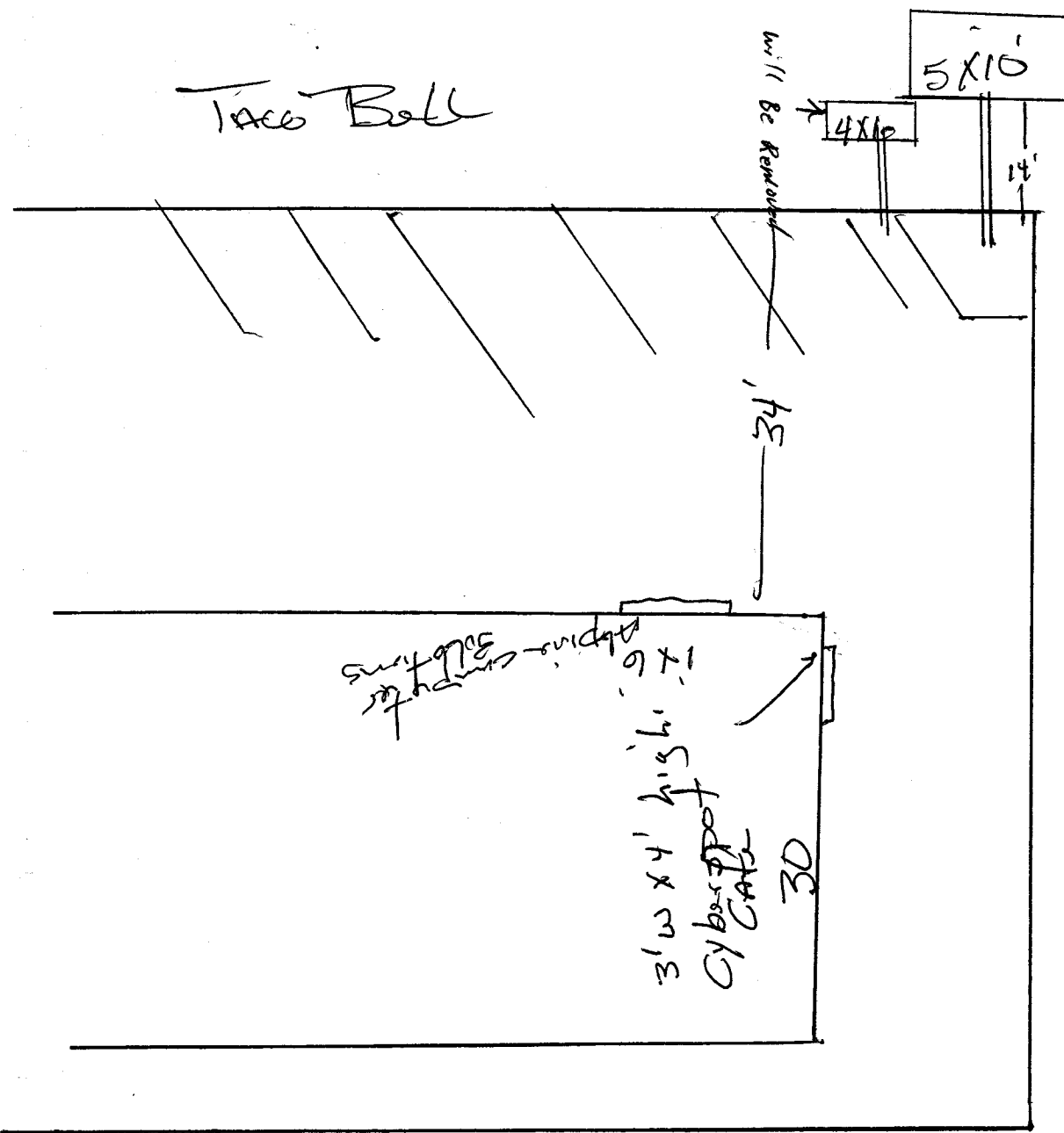
ELECTRIC SIGN *Specialists*

Office: (970) 523-4045 Fax: (970) 523-4046
3183 Hall Ave., Grand Junction, CO 81504

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Taco Bell



will be removed

5x10'

4x10'

14'

34'

Abpino computers sold for

1x6

3'w x 4' high
Cypress for
Cable

30

64'

Johnys 50's Pizza

Date: 06/18/2003
Time: 12:56:41

MESA COUNTY
REAL PROPERTY MAINTENANCE

Page: 1
REV 1.16

Parcel Number 2945-114-19-017 Yr 2003 Ty C Serial 826519995
Owner Name: Last HUBBARTT
First RODNEY
Mid R TAC 10100
Suf

Company Owner
Joint Owner E KAY HUBBARTT & MARY BEAUDOIN
Location: Number 00860
Street NORTH AVE
Dir
Unit
Mailing: Street 820 NORTH AVE Prior Parcel
City GRAND JUNCTION Assoc Parcel
State CO Mob Home Title
Zip Code 81501-3104

Year Built 0 Adjust Year 0
Number of Rooms 0 Number of Baths 0.00
Year Created 0 Record Status
Land Dimensions 64.25X125 Heated Sq Ft 0

	Market	Assessed	Mill Levy	73.519
Current Land Val	43910	12730	Special Asmt	
Imp Val	115320	33440	0.00	
Total	159230	46170	Estimated Taxes	
Previous Land Val	43910	12730	3394.40	
Imp Val	115020	33360		

Abstract	Units	Class	
Land 2120	.180	L Desc OFFICES - LAND	Unit Type A
Imp 2220	2280.000	I Desc OFFICES - IMPS	Unit Type

Date	Previous Owner	Receipt#	Deed Book & Page	Doc	Sale Price
07/24/98	VELVA CARNES	1857670	2470 513/514	WDJT	145000

Legal Desc (May not be complete.)
LOT 16 BLK 4 ROSE PARK SUB SEC 11 1S 1W EXC ROW ON N & W AS DESC IN B-1764
P-110 MESA CO RECORDS