



SIGN CLEARANCE

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

Clearance No. _____
Date Submitted 4-8-03
Fee \$ 25.00
Zone C-1

TAX SCHEDULE 2945-114-22-071/070/009
BUSINESS NAME SIGN'S FIRST
STREET ADDRESS 950 N. AVE
PROPERTY OWNER ED & CHERYL JAROS
OWNER ADDRESS 950 N. AVE
CONTRACTOR SIGN'S FIRST
LICENSE NO. _____
ADDRESS 950 N. AVE
TELEPHONE NO. 256-1877
CONTACT PERSON Tom Dominick

- 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: 70 Square Feet
(1,2,4) Building Façade: 99.5 Linear Feet
(1 - 4) Street Frontage: ~~43~~ 162 Linear Feet
(2 - 5) Height to Top of Sign: 30 Feet Clearance to Grade: 20 Feet
(5) Distance from all Existing Off-Premise Signs within 600 Feet: _____ Feet

EXISTING SIGNAGE/TYPE:
F/W _____ 143 Sq. Ft.
_____ Sq. Ft.
_____ Sq. Ft.
Total Existing: 143 Sq. Ft.

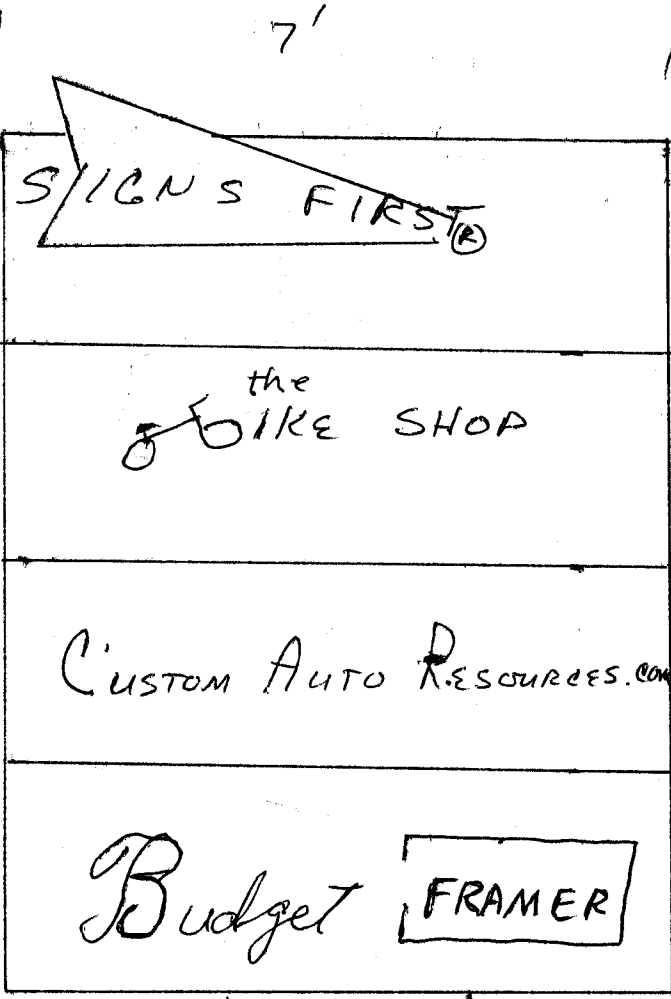
● FOR OFFICE USE ONLY ●
Signage Allowed on Parcel:
Building 199 Sq. Ft.
Free-Standing 243 Sq. Ft.
Total Allowed: 243 Sq. Ft.

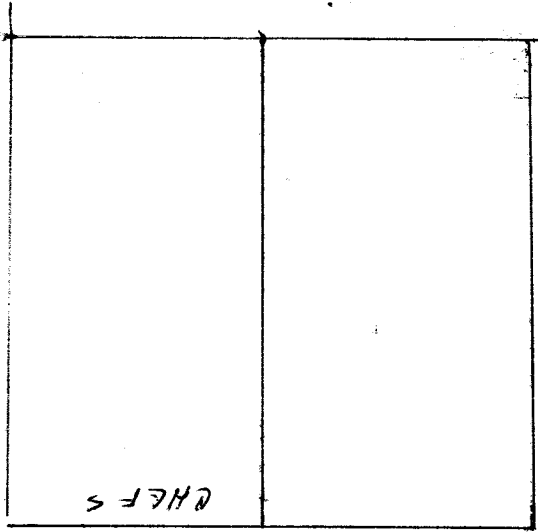
COMMENTS: Calculation is for all three lots.

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.**

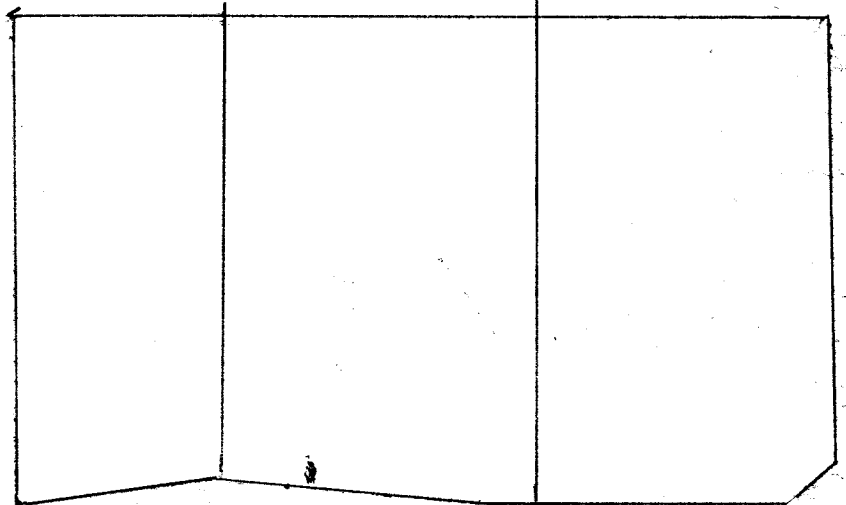
I hereby attest that the information on this form and the attached sketches are true and accurate.
Tom Dominick 4/1/03 Alison Aragon 4/8/03
Applicant's Signature Date Community Development Approval Date

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





PROPOSED
FREE
STANDING
SIDE
70 ft



HOUSTON AVE.

NORTH AVE

COMMUNITY DEVELOPMENT FILE # NA

4-10-03

BE IT KNOWN THAT:

EDWARD L. & CHERYL J. JAROS, as owner(s) of the real property described herein, all situated in the City of Grand Junction, Mesa County, Colorado, and more particularly known and described as 940 + 950 North Avenue do hereby acknowledge and agree that this instrument shall represent our understanding that as a condition of City approval of the attached site plan, that 2945-114-22-011, 010 & 009 are and shall be treated as one parcel for the principal use of a FREE STANDING SIGN and to satisfy setback requirements for any and all structures constructed thereon.

If and when we or our successors in interest build, own or acquire any structure, which has been placed or built on or over the property line between 2945-114-22-011, 010, 009 or on or over any portion of said line, or so close thereto that the structure does not meet applicable setbacks and/or bulk requirements then sufficient area from one and/or both lots shall be used to meet any and all required setbacks and bulk requirements as required by the Zoning and Development Code of the City of Grand Junction.

We further understand and agree that 2945-114-22-011, 010, 009 constitute two parcels but by placement of a use on or sufficiently near the property line that the adjoining and contiguous parcel shall be encumbered by and shall serve as, the necessary area for setback and bulk requirement purposes and either or both lots may be rendered undevelopable for additional uses.

This instrument shall be recorded in the land records of Mesa County and shall be deemed to be a covenant which runs with the land for such time as any or all structure(s) constructed on 940 + 950 North Avenue is (are) on or over the lot line, or is (are) so close thereto as to not meet applicable setback and bulk requirements for each lot.

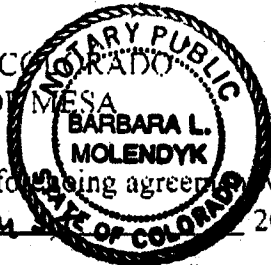
This covenant shall be binding upon any and all successors in interest to the above described property and shall not cease except for and in accordance with cause stated herein.

Any agreement, representation or waiver is made knowingly and voluntarily with full understanding and complete knowledge of the consequences thereof.

IN WITNESS WHEREOF, I (WE), have signed, executed and acknowledged this instrument on this 20 day of August 2001.

Edward J. Jaros
Cheryl J. Jaros

STATE OF COLORADO
COUNTY OF MESA



The foregoing agreement was subscribed and sworn to before me this 20 day of August 2001.

My Commission Expires
June 5, 2005

Barbara L. Molendyk
Notary Public

My commission expires 6-5-2005