



# SIGN PERMIT

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

Permit No. \_\_\_\_\_  
Date Submitted 9-18-03  
FEE \$ 25.00  
Tax Schedule 2945-123-23-007  
Zone C-1

BUSINESS NAME Earl's House of Spirits CONTRACTOR Squidough Signs  
STREET ADDRESS 1560 N. Ave. LICENSE NO. 2030719  
PROPERTY OWNER Larry & Brigitte Evenson ADDRESS 2223 H. Rd  
OWNER ADDRESS \_\_\_\_\_ TELEPHONE NO. 243-1383 243-7011

- 1. FLUSH WALL 2 Square Feet per Linear Foot of Building Facade
- Face Change Only (2,3 & 4):
- 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

Existing Externally or Internally Illuminated - No Change in Electrical Service  Non-Illuminated

(1 - 4) Area of Proposed Sign 6 Square Feet  
(1,2,4) Building Facade 85 Linear Feet  
(1 - 4) Street Frontage 125 Linear Feet 16th Street  
(2,3,4) Height to Top of Sign \_\_\_\_\_ Feet Clearance to Grade \_\_\_\_\_ Feet

Existing Signage/Type:	
<u>Roof mca</u>	<u>24</u> Sq. Ft.
	Sq. Ft.
	Sq. Ft.
Total Existing:	<u>24</u> Sq. Ft.

● FOR OFFICE USE ONLY ●		
Signage Allowed on Parcel: <u>16th Street</u>		
Building	<u>170</u>	Sq. Ft.
Free-Standing	<u>93</u>	Sq. Ft.
Total Allowed:	<u>170</u>	Sq. Ft.

COMMENTS: \_\_\_\_\_

NOTE: No sign may exceed 300 square feet. A separate sign permit 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. Roof signs shall be manufactured such that no guy wires, braces or supports shall be visible.

Sandra H. Holway 9/18/03 Y. Isaac Aragon 9/26/03  
Applicant's Signature Date Community Development Approval Date

(White: Community Development) (Canary: Applicant) (Pink: Code Enforcement)

(3)



# SIGN PERMIT

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

Permit No. \_\_\_\_\_  
Date Submitted 9-18-03  
FEE \$ 5.00  
Tax Schedule 2945-123-23-007  
Zone C-1

BUSINESS NAME Earl's House of Spirits CONTRACTOR Sourdough Signs  
STREET ADDRESS 1560 N. Aval LICENSE NO. 2030719  
PROPERTY OWNER Larry + Brigitte Everson ADDRESS 2223 H Rd  
OWNER ADDRESS \_\_\_\_\_ TELEPHONE NO. 243-1383

- 1. FLUSH WALL 2 Square Feet per Linear Foot of Building Facade
  - Face Change Only (2,3 & 4):
  - 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
- Existing Externally or Internally Illuminated - No Change in Electrical Service  Non-Illuminated

(1 - 4) Area of Proposed Sign 6 Square Feet  
(1,2,4) Building Facade 85 Linear Feet  
(1 - 4) Street Frontage 125 Linear Feet 11th Street  
(2,3,4) Height to Top of Sign \_\_\_\_\_ Feet Clearance to Grade \_\_\_\_\_ Feet

Existing Signage/Type:	
Roof mt.	<u>24</u> Sq. Ft.
Flush mt.	<u>6</u> Sq. Ft.
	Sq. Ft.
Total Existing:	<u>30</u> Sq. Ft.

● FOR OFFICE USE ONLY ●		
Signage Allowed on Parcel: <u>11th Street</u>		
Building	<u>170</u>	Sq. Ft.
Free-Standing	<u>93</u>	Sq. Ft.
Total Allowed:	<u>170</u>	Sq. Ft.

COMMENTS: \_\_\_\_\_

NOTE: No sign may exceed 300 square feet. A separate sign permit 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. Roof signs shall be manufactured such that no guy wires, braces or supports shall be visible.

Sandra H. Holberg 9/18/03 Misha Wagner 9/20/03  
Applicant's Signature Date Community Development Approval Date

(White: Community Development) (Canary: Applicant) (Pink: Code Enforcement)

C



# SIGN PERMIT

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

Permit No. \_\_\_\_\_  
Date Submitted 9-18-03  
FEE \$ 5.00  
Tax Schedule 2945-123-23-007  
Zone C-1

BUSINESS NAME Earl's House of Spirits CONTRACTOR Sourdough Signs  
STREET ADDRESS 1560 N. Ave LICENSE NO. 2030719  
PROPERTY OWNER Larry & Brigitte Evenson ADDRESS 2023 H. Rd  
OWNER ADDRESS \_\_\_\_\_ TELEPHONE NO. 243-1383

- 1. FLUSH WALL 2 Square Feet per Linear Foot of Building Facade
  - Face Change Only (2,3 & 4):**
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4 or more Traffic Lanes - 1.5 Square Feet x Street Frontage
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(1 - 4) Area of Proposed Sign 6 Square Feet  
(1,2,4) Building Facade 85 Linear Feet  
(1 - 4) Street Frontage 125 Linear Feet 16th Street  
(2,3,4) Height to Top of Sign \_\_\_\_\_ Feet Clearance to Grade \_\_\_\_\_ Feet

Existing Signage/Type:	
<u>Roof mt.</u>	<u>24</u> Sq. Ft.
<u>2) Flash mt</u>	<u>12</u> Sq. Ft.
	Sq. Ft.
Total Existing:	<u>36</u> Sq. Ft.

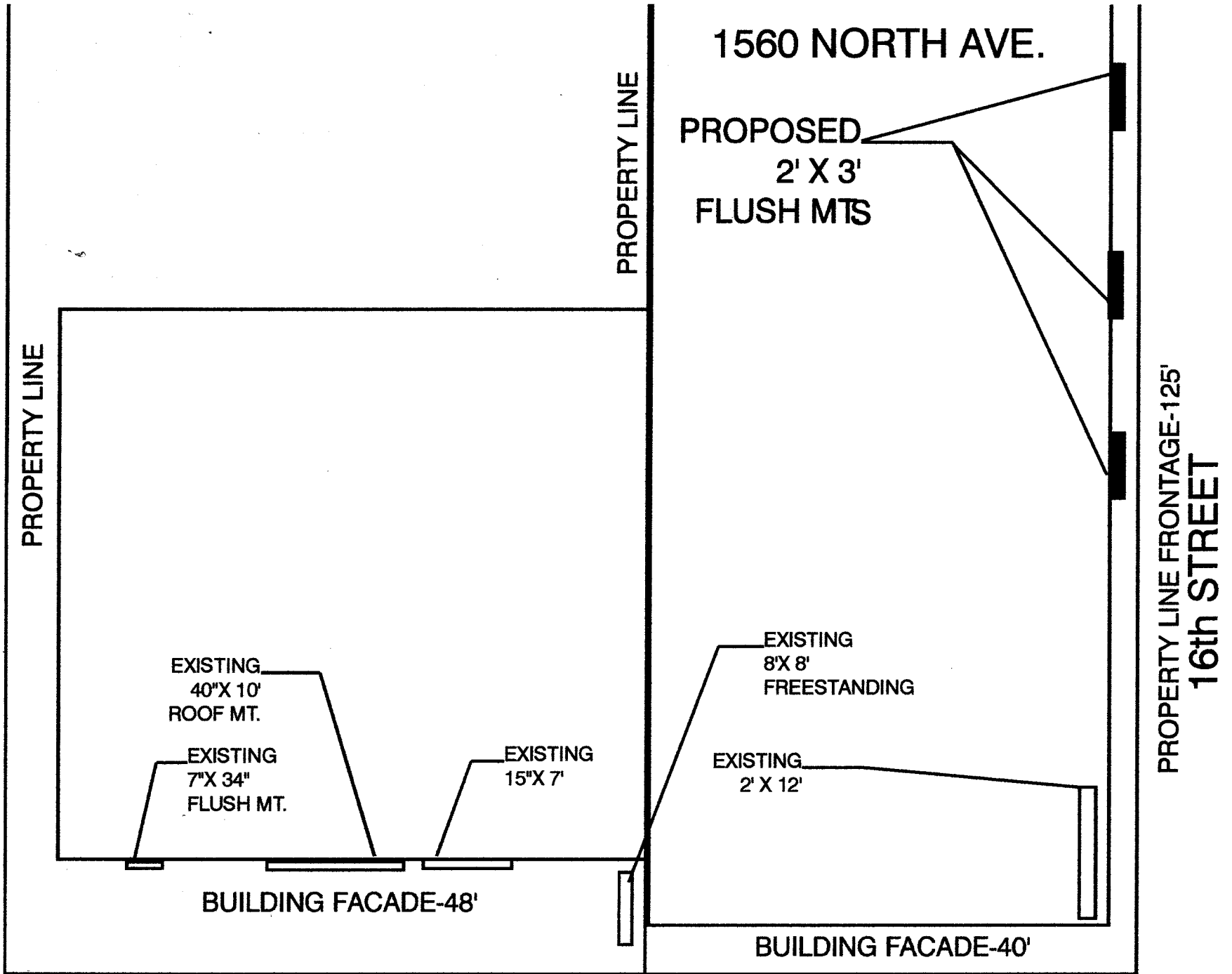
● FOR OFFICE USE ONLY ●	
Signage Allowed on Parcel: <u>16th Street</u>	
Building	<u>170</u> Sq. Ft.
Free-Standing	<u>93</u> Sq. Ft.
Total Allowed:	<u>170</u> Sq. Ft.

COMMENTS: \_\_\_\_\_

**NOTE:** No sign may exceed 300 square feet. A separate sign permit 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. Roof signs shall be manufactured such that no guy wires, braces or supports shall be visible.

Sandra K. Holdaway 9/18/03 Michele Aragon 9/22/03  
Applicant's Signature Date Community Development Approval Date

(White: Community Development) (Canary: Applicant) (Pink: Code Enforcement)



**NORTH AVE. FRONTAGE-90'**

BE IT KNOWN THAT:

2150487 09/25/03 0430PM  
JANICE WARD CLK&REC MESA COUNTY CO  
REC FEE \$5.00 SURCHG \$1.00

Larry E Evenson and Brigitte H. Evenson, 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 1550 e 1560 North AVE, 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 2945-123-23-006 e 007 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 2945-123-23-006 e 007 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.

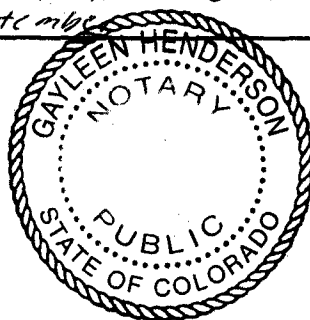
We further understand and agree that 2945-123-23-006 e 007 constitute two parcels but by placement of a use on or sufficiently near the property line that the adjoining and contiguous parcel shall be encumbered by and shall serve as, the necessary area for setback and bulk requirement purposes and either 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 1550 e 1560 North AVE 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 25 day of September, 2003.



Larry E Evenson  
Brigitte H Evenson

STATE OF COLORADO  
COUNTY OF MESA

The foregoing agreement was read and sworn to before me this 25th day of September, 2003.

Gayleen Henderson  
Notary Public

My commission expires 10/29/2005

1560 N. AVE.

2'

3<sup>RD</sup> WORLD  
CONNECTION

A

2'

ABAKIRKY  
ADVENTURES

B

2'

HAIR DESIGN  
*by Cindy*

C

3'