

Bottom



SIGN CLEARANCE

2

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

Clearance No. _____
Date Submitted 4-22-04
Fee \$ 5.00
Zone B-2

TAX SCHEDULE 2945-154-05-017 CONTRACTOR ANGEL SIGN CO.
BUSINESS NAME TWO RIVERS INN LICENSE NO. 2040074
STREET ADDRESS 141 N. 1ST STREET ADDRESS 590 N. WESTGATE DR.
PROPERTY OWNER SAM ANTONOPOULOS TELEPHONE NO. 244-8934
OWNER ADDRESS 141 N. FIRST STREET CONTACT PERSON DENZIL

- | | | |
|-------------------------------------|------------------|---|
| <input 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 checked="" 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: 32 Square Feet
(1,2,4) Building Façade: 16 Linear Feet
(1 - 4) Street Frontage: 170 Linear Feet
(2 - 5) Height to Top of Sign: _____ Feet Clearance to Grade: 40' Feet
(5) Distance from all Existing Off-Premise Signs within 600 Feet: _____ Feet

EXISTING SIGNAGE/TYPE:

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

● FOR OFFICE USE ONLY ●

Signage Allowed on Parcel: N 1st St

Building	<u>240</u>	Sq. Ft.
Free-Standing	<u>348</u>	Sq. Ft.
Total Allowed:	<u>300</u>	Sq. Ft.

COMMENTS: REPLACING FACES IN EXISTING SIGN

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.

Denzil Howard 4/21/04 Mishi Hagan 4/22/04
Applicant's Signature Date Community Development Approval Date

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

2nd sign



SIGN CLEARANCE

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

Clearance No.	_____
Date Submitted	<u>4-22-04</u>
Fee \$	<u>5.00</u>
Zone	<u>B-2</u>

TAX SCHEDULE	<u>2945-154-05-017</u>	CONTRACTOR	<u>ANGEL SIGN CO.</u>
BUSINESS NAME	<u>TWO RIVERS INN</u>	LICENSE NO.	<u>2040074</u>
STREET ADDRESS	<u>125 N. 1ST STREET</u>	ADDRESS	<u>540 N. WESTGATE DR.</u>
PROPERTY OWNER	<u>SAM ANTONOPOULOS</u>	TELEPHONE NO.	<u>244-8934</u>
OWNER ADDRESS	<u>141 N FIRST STREET</u>	CONTACT PERSON	<u>DENZIL</u>

<input 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 checked="" 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: 40 Square Feet

(1,2,4) Building Façade: 46 Linear Feet 170

(1 - 4) Street Frontage: 170 Linear Feet 232

(2 - 5) Height to Top of Sign: _____ Feet Clearance to Grade: 40' Feet

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

EXISTING SIGNAGE/TYPE:

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

● FOR OFFICE USE ONLY ●

Signage Allowed on Parcel: N 1st Street

Building	<u>340</u> Sq. Ft.
Free-Standing	<u>348</u> Sq. Ft.
Total Allowed:	<u>300</u> Sq. Ft.

COMMENTS: REPLACING FACES IN EXISTING SIGN

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>4/21/04</u>	<u>[Signature]</u>	<u>4/22/04</u>
Applicant's Signature	Date	Community Development Approval	Date

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

top sign



SIGN CLEARANCE

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

Clearance No.	_____
Date Submitted	<u>4-22-04</u>
Fee \$	<u>25.00</u>
Zone	<u>B-2</u>

TAX SCHEDULE	<u>2945-154-05-077</u>	CONTRACTOR	<u>ANGEL SIGN CO</u>
BUSINESS NAME	<u>TWO RIVERS INN</u>	LICENSE NO.	<u>2040074</u>
STREET ADDRESS	<u>125 N. 1ST STREET</u>	ADDRESS	<u>540 N. WESTGATE DR</u>
PROPERTY OWNER	<u>SAM ANTONOPOULOS</u>	TELEPHONE NO.	<u>244-8934</u>
OWNER ADDRESS	<u>141 N. FIRST STREET</u>	CONTACT PERSON	<u>DENZIL</u>

- | | | |
|-------------------------------------|------------------|---|
| <input 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 checked="" 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: 72 Square Feet

(1,2,4) Building Façade: 46 Linear Feet 170

(1 - 4) Street Frontage: 170 Linear Feet 232

(2 - 5) Height to Top of Sign: _____ Feet Clearance to Grade: 40' Feet

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

EXISTING SIGNAGE/TYPE:	
_____	_____ Sq. Ft.
_____	_____ Sq. Ft.
_____	_____ Sq. Ft.
Total Existing:	_____ Sq. Ft.

● FOR OFFICE USE ONLY ●	
Signage Allowed on Parcel: <u>N 1st Street</u>	
Building	<u>340</u> Sq. Ft.
Free-Standing	<u>348</u> Sq. Ft.
Total Allowed:	<u>300</u> Sq. Ft.

COMMENTS: REPLACING FACES IN EXISTING SIGN

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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Denzil Forward 4/21/04 Michele Magor 4/22/04
 Applicant's Signature Date Community Development Approval Date

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

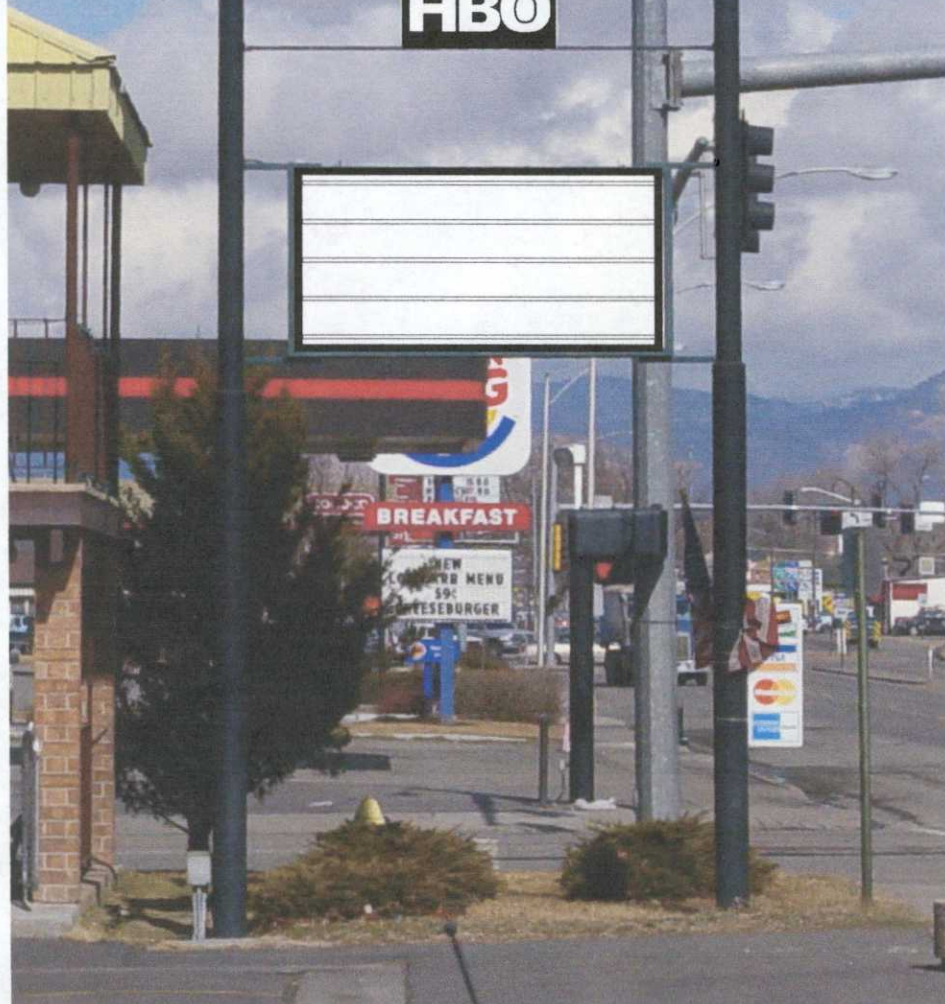
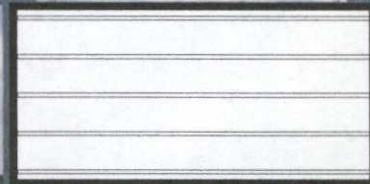
Two Rivers Inn

NO VACANCY

Pool & Spa
Fridge & Microwave
In Room Coffee
All Queen Beds

← Entrance ←

FREE
HBO



#2945-154-05-017

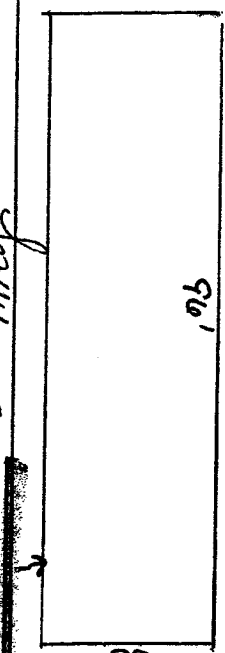
Two Rivers Inn
141 North 1st Street
Grand St. Co. 81501

232' on 1st Street

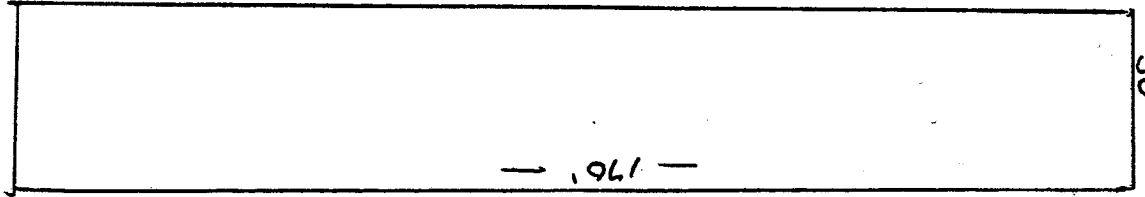
← north

Helustia Formed Plastic Letters

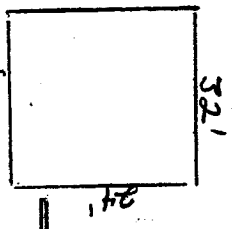
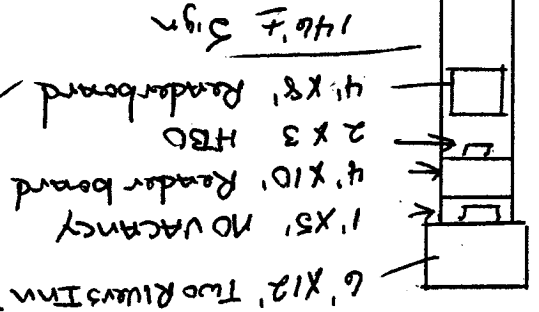
Two Rivers Motel



Pool + Spa



Estimated from ground
Layout not to scale
whenever measurements
11-08-01
JA



130' Road Ave

180' - Two Rivers Motel
21' F
36" F
16'