



SIGN Permit

Community Development Department
250 North 5th Street
Grand Junction CO 81501
Phone: (970) 244-1430 FAX (970) 256-4031

Permit No.	_____
Date Submitted	<u>9-14-04</u>
Fee \$	<u>5.00</u>
Zone	<u>C-1</u>

②

TAX SCHEDULE	<u>2945-131-04-014</u>	CONTRACTOR	<u>Western Neon Sign Co</u>
BUSINESS NAME	<u>Century 21</u>	LICENSE NO.	<u>2040561</u>
STREET ADDRESS	<u>2756 No Ave Grand Jct.</u>	ADDRESS	<u>3183 Hall Ave Grand Jct.</u>
PROPERTY OWNER	<u> Dale G. Cole</u>	TELEPHONE NO.	<u>523-4045 (Bus) 241-9661 Home</u>
OWNER ADDRESS	<u>235 N. 7th St Grand Jct</u> <u>81501-3401</u>	CONTACT PERSON	<u>Ray McManus</u>

<input checked="" type="checkbox"/> 1. FLUSH WALL	2 Square Feet per Linear Foot of Building Façade
<u>Face change only on items 2, 3 & 4</u>	
<input type="checkbox"/> 2. ROOF	2 Square Feet per Linear Foot of Building Façade
<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 Façade
<input checked="" type="checkbox"/> Existing Externally or Internally Illuminated - No Change in Electrical Service <input type="checkbox"/> Non-Illuminated	

(1 - 4) Area of Proposed Sign:	<u>36</u> Square Feet
(1,2,4) Building Façade:	<u>69</u> Linear Feet
(1 - 4) Street Frontage:	<u>200</u> Linear Feet <u>28 Rd</u>
(2 - 4) Height to Top of Sign:	_____ Feet
Clearance to Grade:	_____ Feet

EXISTING SIGNAGE/TYPE:	
<u>N/A</u>	_____ Sq. Ft.
_____	_____ Sq. Ft.
_____	_____ Sq. Ft.
_____	_____ Sq. Ft.
Total Existing:	_____ Sq. Ft.

● FOR OFFICE USE ONLY ●	
Signage Allowed on Parcel:	<u>28 Rd</u>
Building	<u>138</u> Sq. Ft.
Free-Standing	<u>150</u> Sq. Ft.
Total Allowed:	<u>150</u> Sq. Ft.

COMMENTS: Face change only

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

I hereby attest that the information on this form and the attached sketches are true and accurate.

<u>Ray McManus</u> Applicant's Signature	<u>9/14/04</u> Date	<u>Gayles Henderson</u> Community Development Approval	<u>9-14-04</u> Date
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(White: Community Development) (Canary: Applicant) (Pink: Code Enforcement)



SIGN CLEARANCE

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

Clearance No.	_____
Date Submitted	<u>9-14-04</u>
Fee \$	<u>25.00</u>
Zone	<u>C-1</u>

TAX SCHEDULE <u>2945-131-01-014</u>	CONTRACTOR <u>Western Neon Sign Co.</u>
BUSINESS NAME <u>Century 21</u>	LICENSE NO. <u>2040561</u>
STREET ADDRESS <u>2755 No. Ave</u>	ADDRESS <u>3183 Hall Ave Grand Jct</u>
PROPERTY OWNER <u>Dale E. Cole</u>	TELEPHONE NO. <u>923 4045 Bus. 241 9661 Home</u>
OWNER ADDRESS <u>235 N 7th St Grand Jct.</u> <u>81501-3401</u>	CONTACT PERSON <u>Ray McManus</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: 88 Square Feet
 (1,2,4) Building Façade: 69 Linear Feet
 (1 - 4) Street Frontage: 156 Linear Feet No. Ave
 (2 - 5) Height to Top of Sign: 23 Feet Clearance to Grade: 12 Feet
 (5) Distance from all Existing Off-Premise Signs within 600 Feet: _____ Feet

EXISTING SIGNAGE/TYPE:	Sq. Ft.
<u>N/A</u>	_____
_____	_____
_____	_____
_____	_____
Total Existing:	_____

● FOR OFFICE USE ONLY ●	
Signage Allowed on Parcel:	<u>North</u>
Building	<u>138</u> Sq. Ft.
Free-Standing	<u>225</u> Sq. Ft.
Total Allowed:	<u>225</u> Sq. Ft.

COMMENTS: _____

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.

Ray McManus 9/14/04 Dayleen Henderson 9-14-04
 Applicant's Signature Date Community Development Approval Date

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

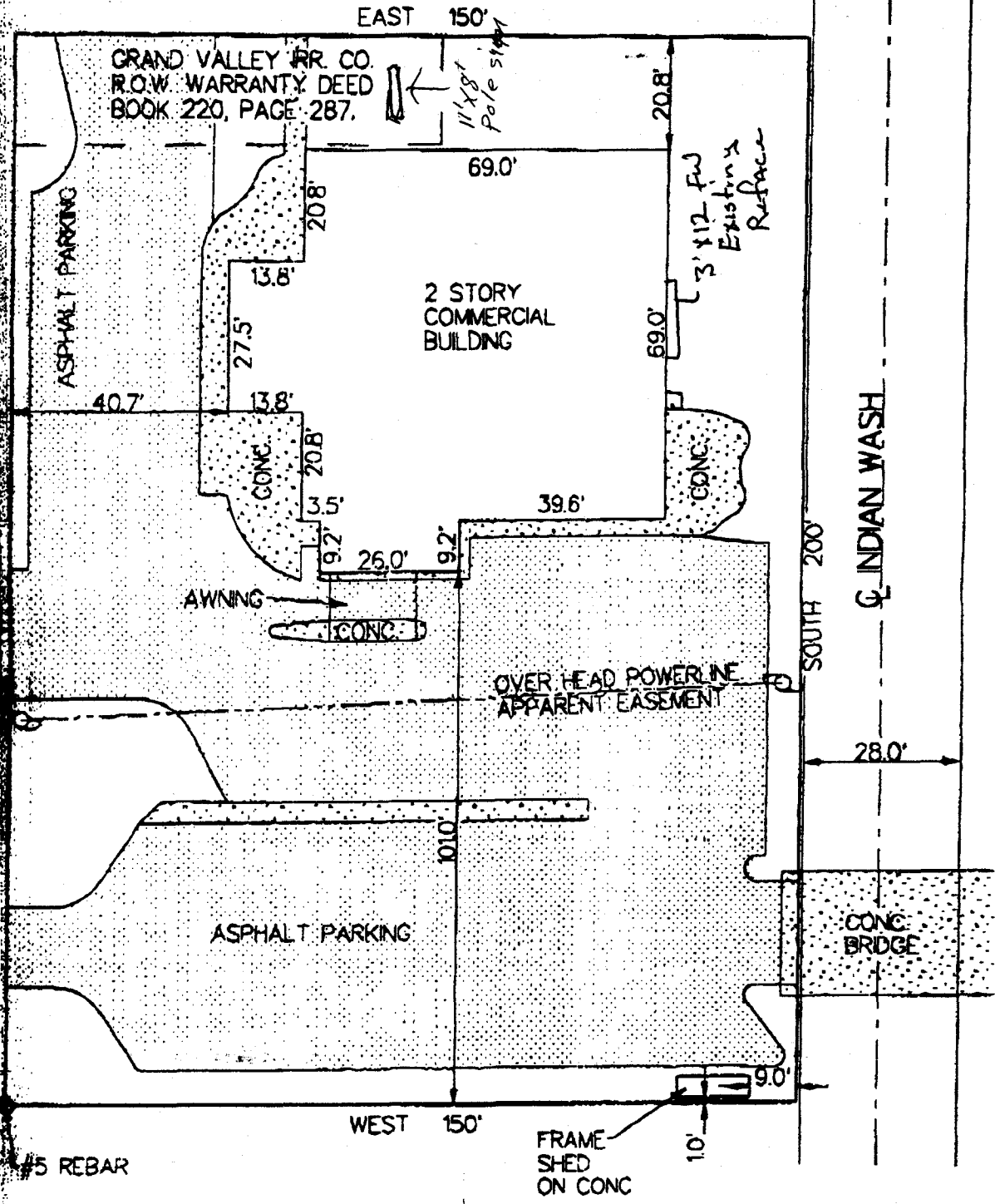
IMPROVEMENT LOCATION CERTIFICATE

2755 NORTH AVENUE

COLE & COMPANY REALTY
SEE ATTACHED LEGAL.

THIS PROPERTY DOES NOT LIE WITHIN THE 100-YEAR
FLOOD PLAN AS PER COMMUNITY PANEL
NO. 080117 0007 E, DATED JULY 15, 1992

NORTH AVENUE



SCALE: 1" = 30'

INDIAN WASH

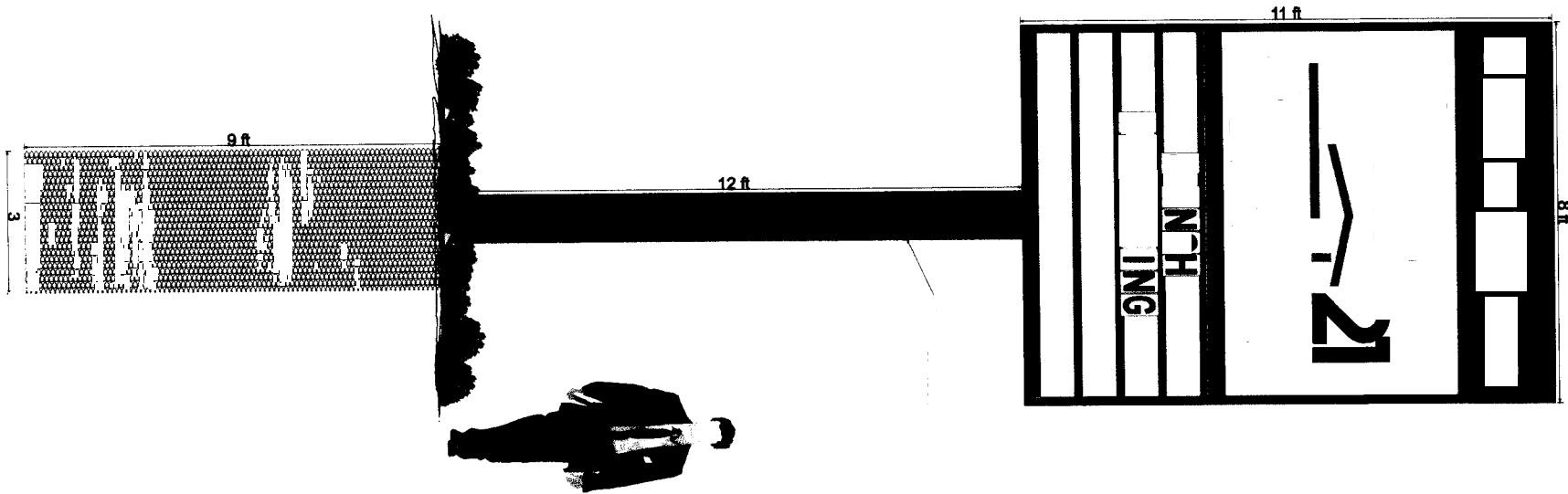
28 ROAD

#5 REBAR

FRAME SHED ON CONC

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR COLE & COMPANY REALTY

IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT, AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF BOUNDARIES, FENCE, BUILDING OR OTHER FUTURE IMPROVEMENT LINES. I FURTHER CERTIFY THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE, 6/2/00 EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS



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