



SIGN CLEARANCE

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

Clearance No.	_____
Date Submitted	<u>11-30-05</u>
Fee \$	<u>25.00</u>
Zone	<u>C-2</u>

TAX SCHEDULE	<u>2945-103-00-154</u>	CONTRACTOR	<u>ANGEL SIGN CO.</u>
BUSINESS NAME	<u>TILE OUTLET</u>	LICENSE NO.	<u>2050060</u>
STREET ADDRESS	<u>2508 Hwy 6 & SO *</u>	ADDRESS	<u>500 N. WESTGATE DR.</u>
PROPERTY OWNER	<u>WITN Co Ex III, LLC</u>	TELEPHONE NO.	<u>244-8434</u>
OWNER ADDRESS	<u>3501 FAIRLAWN RD TOPEKA KS 66614</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 checked="" 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: 180 Square Feet

(1,2,4) Building Façade: — Linear Feet Building Façade Direction: North South East West

(1 - 4) Street Frontage: ~~6000~~ 109 Linear Feet Name of Street: US

(2 - 5) Height to Top of Sign: 25 Feet Clearance to Grade: 15 Feet

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

EXISTING SIGNAGE/TYPE & SQUARE FOOTAGE:

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

FOR OFFICE USE ONLY

Signage Allowed on Parcel for ROW:

Building	_____	Sq. Ft.
Free-Standing	0000 <u>253</u>	Sq. Ft.
Total Allowed:	0000 <u>253</u>	Sq. Ft.

COMMENTS: CHANGING FACES IN EXISTING SIGN

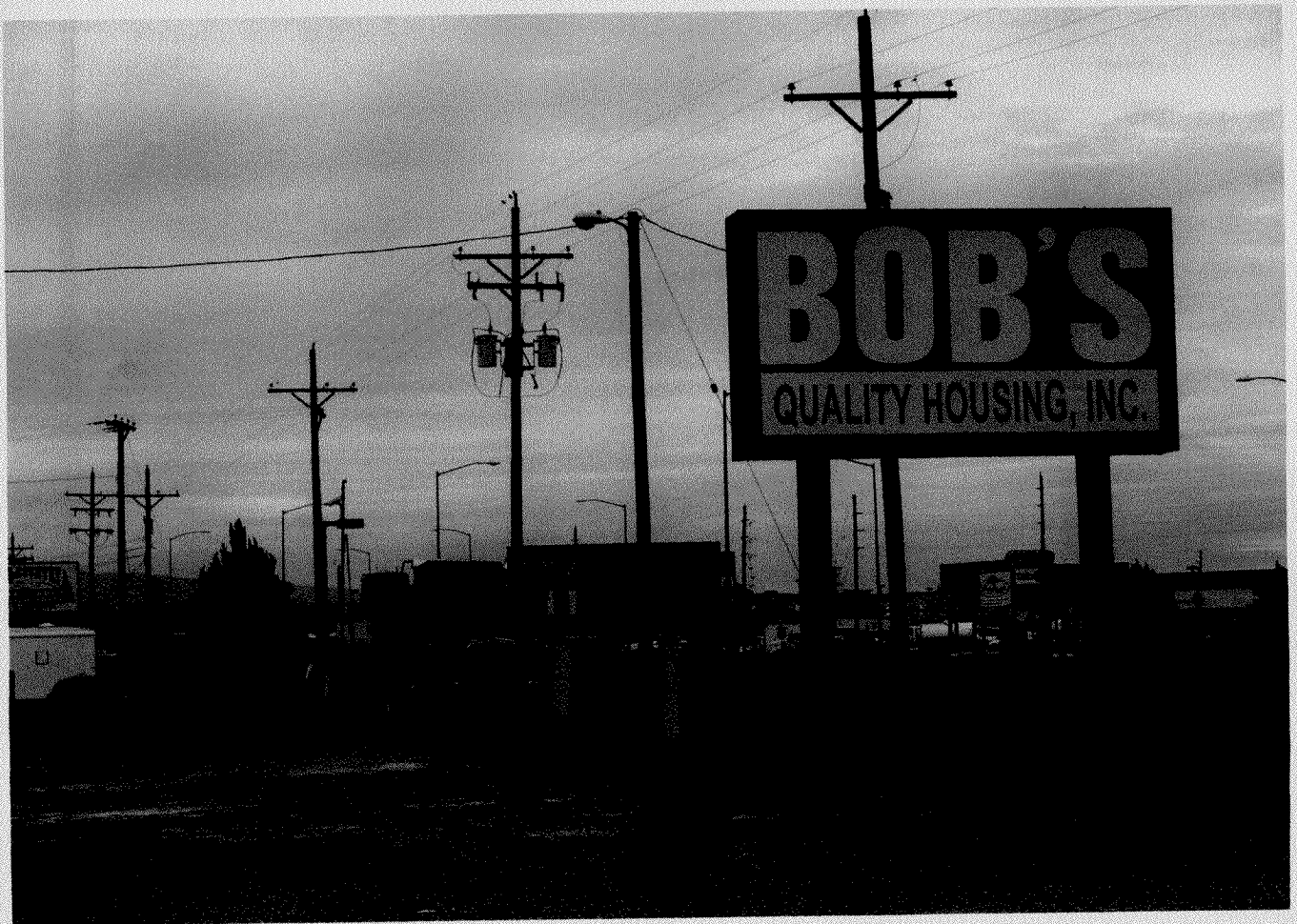
NOTE: No sign may exceed 300 square feet. A separate sign clearance is required for each sign. Attach a sketch, to scale, of proposed and existing signage including types, dimensions and lettering. Attach a plot plan, to scale, showing: abutting streets, alleys, easements, driveways, encroachments, property 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 Forward 11/28/05 Misha Magan 12-2-05
 Applicant's Signature Date Community Development Approval Date

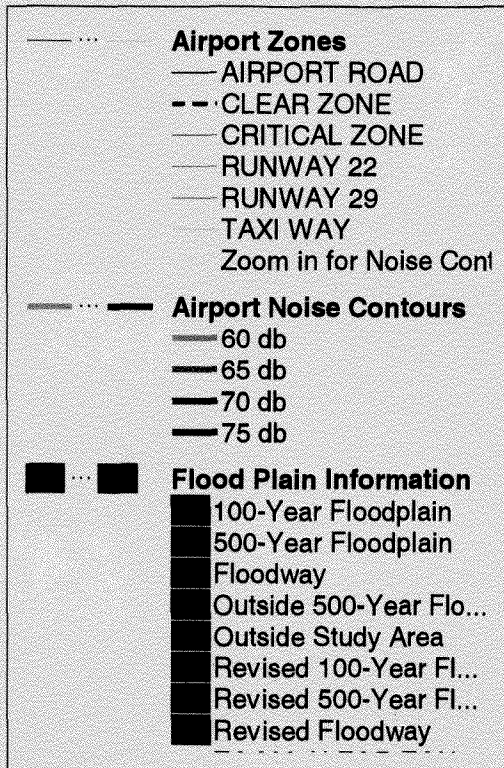
(White: Community Development) (Canary: Applicant) (Pink: Building Dept) (Goldenrod: Code Enforcement)



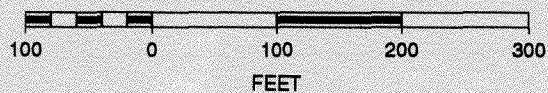




City of Grand Junction GIS Zoning Map ©



SCALE 1 : 1,810



10"

40"

TILE OUTLET

ALWAYS IN STOCK®

TILE OUTLET

ALWAYS IN STOCK®

263-4340

Angel Sign Company
Atten: Denzel Howard
590 N Westgate Dr
Grand Junction, CO 81502

February 16, 2006

RE: Sign Permit for 2508 Highway 6 & 50

Dear Denzel,

It has been brought to our attention that a Sign Permit for 2508 Highway 6 & 50, was erroneously issued to Angel Sign Company, on December 2, 2005.

When a sign is located on an alternate site other than the business location, it becomes an off-premise sign (outdoor advertising sign under CDOT regulations) and would need to meet all the Code requirements as per Section 4.2.G.8. of the Zoning and Development Code.

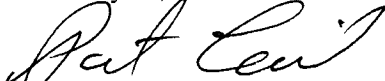
The sign permit that was submitted did not identify that there were other off-premise signs within 600 feet of the sign being requested. Both City Code and CDOT regulations require a 600 foot separation between off-premise signs.

Due to the erroneous information contained on the application, the sign is in violation of the Zoning and Development Code. This letter is to inform you that we are revoking the sign permit.

You have until March 30, 2006 to remove the illegal sign. If the sign is not removed by designated date, the code enforcement action will be commenced.

Please don't hesitate to contact me if you have any questions at (970) 244-1439.

Thank you,



Pat Cecil

Community Development Department
City of Grand Junction, CO

cc: Code Enforcement Division
WTN CoEx III, LLC