



# SIGN CLEARANCE

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

2

Clearance No.	_____
Date Submitted	<u>2-23-05</u>
Fee \$	<u>25.00</u>
Zone	<u>PAO</u>

TAX SCHEDULE	<u>2705-313-00-941</u>	CONTRACTOR	<u>ANGEL SIGN CO.</u>
BUSINESS NAME	<u>NATIONAL CAR RENTAL</u>	LICENSE NO.	<u>2050060</u>
STREET ADDRESS	<u>2828 WALKER FIELD DR.</u>	ADDRESS	<u>540 N. WESGATE DR</u>
PROPERTY OWNER	<u>WALKER FIELD</u>	TELEPHONE NO.	<u>244-8934</u>
OWNER ADDRESS	<u>2828 WALKER FIELD DR.</u>	CONTACT PERSON	<u>DARREN</u>

- |  |   |
|--|---|
| <input checked="" 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<br>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: 24 Square Feet  
 (1,2,4) Building Façade: 179 Linear Feet  
 (1 - 4) Street Frontage: \_\_\_\_\_ Linear Feet  
 (2 - 5) Height to Top of Sign: 14' Feet      Clearance to Grade: 10' 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: Walker Field Dr.

Building 358 Sq. Ft.  
 Free-Standing \_\_\_\_\_ Sq. Ft.  
 Total Allowed: 358 Sq. Ft.

COMMENTS: the sign will be installed on the North side of the West Star Building at the North West corner.

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.

[Signature]      2/22/05      [Signature]      3/1/05  
 Applicant's Signature      Date      Community Development Approval      Date

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

The logo consists of three horizontal, wavy lines of varying lengths, with a small circle above the top line.

**National<sup>®</sup>**

**OWN SITE**



WALKER FIELD AIRPORT AUTHORITY  
 2828 Walker Field Drive, Suite 301 • Grand Junction, CO 81506  
 (970) 244-9100 • FAX: (970) 241-9103 • www.walkerfield.com

February 23, 2005

Mr. Jack Oakley, General Manager  
 MGM Rental, LLC  
 5155 State Street  
 Saginaw, MI 48603

**RE: National Car Rental- Sign and Operations at West Star Aviation Location**

Dear Jack:

This morning, you verbally requested that MGM Rental, LLC (operating the National Car Rental and Alamo Car Rental brands at Walker Field Airport) be provided with written approval to place a lighted "National On Site" sign (approximate dimensions 48" x 72") ~~on the window~~ of West Star Aviation's main hangar/office facility (facing the aircraft parking ramp area). *on N.W. corner of Bldg.*

Upon review of the Rental Car Concession Agreement (dated May 1, 2003) between MGM Rental, LLC and the Walker Field Airport Authority, there appears to be two (2) issues regarding this request—1) the lease of motor vehicles from the leased premises of an Airport tenant located outside of the terminal building, and 2) the placement of a sign on that tenant's leased premises. This letter addresses each issue.

First, Article XXXVIII- "Other Locations" within the Rental Car Concession Agreement allows MGM Rental, LLC to arrange for the leasing of motor vehicles from the leased premises of Airport tenants located outside of the terminal building "[u]pon the written approval of the Authority...." **The Airport Authority hereby approves MGM Rental, LLC's verbal request to arrange for the leasing of motor vehicles from the P & L Properties, LLC leasehold under the following conditions:**

- Such operations must fully comply with the applicable Rental Car Concession Agreement including, but not limited to, the requirement that all gross revenues from said rental transactions shall be included in MGM Rental, LLC's "gross revenues" and that MGM Rental, LLC must continue to maintain and operate its office and ticket counter area in the Airport Terminal Building;
- Such operations must fully comply with the applicable Ground Lease Agreement between P & L Properties, LLC and the Walker Field Airport Authority (as such Agreement may be amended from time to time); and
- The Walker Field Airport Authority does not waive any rights or remedies afforded to it within the Ground Lease Agreement, Rental Car Concession Agreement, or any other applicable agreement, and may revoke such written approval provided herein at any future time.

Second, Article XIII- "Signs" within the Rental Car Concession Agreement only addresses signage on the Leased Premises of MGM Rental, LLC as defined within said Agreement. We next reviewed the Ground Lease Agreement (dated December 31, 2004) between P & L Properties, LLC and the Walker Field Airport Authority. Article 16- "Signs" of the Ground Lease Agreement appears to be applicable to this request. The provision requires that signage on P & L Properties, LLC's leasehold be in compliance with all applicable standards established by the Airport Authority and with all applicable city, county, and state regulations. Additionally, such signage must be approved in writing (in advance) by the Airport Authority. Incorporated within the Ground Lease Agreement requirements are the Walker Field Airport Authority's Development and Architectural Covenants (as may be amended from time to time).

**The Walker Field Airport Authority hereby approves P & L Properties, LLC to allow the installation of a lighted sign by MGM Rental, LLC (as depicted on the attached Angel Signs & Advertising drawing) under the following conditions:**

- Such signage must be in compliance with the Ground Lease Agreement between P & L Properties, LLC and the Walker Field Airport Authority (as such Agreement may be amended from time to time);
- Such signage must be in compliance with the Rental Car Concession Agreement between MGM Rental, LLC and the Walker Field Airport Authority (as such Agreement may be amended from time to time); and
- The Walker Field Airport Authority does not waive any rights or remedies afforded to it within the Ground Lease Agreement, Rental Car Concession Agreement, or any other applicable agreement, and may revoke such written approval provided herein at any future time.

If you have any questions regarding these written approvals, please contact me or Gary Mancuso, Properties Manager, at your earliest convenience at (970)244-9100. Thank you for your assistance in these items, and we wish you continued success!

Best regards,

  
David J. Anderson  
Administrative Manager

cc: P & L Properties, LLC- Mr. P.J. McGovern, Owner  
West Star Aviation, Inc.- Mr. Doug Thompson, Line Supervisor