

(A)



# SIGN CLEARANCE

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

Clearance No.	_____
Date Submitted	<u>1-13-06</u>
Fee \$	<u>25.00</u>
Zone	<u>B-2</u>

TAX SCHEDULE <u>TS # 2945-144-07-002</u>	CONTRACTOR <u>Western Neon Sign Co. Inc</u>
BUSINESS NAME <u>Colorado Properties</u>	LICENSE NO. <u>20 50 455</u>
STREET ADDRESS <u>660 Road Ave, G.J. 81501</u>	ADDRESS <u>3183 Hall Ave, G.J. 81504</u>
PROPERTY OWNER <u>Carl Matz</u>	TELEPHONE NO. <u>523-4045</u>
OWNER ADDRESS <u>Quail Run Drive, G.J. Co. 81505</u>	CONTACT PERSON <u>John</u>

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> 1. FLUSH WALL | X 2 Square Feet per Linear Foot of Building Facade                     |
| <input type="checkbox"/> 2. ROOF                  | 2 Square Feet per Linear Foot of Building Facade                       |
| <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 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: 20 Square Feet 30" X 8'

(1,2,4) Building Façade: 126' Linear Feet      Building Façade Direction: North South East West

(1 - 4) Street Frontage: 144 Linear Feet      Name of Street: Road

(2 - 5) Height to Top of Sign: 12'6" Feet      Clearance to Grade: 10' Feet

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

**EXISTING SIGNAGE/TYPE & SQUARE FOOTAGE:**

<u>Pole sign 8' X 10'</u>	<u>80'</u>	Sq. Ft.
<u>2-wall signs 30" X 8'</u>	<u>40</u>	Sq. Ft.
_____	_____	Sq. Ft.
Total Existing:	<u>120</u>	Sq. Ft.

**FOR OFFICE USE ONLY**

Signage Allowed on Parcel for ROW: Road Ave

Building	<u>252</u>	Sq. Ft.
Free-Standing	<u>108</u>	Sq. Ft.
Total Allowed:	<u>252</u>	Sq. Ft.

COMMENTS: Install one colorados properties cabinet the front fascia of the building

**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>1-3-06</u>	<u>[Signature]</u>	<u>1-16-06</u>
Applicant's Signature	Date	Community Development Approval	Date

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



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Customer:	
Company:	
Address:	
City:	State/ZIP:
Phone:	
Fax:	

**WESTERN NEON SIGN COMPANY INC.**  
 Reasonable Rates  
**SIGN** *We Do It All!*  
 Professional Services  
**Design - Fabrication - Installation**  
 Office: (970) 523-4045 Fax: (970) 523-4046  
 1-800-886-3661  
 3183 Hall Ave, Grand Junction, CO 81504

Job No.:	Date: 1/11/2006
Order Date:	Designed by: Jeremy Bergen
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Please sign that this layout is approved, then fax / mail back. Production will start once approval has been received.	
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Name:	Date:

# COLORADO PROPERTIES

DAVID B ASSOC INC

# Rentals Sales

# 257-0500

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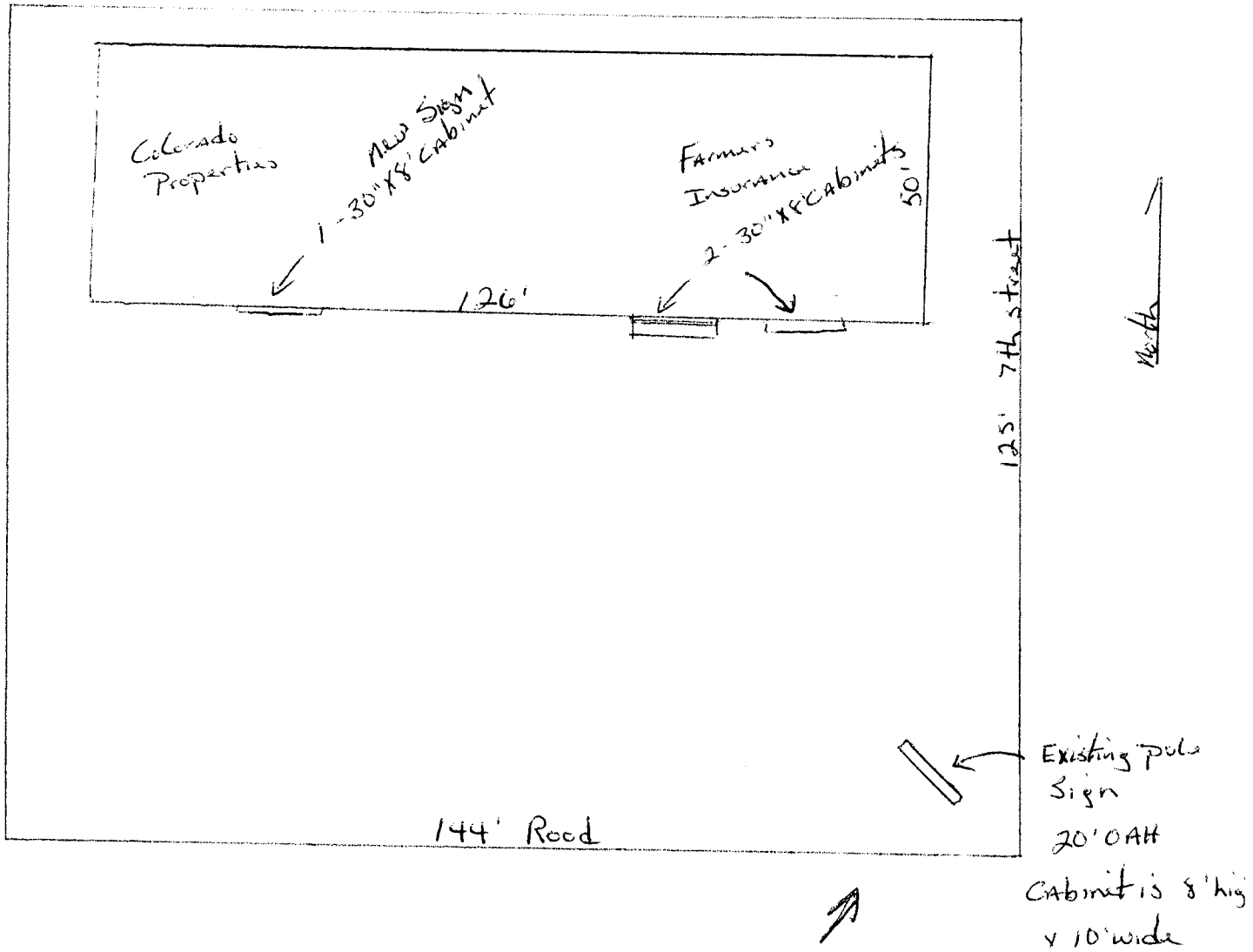
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Name:	Date:

151 445-17701-002 TS# 2945-144-07002  
Colorado Properties  
~~660~~ Road Ave.  
Grand Junction, Co. 81501  
TS #



New sign 4' high x 10' wide to sit on top of the existing cabinet.

3



# SIGN CLEARANCE

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

Clearance No.	_____
Date Submitted	<u>1-13-06</u>
Fee \$	<u>5.00</u>
Zone	<u>B-2</u>

TAX SCHEDULE T3 2945-144-07-002  
 BUSINESS NAME Colorado Properties  
 STREET ADDRESS 660 Road Ave 81501  
 PROPERTY OWNER Carl Maltz  
 OWNER ADDRESS Quail Run Drive Grand Jct. Co. 81505

CONTRACTOR Western Neon Sign Co. Inc  
 LICENSE NO. 2050455  
 ADDRESS 3183 Hall Ave, GJ, 81504  
 TELEPHONE NO. 523-4045  
 CONTACT PERSON John

- |                                     |                  |   |
|-------------------------------------|------------------|---|
| <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<br>x 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 4' high x 10' long  
 (1,2,4) Building Façade: 126 ~~144~~ Linear Feet      Building Façade Direction: North South East West  
 (1 - 4) Street Frontage: 144 Linear Feet      Name of Street: Road  
 (2 - 5) Height to Top of Sign: 24' Feet      Clearance to Grade: 12' Feet  
 (5) Distance from all Existing Off-Premise Signs within 600 Feet: NA Feet

**EXISTING SIGNAGE/TYPE & SQUARE FOOTAGE:**

<u>pole sign (A) 8' x 10'</u>	<u>80</u> Sq. Ft.
<u>3-wall signs (A) 30" x 8'</u>	<u>60</u> Sq. Ft.
_____	_____ Sq. Ft.
<b>Total Existing:</b>	<u>140</u> Sq. Ft.

**FOR OFFICE USE ONLY**

Signage Allowed on Parcel for ROW: Road Ave

Building	<u>252</u> Sq. Ft.
Free-Standing	<u>108</u> Sq. Ft.
<b>Total Allowed:</b>	<u>252</u> Sq. Ft.

COMMENTS: Install one new sign cabinet (4' high x 10' long) above the existing sign cabinet. Cabinet to be installed at a turned angle to existing cabinets

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]      1-3-06      [Signature]      1-11-06  
 Applicant's Signature      Date      Community Development Approval      Date

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