



Sign Clearance

For Signs that Require a Building Permit

Public Works & Planning Department
250 North 5th Street, Grand Junction CO 81501
Tel: (970) 244-1430 FAX (970) 256-4031

Bldg Permit No.	_____
Date Submitted	<u>5-12-10</u>
Fee \$	<u>2500</u>
Zone	<u>C-2</u>

TAX SCHEDULE NO. <u>2945-091-22-002</u>	CONTRACTOR <u>BUD'S SIGNS</u>
BUSINESS NAME <u>WATERMANIL SPAS</u>	LICENSE NO. <u>200161</u>
STREET ADDRESS <u>2494 W MESA CT.</u>	ADDRESS <u>1040 PITKIN</u>
PROPERTY OWNER <u>SBTA PROPERTIES</u>	TELEPHONE NO. <u>245-7700</u>
OWNER ADDRESS <u>SAME</u>	CONTACT PERSON <u>BUD PREUSS</u>

- 1. FLUSH WALL 2 Square Feet per Linear Foot of Building Facade
- 2. ROOF 2 Square Feet per Linear Foot of Building Facade
- 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
- 4. PROJECTING 0.5 Square Feet per each Linear Foot of Building Facade
- 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: <u>66</u> Square Feet	
(1,2,4) Building Façade: <u>34</u> Linear Feet	Building Façade Direction: North South <u>East</u> West
(1 - 4) Street Frontage: <u>90</u> Linear Feet	Name of Street: <u>25 ROAD</u>
(2 - 5) Height to Top of Sign: <u>10'-6"</u> Feet	Clearance to Grade: <u>3'-0"</u> Feet
(5) Distance to Nearest Existing Off-Premise Sign: <u>0</u> Feet	

EXISTING SIGNAGE TYPE & SQUARE FOOTAGE:

_____	_____ Sq. Ft.
_____	_____ Sq. Ft.
_____	_____ Sq. Ft.
Total Existing: <u>0</u>	_____ Sq. Ft.

FOR OFFICE USE ONLY

Signage Allowed on Parcel for ROW:

Building	<u>68</u> Sq. Ft.
Free-Standing	<u>67.5</u> Sq. Ft.
Total Allowed:	<u>67.5</u> Sq. Ft.

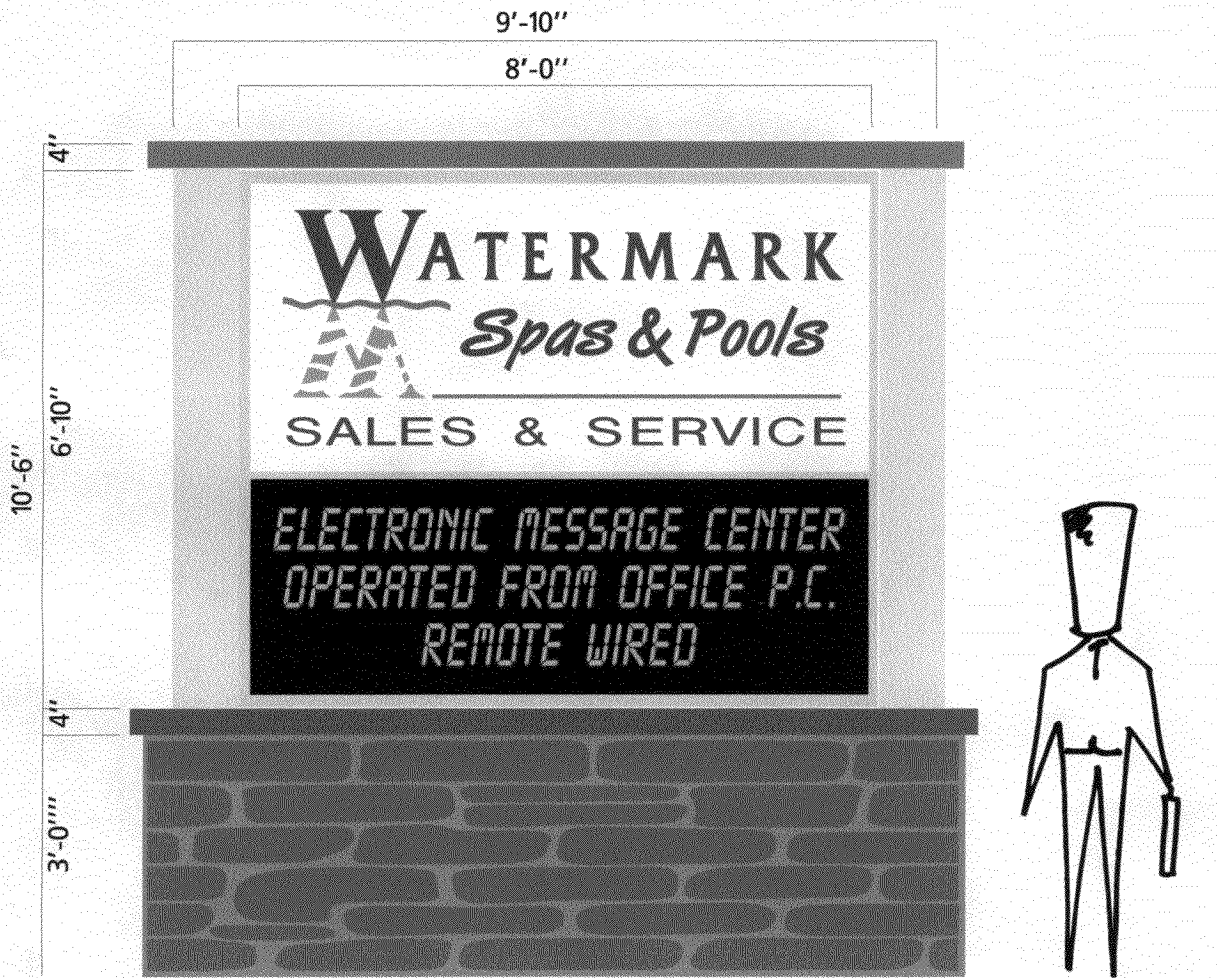
COMMENTS: EXISTING ELECTRICAL WILL BE USED -

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>5-12-10</u>	<u>PO</u>	<u>Baylen Henderson</u>	<u>5/13/10</u>
Applicant's Signature	Date		Planning Approval	Date

(White: Planning) (Yellow: Neighborhood Services) (Pink: Building Permit) (Goldenrod: Applicant)



DOUBLE FACED ILLUMINATED SIGN

This picture shows approx. 12-2' inside of sidewalk



City of Grand Junction GIS Zoning Map ©

Urban Growth Boundary

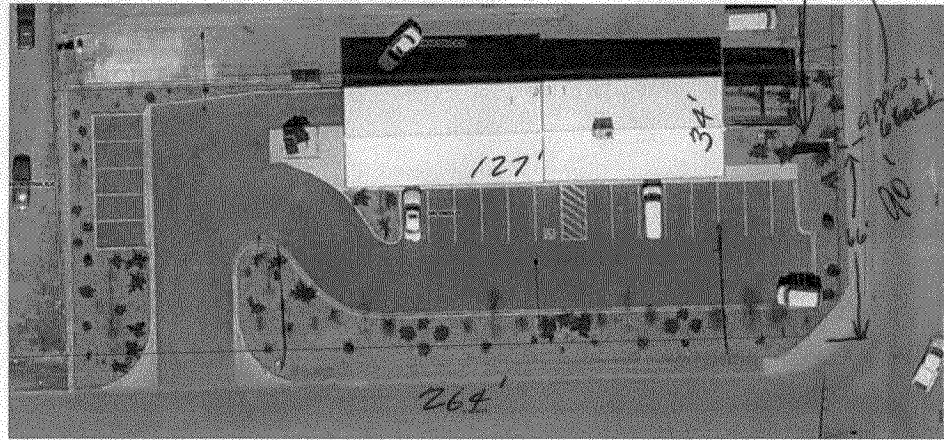
Airport Zones

- Airport Road
- - Clear Zone
- Critical Zone
- Runway 22
- Runway 29
- Taxi Way

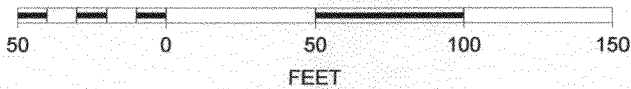
ZOOM IN FOR LAND USE
ZOOM IN FOR ZONING

Parcels

Address Label



SCALE 1 : 777



C-2
2494 MESA CT.
2945-091-22-002
SBTA PROPERTIES, LLC

EASEMENT DEED AND AGREEMENT

2025259 11/16/01 1112AM
MONIKA TODD CLR® MESA COUNTY CO
REC FEE \$5.00
DOCUMENTARY FEE \$EXEMPT

This Easement Deed and Agreement is made by and between Gamble Enterprises, Inc., whose address is 2475 Commerce Boulevard, Grand Junction, Colorado 81505, as grantor, and Mark L. Gamble, whose address is P.O. Box 2906, Grand Junction, Colorado 81502, as grantee.

WHEREAS, grantor is the present owner in fee simple of all of the estates, rights and interests in and to the real property located in county of Mesa, Colorado ("the property") that is more particularly described as follows:

A parcel of land situated in the County of Mesa, State of Colorado as follows:

Lots 13 and 14 in Block 2 of INDUSTRIAL ACRES SUBDIVISION, according to the recorded plat thereof, Mesa County, Colorado

Tax Parcel Number: 2945-091-02-012
Address of 2495 Industrial Boulevard

This parcel number no longer exists since parcel was subdivided in Jan 2002.

WHEREAS, grantee desires to purchase an easement from grantor for the purpose of "erecting" and/or "maintaining" off-premise "advertising devices" on the property (as such terms in quotations are defined at C.R.S. 43-1-403 (1), (5) & (9), as amended), as well as purchasing air, light and view space in order to preserve the unobstructed view of said devices from nearby roadways;

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, grantor sells, conveys and quitclaims unto grantee and grantee's heirs, successors, assigns and personal representatives, a perpetual, non-exclusive easement forty five feet (45') in width along the entire eastern most portion of the property, being that portion immediately adjacent to the east boundary of the property (i.e., adjacent to 25 Road), as depicted on the attached plat. The purpose of the easement conveyed herein shall be for erecting and/or maintaining off-premise advertising device(s) and associated access for construction, repairs or other activities reasonably related to said purpose. Any future movement of the off-premise advertising device(s) shall be mutually agreed upon by Grantor and Grantee, but in no event shall Grantee be precluded from maintaining off-premise advertising device(s).

FURTHER, as provided in C.R.S. 38-32-101, et seq, as amended, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, grantor sells, conveys and quitclaims unto grantee and grantee's heirs, successors, assigns and personal representatives, a perpetual nonexclusive easement to the rights and interests above the surface of the ground for the same forty five foot (45') wide area described immediately above.

Grantor shall not construct or erect any trees, buildings, structures or any other impediment of any kind or nature whatsoever that obstructs the view of the off-premise advertising device(s) from the nearby roadways, presently identified as 25 Road, or that interferes with grantee's access to said device(s).

In the event that any portion of said easement and/or estates, rights and interests above the surface of the ground conveyed herein is later condemned, taken, diminished or otherwise restricted for any reason by any governmental entity, the width of said easement and/or estates, rights and interests above the surface of the ground shall be extended easterly into the property by a distance equal to the amount condemned, taken, diminished or otherwise restricted provided it does not interfere with improvements that have been made to the property.

Grantee's use of the easement shall not be exclusive, and grantor and grantor's heirs, successors, assigns, personal representatives, guests, invitees or licensees shall have an equal right to the use of the Easement so long as said use does not interfere with grantee's use thereof. Any increased costs of repair or maintenance incurred by grantee by virtue of grantor's use shall be borne by grantor. Grantee shall not damage or cause to be damaged any of Grantor's improvements located on the property including but not limited to the easement. Grantor and Grantee agree not to damage the others improvements located on the easement. In the event of any damage to improvements, the damaging party shall reimburse the other party for any such costs within thirty (30) days of being provided an invoice for said cost.

This Easement Deed and Agreement is binding upon grantor's and grantee's heirs, successors, assigns and personal representatives. If any portion of this Easement Deed and Agreement is determined to be illegal or unenforceable, grantor and grantee agree to the reformation of said Easement Deed and Agreement to the extent necessary to effectuate its intent and agree to execute such documents necessary to accomplish the reformation.

Sign and acknowledge this 24th day of October, 2001.

Grantor:

Gamble Enterprises, Inc.
By: Mark L. Gamble
President

Grantee:

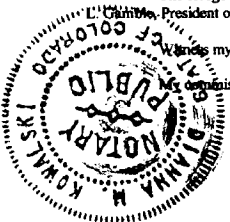
Mark L. Gamble



STATE OF COLORADO)
COUNTY OF MESA) ss.
The foregoing instrument was acknowledged before me this 24th day of October, 2001, by Mark

Witness my hand and official seal
My commission expires 3/14/2004

NOTARY PUBLIC



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COUNTY OF MESA) ss.
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