



SIGN CLEARANCE

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

Clearance No. 666254
Date Submitted 7-21-98
FEE \$ 25⁰⁰
Tax Schedule 2701-364-022/023
Zone 7.0

BUSINESS NAME Target Food Mart/Reddy M&C CONTRACTOR Western Neon Sign Co
STREET ADDRESS 745 Horizon Drive LICENSE NO. 2980446
PROPERTY OWNER Reddy M&C stores ADDRESS 3183 Hall Ave G.S. 81504
OWNER ADDRESS 940 Colorado Ave TELEPHONE NO. 523-4045
Grand Jct. Co. 81501

- 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 30 Square Feet
- (1,2,4) Building Facade 200 Linear Feet Holiday Inn Building
- (1-4) Street Frontage 81.4 Linear Feet (Horizon) - west parcel
- (2,4,5) Height to Top of Sign 16'6" Feet Clearance to Grade 14'6" Feet
- (5) Distance from all Existing Off-Premise Signs within 600 Feet NA Feet

Existing Signage/Type:	
FS pole sign	<u>124</u> Sq. Ft.
FW on Holiday Inn	148.75 Sq. Ft.
FW on Holiday Inn	<u>78</u> Sq. Ft.
Total Existing:	<u>202</u> Sq. Ft.

● FOR OFFICE USE ONLY ●		
Signage Allowed on Parcel:		
Building	<u>400</u>	Sq. Ft.
Free-Standing	<u>131</u>	Sq. Ft.
Total Allowed:	<u>400</u>	Sq. Ft.

COMMENTS:

(Horizon)

NOTE: No sign may exceed 300 square feet. A separate sign clearance is required for each sign. Attach a sketch of proposed and existing signage including types, dimensions, lettering, abutting streets, alleys, easements, property lines, and locations. **A SEPARATE PERMIT FROM THE BUILDING DEPARTMENT IS REQUIRED.**

Ray [Signature] 7/21/98 Kristen K [Signature] 7/21/98
Applicant's Signature Date Community Development Approval Date

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

Magnum Sheet, 2542

CLASS RETROF

**BUILDING
PREVIOUSLY
CONVERTED IN
SYSTEM 2000**

New Food Mart logo applied to fascia.
Center over door
ITEM #364-18

ITEM #361
Retail Name
Address, Die Cut Letters



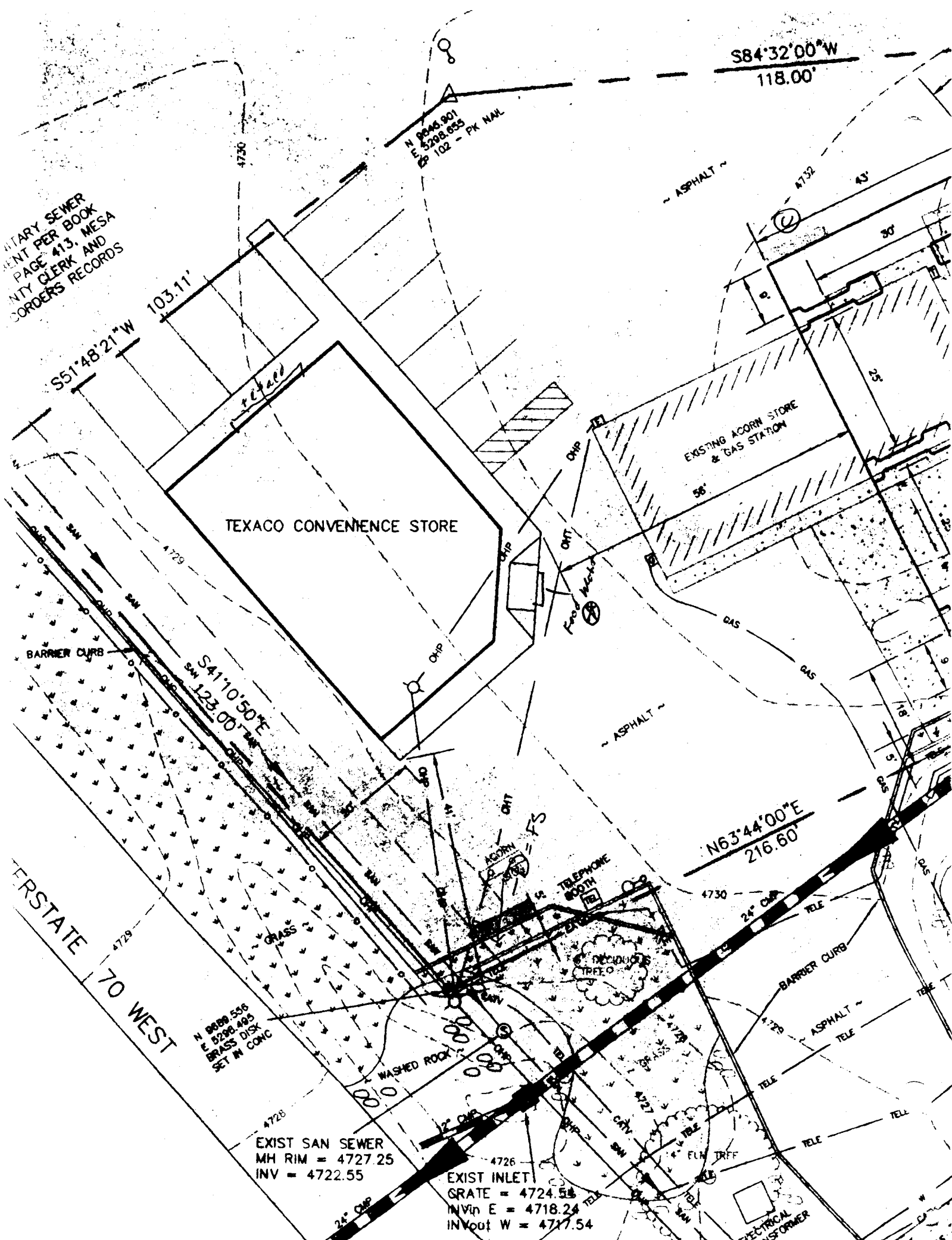
Amenities Symbols Applied to Fascia

Paint window and door frames
new Texaco #7 Light Gray (Optional)

ray

N

PRIMARY SEWER
MENT PER BOOK
PAGE 413, MESA
COUNTY CLERK AND
RECORDS RECORDS



S84°32'00"W
118.00'

N 88°46'00"
E 52°08'05"
25' 102 - PK. MAIL

S51°48'21"W
103.11'

TEXACO CONVENIENCE STORE

EXISTING ACORN STORE
& GAS STATION

INTERSTATE 70 WEST

N63°44'00"E
216.60'

N 88°08'55"
E 52°08'42"
BRASS DISK
SET IN CONC

EXIST SAN SEWER
MH RIM = 4727.25
INV = 4722.55

EXIST INLET
GRATE = 4724.54
INV in E = 4718.24
INV out W = 4717.54

ELECTRICAL
TRANSFORMER