



SIGN CLEARANCE

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

Clearance No. 105177
Date Submitted 29 4.15.98
FEES 25⁰⁰
Tax Schedule 2943-082-33-007
Zone PB

BUSINESS NAME SAFEWAY # 1533
STREET ADDRESS F RD. 2901
PROPERTY OWNER SAFEWAY
OWNER ADDRESS 2901 F RD

CONTRACTOR YOUNG ELECTRIC SIGN
LICENSE NO. 2970755
ADDRESS 2393 FYZ RD.
TELEPHONE NO. 242-7880

- 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 16 Square Feet
- (1,2,4) Building Facade 275 Linear Feet
- (1 - 4) Street Frontage ~~357~~ Linear Feet 495'
- (2,4,5) Height to Top of Sign _____ Feet Clearance to Grade _____ Feet
- (5) Distance from all Existing Off-Premise Signs within 600 Feet _____ Feet

from permit issued 3/30/98

Existing Signage/Type:	
<u>FW</u>	<u>501</u> Sq. Ft.
<u>FS</u>	<u>105</u> Sq. Ft.
	Sq. Ft.
Total Existing:	<u>606</u> Sq. Ft.

● FOR OFFICE USE ONLY ●	
Signage Allowed on Parcel:	
Building	<u>550</u> Sq. Ft.
Free-Standing	<u>742.5</u> Sq. Ft.
Total Allowed:	<u>742.5</u> Sq. Ft.

COMMENTS: _____

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.**

[Signature] 3/25/98 [Signature] 4/15/98
 Applicant's Signature Date Community Development Approval Date

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

Safeway Cottonwood Centre

DEVELOPMENT PLAN

NW 1/4, NW 1/4 SECTION 8, T1S, R1E, UTE MERIDIAN

LOCATED AT 'F' ROAD AND 29 ROAD

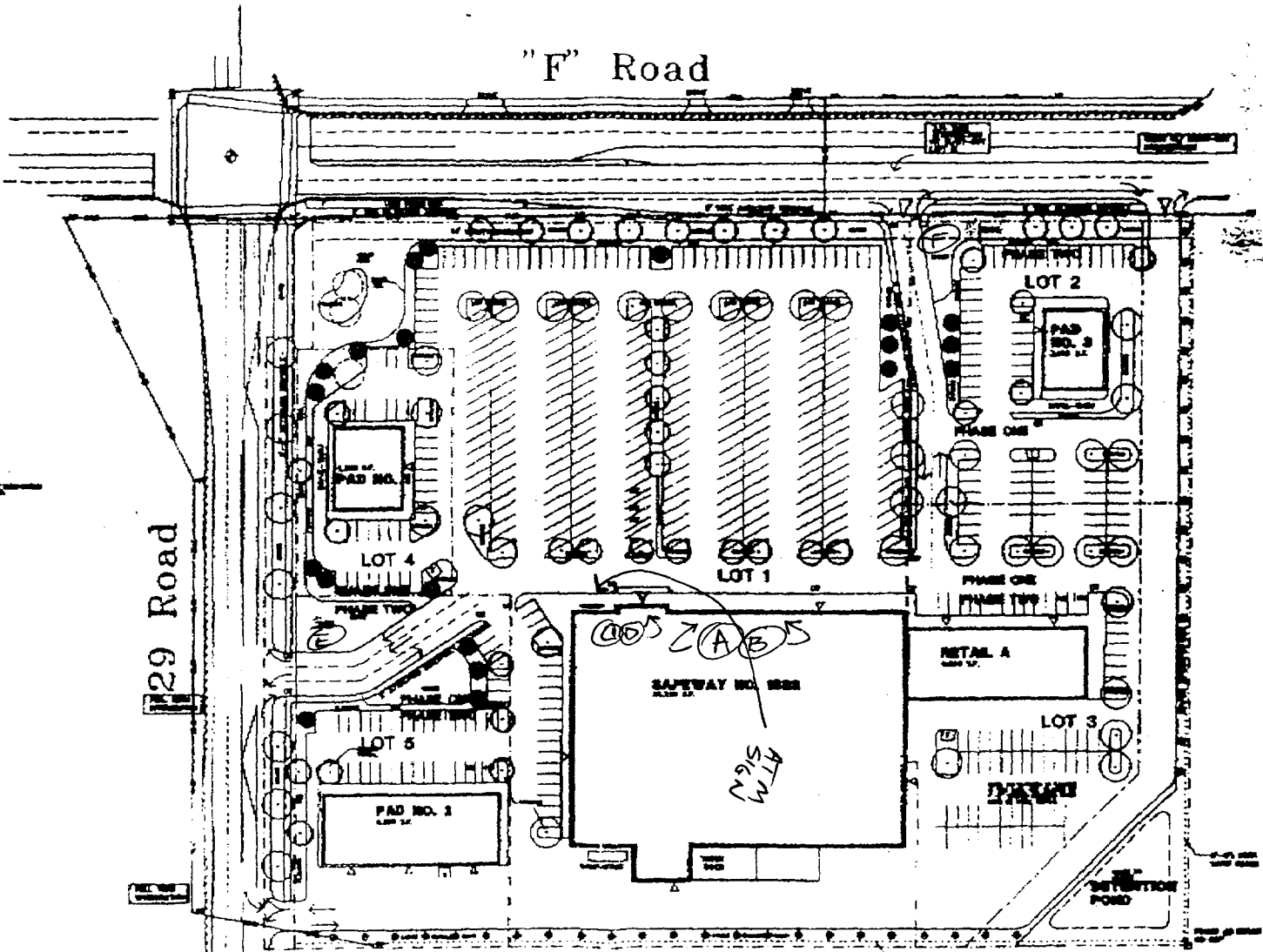
CITY OF GRAND JUNCTION AND STATE OF COLORADO

"F" Road

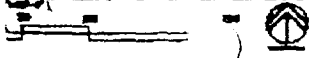
29 Road

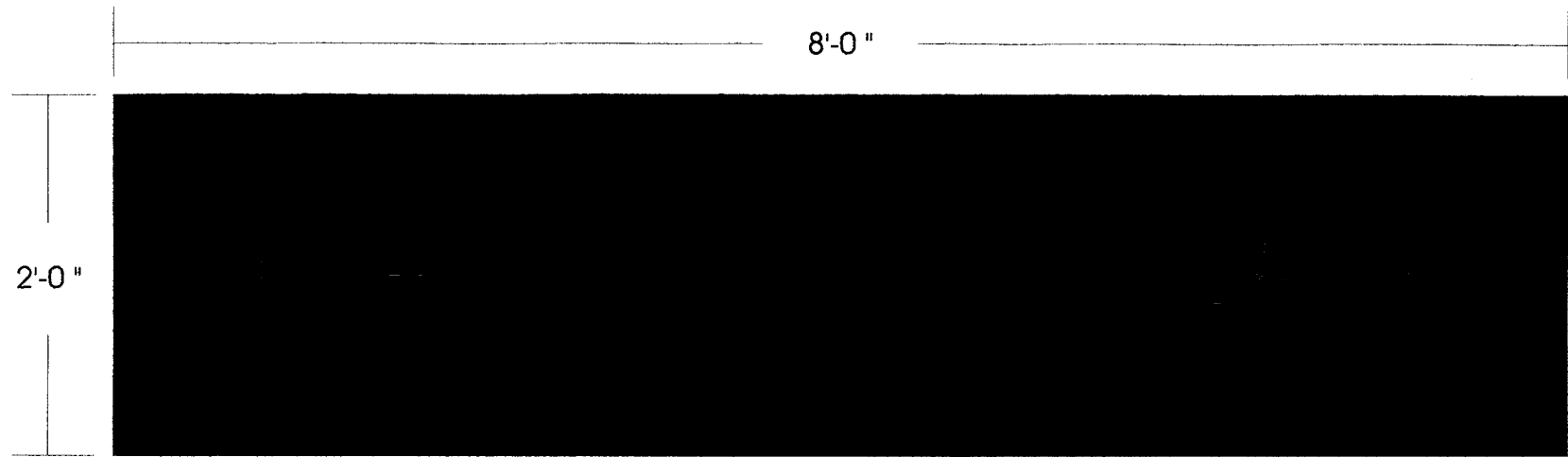
- LANDSCAPE LEGEND
- (with arrow) - PLANTING
 - - PLANTING
 - (with horizontal line) - PLANTING
 - (with vertical line) - PLANTING
 - (with diagonal line) - PLANTING
 - (with cross-hatch) - PLANTING
- NOTE:
 1. ALL PLANTING TO BE PLACED AS SHOWN.

LEGEND	
▲	STREET LIGHT
▲	STREET LIGHT
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Landscape Plan





single faced internally illuminated sign

COLORADO CONTRACTOR LICENSE NO. 12016

	PROD. APPROVAL	DATE	BY	DRAWINGS	DESIGN NO.	SHEET NO.	SCALE	DATE	BY	FIRM NAME/LOCATION ADDRESS	FILE DESIGN NUMBER
	CLIENT			ORIG. DES.			1"=1"	3/31/98	jh	SAFeway #1533	
	SALES			REVISIONS						2901 F ROAD	
	DESIGN									GRAND JUNCTION	
	ESTIMATING										
	ENGINEERING										
EXPEDITING											
										SALES PERSON	W.O. NUMBER
										Roger Wilson	

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