



SIGN CLEARANCE

no permit

71194

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

Clearance No. _____
Date Submitted 7-9-99
FEE \$ \$25
Tax Schedule 2945-091-07-003
Zone C-2

BUSINESS NAME CAPITAL HOUSING CONTRACTOR Western Neon Sign
STREET ADDRESS 2465 Hwy 6-50 LICENSE NO. 2990370
PROPERTY OWNER William H Nelson / BEN CHENES ADDRESS 3183 HALL AVE
OWNER ADDRESS 2660 W. LONG C.R. TELEPHONE NO. 523-4045
LITTLETON CO 80120

- 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 252.8' Square Feet BRITE LIGHT Elec
- (1,2,4) Building Facade 166' Linear Feet # 4538
- (1 - 4) Street Frontage 175' Linear Feet
- (2,4,5) Height to Top of Sign 30 Feet Clearance to Grade 20 Feet
- (5) Distance from all Existing Off-Premise Signs within 600 Feet _____ Feet

Existing Signage/Type:	
* For purposes of erecting the free standing,	Sq. Ft.
parcels 2, 3, & 4 are considered one parcel	Sq. Ft.
and may have only one freestanding sign.	Sq. Ft.
Total Existing: parcels 2, 3 & 4 are being	Sq. Ft.

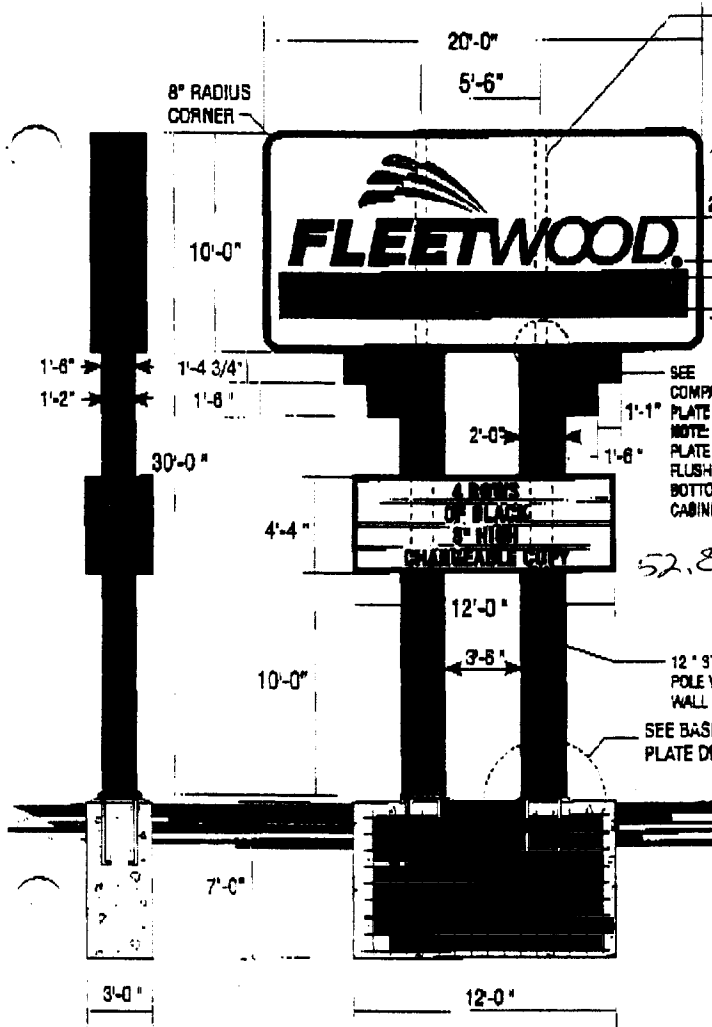
● FOR OFFICE USE ONLY ●		Dt 3
Signage Allowed on Parcel: Hwy 10/50		
Building	200	Sq. Ft.
Free-Standing	262.5	Sq. Ft.
Total Allowed:	262.5	Sq. Ft.

COMMENTS: used as a single use - mobile home sales/display lot.
Removing All Existing Signs
(3) FREE Standing (1) ROOF

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.**

Phil Gamze 7-9-99 [Signature] 7/13/99
Applicant's Signature Date Community Development Approval Date

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



6" x 280 WALL INTERNAL STEEL POLE

1/8" = 1'-0"
FLT-S-1020-PS-30-A

DOUBLE SIDED INTERNALLY ILLUMINATED PYLON SIGN W/ READER BOARD SIGN

MAIN ID SIGN
 EXTRUDED ALUMINUM CABINET AND RETAINER
 STAIN FINISH TO MATCH PMS 280 BLUE
 FLEXIBLE SIGMTECH FACE W/ FX COATING
 INTERNALLY ILLUMINATED W/ METAL HALIDE LAMPS
 AS REQUIRED FOR UNIFORM LIGHTING

READER BOARD SIGN
 (2) SINGLE FACE CABINETS MOUNTED BACK TO BACK
 EXTRUDED ALUMINUM CABINET AND RETAINER
 SATIN FINISH TO MATCH PMS 280 BLUE
 WHITE LEXAN FACE
 (4) LINES OF BLACK 8" HIGH CHANGEABLE COPY

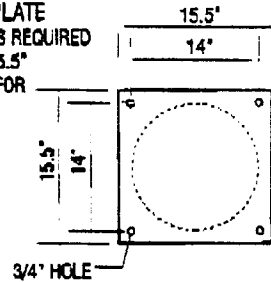
FABRICATED .080 ALUMINUM POLE COVERS
 TEXTURE COAT MATTE FINISH TO MATCH
 PMS 423 GREY
 FINISH W/ CUBE ACCENT PIECE
 TEXTURE COAT MATTE
 FINISH TO MATCH PMS 200 RED
 (NOTE: POLE COVER DESIGNED TO BE EASILY
 REMOVED TO EXPOSE STEEL STRUCTURE)

SEE COMPANION PLATE DETAIL
 NOTE: BASE PLATE TO BE FLUSH W/ BOTTOM OF CABINET

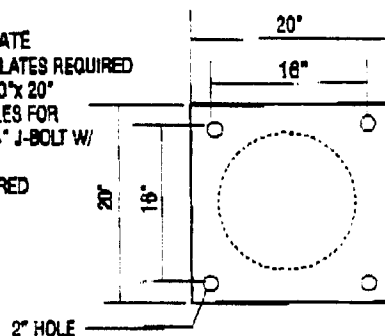
52.8

12" STEEL POLE W/ .375 WALL
 SEE BASE PLATE DETAIL

COMPANION PLATE
 (4) FOUR PLATES REQUIRED
 7/8" X 15.5" X 15.5"
 (4) 3/4" HOLES FOR 3" X 5/8" BOLTS
 (8) REQUIRED



BASE PLATE
 (2) TWO PLATES REQUIRED
 1 3/4" X 20" X 20"
 (4) 2" HOLES FOR 3/8" X 1 3/4" J-BOLT W/ 6" LEG
 (8) REQUIRED

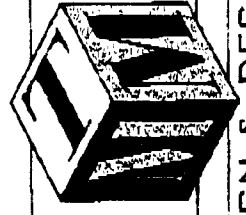


COLOR KEY

- TO MATCH PMS 280 BLUE - SATIN FINISH
- 3M 3630-137 EUROPEAN BLUE TRANSLUCENT VINYL (MATCHES PMS 280 BLUE)
- TO MATCH PMS 200 RED - TEXTURE COAT & MATTE FINISH
- 3M 3630-83 RED TRANSLUCENT VINYL (MATCHES PMS 200 RED)
- TO MATCH PMS 423 GREY - TEXTURE COAT & MATTE FINISH

Customer Approval: _____ Date: _____
 MTM Approval: _____ Date: _____

Revisions:



Drawing Name: **FLT-1020-PS-30-A-COM**
 Designer: **CB**
 Account Rep: **Sales**
 Scale: **1/8" = 1'-0"**
 Date: **JUNE 17, 1999**

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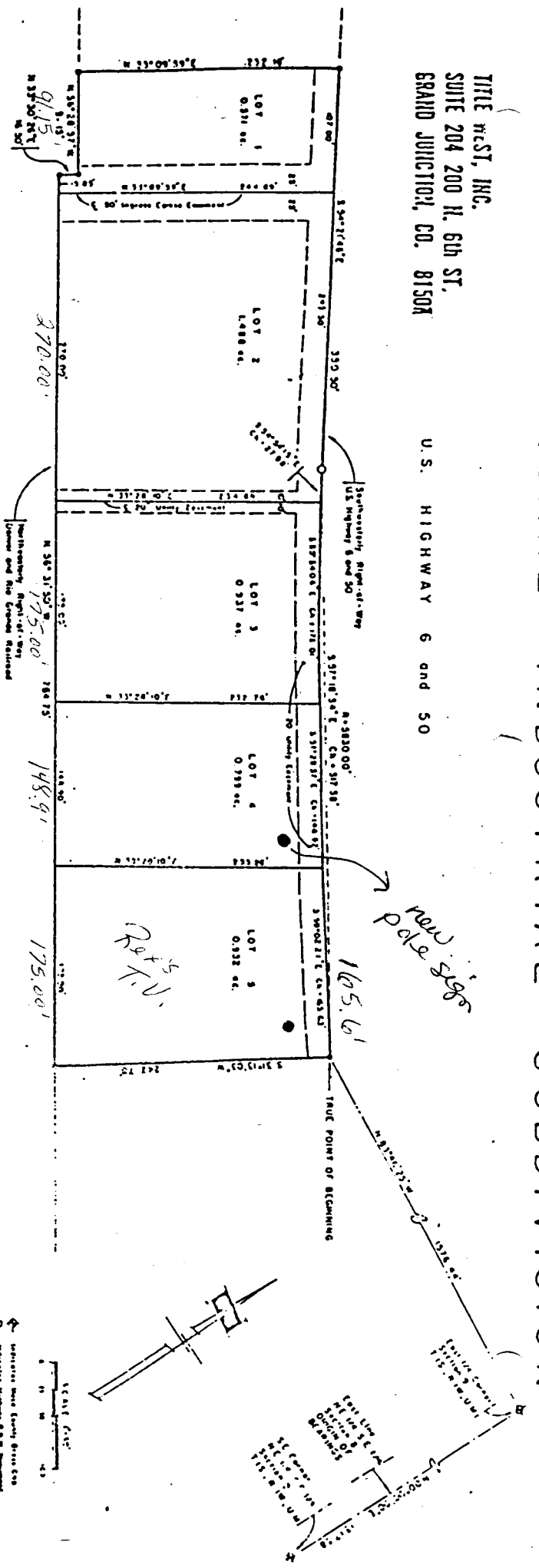
MTM SIGN & DESIGN, INC.

6180 N. Atlantic Boulevard, Suite K, Norcross, GA 30071
 770.612.0600 Fax 770.612.0250

TITLE WEST, INC.
SUITE 204 200 N. 6th ST.
GRAND JUNCTION, CO. 81504

U.S. HIGHWAY 6 AND 50

DENVER AND RIO GRANDE WESTERN RAILROAD



- ➔ DENVER AND RIO GRANDE WESTERN RAILROAD
- ➔ U.S. HIGHWAY 6 AND 50
- ➔ 1/4 SECTION 10, T12N, R10E, CO. 63E
- ➔ 1/4 SECTION 11, T12N, R10E, CO. 63E
- ➔ 1/4 SECTION 12, T12N, R10E, CO. 63E
- ➔ 1/4 SECTION 13, T12N, R10E, CO. 63E
- ➔ 1/4 SECTION 14, T12N, R10E, CO. 63E
- ➔ 1/4 SECTION 15, T12N, R10E, CO. 63E
- ➔ 1/4 SECTION 16, T12N, R10E, CO. 63E
- ➔ 1/4 SECTION 17, T12N, R10E, CO. 63E
- ➔ 1/4 SECTION 18, T12N, R10E, CO. 63E
- ➔ 1/4 SECTION 19, T12N, R10E, CO. 63E
- ➔ 1/4 SECTION 20, T12N, R10E, CO. 63E

RELIEFS

1. ALL OF THEM REQUEST
That the undersigned William B. Hutton, George S. Hutton, James B. Hutton and Paul S. Hutton are the owners of that real property situated in the
County of Delta, State of Colorado, as shown on the plat hereon filed, and that the same is subject to the following conditions:
2. That the undersigned do hereby certify that the accompanying plat is a true and correct copy of the original plat on file in the office of the County Clerk of Delta County, Colorado, and that the same is subject to the following conditions:
3. That the undersigned do hereby certify that the accompanying plat is a true and correct copy of the original plat on file in the office of the County Clerk of Delta County, Colorado, and that the same is subject to the following conditions:
4. That the undersigned do hereby certify that the accompanying plat is a true and correct copy of the original plat on file in the office of the County Clerk of Delta County, Colorado, and that the same is subject to the following conditions:
5. That the undersigned do hereby certify that the accompanying plat is a true and correct copy of the original plat on file in the office of the County Clerk of Delta County, Colorado, and that the same is subject to the following conditions:

Paul S. Hutton
George S. Hutton
James B. Hutton
William B. Hutton

Approved this _____ day of _____, 19____, at _____, Colorado.

Notary Public for Colorado

Approved this _____ day of _____, 19____, at _____, Colorado.

Notary Public for Colorado

Approved this _____ day of _____, 19____, at _____, Colorado.

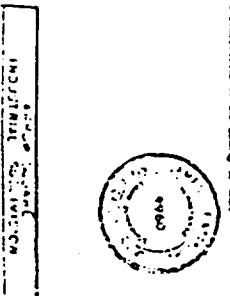
Notary Public for Colorado

Approved this _____ day of _____, 19____, at _____, Colorado.

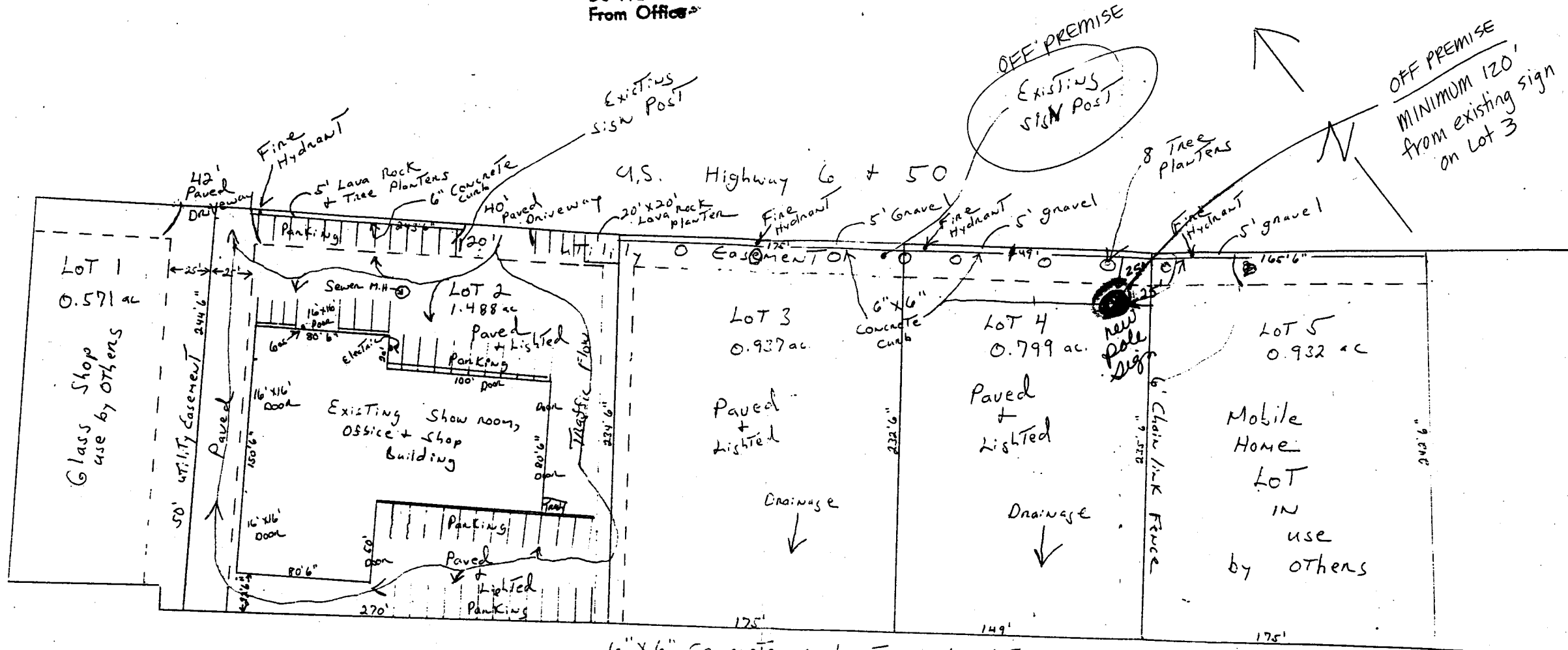
Notary Public for Colorado

Approved this _____ day of _____, 19____, at _____, Colorado.

Notary Public for Colorado



Original
Do NOT Remove
From Office



6" x 6" concrete curb entire length of
Lots 2-3 + 4 on this
+ North P/4's

- ① All parking mark with yellow paint to allow 58 10' x 20' space. Paint is old + faded.
- ② Entire surface is F.C paved.
- ③ This project uses only lots 2, 3, + 4

2465 US 6 + 50

SCALE: 1" = 60'	APPROVED BY:	DRAWN BY:	
DATE:		REVISED:	
			DRAWING NUMBER