



SIGN CLEARANCE

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

Clearance No. 78260
Date Submitted 12.21.00
FEE \$ 25⁰⁰
Tax Schedule 2945-153-05-001
Zone C-1

BUSINESS NAME Redlands Liquor CONTRACTOR Platinum Sign Co.
STREET ADDRESS 2500 Broadway Suite A LICENSE NO. 2200696
PROPERTY OWNER Regency Realty Corp ADDRESS 2916 I-70B
OWNER ADDRESS 1873 S. Bellaire St Suite 600 TELEPHONE NO. 248-9677
Denver, CO. 80222

- 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 54 Square Feet
- (1,2,4) Building Facade 45' Linear Feet
- (1 - 4) Street Frontage NA Linear Feet
- (2 - 5) Height to Top of Sign NA Feet Clearance to Grade _____ Feet
- (5) Distance from all Existing Off-Premise Signs within 600 Feet _____ Feet

Existing Signage/Type:	Sq. Ft.
NA	_____
_____	_____
_____	_____
Total Existing:	Sq. Ft.

● FOR OFFICE USE ONLY ●	
Signage Allowed on Parcel:	
Building	<u>83.25</u> Sq. Ft.
Free-Standing	<u>NA</u> Sq. Ft.
Total Allowed:	<u>83.25</u> Sq. Ft.

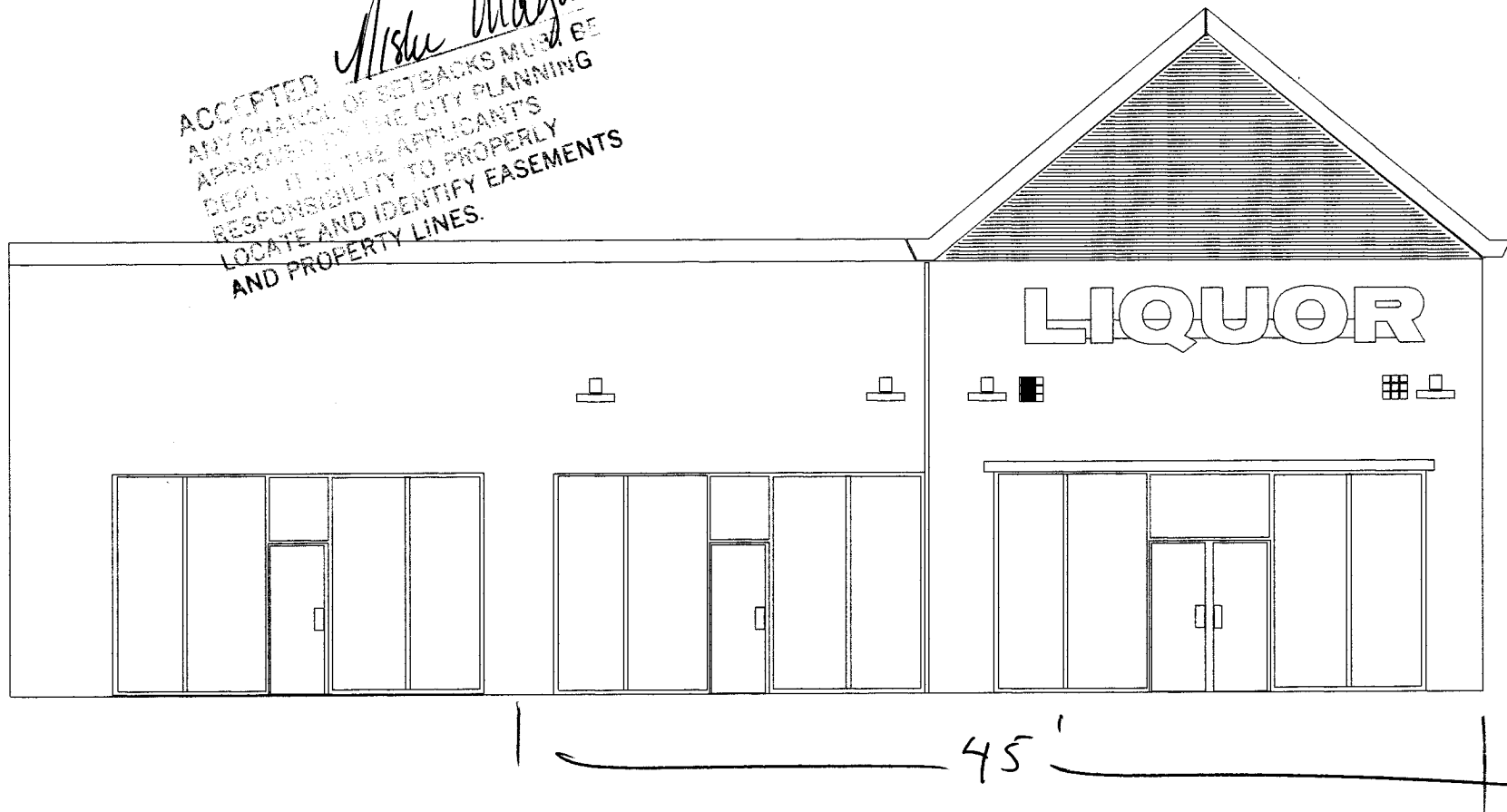
COMMENTS: RETZ SIGN PACKAGE IN VARIANCE FILE VAR2-1999-HO
(1.85 SF X WIDTH OF STORE FRONT)

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] 12-21-00 Bill Neth 12.21.00
Applicant's Signature Date Community Development Approval Date

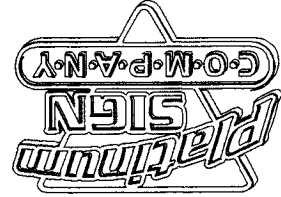
(White: Community Development) (Canary: Applicant) (Pink: Building Dept) (Goldenrod: Code Enforcement)

Alise Dragon 12/26/00
ACCEPTED
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.



2916 Hwy. 6&24 Grand Junction, CO 81504 970.248.9677
FABRICATION INSTALLATION MAINTENANCE NEON VINYL TRUCK LETTERING

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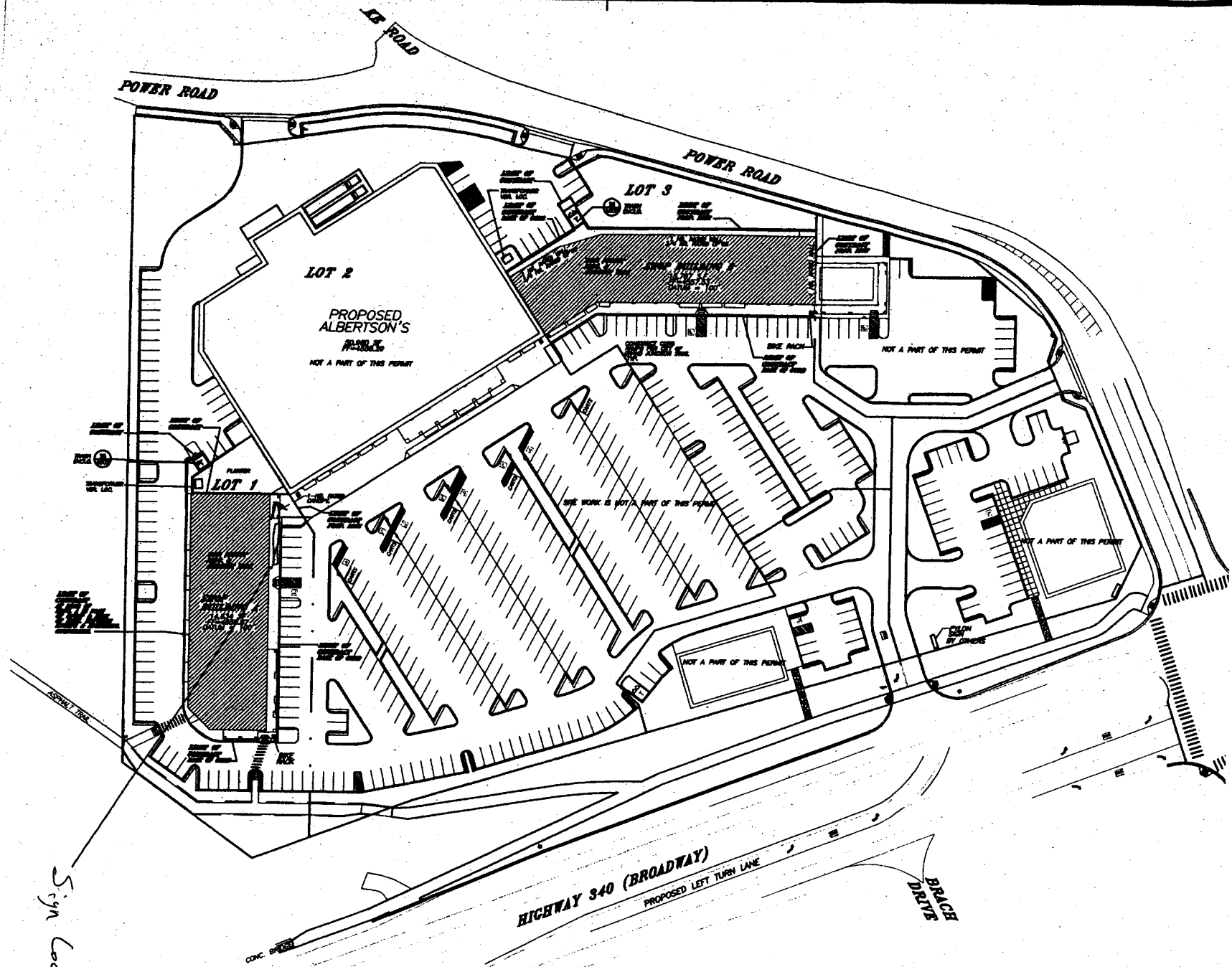


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RACEWAY 10" X 18' COLOR OF BUILDING
TRIMCAP GOLD
LETTERS BRONZE
FACES 2157 RED PL

INTERNALLY ILLUMINATED CHANNEL LETTERS

18'
3'
RACEWAY



Sign Location

VICINITY MAP