



# SIGN CLEARANCE C

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

Clearance No. 79855  
 Date Submitted 5/7/01  
 A - FEE \$ 25.00  
 Tax Schedule 2945-131-01-038  
 Zone C-1

BUSINESS NAME Big! Lots CONTRACTOR Western Neon Sign Co  
 STREET ADDRESS 2401 No Ave LICENSE NO. 2010 292  
 PROPERTY OWNER J. ETAL POMEROY Stephen Gordon ADDRESS 3183 Hall Ave  
 OWNER ADDRESS PO Box 5227 Englewood CO TELEPHONE NO. 523-4045  
80155-5227/405 grape St Denver

- 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 60 Square Feet
- (1,2,4) Building Facade 767 Linear Feet
- (1 - 4) Street Frontage 915 Linear Feet
- (2,4,5) Height to Top of Sign 20 Feet Clearance to Grade 16 Feet
- (5) Distance from all Existing Off-Premise Signs within 600 Feet \_\_\_\_\_ Feet

Existing Signage/Type:	
See plot Drawing	926 Sq. Ft.
Permit A	300 Sq. Ft.
REMAINDER OF FS SIGN	240 Sq. Ft.
Total Existing: <u>1466</u>	<u>1466</u> Sq. Ft.

● FOR OFFICE USE ONLY ●	
Signage Allowed on Parcel:	
Building	1534 Sq. Ft.
Free-Standing	1372 (300) Sq. Ft.
Total Allowed:	1534 Sq. Ft.

COMMENTS: Replacing sign faces only in rectangular sign  
with Big! Lot faces

**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 McManis      5/7/01      Bill Nelson      5-14-01  
 Applicant's Signature      Date      Community Development Approval      Date

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



# SIGN CLEARANCE

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

Clearance No. \_\_\_\_\_  
 Date Submitted 5/7/01  
 B- FEE \$ 5.00  
 Tax Schedule 2945-131-01-026038  
 Zone C-1

BUSINESS NAME Big! Lots  
 STREET ADDRESS 2401 No. Ave  
 PROPERTY OWNER Stephen Gordon  
 OWNER ADDRESS PO BOX 6227 Englewood CO 80155-3227 140 S. Grape Denver

CONTRACTOR Western Neon Sign Co.  
 LICENSE NO. 2010292  
 ADDRESS 3183 Hall Ave  
 TELEPHONE NO. 523 4045

- 1. FLUSH WALL 2 Square Feet per Linear Foot of Building Facade
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Externally Illuminated

Internally Illuminated

Non-Illuminated

- (1 - 5) Area of Proposed Sign 300 Square Feet
- (1,2,4) Building Facade 767 Linear Feet 767 - PER FACADE SHOWN ON SIGN TRACKING SHEET
- (1 - 4) Street Frontage 915 Linear Feet 915 - INCLUDES VACANT PARCEL IN FRONT OF STORE  
EXCLUDES 600 DIMES & COLE REALTY
- (2,4,5) Height to Top of Sign 20.4 Feet Clearance to Grade 12 Feet
- (5) Distance from all Existing Off-Premise Signs within 600 Feet \_\_\_\_\_ Feet NORTH AVE FRONTAGE

Existing Signage/Type:			
<u>F.S. Pole sign</u>	<u>300</u>	<u>1226</u>	Sq. Ft.
<u>See Plot Drawing</u>		<u>926</u>	Sq. Ft.
			Sq. Ft.
Total Existing:	<u>1226</u>	<u>2152</u>	Sq. Ft.

● FOR OFFICE USE ONLY ●			
Signage Allowed on Parcel:			
Building	<u>1534</u>	<u>1534</u>	Sq. Ft.
Free-Standing	<u>1372</u>	<u>(300)</u>	Sq. Ft.
Total Allowed:	<u>1534</u>	<u>1534</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.**

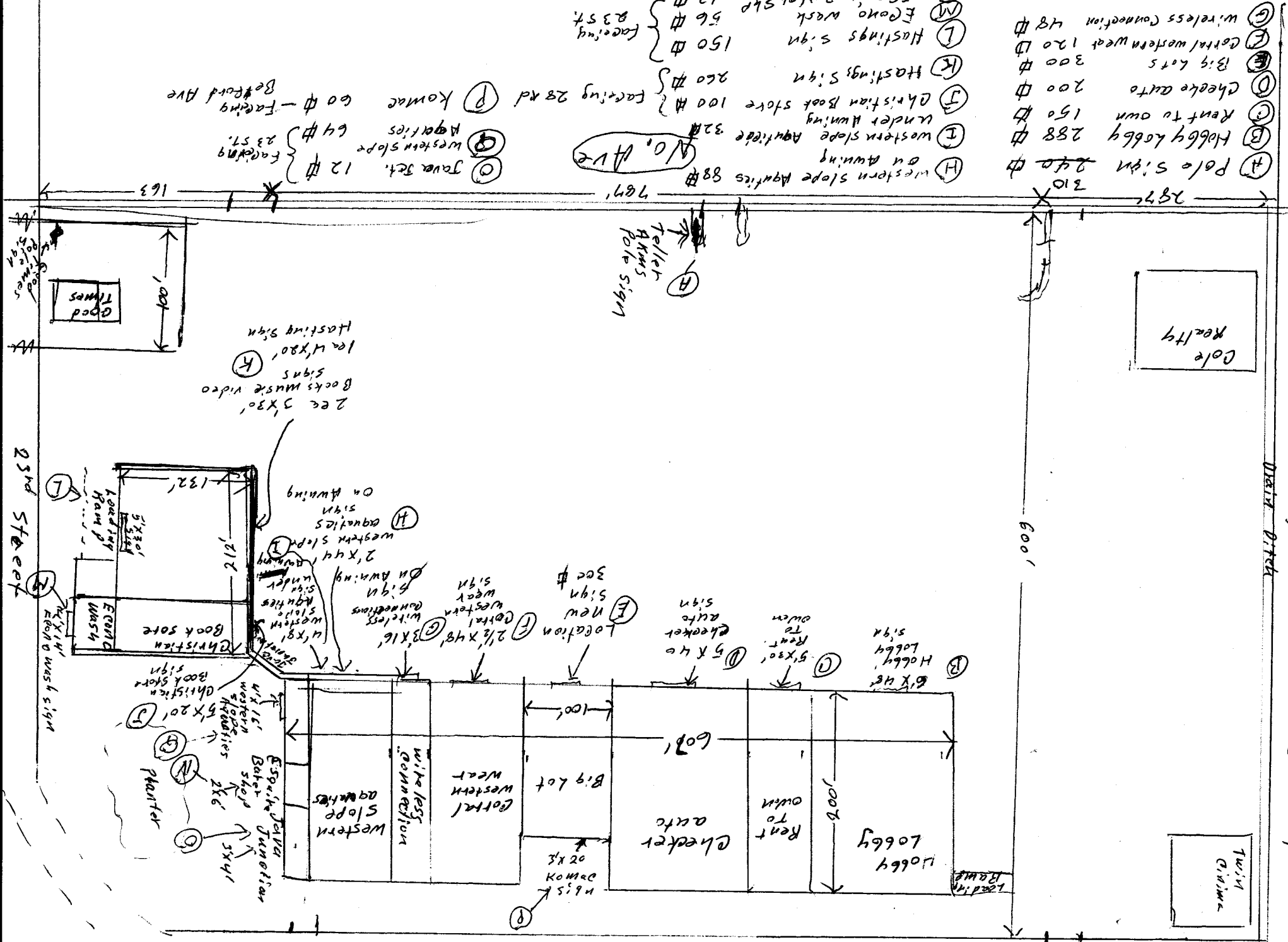
Ray McManis 5/7/01 Bill Neill 5-14-01  
 Applicant's Signature Date Community Development Approval Date

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

- (A) Pole sign 240 #
- (B) Hobby lobby 288 #
- (C) Rent to own 150 #
- (D) Checkmate 200 #
- (E) Big lots 300 #
- (F) Central western west 120 #
- (G) Wireless connection 48 #

- (H) Western slope Aquatics 88 #
- (I) Western slope Aquatics 32 #
- (J) Christian Book store 100 #
- (K) Hastings sign 260 #
- (L) Hastings sign 150 #
- (M) Econo Wash 56 #
- (N) Esquire Barber shop 12 #

- (O) Javer Jct. 12 #
- (P) Western slope Aquatics 64 #
- (Q) Komarc 60 #



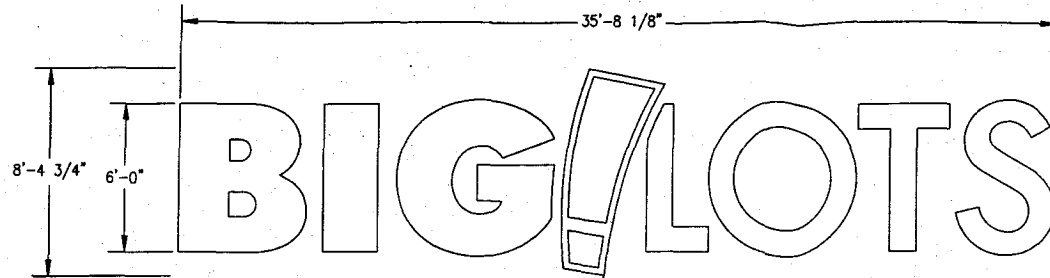
Belford Ave

23rd Street

DRAIN DITCH

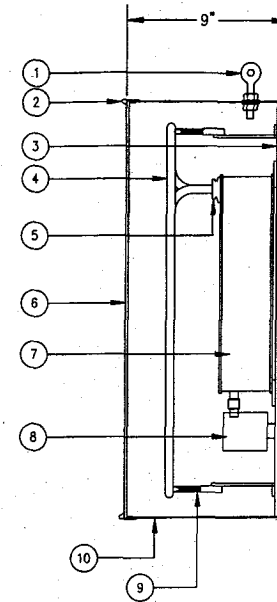
Cole Realty

Twin Drive



ENLARGED SIGN DETAIL

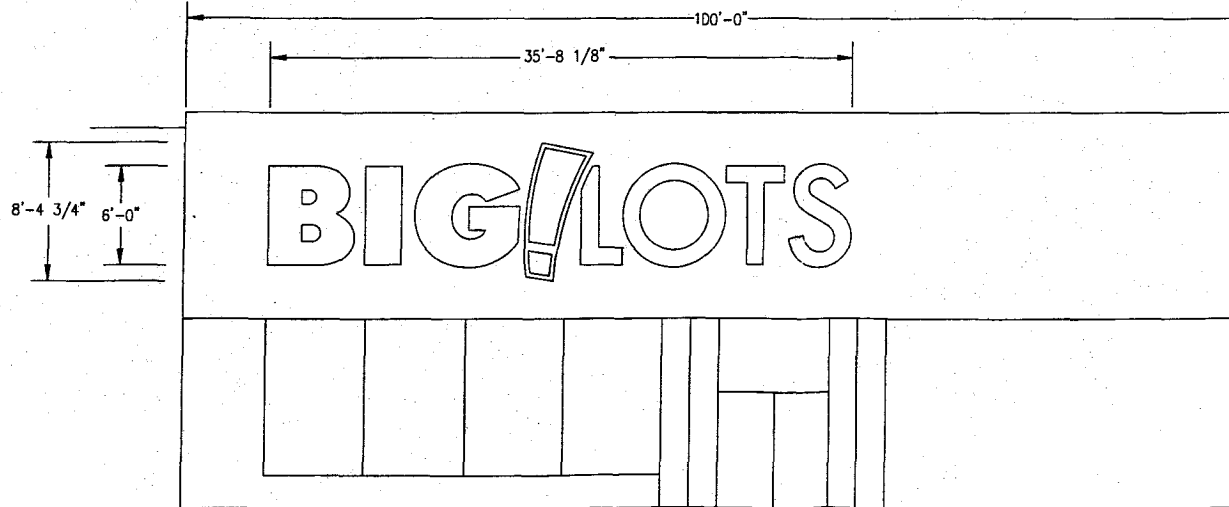
OPAQUE WHITE VINYL APPLIED TO OUTLINE OF ORANGE PLEX. FACE



1. LIFTING EYE BOLT
2. 2" TRIM CAP
3. 3/8" ARMORPLY BACKS
4. NEON TUBE
5. WEATHER BOOT
6. 3/16" PLEX. FACE
7. 30ma SELF-CONTAINED TRANS.
8. J-BOX & SWITCH
- SEALTITE CONDUIT W/ CONNECTORS
9. NEON TUBE SUPPORTS
10. .063" ALUM. RETURNS WITH WEEP HOLES

COLOR SCHEDULE:

- 1: PLEXIGLAS FACE: ACRYSTEEL ORANGE #2119
- 2: TRIM CAP (BIGLOTS): ORANGE  
TRIM CAP (I): WHITE
- 3: METAL LETTER: BLACK
- 4: NEON TUBE: RED 15mm CLEAR RED/NEON GAS



EXTERIOR STOREFRONT



E47120

**NOTE**  
ALL WIRING MUST MEET LOCAL ELECTRICAL CODES AS WELL AS NATIONAL ELECTRICAL CODE REQUIREMENTS.

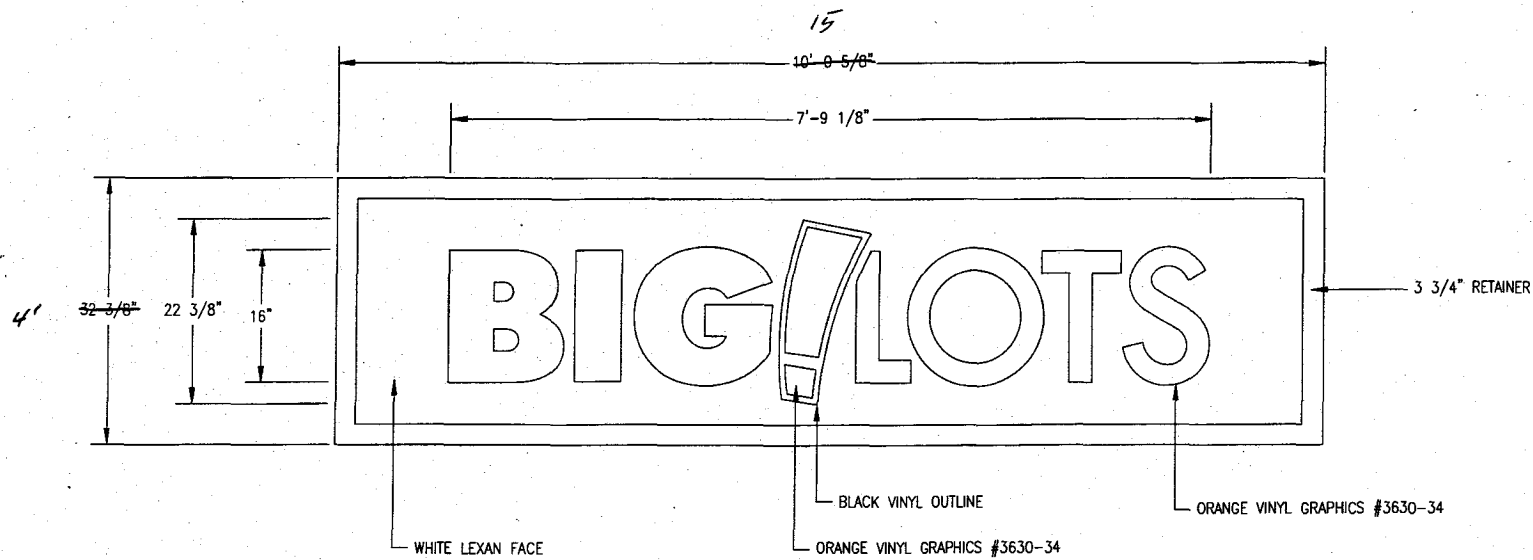
DO NOT SCALE DRAWING!  
DIMENSIONS SUPERSEDE DRAWING  
NOTE-INSTALLER AND/OR CONTRACTOR  
MUST CHECK AND VERIFY ALL DIMENSIONS  
AND CONDITIONS AS INDICATED HEREON IN  
THE FIELD PRIOR TO PROCEEDING WITH THE  
NECESSARY WORK. ANY DISCREPANCIES  
OR PROBLEMS MUST BE REPORTED TO  
THIS OFFICE IMMEDIATELY

CHG.	DATE	DWN.	CH'KD.	APP'D.	DESCRIPTION
REVISIONS					

INFORMATION SHOWN ON THIS DRAWING IS PROPRIETARY AND THE SOLE PROPERTY OF BLAIR SIGN CO. AND IS NOT TO BE REPRODUCED, DISCLOSED OR TRANSMITTED TO OTHERS FOR ANY PURPOSE NOT AUTHORIZED BY BLAIR SIGN CO.

75381 BCL 4  
M NUMBER  
DATE  
**BLAIR Sign Co.**  
5107 KISSELL AVENUE  
ALTOONA, PENNSYLVANIA 16601  
(814) 949-8287 FAX (814) 949-8293  
E-MAIL: cad@blairsign.com

DESIGNED BY	RJW	SHEET	1 OF 2
DRAWN BY	4-17-01	SCALE	3/16" = 1'-0"
TITLE BIG!LOTS GRAND JUNCTION, CO			
DRAWING NO. BGL 75381-01		SIZE	CHG. C N/C



PYLON REPLACEMENT FACE - 2 REQ'D

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<b>BLAIR Sign Co.</b>	
5107 KISSELL AVENUE 16601 ALTOONA, PENNSYLVANIA (814) 949-8287 FAX (814) 949-8293 E-MAIL: cad@blairsign.com	

DRAWN	RJW	SHEET	2	OF	2
DATE	4-17-01	SCALE	3/4" = 1'-0"		
TITLE BIG!LOTS GRAND JUNCTION, CO					
DRAWING NO. BGL 75381-01		SIZE C	CHG. N/C		