



# SIGN CLEARANCE

Community Development Department  
250 North 5<sup>th</sup> Street  
Grand Junction CO 81501  
(970) 244-1430

Clearance No.	<u>785004</u>
Date Submitted	<u>2-1-01</u>
Fee \$	<u>25.00</u>
Zone	<u>C-1</u>

A

TAX SCHEDULE	<u>2945-124-10-033</u>	CONTRACTOR	<u>Platinum Sign Co</u>
BUSINESS NAME	<u>Castle Creek Plaza</u>	LICENSE NO.	<u>2200 696</u>
STREET ADDRESS	<u>2500 North Ave.</u>	ADDRESS	<u>2916 Hwy 6 + 29 (T-70 B)</u>
PROPERTY OWNER	<u>Bob Lovelass</u>	TELEPHONE NO.	<u>288 9677</u>
OWNER ADDRESS		CONTACT PERSON	<u>Deon</u>

- |                                     |                  |   |
|-------------------------------------|------------------|---|
| <input type="checkbox"/>            | 1. FLUSH WALL    | 2 Square Feet per Linear Foot of Building Facade  |
| <input type="checkbox"/>            | 2. ROOF          | 2 Square Feet per Linear Foot of Building Facade  |
| <input checked="" type="checkbox"/> | 3. FREE-STANDING | 2 Traffic Lanes - 0.75 Square Feet x Street Frontage<br>4 or more Traffic Lanes - 1.5 Square Feet x Street Frontage |
| <input type="checkbox"/>            | 4. PROJECTING    | 0.5 Square Feet per each Linear Foot of Building Facade   |
| <input type="checkbox"/>            | 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: ~~665~~ <sup>704</sup> Square Feet

(1,2,4) Building Façade: ~~452~~ Linear Feet <sup>? 88'</sup>

(1 - 4) Street Frontage: ~~77~~ Linear Feet <sup>? 106'</sup>

(2 - 5) Height to Top of Sign: 18 Feet      Clearance to Grade: 8.0 Feet

(5) Distance from all Existing Off-Premise Signs within 600 Feet: \_\_\_\_\_ Feet

*North Ave*

**EXISTING SIGNAGE/TYPE:**

_____	_____	Sq. Ft.
_____	_____	Sq. Ft.
_____	_____	Sq. Ft.
Total Existing: <u>None</u>		Sq. Ft.

**● FOR OFFICE USE ONLY ●**

Signage Allowed on Parcel:

Building	<u>176</u>	Sq. Ft.
Free-Standing	<u>159</u>	Sq. Ft.
Total Allowed:	<u>176</u>	Sq. Ft.

COMMENTS: Going with Existing Poles

**NOTE:** No sign may exceed 300 square feet. A separate sign clearance is required for each sign. Attach a sketch, to scale, of proposed and existing signage including types, dimensions and lettering. Attach a plot plan, to scale, showing: abutting streets, alleys, easements, driveways, encroachments, property lines, distances from existing buildings to proposed signs and required setbacks. **A SEPARATE PERMIT FROM THE BUILDING DEPARTMENT IS ALSO REQUIRED.**

I hereby attest that the information on this form and the attached sketches are true and accurate.

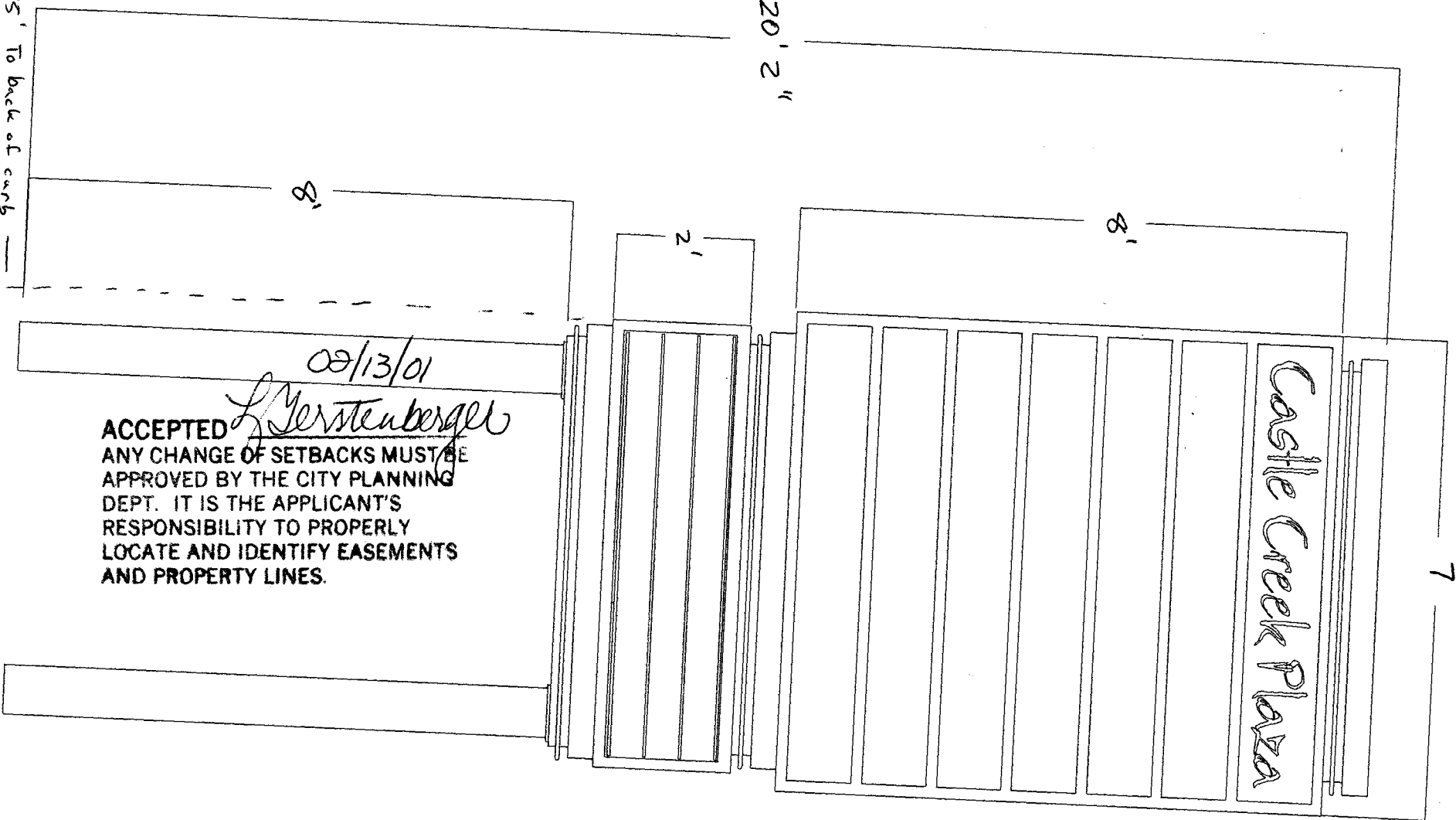
*[Signature]*  
 Applicant's Signature      Date 2/2/01

*[Signature]*  
 Community Development Approval      Date 2/1/01

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

*[Signature]*  
 2/13/01 (revised)

15' To back of curb  
to sign



02/13/01

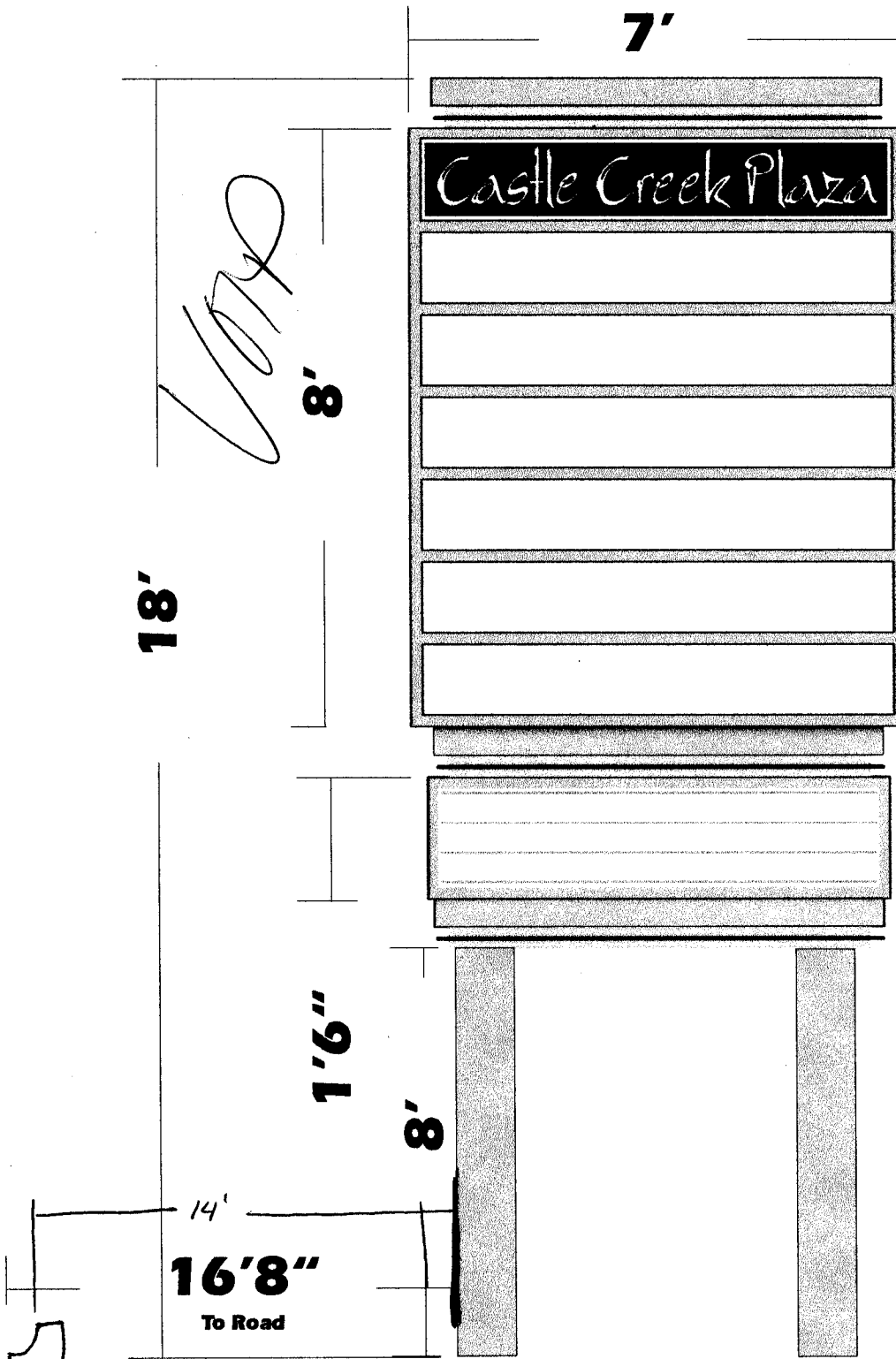
*L. Yervstenbergel*

**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.

Castle Creek Plaza

10x7=70#

North Ave.



**Platinum Sign Co.**  
Lighted Sign Professionals  
"A FAMILY TRADE SINCE 1915"

2916 I-70B  
Grand Junction,  
CO 81504  
Tel: 970-248-9677  
Fax: 970-248-5444  
www.platinumsign.com

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Date: \_\_\_\_\_  
Computer File: \_\_\_\_\_  
 Approved

Client Approval \_\_\_\_\_  
Project Location: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Note: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



NORTH AVE. 110'

to street

24'

16' 8"

10'

OUT

12'

2500 NORTH



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25TH STREET 165'

Date: \_\_\_\_\_  
Computer File: \_\_\_\_\_  
 Approved

Client Approval \_\_\_\_\_  
Project Location: \_\_\_\_\_

Notes: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_





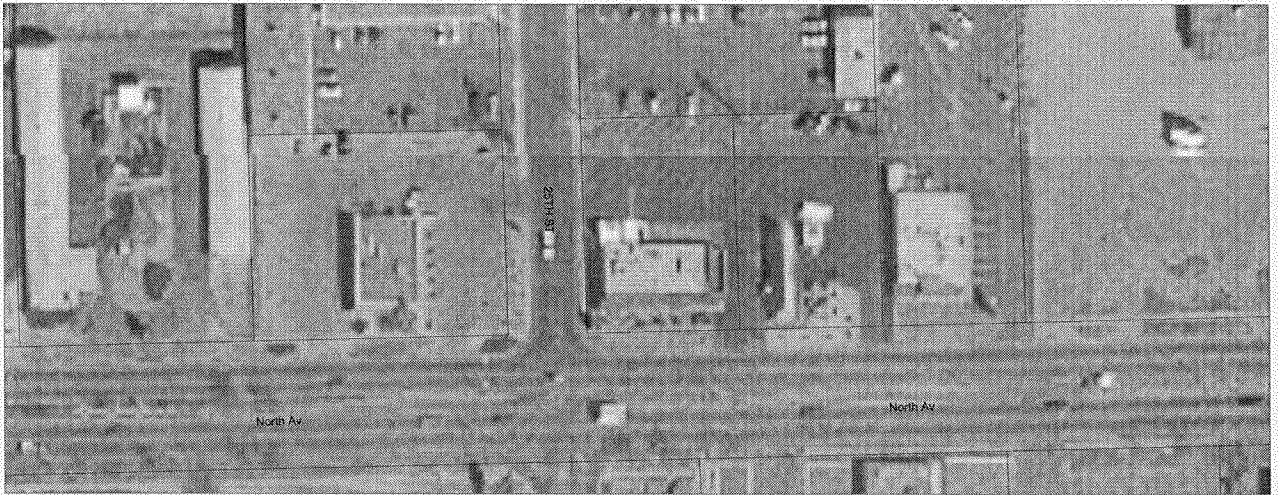
file://C:\TEMP\bob & jan's 1.jpg

2/1/01



# City of Grand Junction GIS Map

- Parcels
- ▣ Air Photos
- Highways
- Streets 2

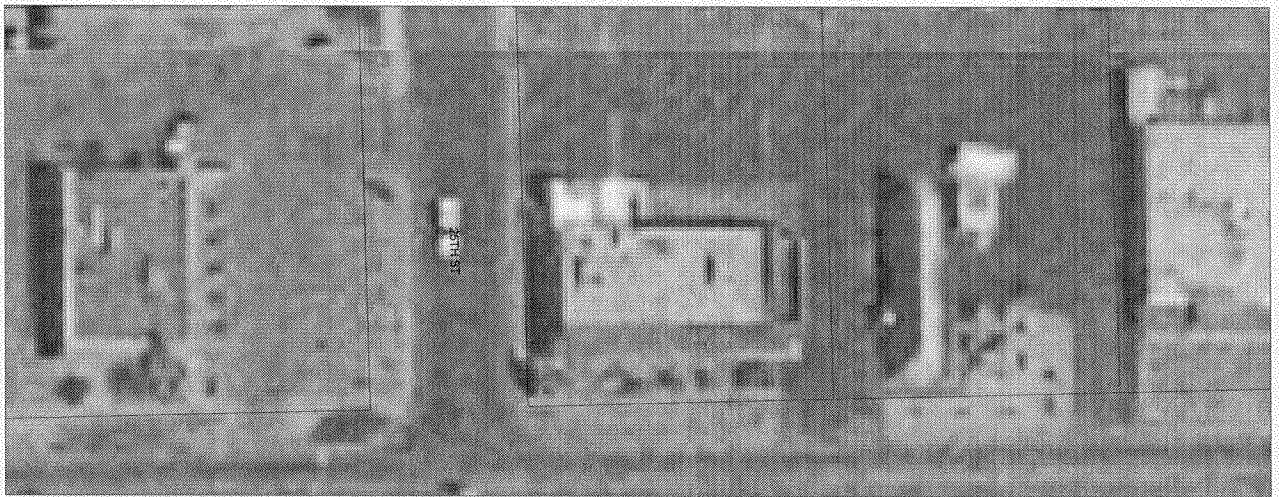


SCALE 1 : 1,600



# City of Grand Junction GIS Map

- Parcels
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- Highways
- Streets 2



SCALE 1 : 800

