



SIGN CLEARANCE

A

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

Clearance No. 78855
Date Submitted 2-28-01
FEE \$ 25.00
Tax Schedule 2945-254-05-002
Zone C-1

BUSINESS NAME Fairground Liquor CONTRACTOR Platinum Sign Co
2945-254-05-002 LICENSE NO. 22 00694
STREET ADDRESS 2771 B 1/2 Rd ADDRESS 2916 E 70 B
PROPERTY OWNER Pixie LLC TELEPHONE NO. 248 9677
OWNER ADDRESS 2771 B 1/2 Rd

- 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 44 Square Feet
(1,2,4) Building Facade 88 Linear Feet
(1 - 4) Street Frontage 240 Linear Feet B 1/2 rd.
(2 - 5) Height to Top of Sign _____ Feet Clearance to Grade _____ Feet
(5) Distance from all Existing Off-Premise Signs within 600 Feet _____ Feet

Existing Signage/Type:		
Flush wall off	84	Sq. Ft.
27 3/4 rd.		Sq. Ft.
		Sq. Ft.
Total Existing:		Sq. Ft.

● FOR OFFICE USE ONLY ●		
Signage Allowed on Parcel:		
Building	176	Sq. Ft.
Free-Standing	180	Sq. Ft.
Total Allowed:	180	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] 02/28/01 [Signature] 2-28-01
Applicant's Signature Date Community Development Approval Date

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



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

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Date: _____
Computer File: _____
 Approved

Client Approval
Project Location: _____

Note: _____

B1/2

240°

LIQUOR

136°

EXISTING
3' X 28'
84 sq. ft.

60'

88°

fairground liquor

PROPOSED SIGN
44 sq. ft.

27 3/4 ROAD

40'

ACCEPTED

pgl 2-28-01

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.