



# SIGN CLEARANCE

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

Clearance No.	_____
Date Submitted	12/5/06
Fee \$	25.00
Zone	C-1

TAX SCHEDULE	2945-012-SD-011	CONTRACTOR	PLATINUM SIGN CO.
BUSINESS NAME	SAFEMARY PLAZA STORES	LICENSE NO.	2060559
STREET ADDRESS	683 HORIZON DR.	ADDRESS	2916 I-70 B
PROPERTY OWNER	PAIN AIR APTS ASSOC. LLC	TELEPHONE NO.	248-9677
OWNER ADDRESS	_____	CONTACT PERSON	BRIAN TAYLOR

- 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: 87 Square Feet

(1,2,4) Building Façade: \_\_\_\_\_ Linear Feet

(1 - 4) Street Frontage: \_\_\_\_\_ Linear Feet

(2 - 5) Height to Top of Sign: 15' 8 1/4" Feet                      Clearance to Grade: 6' 8 5/8" Feet

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

**EXISTING SIGNAGE/TYPE:**

Not to exceed \_\_\_\_\_ Sq. Ft.

90 sq ft. \_\_\_\_\_ Sq. Ft.

Maximum Sign Allowance \_\_\_\_\_ Sq. Ft.

Total Existing: 504 Flush Sq. Ft.

● FOR OFFICE USE ONLY ●

Signage Allowed on Parcel:

Building	<u>504</u>	Sq. Ft.
Free-Standing	<u>90</u>	Sq. Ft.
Total Allowed:	<u>90</u>	Sq. Ft.

COMMENTS: SAFEMARY PLAZA WING. 90 SQ FT FREE STANDING SIGN ALLOWED FOR COND. USE PERMIT/PLAN.

*Per Approved Plan*

**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]                      12/5/06                      [Signature]                      12/5/06

Applicant's Signature                      Date                      Community Development Approval                      Date

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

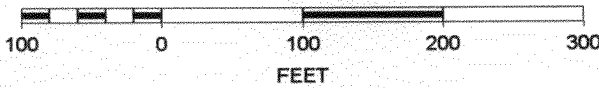
# City of Grand Junction GIS City Map ©

2945-012-50-011  
PALM AIRE APTS ASSOC. LLC.  
c/o FOUNTAIN CREEK APTS. LLC.

<b>Parcels</b>		
	Address Label	
<b>Air Photos</b>		
	2006 Photos	
	Highways	
	Street Labels	
	<b>City Limits</b>	
		Grand Junction
		Fruita
		Mesa County




SCALE 1 : 1,634



683 HORIZON DR.



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.



**Double Face Internally Illuminated Sign Cabinet**



**2916 Hwy. 6&24 Grand Junction, CO 81504 (970)248-9677**

**FABRICATION INSTALLATION MAINTENANCE NEON VINYL TRUCK LETTERING**

THIS ARTWORK WAS PREPARED BY AND IS THE PROPERTY OF PLATINUM SIGN CO. ANY UNAUTHORIZED USE OF SAME, IN WHOLE OR PART IS PROHIBITED. ©2006



3.11 AC

'A'

Retaining Wall

SCREEN WALL

1-CS

BED EDGER, TYP

36-ASJ

9-SSJ

SECTION 'A' - SEE SHEET 8 of 8

12-FS

1-NM

11-ASJ

2-FS

1-SH

6-ASJ

1-SH

4-ASJ

SOD

34-DDL

4-CS

9-LB

13-BJ

1-SH

5-BFJ

3-FS

1-SH

15-BFJ

9-AJ

2-NM

14-AJ

2-APA

6-BMS

23-CCJ

5-JP

SOD

6-JP

LOT 3  
2.755 AC

LOT  
1.062 AC

PAD  
D  
5,000SF

5,000 SF GRASS SEED MIX

18-GJ

15-AJ

1-CNM

15-AJ

12-BMS

2-CNM

2-APA

22-CCJ

5-BMS

15-GJ

1-PP

LOT 2

20 AC

Handwritten notes: "See the plan" and "Carou"

