

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR

**TO: El Paso County Board of Adjustment  
Kevin Curry, Chair**

**FROM: Mercedes Rivas, Planner II  
Lupe Packman, Engineer I  
Craig Dossey, Executive Director**

**RE: Project File #: BOA-21-003  
Project Name: Space Village Shopping Center Sign BOA  
Parcel Nos.: 54170-01-001, 54170-01-007, 54170-01-008, and 54170-01-009**

**OWNER:**

**REPRESENTATIVE:**

|                                                                                             |                                                                                  |
|---------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|
| Space Village Retail LLC<br>90 S. Cascade Avenue, Suite 1500,<br>Colorado Springs, CO 80903 | Danny Mientka<br>90 S. Cascade Avenue, Suite 1500,<br>Colorado Springs, CO 80903 |
|---------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|

**Commissioner District: 4**

|                                   |          |
|-----------------------------------|----------|
| Board of Adjustment Hearing Date: | 6/9/2021 |
|-----------------------------------|----------|

**EXECUTIVE SUMMARY**

A request by Space Village Retail, LLC, for approval of three-dimensional variances to allow:

1. One (1) freestanding sign with an area of 118.85 square feet where 40 square feet is allowed.
2. One freestanding sign thirty-two (32) feet in height where thirty (30) feet is the maximum height allowed.
3. A second freestanding sign thirty (30) square feet in area where only one (1) freestanding sign is allowed.

The 1.97-acre property is zoned C-1 (Commercial Obsolete) and CAD-O (Commercial Airport District Overlay). The property is located at the southeast corner of the Space



Village Avenue and Peterson Boulevard intersection and is within Section 17, Township 14 South, Range 65 West of the 6th P.M.

#### **A. REQUEST**

A request by Space Village Retail, LLC, for approval of three-dimensional variances to allow:

1. One (1) freestanding sign with an area of 118.85 square feet where 40 square feet is allowed.
2. One freestanding sign at a height of thirty-two 32 feet where 30 feet is the maximum height allowed.
3. A second freestanding sign with an area of 30 square feet where only one (1) freestanding sign is allowed.

#### **B. APPROVAL CRITERIA**

Section 5.5.2.B.2.a, Variance to Physical Requirements, of the Land Development Code (2021), states the following:

*The Board of Adjustment is authorized to grant variances from the strict application of any physical requirement of this Code which would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the owner of the property. Practical difficulties and hardship, in this context, may exist where the legal use of the property is severely restricted due to:*

- 1) *The exceptional narrowness, shallowness, or shape of the specific piece of property.*

The subject parcels are not configured with exceptional narrowness, shallowness, or in an irregular shape.

- 2) *The exceptional topographic conditions or other extraordinary or exceptional situation or condition of the piece of property.*

The lots do not have any exceptional topographic conditions, however, there are topographical constraints due to U.S. Highway 24 being located at a higher elevation than the subject parcel. Additionally, the applicant has stated in the letter of intent that a sign meeting the Code requirements would be difficult to see due to the higher traveling speeds along U.S. Highway 24. The applicant has indicated that a larger and taller monument shopping center sign would increase visibility, thus increasing safety, for those driving on U.S. Highway 24.



The applicant is requesting approval of a second free-standing sign exceeding the area allowance to display gas prices for a convenience store for the same reasons stated above regarding roadway speeds and differences in elevation.

Section 5.5.2.B.2.a, Variance to Physical Requirements, of the Code states the following:

*The Board of Adjustment may also grant variances from the strict application of any physical requirement of this Code based upon equitable consideration, finding that the burdens of strict compliance with the zoning requirement(s) significantly exceed the benefits of such compliance for the specific piece of property and;*

- *The variance provides only reasonably brief, temporary relief; or*

If approved, the request for a dimensional variance will provide permanent relief and would not meet this criterion.

- *The variance request includes an alternative plan, standards or conditions that substantially and satisfactorily mitigate the anticipated impacts or serve as a reasonably equivalent substitute for current zoning requirements; or*

The applicant has not proposed an alternative plan.

- *Some other unique or equitable consideration compels that strict compliance not be required.*

The applicant has indicated in their letter of intent that the signs are being proposed due to visibility constraints associated with the topography along U.S. Highway 24.

### **C. BACKGROUND**

The 1.97-acre property was created on August 8, 2019 as Lot 1 of the Space Village subdivision. The parcel was zoned A-3 (Agricultural) on May 10, 1942 at the time of the initial implementation of zoning for this portion of El Paso County. The property was rezoned from the A-3 (Agricultural) to the C-1 (Commercial) zoning district in 1956. The C-1 (Commercial) zoning district is currently an obsolete zoning district within the El Paso County Land Development Code (2021).



The subject property is included within an existing commercial shopping center, which was built in 1986. The two (2) proposed signs are to be sited on two vacant pad sites of the shopping center. The existing sign located on the southwest corner of Lot 1 along Peterson Boulevard is permitted and is 26.5 feet tall and 8 feet wide. The applicant is proposing to replace this sign with two (2) new signs along Space Village Avenue to increase visibility to people driving on U.S. Highway 24.

The proposed signage requires approval of a dimensional variance before the Board of Adjustment to allow for a larger and taller sign as well as a second sign. The applicant will need to apply for sign permits to construct the proposed signs if the dimensional variance requests are approved.

#### **D. ALTERNATIVES EXPLORED**

There are three alternatives that would not require a dimensional variance request:

1. Construct only one sign meeting the requirements of the Code.
2. Request administrative relief to allow for a sign up to 36-foot tall and 48 square feet in area.
3. Request approval of a master sign plan pursuant to the provisions of the Code, which if approved could allow for a 37.5-foot tall sign with an area of 50 square feet.

#### **E. APPLICABLE RESOLUTIONS**

Approval: Resolution 3

Disapproval: Resolution 4

#### **F. LOCATION**

|                                   |                        |
|-----------------------------------|------------------------|
| North: CR (Commercial Regional)   | Single-Family Dwelling |
| South: RR-2.5 (Residential Rural) | Single-Family Dwelling |
| East: CC (Commercial Community)   | Single-Family Dwelling |
| West: City of Colorado Springs    | Single-Family Dwelling |

#### **G. SERVICE**

##### **1. WATER**

Water supply service is provided by Colorado Springs Utilities.

##### **2. WASTEWATER**

Wastewater service is provided by Colorado Springs Utilities.



### **3. EMERGENCY SERVICES**

The parcel is located within the Cimarron Hills Fire Protection District. The District was sent a referral and has no outstanding comments.

## **H. ENGINEERING**

### **1. FLOODPLAIN**

FEMA Flood Insurance Rate Map Panel No. 08041C0754G (dated December 7, 2018) shows the property within the Zone X area, which is outside the 100-year floodplain.

### **2. DRAINAGE AND EROSION**

This property is located within the Sand Creek drainage basin (FOFO4000). This is a studied basin with associated drainage basin fees. No platting action is being requested; therefore, no drainage fees are due at this time.

### **3. TRANSPORTATION**

The 2016 El Paso County Major Transportation Corridors Plan Update does not depict roadway improvement projects in the immediate vicinity of the development.

The parcel is located on Space Village Avenue, which is an urban minor arterial road currently maintained by the County. No public improvements are required for this application.

The variance requests are not subject to the El Paso County Road Impact Fee Program (Resolution 19-471), as amended.

## **I. RECOMMENDED CONDITIONS OF APPROVAL**

Should the Board of Adjustment determine that the application is consistent with the criteria for approval of a dimensional variance and that the applicant has met the review and approval criteria for granting variances from the applicable standards, staff recommends the following conditions and notation of approval:

### **CONDITIONS**

1. The approval applies only to the plans as submitted. Any expansion or additions beyond those depicted on the associated site plan may require separate Board of Adjustment application(s) and approval(s) if the development requirements of the applicable zoning district cannot be met.



2. Approval of a sign permit(s) is required prior to construction of the two (2) proposed signs.

#### **NOTATIONS**

1. Physical variances approved for a proposed structure (except for lot area variances) are valid only if construction of the structure is initiated within twelve (12) months of the date of the Board of Adjustment approval.
2. The PCD Director may require a survey, certified by a registered surveyor, licensed in the State of Colorado, depicting the improvement in relationship to the lot lines affected to demonstrate compliance with the approval of the administrative relief.

#### **J. PUBLIC COMMENT AND NOTICE**

The Planning and Community Development Department notified nine adjoining property owners on May 18, 2021, for the Board of Adjustment meeting. Responses will be provided at the hearing.

#### **K. ATTACHMENTS**

Letter of Intent  
Vicinity Map  
Site Plan  
Elevation Drawings



March 16, 2021

El Paso County Planning and Community Development  
Attn: Board of Adjustment  
2880 International Circle  
Colorado Springs, Colorado

Re: Letter of Intent – Shopping Center Signs, Space Village Shopping Center  
6809 – 6829 Space Village Avenue, Colorado Springs, Colorado 80915

Space Village Retail LLC is requesting variance relief from El Paso County Sign Code criteria, based upon the unique physical characteristics of the location of the subject retail development, as it relates to U.S. Highway 24. U.S. Highway 24, at this location, is grade-separated and positioned several hundred feet north of the retail building storefronts making it difficult for visibility of the retailers, especially at the higher rates of speed given the roadway's classification as a highway. A larger and taller monument shopping center sign is necessary to provide adequate visibility, given that these physical constraints are unique to this specific retail location.

For the same reasons and given the property's location off two (2) U.S. Highway 24 exits, the shopping center is well-suited for a fuel/convenience store to accommodate travelers along U.S. Highway 24 and Colorado Highway 94. Accordingly, the applicant is requesting an independent high-profile convenience store/fuel pricing sign to support development of the larger retail pad site within Space Village. The remaining undeveloped pad sites will include signs upon the buildings, once developed.

**Description of the request:**

- 1.) 118.85 ft<sup>2</sup> sign area where 40 SF is allowed, setback 25-feet from the adjacent Space Village Roadway as platted in plat no. 7777.
- 2.) A 32-foot high sign where 30-feet is allowed.
- 3.) A request to allow large pad user Convenience Store to have an additional independent 30' free standing monument sign.  
(ii) Area of Freestanding Signs. 1. General Standards. -Commercial Lot or Parcel Less than 8 Acres in Area: Where the commercial lot or parcel is less than 8 acres in total area, the maximum area of each sign shall be 40 SF.

**Attachments:**

- YESCO Sign Design – Existing Sign and New Sign Design
- Sign Location Exhibits

**Ownership:**

Space Village Retail LLC  
Danny Mientka, Manager  
90 South Cascade Avenue, Suite 1500  
Colorado Springs, Colorado 80903  
719.448.4034



View to East on Highway 24



View from Shopping Center Entrance facing North West





View North West from existing signage





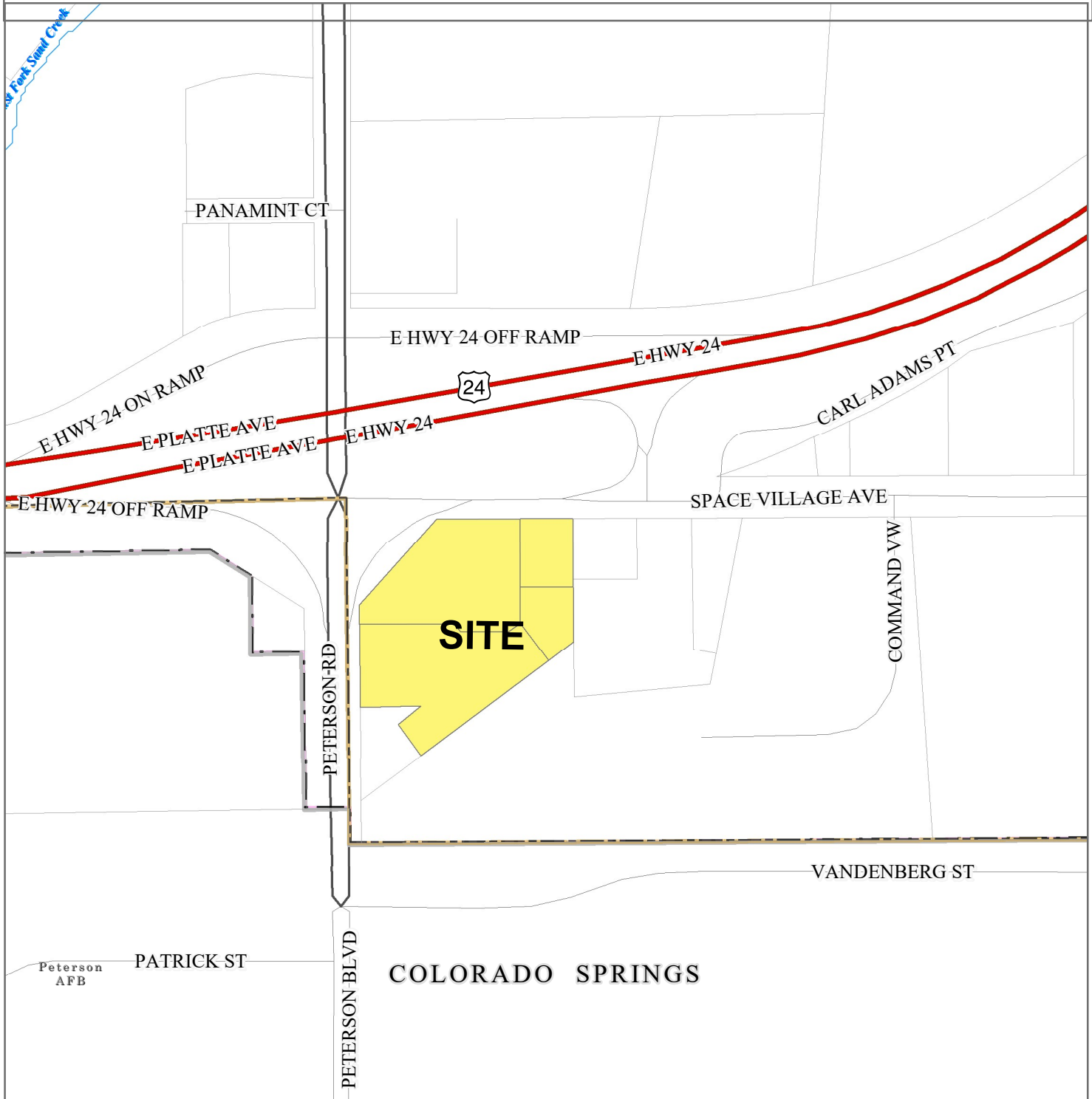
# El Paso County Parcel Information

| PARCE   | NAME                    |
|---------|-------------------------|
| 5417001 | SPACE VILLAGE RETAIL LL |
| 5417001 | SPACE VILLAGE RETAIL LL |
| 5417001 | SPACE VILLAGE RETAIL LL |
| 5417001 | LAFAYETTE SPACE VILLAG  |

File Name: BOA-21-003

Zone Map No. --

Date: May 12, 2021



Please report any parcel discrepancies to:  
 El Paso County Assessor  
 1675 W. Garden of the Gods Rd.  
 Colorado Springs, CO 80907  
 10 (719) 520-6600



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## 11



26'-6" +/-

8'-0"

**DQ**

**SPACE VILLAGE**

**DANIEL'S TACO SHOP**

**HAIR HEADQUARTERS**

**DRY CLEANERS**

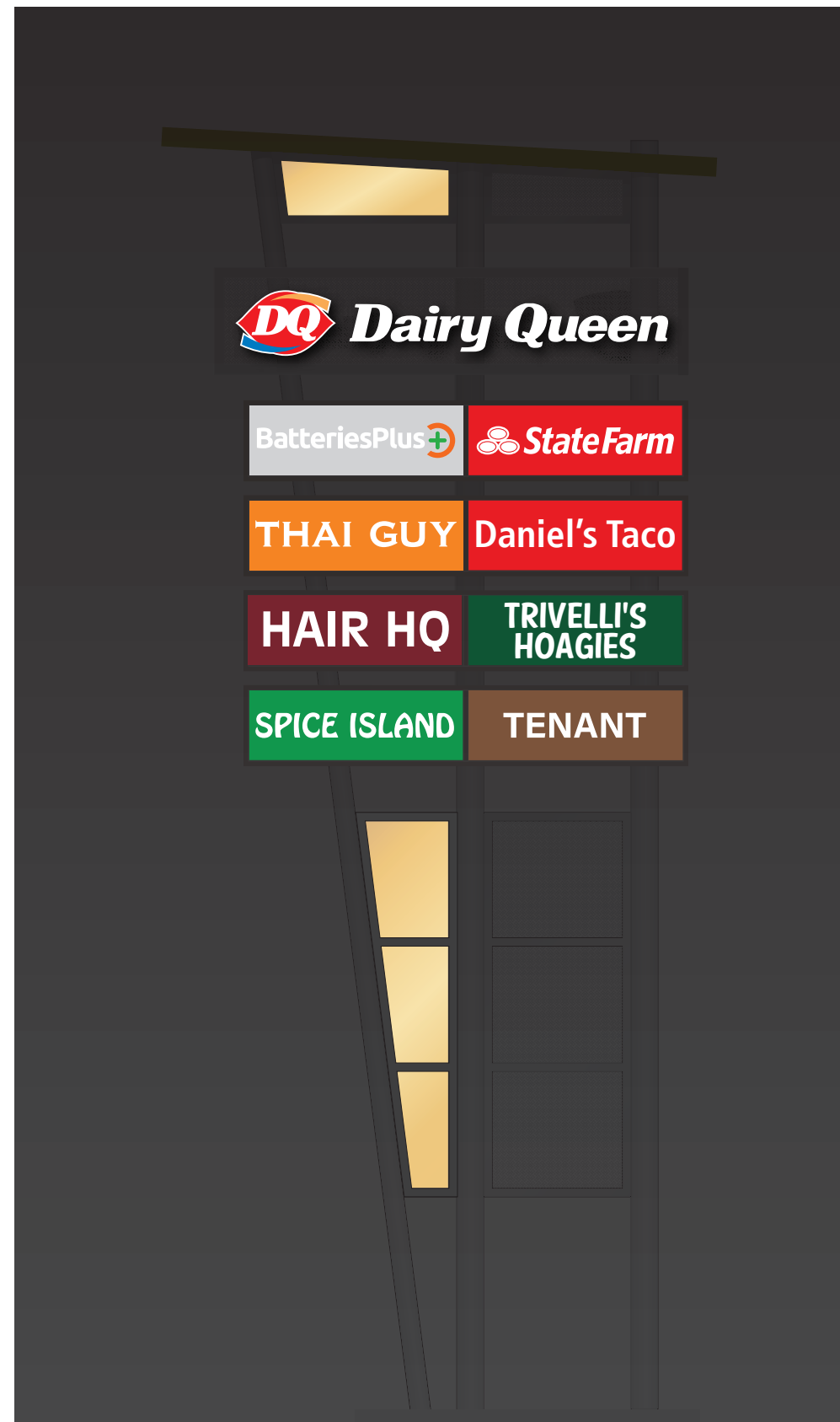
**PEOPLE'S MORTGAGE**


**HUMBOLDT CARE**

**THAI GUY**

**CAREY-ON SALOON**

12





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CLIENT:

SPACE VILLAGE

---

ADDRESS:

6809-6829 SPACE VILLAGE AVE.

---

CITY / STATE / ZIP:

COLORADO SPRINGS, CO

---

ACCOUNT EXECUTIVE:

STEVE HEIECK

---

DESIGNER:

BRIAN CRIPPIN

---

ORIGINAL DATE:

01.11.2018

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CUSTOMER APPROVAL

Client Signature / Date

Landlord Signature / Date

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ELECTRICAL NOTE

**NOTE: UNLESS OTHERWISE NOTED, ELECTRICAL RUNS OR FINAL ELECTRICAL CONNECTION CHARGES ARE NOT INCLUDED. ILLUMINATED DISPLAYS WILL BE WIRED FOR 120 VOLT POWER UNLESS OTHERWISE INDICATED.**

**IF VOLTAGE IS NOT 120 PLEASE INDICATE YOUR VOLTAGE HERE**

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**VOLTS**

**AMPS**

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UL NOTE



**YESCO IS A UL LISTED SIGN MANUFACTURER**

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REVISIONS

| DATE     | REVISION                                           | DESIGNER |
|----------|----------------------------------------------------|----------|
| 01/17/18 | reduce pylon / revise tenants                      | bc       |
| 01/22/18 | add tenant / show existing pylon at relative scale | bc       |
| 02/12/19 | value engineer pylon design                        | bc       |
| 02/19/19 | change to 10" square tube                          | bc       |
| 10/03/19 | 2 new concepts                                     | bc       |
| 12/14/20 | new concept                                        | bc       |
| 12.17.20 | fulls specs                                        | bc       |
| 12.29.20 | no change                                          | bc       |
| 01.06.21 | show tenants on nightview                          | bc       |
| 01.19.21 | re-order tenant panels                             | bc       |
| 01.21.21 | update batteries plus logo                         | bc       |
| 01.21.21 | no change                                          | bc       |
| 01.27.21 | update batteries plus tenant panel                 | bc       |
| 02.11.21 | no change                                          | bc       |

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DESIGN NUMBER:

ART11164 R14

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PAGE

OF

2

3



Final Plat of:  
**SPACE VILLAGE FILING NO. 3**  
 EST QUARTER OF SECTION 17, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
 (Unincorporated area) COUNTY OF EL PASO, STATE OF COLORADO

# SPACE VILLAGE FILING NO. 3

A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
(Unincorporated area) COUNTY OF EL PASO, STATE OF COLORADO

14380

20. Terms Conditions and Provisions of Resolution No. 17-294 recorded October 24, 2017 at Reception No. 217128921.

EXIST  
TEN  
SIGN

Kathy Hink  
Deputy County Clerk & Recorder

11. In the instance that Lot 3 develops prior to Lot 1, the owner of Lot 3 shall be granted legal access to construct all necessary drainage improvements (i.e. a detention pond and associated piping) on Lot 1. In addition, an easement shall be granted around the constructed pond for the benefit of Lots 1 and 3 and the Peterson Gateway Metropolitan District.

1 of 1  
SF-18-016

TEL 303.237.2072  
FAX 303.237.2659  
[www.olssonassociates.com](http://www.olssonassociates.com)

1525 Raleigh St. Suite 400



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## COURTS GIVING OR ENDING C ILITIES

**Abstract**

**Abstract**

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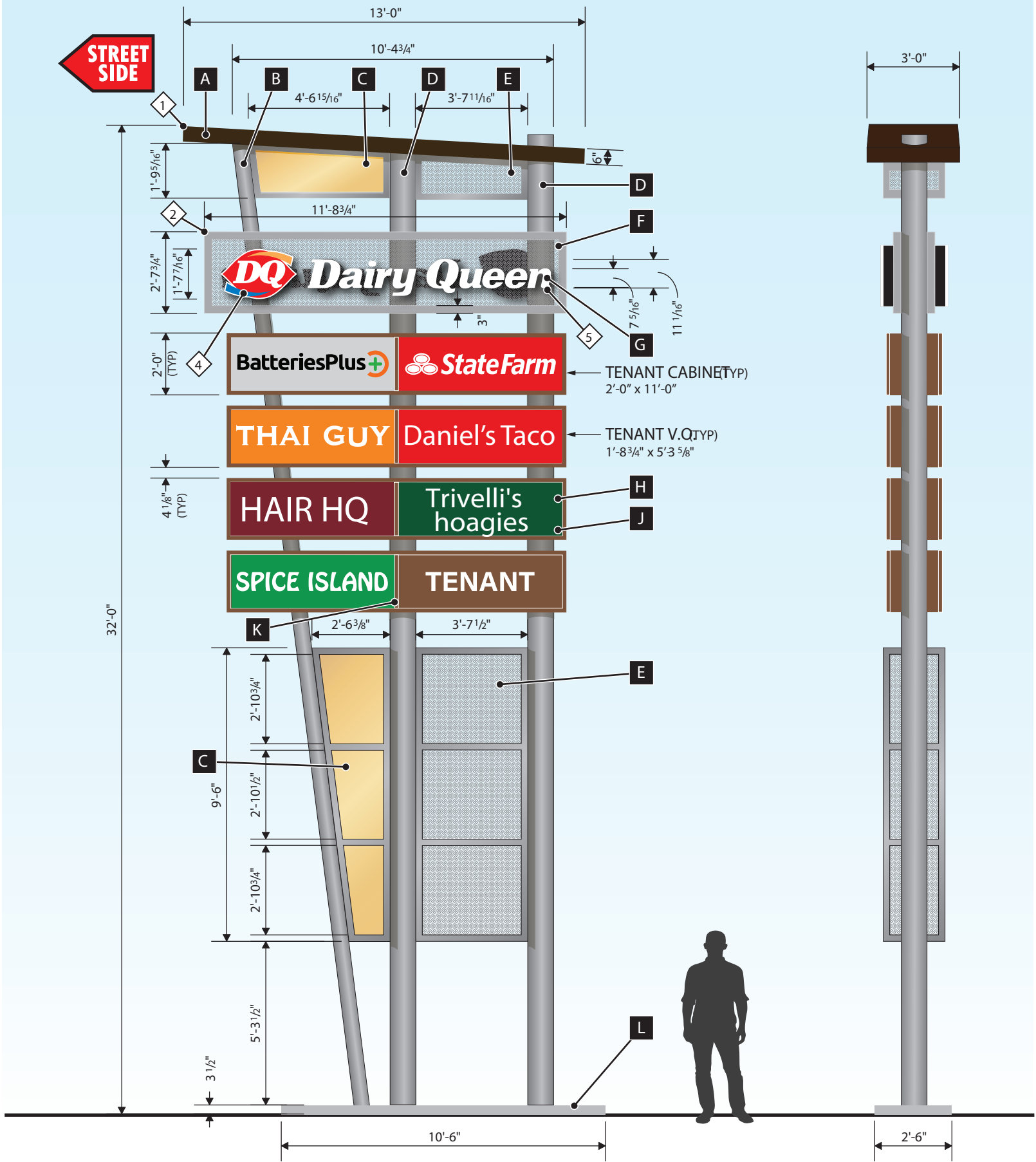
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2018

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PROPOSED SIGN



1 MULTI-TENANT PYLON - D/F, INTERNALLY ILLUMINATED: 3/8" = 1'-0"  
QUANTITY: 1 MANUFACTURE & INSTALL

1.2 SIDE VIEW

SCOPE OF WORK:

MANUFACTURE & INSTALL (1) DOUBLE-SIDE MULTI-TENANT PYLON SIGN. ANCHOR TENANT TO BE PAN CHANNEL LETTERS ON A PERF BACKER. ALL OTHER TENANT TO BE ROUT OUT & BACK UP COPY.  
REMOVE & DISPOSE EXISTING PYLON.  
PERMITTING SIGN1 AREA:118.85ft<sup>2</sup>  
FINAL ELECTRICAL CONNECTION BY:

FABRICATION SPECIFICATIONS

|   |            |           |                                  |
|---|------------|-----------|----------------------------------|
| A | TOPPER     | MATERIAL  | STEEL(ALUMINUM SKIN              |
|   |            | TYPE      | SQUARE TUBE                      |
|   |            | SIZE      | 2"x 6" /ENGINEERING TO DETERMINE |
|   |            | PAINT     | DARK BROWN / SEE COLOR KEY       |
| B | STRUCTURE  | MATERIAL  | STEEL                            |
|   |            | TYPE      | PIPE                             |
|   |            | SIZE      | 6"                               |
|   |            | PAINT     | SILVER SEE COLOR KEY             |
| C | CABINET    | MATERIAL  | ALUMINUM                         |
|   |            | PAINT     | SILVER SEE COLOR KEY             |
|   |            | FINISH    | SEMI-GLOSS                       |
|   |            | LIGHTING  | LED (RGB)                        |
| D | STRUCTURE  | MATERIAL  | STEEL                            |
|   |            | TYPE      | PIPE                             |
|   |            | SIZE      | 10"                              |
|   |            | PAINT     | SILVER SEE COLOR KEY             |
| E | CABINET    | MATERIAL  | ALUMINUM                         |
|   |            | PAINT     | SILVER SEE COLOR KEY             |
|   |            | FINISH    | SEMI-GLOSS                       |
|   |            | LIGHTING  | NONE                             |
| F | PANEL      | MATERIAL  | ALUMINUM                         |
|   |            | THICKNESS | 3"x 3" SQUARE TUBE               |
|   |            | PAINT     | SILVER SEE COLOR KEY             |
|   |            | FINISH    | SEMI-GLOSS                       |
| G | PANCHANNEL | MATERIAL  | ACRYLIC                          |
|   |            | COLOR     | WHITE#7328                       |
|   |            | LAYER     | 1st SURFACE                      |
|   |            | COLOR     | DIGITAL PRINT                    |
| H | FACE       | TYPE      | PERFORATED ALUMINUM              |
|   |            | THICKNESS | .063"                            |
|   |            | HOLES     | 1/4" DIAMETER                    |
|   |            | SPACING   | 5/16" STAGGERED                  |
| I | RETURN     | DEPTH     | 5"                               |
|   |            | PAINT     | PRE-PAINTED BLACK                |

FABRICATION SPECS CONTINUED

|   |             |           |                       |
|---|-------------|-----------|-----------------------|
| J | FACE        | PRODUCT   | STANDARD EXTRUSION    |
|   |             | SIGN BODY | 2PART SINGLE FACE     |
|   |             | DEPTH     | 6"                    |
|   |             | LIGHTING  | LED                   |
| K | DIVIDER BAR | TYPE      | STANDARD DIVIDER      |
|   |             | SIZE      | 1 1/2"                |
|   |             | PAINT     | BROWN / SEE COLOR KEY |
|   |             | FINISH    | SEMI-GLOSS            |
| L | MOW STRIP   | TYPE      | CONCRETE              |
|   |             | SIZE      | 3 1/2"                |
|   |             | COLOR     | NATURAL (GREY)        |

COLOR KEY

|    |         |                                                                    |
|----|---------|--------------------------------------------------------------------|
| 1  | PAINT   | SHERWIN WILLIAMS T.B.D.                                            |
| 2  | PAINT   | SHERWIN WILLIAMS # EZ1100                                          |
| 3  | PAINT   | SHERWIN WILLIAMS T.B.D.                                            |
| 4  | VINYL   | DIGITAL PRINT                                                      |
| 5  | ACRYLIC | WHITE#7328                                                         |
| 6  | VINYL   | 3M #363051 SILVER GRAY<br>BACKGROUND: STATE FARM / DANIEL'S TACO   |
| 7  | VINYL   | 3M #363022 BLACK<br>BACKGROUND: BATTERIES+BULBS                    |
| 8  | VINYL   | 3M #363084 TANGERINE<br>BACKGROUND: THAI GUY                       |
| 9  | VINYL   | 3M #363049 BURGUNDY<br>BACKGROUND: HAIR HQ                         |
| 10 | VINYL   | 3M #363076 HOLLY GREEN<br>BACKGROUND: TRIVELLI'S                   |
| 11 | VINYL   | 3M #3630156 VIVID GREEN<br>BACKGROUND: SPICE ISLAND                |
| 12 | VINYL   | 3M #3635222 BLACK PERFORATED VINYL<br>TENANT COPY: BATTERIES+BULBS |

NOTE: UNLESS OTHERWISE NOTED, THE COLORS DEPICTED ON THIS RENDERING MAY NOT MATCH ACTUAL COLORS ON FINISHED DISPLAY. PLEASE REFER TO COLOR-CALLOUTS AND THEIR APPROVED VENDOR SPECIFIED SAMPLES FOR APPROVED COLOR SPECIFICATIONS



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CLIENT:  
SPACE VILLAGE

ADDRESS:  
6809-6829 SPACE VILLAGE A

CITY / STATE / ZIP:  
COLORADO SPRINGS, CO

ACCOUNT EXECUTIVE:  
STEVE HEIECK

DESIGNER:  
BRIAN CRIPPIN

ORIGINAL DATE:  
01.11.2018

CUSTOMER APPROVAL

Client Signature / Date

Landlord Signature / Date

ELECTRICAL NOTE

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VOLTAGE IS NOT 120 PLEASE INDICATE YOUR VOLTAGE HERE

VOLTS AMPS

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REVISIONS

| DATE     | REVISION                                           | DESIGNER |
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| 01/22/18 | add tenant / show existing pylon at relative scale | bc       |
| 02/12/19 | value engineer pylon design                        | bc       |
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| 12/14/20 | new concept                                        | bc       |
| 12/17/20 | fulls specs                                        | bc       |
| 12/29/20 | corrected pipe size                                | bc       |
| 01/06/21 | show tenants / change cabinets to signcomp         | bc       |
| 01/19/21 | re-order tenant panels                             | bc       |
| 01/21/21 | update batteries plus logo                         | bc       |
| 01/21/21 | no change                                          | bc       |
| 01/27/21 | update batteries plus tenant panel                 | bc       |
| 02/11/21 | no change                                          | bc       |

DESIGN NUMBER:

ART11164 R14

PAGE OF

1 3



26'-6" +/-

8'-0"

**DQ**

**SPACE VILLAGE**

**DANIEL'S TACO SHOP**

**HAIR HEADQUARTERS**

**DRY CLEANERS**

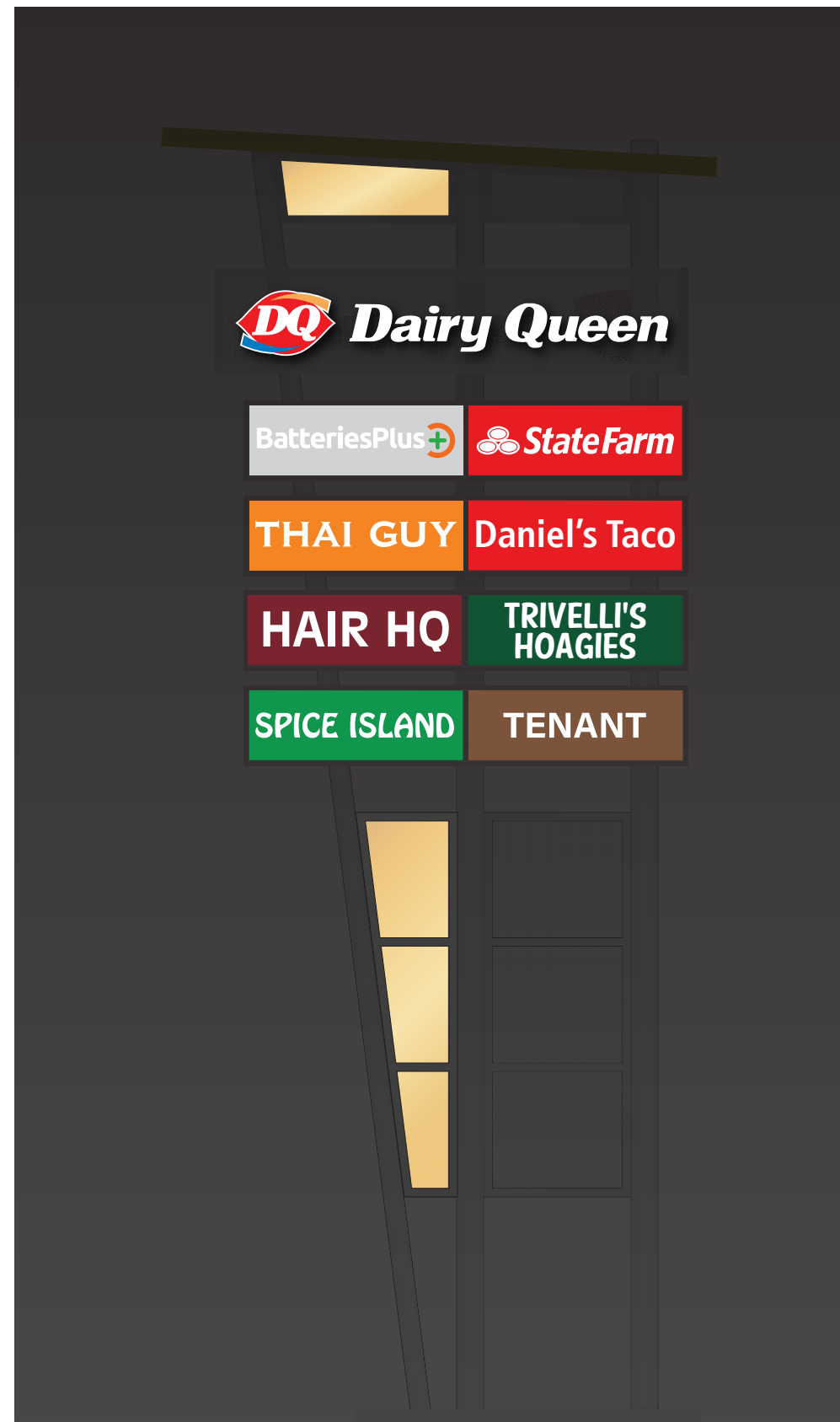
**PEOPLE'S MORTGAGE**


**HUMBOLDT CARE**

**THAI GUY**

**CAREY-ON SALOON**

15





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| <b>CLIENT:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                    |          |          |          |                               |    |          |                                                    |    |          |                             |    |          |                           |    |          |                |    |          |             |    |          |             |    |          |           |    |          |                           |    |          |                        |    |          |                            |    |          |           |    |          |                                    |    |          |           |    |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|----------|----------|----------|-------------------------------|----|----------|----------------------------------------------------|----|----------|-----------------------------|----|----------|---------------------------|----|----------|----------------|----|----------|-------------|----|----------|-------------|----|----------|-----------|----|----------|---------------------------|----|----------|------------------------|----|----------|----------------------------|----|----------|-----------|----|----------|------------------------------------|----|----------|-----------|----|
| <b>SPACE VILLAGE</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                    |          |          |          |                               |    |          |                                                    |    |          |                             |    |          |                           |    |          |                |    |          |             |    |          |             |    |          |           |    |          |                           |    |          |                        |    |          |                            |    |          |           |    |          |                                    |    |          |           |    |
| <b>ADDRESS:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                    |          |          |          |                               |    |          |                                                    |    |          |                             |    |          |                           |    |          |                |    |          |             |    |          |             |    |          |           |    |          |                           |    |          |                        |    |          |                            |    |          |           |    |          |                                    |    |          |           |    |
| <b>6809-6829 SPACE VILLAGE AVE.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                    |          |          |          |                               |    |          |                                                    |    |          |                             |    |          |                           |    |          |                |    |          |             |    |          |             |    |          |           |    |          |                           |    |          |                        |    |          |                            |    |          |           |    |          |                                    |    |          |           |    |
| <b>CITY / STATE / ZIP:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                    |          |          |          |                               |    |          |                                                    |    |          |                             |    |          |                           |    |          |                |    |          |             |    |          |             |    |          |           |    |          |                           |    |          |                        |    |          |                            |    |          |           |    |          |                                    |    |          |           |    |
| <b>COLORADO SPRINGS, CO</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                    |          |          |          |                               |    |          |                                                    |    |          |                             |    |          |                           |    |          |                |    |          |             |    |          |             |    |          |           |    |          |                           |    |          |                        |    |          |                            |    |          |           |    |          |                                    |    |          |           |    |
| <b>ACCOUNT EXECUTIVE:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                    |          |          |          |                               |    |          |                                                    |    |          |                             |    |          |                           |    |          |                |    |          |             |    |          |             |    |          |           |    |          |                           |    |          |                        |    |          |                            |    |          |           |    |          |                                    |    |          |           |    |
| <b>STEVE HEIECK</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                    |          |          |          |                               |    |          |                                                    |    |          |                             |    |          |                           |    |          |                |    |          |             |    |          |             |    |          |           |    |          |                           |    |          |                        |    |          |                            |    |          |           |    |          |                                    |    |          |           |    |
| <b>DESIGNER:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                    |          |          |          |                               |    |          |                                                    |    |          |                             |    |          |                           |    |          |                |    |          |             |    |          |             |    |          |           |    |          |                           |    |          |                        |    |          |                            |    |          |           |    |          |                                    |    |          |           |    |
| <b>BRIAN CRIPPIN</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                    |          |          |          |                               |    |          |                                                    |    |          |                             |    |          |                           |    |          |                |    |          |             |    |          |             |    |          |           |    |          |                           |    |          |                        |    |          |                            |    |          |           |    |          |                                    |    |          |           |    |
| <b>ORIGINAL DATE:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                    |          |          |          |                               |    |          |                                                    |    |          |                             |    |          |                           |    |          |                |    |          |             |    |          |             |    |          |           |    |          |                           |    |          |                        |    |          |                            |    |          |           |    |          |                                    |    |          |           |    |
| <b>01.11.2018</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                    |          |          |          |                               |    |          |                                                    |    |          |                             |    |          |                           |    |          |                |    |          |             |    |          |             |    |          |           |    |          |                           |    |          |                        |    |          |                            |    |          |           |    |          |                                    |    |          |           |    |
| <b>CUSTOMER APPROVAL</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                    |          |          |          |                               |    |          |                                                    |    |          |                             |    |          |                           |    |          |                |    |          |             |    |          |             |    |          |           |    |          |                           |    |          |                        |    |          |                            |    |          |           |    |          |                                    |    |          |           |    |
| <div style="border-bottom: 1px solid black; margin-bottom: 5px;"></div> <div style="text-align: center; margin-bottom: 5px;">Client Signature / Date</div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;"></div> <div style="text-align: center;">Landlord Signature / Date</div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                    |          |          |          |                               |    |          |                                                    |    |          |                             |    |          |                           |    |          |                |    |          |             |    |          |             |    |          |           |    |          |                           |    |          |                        |    |          |                            |    |          |           |    |          |                                    |    |          |           |    |
| <b>ELECTRICAL NOTE</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                    |          |          |          |                               |    |          |                                                    |    |          |                             |    |          |                           |    |          |                |    |          |             |    |          |             |    |          |           |    |          |                           |    |          |                        |    |          |                            |    |          |           |    |          |                                    |    |          |           |    |
| <p><b>NOTE: UNLESS OTHERWISE NOTED, ELECTRICAL RUNS OR FINAL ELECTRICAL CONNECTION CHARGES ARE NOT INCLUDED. ILLUMINATED DISPLAYS WILL BE WIRED FOR 120 VOLT POWER UNLESS OTHERWISE INDICATED.</b></p> <p><b>IF VOLTAGE IS NOT 120 PLEASE INDICATE YOUR VOLTAGE HERE</b></p> <div style="display: flex; justify-content: space-around; align-items: center;"> <div style="text-align: center;"> <div style="border: 1px solid black; width: 40px; height: 40px; margin: 0 auto; display: flex; align-items: center; justify-content: center;"> <div style="width: 10px; height: 10px; background-color: black; margin: 0 5px;"></div> <div style="width: 10px; height: 10px; background-color: black; margin: 0 5px;"></div> <div style="width: 10px; height: 10px; background-color: black; margin: 0 5px;"></div> </div> <p><b>VOLTS</b></p> </div> <div style="text-align: center;"> <div style="border: 1px solid black; width: 40px; height: 40px; margin: 0 auto; display: flex; align-items: center; justify-content: center;"> <div style="width: 10px; height: 10px; background-color: black; margin: 0 5px;"></div> <div style="width: 10px; height: 10px; background-color: black; margin: 0 5px;"></div> <div style="width: 10px; height: 10px; background-color: black; margin: 0 5px;"></div> </div> <p><b>AMPS</b></p> </div> </div> |                                                    |          |          |          |                               |    |          |                                                    |    |          |                             |    |          |                           |    |          |                |    |          |             |    |          |             |    |          |           |    |          |                           |    |          |                        |    |          |                            |    |          |           |    |          |                                    |    |          |           |    |
| <p><b>UL NOTE</b></p> <div style="display: flex; align-items: center; margin-bottom: 10px;"> <div> <p><b>YESCO IS A UL LISTED SIGN MANUFACTURER</b></p> </div> </div> <p><b>THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND / OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                    |          |          |          |                               |    |          |                                                    |    |          |                             |    |          |                           |    |          |                |    |          |             |    |          |             |    |          |           |    |          |                           |    |          |                        |    |          |                            |    |          |           |    |          |                                    |    |          |           |    |
| <b>REVISIONS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                    |          |          |          |                               |    |          |                                                    |    |          |                             |    |          |                           |    |          |                |    |          |             |    |          |             |    |          |           |    |          |                           |    |          |                        |    |          |                            |    |          |           |    |          |                                    |    |          |           |    |
| <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">DATE</th> <th style="width: 70%;">REVISION</th> <th style="width: 20%;">DESIGNER</th> </tr> </thead> <tbody> <tr> <td>01/17/18</td> <td>reduce pylon / revise tenants</td> <td>bc</td> </tr> <tr> <td>01/22/18</td> <td>add tenant / show existing pylon at relative scale</td> <td>bc</td> </tr> <tr> <td>02/12/19</td> <td>value engineer pylon design</td> <td>bc</td> </tr> <tr> <td>02/19/19</td> <td>change to 10" square tube</td> <td>bc</td> </tr> <tr> <td>10/03/19</td> <td>2 new concepts</td> <td>bc</td> </tr> <tr> <td>12/14/20</td> <td>new concept</td> <td>bc</td> </tr> <tr> <td>12.17.20</td> <td>fulls specs</td> <td>bc</td> </tr> <tr> <td>12.29.20</td> <td>no change</td> <td>bc</td> </tr> <tr> <td>01.06.21</td> <td>show tenants on nightview</td> <td>bc</td> </tr> <tr> <td>01.19.21</td> <td>re-order tenant panels</td> <td>bc</td> </tr> <tr> <td>01.21.21</td> <td>update batteries plus logo</td> <td>bc</td> </tr> <tr> <td>01.21.21</td> <td>no change</td> <td>bc</td> </tr> <tr> <td>01.27.21</td> <td>update batteries plus tenant panel</td> <td>bc</td> </tr> <tr> <td>02.11.21</td> <td>no change</td> <td>bc</td> </tr> </tbody> </table>                                                       | DATE                                               | REVISION | DESIGNER | 01/17/18 | reduce pylon / revise tenants | bc | 01/22/18 | add tenant / show existing pylon at relative scale | bc | 02/12/19 | value engineer pylon design | bc | 02/19/19 | change to 10" square tube | bc | 10/03/19 | 2 new concepts | bc | 12/14/20 | new concept | bc | 12.17.20 | fulls specs | bc | 12.29.20 | no change | bc | 01.06.21 | show tenants on nightview | bc | 01.19.21 | re-order tenant panels | bc | 01.21.21 | update batteries plus logo | bc | 01.21.21 | no change | bc | 01.27.21 | update batteries plus tenant panel | bc | 02.11.21 | no change | bc |
| DATE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | REVISION                                           | DESIGNER |          |          |                               |    |          |                                                    |    |          |                             |    |          |                           |    |          |                |    |          |             |    |          |             |    |          |           |    |          |                           |    |          |                        |    |          |                            |    |          |           |    |          |                                    |    |          |           |    |
| 01/17/18                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | reduce pylon / revise tenants                      | bc       |          |          |                               |    |          |                                                    |    |          |                             |    |          |                           |    |          |                |    |          |             |    |          |             |    |          |           |    |          |                           |    |          |                        |    |          |                            |    |          |           |    |          |                                    |    |          |           |    |
| 01/22/18                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | add tenant / show existing pylon at relative scale | bc       |          |          |                               |    |          |                                                    |    |          |                             |    |          |                           |    |          |                |    |          |             |    |          |             |    |          |           |    |          |                           |    |          |                        |    |          |                            |    |          |           |    |          |                                    |    |          |           |    |
| 02/12/19                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | value engineer pylon design                        | bc       |          |          |                               |    |          |                                                    |    |          |                             |    |          |                           |    |          |                |    |          |             |    |          |             |    |          |           |    |          |                           |    |          |                        |    |          |                            |    |          |           |    |          |                                    |    |          |           |    |
| 02/19/19                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | change to 10" square tube                          | bc       |          |          |                               |    |          |                                                    |    |          |                             |    |          |                           |    |          |                |    |          |             |    |          |             |    |          |           |    |          |                           |    |          |                        |    |          |                            |    |          |           |    |          |                                    |    |          |           |    |
| 10/03/19                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 2 new concepts                                     | bc       |          |          |                               |    |          |                                                    |    |          |                             |    |          |                           |    |          |                |    |          |             |    |          |             |    |          |           |    |          |                           |    |          |                        |    |          |                            |    |          |           |    |          |                                    |    |          |           |    |
| 12/14/20                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | new concept                                        | bc       |          |          |                               |    |          |                                                    |    |          |                             |    |          |                           |    |          |                |    |          |             |    |          |             |    |          |           |    |          |                           |    |          |                        |    |          |                            |    |          |           |    |          |                                    |    |          |           |    |
| 12.17.20                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | fulls specs                                        | bc       |          |          |                               |    |          |                                                    |    |          |                             |    |          |                           |    |          |                |    |          |             |    |          |             |    |          |           |    |          |                           |    |          |                        |    |          |                            |    |          |           |    |          |                                    |    |          |           |    |
| 12.29.20                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | no change                                          | bc       |          |          |                               |    |          |                                                    |    |          |                             |    |          |                           |    |          |                |    |          |             |    |          |             |    |          |           |    |          |                           |    |          |                        |    |          |                            |    |          |           |    |          |                                    |    |          |           |    |
| 01.06.21                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | show tenants on nightview                          | bc       |          |          |                               |    |          |                                                    |    |          |                             |    |          |                           |    |          |                |    |          |             |    |          |             |    |          |           |    |          |                           |    |          |                        |    |          |                            |    |          |           |    |          |                                    |    |          |           |    |
| 01.19.21                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | re-order tenant panels                             | bc       |          |          |                               |    |          |                                                    |    |          |                             |    |          |                           |    |          |                |    |          |             |    |          |             |    |          |           |    |          |                           |    |          |                        |    |          |                            |    |          |           |    |          |                                    |    |          |           |    |
| 01.21.21                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | update batteries plus logo                         | bc       |          |          |                               |    |          |                                                    |    |          |                             |    |          |                           |    |          |                |    |          |             |    |          |             |    |          |           |    |          |                           |    |          |                        |    |          |                            |    |          |           |    |          |                                    |    |          |           |    |
| 01.21.21                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | no change                                          | bc       |          |          |                               |    |          |                                                    |    |          |                             |    |          |                           |    |          |                |    |          |             |    |          |             |    |          |           |    |          |                           |    |          |                        |    |          |                            |    |          |           |    |          |                                    |    |          |           |    |
| 01.27.21                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | update batteries plus tenant panel                 | bc       |          |          |                               |    |          |                                                    |    |          |                             |    |          |                           |    |          |                |    |          |             |    |          |             |    |          |           |    |          |                           |    |          |                        |    |          |                            |    |          |           |    |          |                                    |    |          |           |    |
| 02.11.21                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | no change                                          | bc       |          |          |                               |    |          |                                                    |    |          |                             |    |          |                           |    |          |                |    |          |             |    |          |             |    |          |           |    |          |                           |    |          |                        |    |          |                            |    |          |           |    |          |                                    |    |          |           |    |
| <b>DESIGN NUMBER:</b><br><h2>ART11164 R14</h2>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                    |          |          |          |                               |    |          |                                                    |    |          |                             |    |          |                           |    |          |                |    |          |             |    |          |             |    |          |           |    |          |                           |    |          |                        |    |          |                            |    |          |           |    |          |                                    |    |          |           |    |
| <div> <p><b>PAGE</b></p> <p style="font-size: 2em;"><b>2</b></p> </div> <div> <p><b>OF</b></p> <p style="font-size: 2em;"><b>3</b></p> </div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                    |          |          |          |                               |    |          |                                                    |    |          |                             |    |          |                           |    |          |                |    |          |             |    |          |             |    |          |           |    |          |                           |    |          |                        |    |          |                            |    |          |           |    |          |                                    |    |          |           |    |



30' MONUMENT

Kum & Go  
Space Village

5'-4" x 10'-9" KUM & GO - AREA : 57.3 SQ FT  
4'-8" x 9'-5" FULL COLOR LED DISPLAY - AREA: 43.85  
6'7 1/4" X 8'-1" GAS PRICE SIGN - AREA: 52.68 SQ FT  
1'-6" x 3'-2" E-85 PLACARD - 4.74 SQ FT  
TOTAL SQ. FT - 158.57

