



# SIGN CLEARANCE

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

Clearance No. 28205  
Date Submitted 12-30-98  
FEE \$ 25  
Tax Schedule 2945-041-14-003  
Zone PB

BUSINESS NAME KIOZ PLEY  
STREET ADDRESS 609 25 ROAD  
PROPERTY OWNER BRIAN BENSLEY  
OWNER ADDRESS SAME

CONTRACTOR SIGN GALLERY  
LICENSE NO. 2980251  
ADDRESS 1048 INDEPENDENT  
TELEPHONE NO. 241-6400

- 1. FLUSH WALL 2 Square Feet per Linear Foot of Building Facade
  - 2. ROOF 2 Square Feet per Linear Foot of Building Facade
  - 3. FREE-STANDING 2 Traffic Lanes - 0.75 Square Feet x Street Frontage  
4 or more Traffic Lanes - 1.5 Square Feet x Street Frontage
  - 4. PROJECTING 0.5 Square Feet per each Linear Foot of Building Facade
  - 5. OFF-PREMISE See #3 Spacing Requirements; Not > 300 Square Feet or < 15 Square Feet
- Externally Illuminated       Internally Illuminated       Non-Illuminated

- (1 - 5) Area of Proposed Sign 46.6 Square Feet
- (1,2,4) Building Facade 146' Linear Feet
- (1 - 4) Street Frontage \_\_\_\_\_ Linear Feet
- (2,4,5) Height to Top of Sign 15 Feet Clearance to Grade 12 Feet
- (5) Distance from all Existing Off-Premise Signs within 600 Feet \_\_\_\_\_ Feet

Existing Signage/Type:	Sq. Ft.
Total Existing:	

● FOR OFFICE USE ONLY ●	
Signage Allowed on Parcel:	
Building	<u>292</u> Sq. Ft.
Free-Standing	<u>*</u> Sq. Ft.
Total Allowed:	<u>292</u> Sq. Ft.

COMMENTS: 1 of 2 IDENTICAL SIGNS, \*see file MS-1998-011  
& attached report

**NOTE:** No sign may exceed 300 square feet. A separate sign clearance is required for each sign. Attach a sketch of proposed and existing signage including types, dimensions, lettering, abutting streets, alleys, easements, property lines, and locations. **A SEPARATE PERMIT FROM THE BUILDING DEPARTMENT IS REQUIRED.**

[Signature] 12-30-98 [Signature] 12/31/98  
 Applicant's Signature      Date      Community Development Approval      Date

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



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- 5. OFF-PREMISE See #3 Spacing Requirements; Not > 300 Square Feet or < 15 Square Feet

Externally Illuminated       Internally Illuminated       Non-Illuminated

- (1-5) Area of Proposed Sign ~~932~~ <sup>76.6</sup> Square Feet
- (1,2,4) Building Facade 146' Linear Feet
- (1-4) Street Frontage \_\_\_\_\_ Linear Feet
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- (5) Distance from all Existing Off-Premise Signs within 600 Feet \_\_\_\_\_ Feet

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COMMENTS: 2 of 2 IDENTICAL SIGNS      \* See File MS-1998-011  
& attached report

**NOTE:** No sign may exceed 300 square feet. A separate sign clearance is required for each sign. Attach a sketch of proposed and existing signage including types, dimensions, lettering, abutting streets, alleys, easements, property lines, and locations. **A SEPARATE PERMIT FROM THE BUILDING DEPARTMENT IS REQUIRED.**

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**Kidzplex**

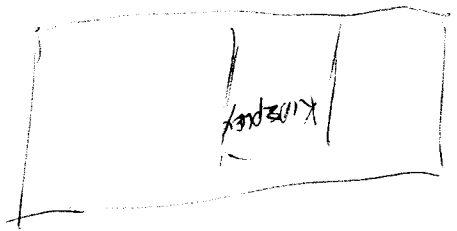
42x34  
35x~~12~~<sup>12</sup>  
36x26  
26x26  
43x27  
36x24  
24x22  
27x26

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2.91  
6.50  
4.69  
8.06  
6.0  
3.66  
4.87

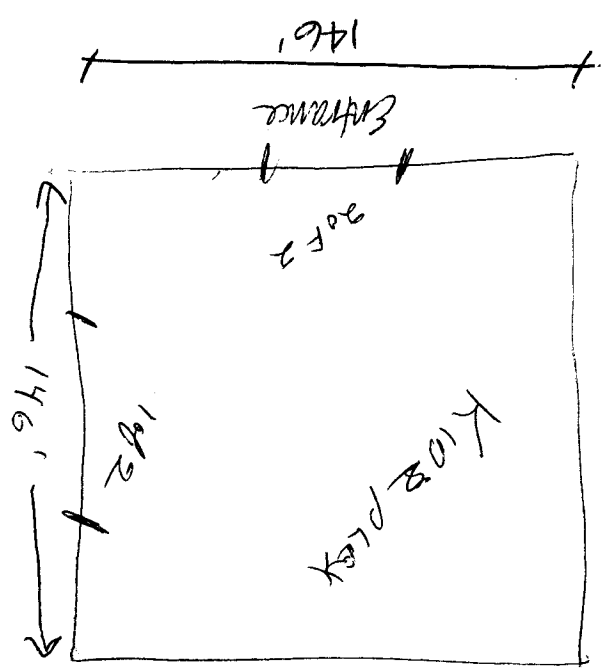
146' BUILDING.  
EAST SIDE.

76,60 SQ. FT.  
2 SETS  
93,20 SQ. FT.

PATTERSON



25' ROAD



and/or southbound right turn deceleration lane, the petitioner has agreed to include the final design on the engineering plans and in the required Development Improvements Agreement and Guarantee.

**Drainage/Utilities.** Stormwater runoff from the proposed development is to be accommodated through on-site detention and released at less than the historic rate to the property to the south (Parkwest Retail Mall) and, ultimately, to the Independent Ranchmen's Ditch on the south side of Patterson Road via an existing 16-inch concrete pipe under the road and the Patterson Road curb and gutter. The detention areas are located along the southern boundary of the site. The Final Plat includes a common easement to address the shared drainage facilities on the site for all of the proposed lots. A Final Drainage Report will be required with development of each lot to ensure that the overall drainage system as proposed with the subdivision remains viable.

Water, electricity, and gas are located in the 25 Road right-of-way and lines will be extended into the development in the multipurpose easement within the common access/multipurpose easement. Sewer service will be provided from a service line through the Parkwest Mall development to the south. Easements from the property owner to the south must be acquired prior to recording the Bensley-Bristol Minor Subdivision or issuing a Planning Clearance for construction on the Bensley-Bristol property.

A fire hydrant is required to be located in the southwest corner of Lot 1. Other hydrants may be required depending on the type of uses developed on the lots. Costs for these improvements have been included in the required Development Improvement Agreement and Guarantee.

**Site Amenities/Signage.** The petitioner is proposing building envelopes on the plat as indicated by the shaded areas. All other areas outside the envelopes are to be common areas with maintenance responsibilities shared by the owners of all five lots. These areas include the private access drive and drainage facilities as previously discussed. In addition, as noted on the plat, a portion of the common area along the access drive is to be landscaped to maintain visual consistency and limit access to the drive from the adjoining lots. The landscaping will be completed per Code either with completion of the private drive or as each lot is developed.

Two other common areas will include shared freestanding signage since the interior parcels (Lots 2, 3 and 4) would not otherwise be allowed freestanding signs on 25 Road. The two freestanding signs are proposed to be located near the southeast corners of both Lots 1 and 5. Each sign is to be no greater than 135 square feet in size (one face) and 10 feet in height. The businesses located on Lots 1 through 5 would be allowed to have a sign on one or the other of the proposed freestanding signs, but in no case would a

business be allowed to have a sign on both freestanding signs. No other freestanding signs shall be allowed on any of the lots.

- \* Wall signage for buildings located on each lot shall be calculated as two times the linear footage of the main entrance side of the building or the linear footage of the side of the building that faces the common drive, whichever is greater, less the signage for that building that is located on the freestanding sign. The resulting allowance for a building could be distributed as needed for various businesses in the building and on any of the four sides of the building.

**RECOMMENDATION:**

**STAFF RECOMMENDATION:** Staff will recommend approval of the Final Plat for the Bensley-Bristol Minor Subdivision only if each and every one of the conditions as written below are included in the approval. Staff will not be supportive of the project if the approval is proposed otherwise.

GENERAL

1. Proof of formation of a property owners' association, articles of incorporation, and CCRs acceptable to staff are required prior to recording the plat.
2. Obtain and show evidence of necessary sanitary sewer and drainage easements through the Parkwest property prior to recording the plat or prior to issuing a Planning Clearance for construction on the Bensley-Bristol property (easements have been provided but staff must review and verify legal descriptions).
3. Signage shall be approved as previously discussed in this staff report.
4. Provide trip generation, trip distribution, and trip assignment information as requested by City Development Engineer in comments of 1/16/98 prior to recording the plat or prior to approval of a final site plan for development on the Bensley-Bristol property.

FINAL PLAT

1. The common entrance drive shall include a cul-de-sac with minimum dimensions/improvements as described below.
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