



# SIGN CLEARANCE

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

Clearance No. 66911  
Date Submitted 4-10-98  
FEE \$ 25.-  
Tax Schedule 2445-111.01.107  
Zone B-1

BUSINESS NAME Primary Care Partners CONTRACTOR SIGNS FIRST  
STREET ADDRESS 2323 NORTH 7TH LICENSE NO. 2980432  
PROPERTY OWNER WESTERN C PEDIATRIC INVEST. ADDRESS 950 NORTH AVE.  
OWNER ADDRESS 2323 NORTH 7TH ST. TELEPHONE NO. 256-1877

- 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 48 Square Feet
- (1,2,4) Building Facade 163' Linear Feet
- (1 - 4) Street Frontage 119 Linear Feet
- (2,4,5) Height to Top of Sign 16 Feet Clearance to Grade 10 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	326 Sq. Ft.
Free-Standing	253 1/2 Sq. Ft.
Total Allowed:	326 Sq. Ft.

COMMENTS: EXISTING SIGNS TO COME DOWN

Property received a revokable permit to allow a sign in the seventh street R.O.W on Aug 5, 1998. See file # SPR-1998-120  
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.**

Applicant's Signature Brian Tap Date 9/10/98 Community Development Approval [Signature] Date 9/10/98

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

Approved  
Aug 5, 1998

DESCRIPTION OF AREA SUBJECT TO REVOCABLE PERMIT FOR SIGN

A parcel of land situated in the NW1/4 NE1/4 of Section 11, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at a point which is 1433.40 feet East and 86.00 feet North of the Southwest corner of the S1/2 NE1/4 NW1/4 (NW1/16 Corner) of said Section 11, said point being the Southeast corner of that parcel of land described in an instrument recorded in Book 1781 at Page 501 of the Mesa County Clerk and Recorder's office;

Thence along the East line of said parcel of land, North 00°00'00" East, a distance of 126.38 feet,

Thence North 90°00'00" East, a distance of 8.43 feet to the **Point of Beginning;**

Thence North 89°55'47" East, a distance of 14.21 feet;

Thence South 00°04'01" East, a distance of 4.90 feet;

Thence South 59°55'59" West, a distance of 12.94 feet;

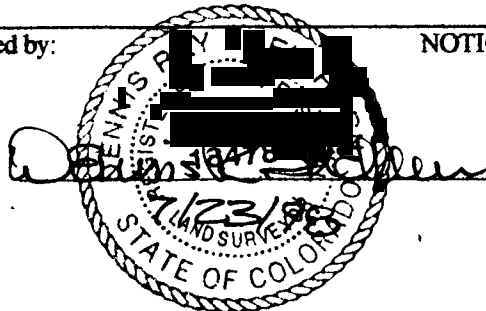
Thence South 89°55'59" West, a distance of 2.00 feet;

Thence North 30°04'01" West, a distance of 2.00 feet;

Thence North 00°04'01" West, a distance of 9.64 feet; to the **Point of Beginning.**

Containing 0.003 Acres, more or less.

This description was prepared by:  
Dennis R. Shellhorn  
Colorado P.L.S. 18478  
529 25 1/2 Road, Suite 210  
Grand Junction, Colorado



NOTICE: Any rewriting or retyping of this description must NOT include this preparation information. Lack of an original seal indicates this document is not the original.

**DOCS ON CALL**

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*Grand Junction Diagnostics*

**X-Ray • Laboratory**

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**Western Colorado  
Pediatric Associates**

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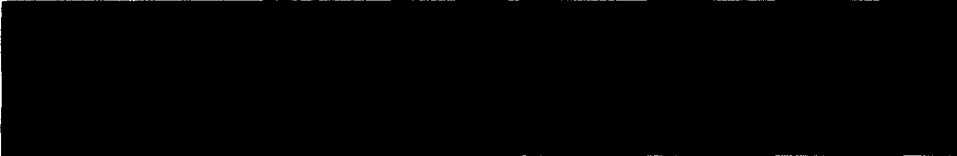
*Divisions of:* **PCPA**  
Primary Care Partners, P.C.

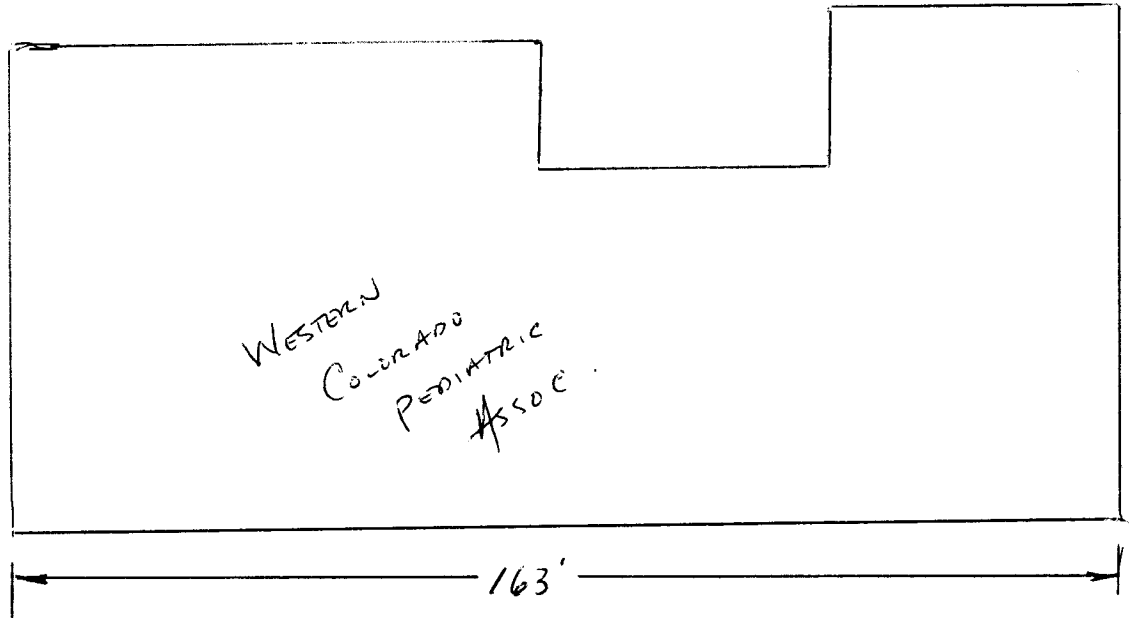
6'

8'

10'

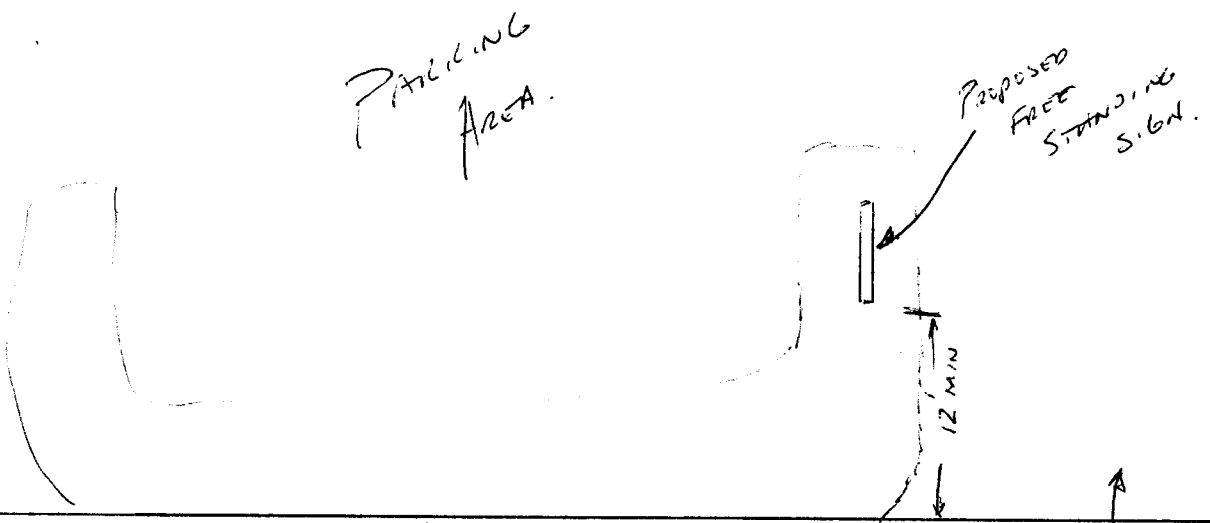
← Sidewalk or berm area





WESTERN  
COLORADO  
PEDIATRIC  
ASSOC.

163'



PARKING  
AREA.

PROPOSED  
FREE  
STANDING  
SIGN.

12 MIN

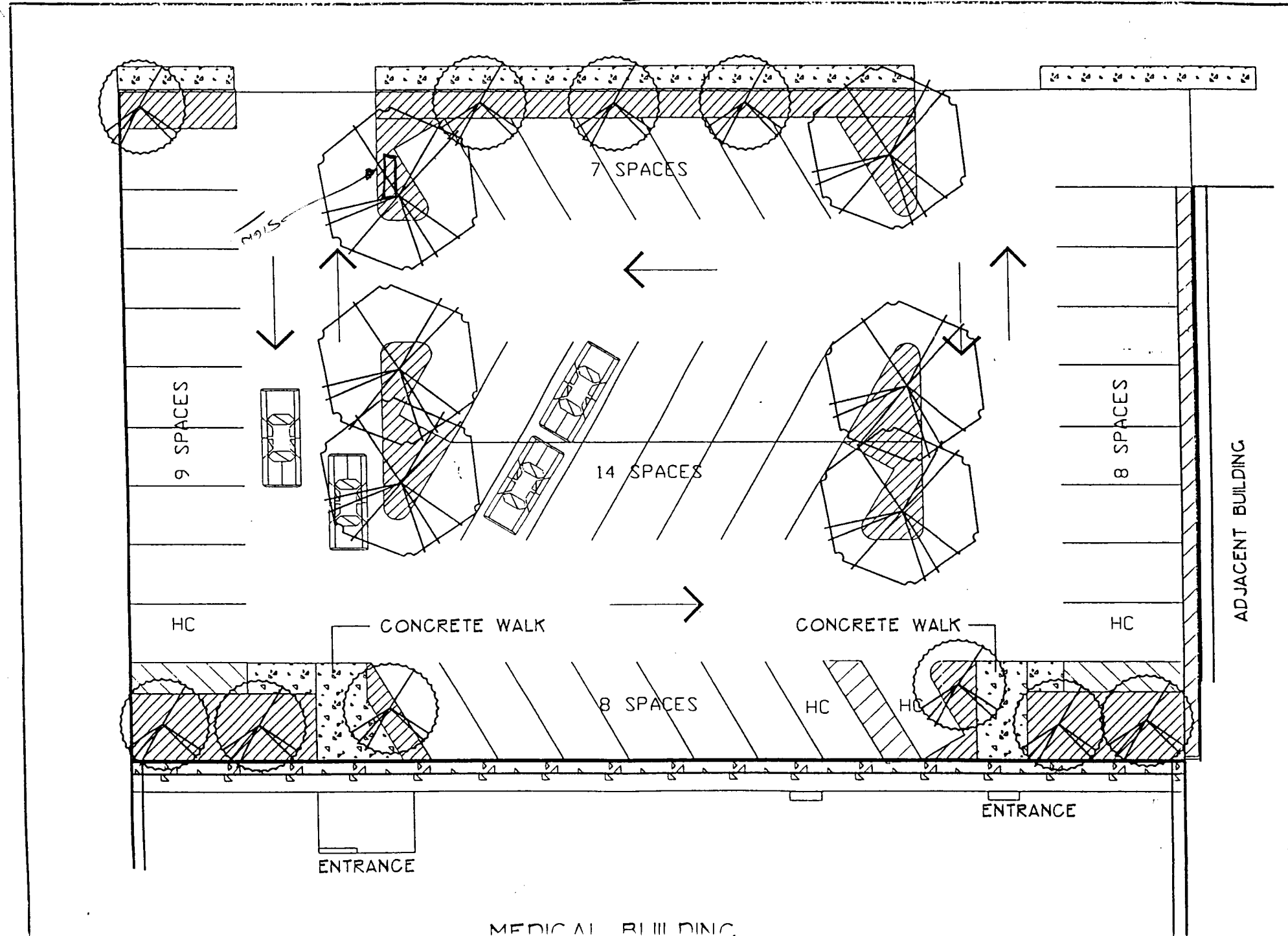
EXIT

ENTRANCE

165'  
7TH STREET

UNDER PARKING LOT REVISIONS  
ARCHITECT PRELIMINARY PLAN

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MEDICAL BUILDING