



SIGN PERMIT

Q

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

Permit No. _____
Date Submitted 8/31/99
FEE \$ 2500
Tax Schedule 2945-144
Zone PC

Patterson Parkwest Plaza

BUSINESS NAME Texaco CONTRACTOR yesco
STREET ADDRESS 2498 F Rd LICENSE NO. 2990588
PROPERTY OWNER Petro Mark Corp (Wally Smith) ADDRESS 2393 F 1/2 Rd GJ
OWNER ADDRESS 725 S 5th St TELEPHONE NO. 242-7880
Grand Junction CO 81501

*Jim Malm
Fax: 242-7959*

- 1. FLUSH WALL 2 Square Feet per Linear Foot of Building Facade
 - Face Change Only (2,3 & 4):*
 - 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
- Existing Externally or Internally Illuminated - No Change in Electrical Service Non-Illuminated

*see attached
copy*

(1 - 4) Area of Proposed Sign 144 Square Feet
(1,2,4) Building Facade 30' Linear Feet
(1 - 4) Street Frontage 300 Linear Feet *Patterson*
(2,3,4) Height to Top of Sign 40 Feet Clearance to Grade 14' Feet

Existing Signage/Type:	Sq. Ft.
Total Existing	

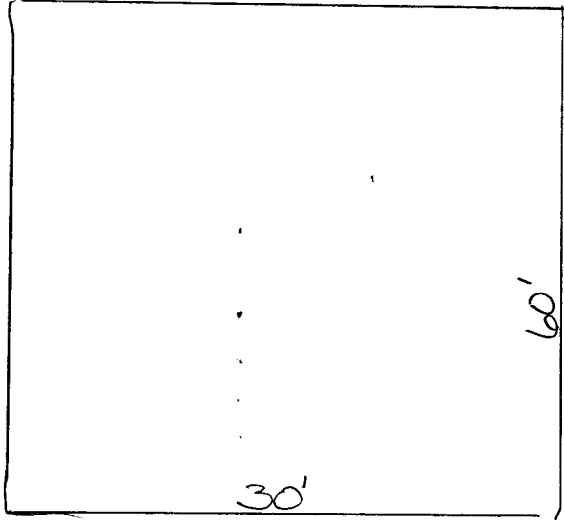
● FOR OFFICE USE ONLY ●		
Signage Allowed on Parcel:		
Building	<u>60</u>	Sq. Ft.
Free-Standing	<u>300</u>	Sq. Ft.
Total Allowed:	<u>300</u>	Sq. Ft.

COMMENTS: existing sign to be removed

NOTE: No sign may exceed 300 square feet. A separate sign permit 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. Roof signs shall be manufactured such that no guy wires, braces or supports shall be visible.

Alan M. Ory 8/31/99 *Lori V. Bowen* Aug. 31, 1999
Applicant's Signature Date Community Development Approval Date

(White: Community Development) (Canary: Applicant) (Pink: Code Enforcement)



N
↑

200'

Proposed

EXISTING

25
Road

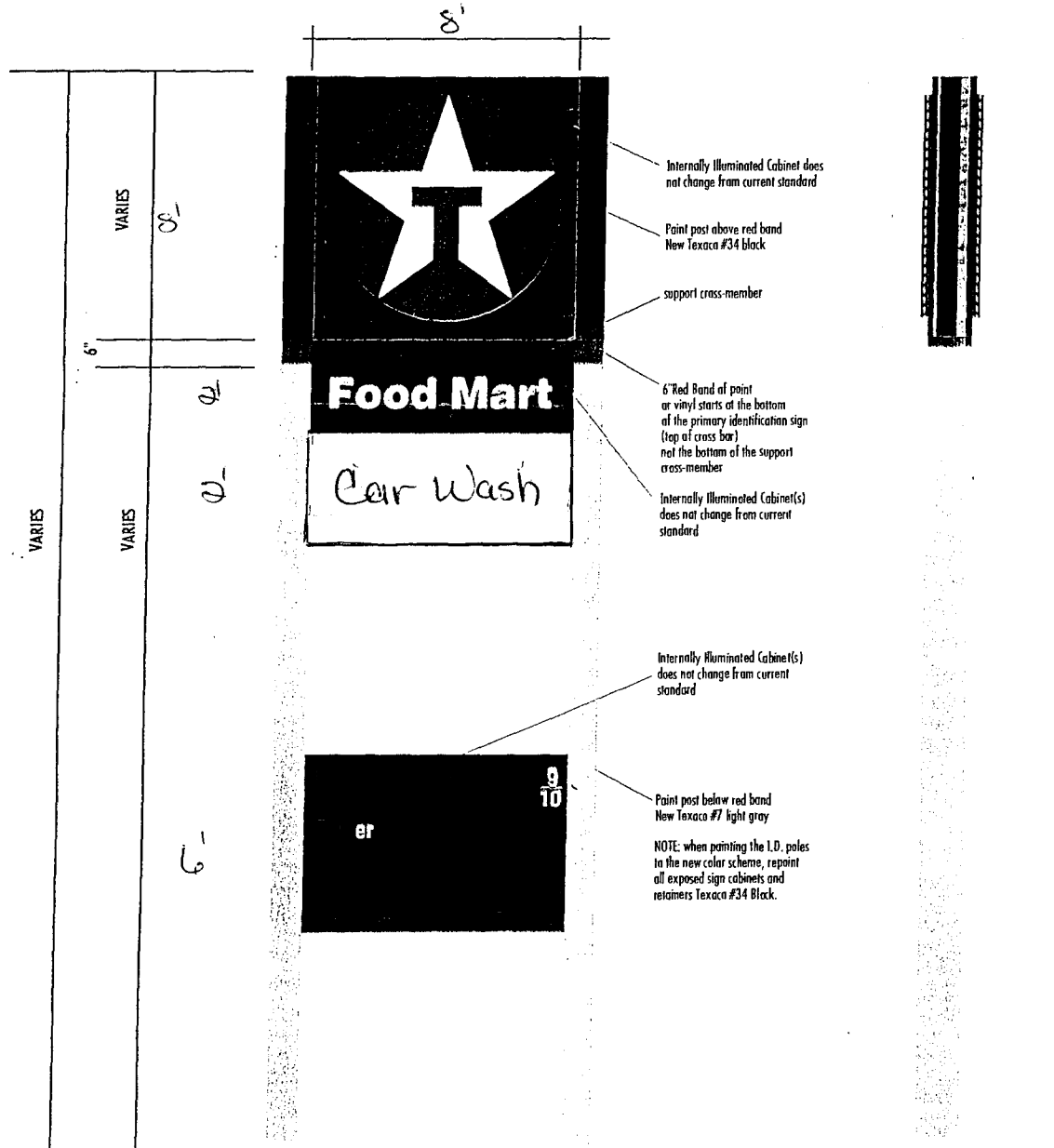
205'

— Patterson —



TEXACO
IMGE
DEVELOPMENT

PLAN VIEW



ELEVATION

END VIEW

City of Grand Junction

Community Development Department
Planning • Zoning • Code Enforcement
250 North 5th Street
Grand Junction, CO 81501-2668

Phone: (970) 244-1430
FAX: (970) 256-4031



October 18, 1999

Young Electric Sign Company-YESCO
Attn: Jim Malm
2393 F ½ Road Unit 1
Grand Junction, CO 81505

Sent via certified mail return receipt requested

Re: Sign Permit -- 2498 F Road

Dear Mr. Malm:

A sign permit was issued on 8-31-99 for replacement of a sign at 2498 F Road. The requested permit was for a 40' freestanding sign to replace the existing monument style sign. A copy of the approved permit is attached to this letter.

The zoning of the property at 2498 F Road is Planned Commercial (PC). As part of the zoning placed on the property by Mesa County in 1990 the freestanding sign was required to be a monument style sign. When the City annexed the property in 1991, the City adopted the PC zone with the conditions approved and imposed originally by the County.

Therefore, the only lawful sign that may be constructed on the property is a monument sign not to exceed 70 square feet not to exceed 10 feet in height. This obligation will allow installation of a sign similar in size to the sign that is being replaced.

Because the proposed 40' free-standing sign is not allowed by the zoning, the sign permit issued on 8-31-99 is hereby revoked and shall be considered null, void and of no effect. Please cease all work and remove any structures that have been constructed in reliance on that permit. At your earliest convenience, please complete the enclosed sign permit application describing the size and placement of the replacement monument style sign. There will be no fee for this permit and it will be processed as expeditiously as possible.

Because the pole sign permit was issued in error the Community Development Department will compensate your client for the cost of removing the pole and base that have already been installed. Please contact Mr. John Shaver, Assistant City Attorney at 244-1501 to discuss the matter further and to finalize any necessary paperwork.



Both sides of sign are identical.
All sections 99 inches wide.
Logo/readerboard section ht. 70"
Car Wash section ht. 19"
Foundation ht. 12"



16-91
077-90