



# SIGN PERMIT

1024

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

Permit No. \_\_\_\_\_  
Date Submitted 1/2/00  
FEE \$ 5.00 No charge  
Tax Schedule 2945-044-05-002  
Zone PC

BUSINESS NAME Texaco  
STREET ADDRESS 2498 F Road  
PROPERTY OWNER Petro Mark Corp  
OWNER ADDRESS 125 S 5th St  
Grand Junction Co

CONTRACTOR Yesco  
LICENSE NO. ~~00000000~~ 2990588  
ADDRESS 2313 F1/2 Rd GJ  
TELEPHONE NO. 242-7880

- 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

- (1 - 4) Area of Proposed Sign 144 Square Feet (Pole sign)
- (1,2,4) Building Facade 30 Linear Feet (Patterson)
- (1 - 4) Street Frontage 200 Linear Feet
- (2,4) Height to Top of Sign 22 Feet Clearance to Grade 4 Feet

Existing Signage/Type:	
<u>Supermart</u>	<u>21</u> Sq. Ft.
	Sq. Ft.
	Sq. Ft.
Total Existing:	<u>21</u> Sq. Ft.

● 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 - sign package as per attached letter dated 1-28-00  
Only 4 signs issued for Texaco at this address

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.

Cue Crispith 1/25/00 Kathleen M. Porter 1-31-00  
Applicant's Signature Date Community Development Approval Date

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



# SIGN PERMIT

2

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

Permit No. \_\_\_\_\_  
Date Submitted 1-25-2000  
FEE \$ ~~25.00~~ no charge  
Tax Schedule 2945-044105-002  
Zone PC

BUSINESS NAME Texaco  
STREET ADDRESS 2498 F Rd  
PROPERTY OWNER Petro Mark Corp  
OWNER ADDRESS 725 S 5th St  
Grand Junction

CONTRACTOR Yesco  
LICENSE NO. 2990588  
ADDRESS 2373 F 1/2 Rd  
TELEPHONE NO. 242-7880

- 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

(1 - 4) Area of Proposed Sign 6 Square Feet Texaco Star logo  
(1,2,4) Building Facade 55 Linear Feet (25 Rd)  
(1 - 4) Street Frontage 220 Linear Feet  
(2,3,4) Height to Top of Sign \_\_\_\_\_ Feet Clearance to Grade \_\_\_\_\_ Feet

Existing Signage/Type:	
_____	Sq. Ft.
<u>Supermart</u>	<u>21</u> Sq. Ft.
_____	Sq. Ft.
Total Existing:	<u>21</u> Sq. Ft.

● FOR OFFICE USE ONLY ●	
Signage Allowed on Parcel:	
Building	<u>110</u> Sq. Ft.
Free-Standing	<u>165</u> Sq. Ft.
Total Allowed:	<u>165</u> Sq. Ft.

COMMENTS: Only 4 signs issued for Texaco at this address. Sign package as per attached letter dated 1-28-00

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.

[Signature] 1/25/00 [Signature] 1-25-2000  
Applicant's Signature Date Community Development Approval Date

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



# SIGN PERMIT

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

3

Permit No. \_\_\_\_\_  
 Date Submitted 1-25-2000  
 FEE \$ ~~500~~ No charge  
 Tax Schedule 2945-044-05-002  
 Zone PC

BUSINESS NAME Texaco  
 STREET ADDRESS 2498 F Rd  
 PROPERTY OWNER Petro Mark Corp  
 OWNER ADDRESS 725 S 5th St  
Grand Junction

CONTRACTOR UESCO  
 LICENSE NO. 2990588  
 ADDRESS 2373 F12 Rd  
 TELEPHONE NO. 242-7880

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

- (1 - 4) Area of Proposed Sign 6 Square Feet Texaco Star logo  
 (1,2,4) Building Facade 30' Linear Feet (Patterson)  
 (1 - 4) Street Frontage 200' Linear Feet  
 (2,3,4) Height to Top of Sign \_\_\_\_\_ Feet Clearance to Grade \_\_\_\_\_ Feet

Existing Signage/Type:	
Supermart	21 Sq. Ft.
Pole Sign - Texaco #1	144 Sq. Ft.
	Sq. Ft.
Total Existing:	175 Sq. Ft.

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

COMMENTS: Only 4 signs issued for Texaco at this address. Sign package as per attached letter dated 1-28-00

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.

Cra Orjigetta 1/25/00 Patr Pat 1-25-2000  
 Applicant's Signature Date Community Development Approval Date

(White: Community Development)

(Canary: Applicant)

(Pink: Code Enforcement)



# SIGN PERMIT

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

A

Permit No. \_\_\_\_\_  
 Date Submitted 1-25-2000  
 FEE \$ 500 No charge  
 Tax Schedule 2945-044-05-002  
 Zone PC

BUSINESS NAME Texaco  
 STREET ADDRESS 2498 F Rd  
 PROPERTY OWNER Petro Mark Corp  
 OWNER ADDRESS 725 S. 5th St  
Grand Junction

CONTRACTOR Yesco  
 LICENSE NO. 2990588  
 ADDRESS 23913 F 1/2 Rd  
 TELEPHONE NO. 242-7880

- 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

- (1 - 4) Area of Proposed Sign 3 Square Feet - ATM SIGN
- (1,2,4) Building Facade 55 Linear Feet (25 Rd)
- (1 - 4) Street Frontage 220 Linear Feet
- (2,3,4) Height to Top of Sign \_\_\_\_\_ Feet Clearance to Grade \_\_\_\_\_ Feet

Existing Signage/Type:	
Supermart	21 Sq. Ft.
See Sign Permit #2 (Texaco)	6 Sq. Ft.
	Sq. Ft.
Total Existing:	27 Sq. Ft.

● FOR OFFICE USE ONLY ●		
Signage Allowed on Parcel:		
Building	110	Sq. Ft.
Free-Standing	165	Sq. Ft.
Total Allowed:	165	Sq. Ft.

COMMENTS: Only 4 signs issued for Texaco at this address. Sign package as per attached letter dated 1-28-00

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.

Orin Oquith 1/25/00 Pat Pat 1-25-2000  
 Applicant's Signature Date Community Development Approval Date

(White: Community Development)

(Canary: Applicant)

(Pink: Code Enforcement)

NOT TO SCALE

Patterson 200'

25' Rd 225'

① Pole sign  
144 sq ft.

kego 33"  
6 sq ft

③

kego 33"  
6 sq ft

②

④  
alm  
2' x 4'

Supermart  
18" x 14' - 21'

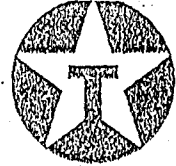
Supermart  
18" x 14' = 21'

55'

30'

Can Wash  
18" x 10'

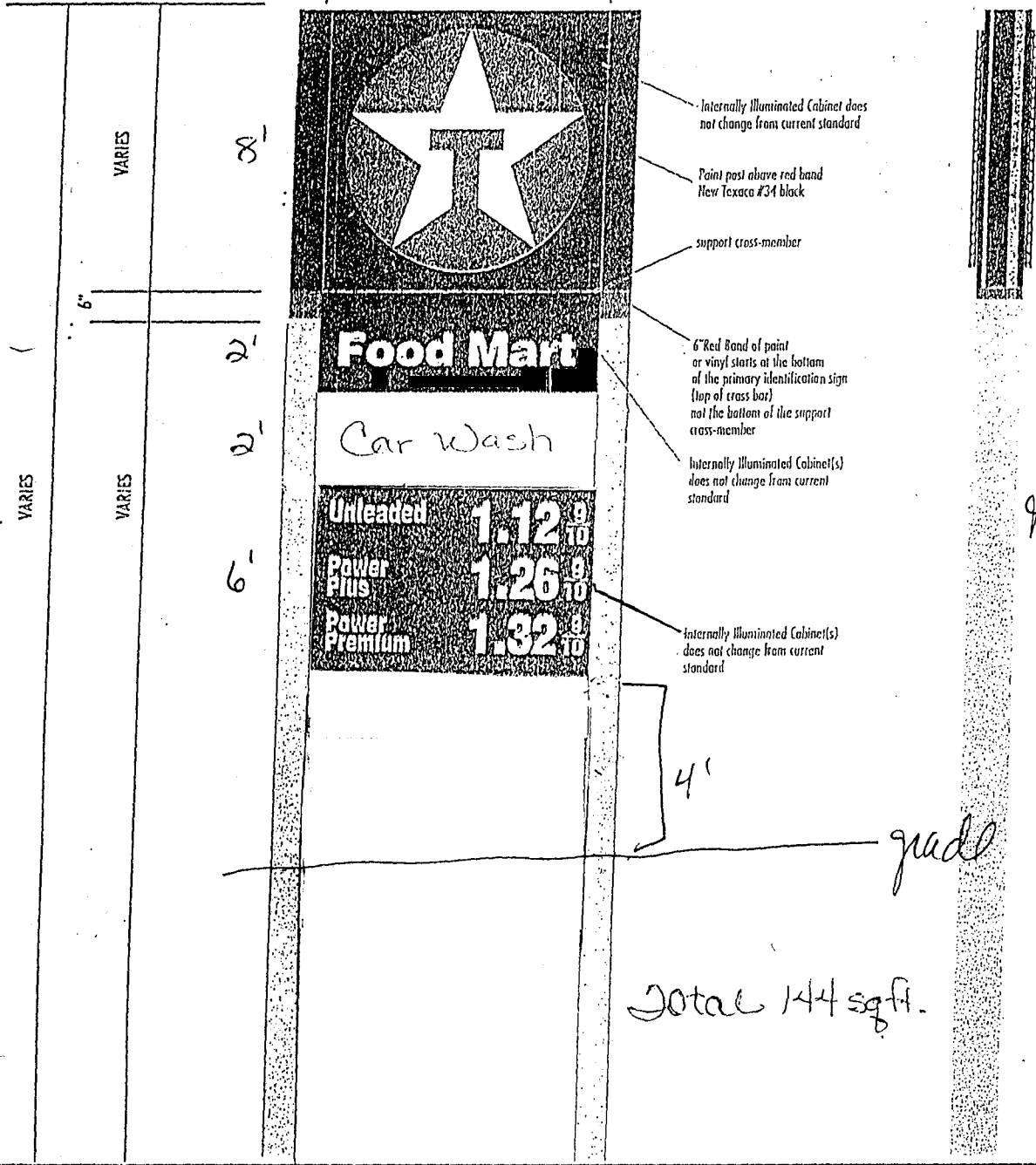




TEXACO  
IMAGE  
DEVELOPMENT

PLAN VIEW

8'



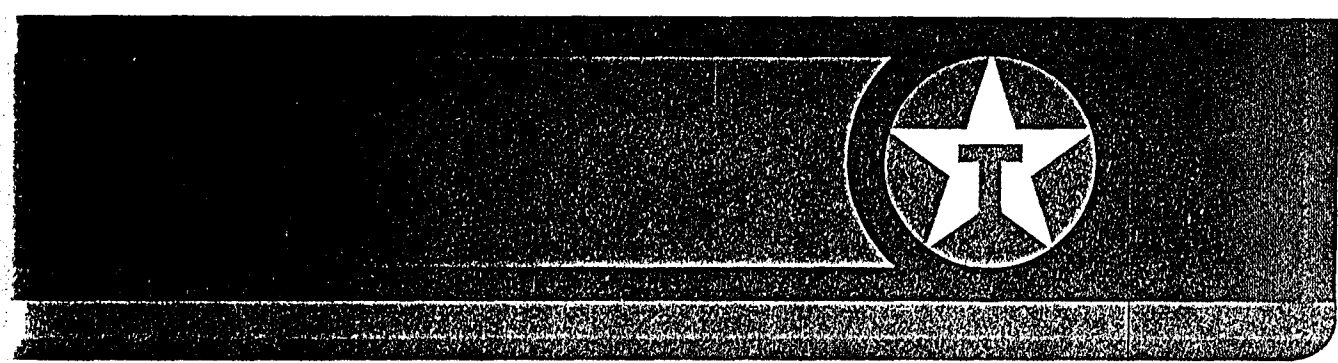
Total height  
22' 1"

Total 144 sq ft.

ELEVATION

END VIEW

Texaco #31 Red. Fascia is black aluminum composite material  
e red in gloss black.



5 1/2"
33"
5 1/2"
9"

53"

See gradation detail specifications on page 23 of this section.

6"      33"      38"

CIRCLE STAR 33" = 6 sq ft.

## 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



January 28, 2000

Wally Smith  
c/o Triumph Fuels Corporation dba Petro-Mark  
1131 North 21<sup>st</sup> Street  
Grand Junction, CO 81501

Re: Minor Change 2498 F Road

Dear Mr. Smith:

The property located at 2498 F Road, Grand Junction, is zoned Planned Commercial (PC). When the property was annexed to the City it was zoned PC in accordance with the plan that was approved when the property was developed under Mesa County jurisdiction. As part of the development approval in Mesa County and the plan adopted by the City upon annexation, certain conditions, restrictions and requirements were imposed. One of those requirements pertained to signage.

On January 25, 2000 you requested a modification to the approved plan. Your request was to modify the signage. The proposed modification has been reviewed and approved as a minor change to the development plan. Specifically as stated in this letter, the plan is modified to require that the signs on the property shall be no more in number or size than:

1. a 22' pole sign located at the SE corner of the site of 144 S.F.;
2. two "Texaco" logos on the canopy of 6 S.F. each;
3. two flush wall signs on the building of 21 S.F. each
4. one flush wall sign on the car wash of 15 S.F.
5. and one flush wall sign on the building of eight S.F. all as more particularly described/depicted in the attached Exhibit A.

Consistent with your prior discussion with David Varley, Acting Community Development Director and John Shaver, Assistant City Attorney, it is my understanding that Triumph Fuels, Westcourt Group and/or Petro-Mark (referred to collectively as the Corporation) has agreed to release any and all claims, damages, costs, liabilities or expenses that the Corporation may now have or that may have accrued to it because of and concerning a prior sign permit that was erroneously issued by the City on August 31, 1999. If this is your present understanding and if you have authority to bind the Corporation, please indicate your agreement and waiver of all claims by signing below. If you do not have



Printed on recycled paper



Wally Smith  
January 28, 2000  
Page 2

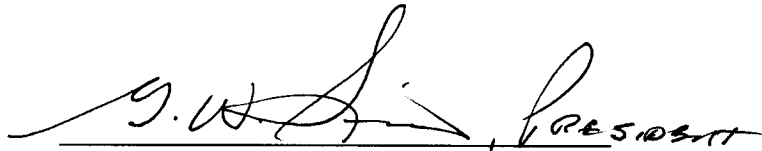
authority to execute a full and complete release please have the appropriate officer(s) or official(s) sign and return this letter to me. Upon receipt of a counter signature(s) releasing all claims I will issue a sign permit for the signs described above.

Should you have any questions or if I may otherwise be of assistance please call. You may reach Mr. Varley at 244-1430 or Mr. Shaver at 244-1501 should you have questions of either of them.

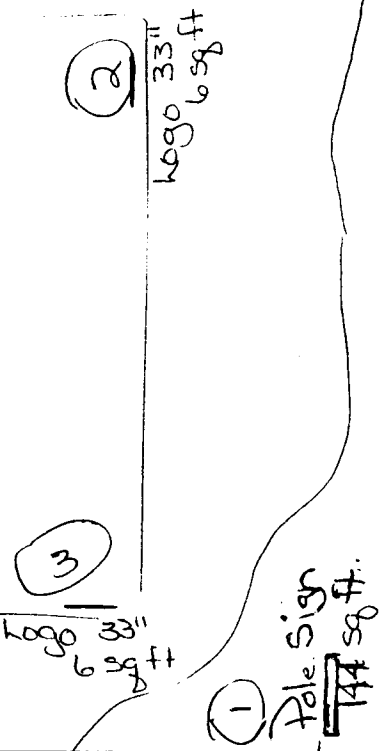
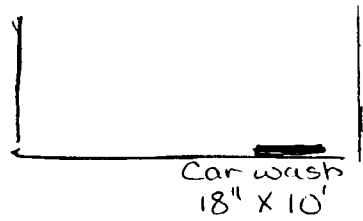
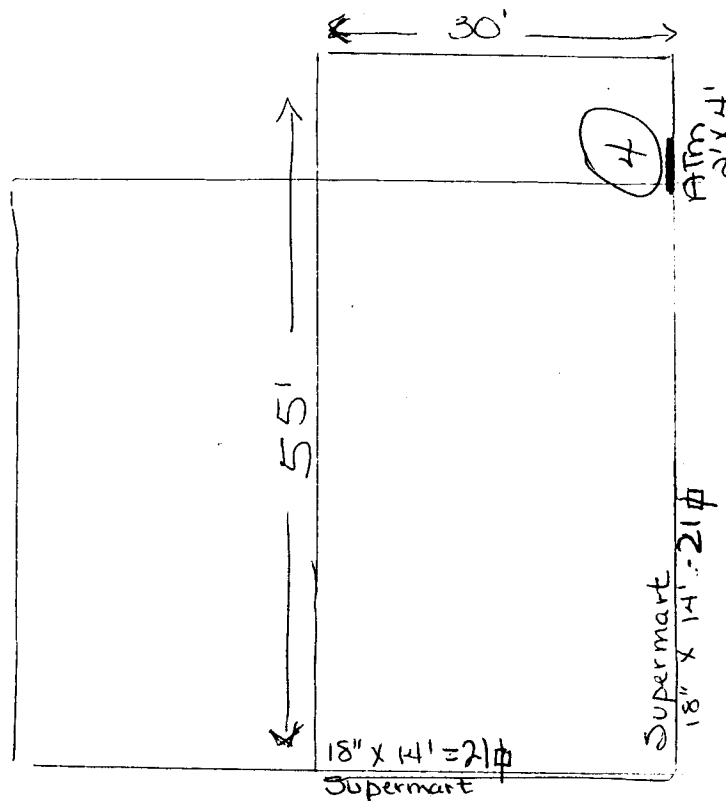
Sincerely,



Katherine M. Portner  
Planning Supervisor

  
For Petro-Mark Corp.

→ N



Patterson 200'

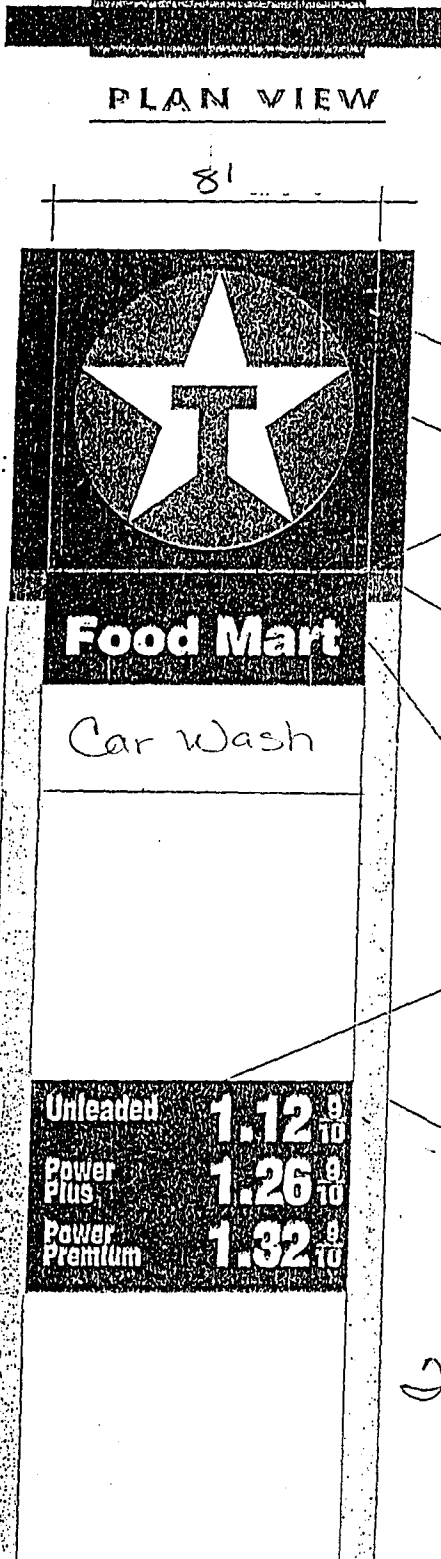
25 Rd 225'

NOT TO SCALE



TEXACO  
IMAGE  
DEVELOPMENT

PLAN VIEW



Canopy signage --  
logo on 2 corners  
& gradient coloring  
SuperMart flush wall on  
2 sides of  
bldg



want a total height  
of 24'

Internally Illuminated Cabinet does  
not change from current standard

Paint post above red band  
New Texaco #34 black

support cross-member

6" Red Band of paint  
or vinyl starts at the bottom  
of the primary identification sign  
(top of cross bar)  
not the bottom of the support  
cross-member

Internally Illuminated Cabinet(s)  
does not change from current  
standard

Internally Illuminated Cabinet(s)  
does not change from current  
standard

Point post below red band  
New Texaco #7 light gray

NOTE: when painting the I.D. poles  
to the new color scheme, repaint  
all exposed sign cabinets and  
retainers Texaco #34 Black.

Total 144 sqft.

wants 4' cleared  
from ground level

ELEVATION

END VIEW

12/17/99

PERTO MARK CORP., MONTROSE INC.  
725 SOUTH 5<sup>TH</sup> STREET  
GRAND JUNCTION, COLORADO 81001  
248-0010 EXT. 323 / 242-5185

ACCUMULATED COSTS - SUPER MART STORE  
2498 F ROAD  
GRAND JUNCTION, COLO.

YOUNG ELECTRIC SIGN CO.  
INSTALL FOOTERS FOR 40' TEXACO SIGN  
INSTALL 40' POLES, PERMITS, MOVE  
SPRINKLER SYSTEM \$ 3,500

FUNK FORGING  
40 FT. BULL NOSE POLE SET W/ "J" BOLTS 3,230  
FREIGHT 268

ZIMMERMAN SIGN CO.  
1- 428- 8X8 PRIMARY TEXACO ID SIGN 1,466  
1- 428CW 8X2 CAR WASH SIGN 519  
1- 428FM 8X2 FOOD MART SIGN 519  
1- 428MB 8X6 THREE PRODUCT PRICE SIGN 1,626  
COMPLETE WITH FONT SET

YOUNG ELECTRIC SIGN CO. (ESTIMATE)  
REMOVE POLES AND CAP FOOTER 840

TOTAL COST \$11,968

1998 Flush Wall	Dimensions
2436 F Road	5'x58'
2452 F Road	3'x37'
2490 F Road	2'8"x16'7"
2490 F Road	3'x14'
2490 F Road	3'x19'
2490 F Road	3'x17'-3"
2490 F Road	2'-8"x17'
2515 F Road	4'x2'6"
2428 F Road	35'x158'
2705 F Road	15'x3'
2901 F Road	2'x8'
2903 F Road	19.75x27'
666 Patterson	2'6"x15'

1998 Freestanding	Area	height
2463 F Road	19 sq. feet	14 ft.
2490 F Road	54 sq. feet	10 ft.
2490 F Road	30 sq. feet	6'6"
2515 F Road	15 sq. feet	4 ft.
2708 Patterson	60 sq. feet	18 ft
2802 Patterson	24 sq. feet	6 ft.
2825 Patterson	24 sq. feet	6 ft.

1999 Flush Wall	Dimensions
2415 F Road	3'2"x24'
2428 F Road	24.6 sq.ft.
2448 F Road	5'x11'
2490 Patterson	3'x20'
2490 Patterson	3'x8'
2490 Patterson	3'x20'

1999 Freestanding	Area	height
2415 F Road	140 sq. feet	20 ft.
2428 F Road	14.5 sq. feet	6.5 ft.
2448 F Road	82.5 sq. feet	11 ft.

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.

I apologize for the mistake and any inconvenience that it may have caused you and/or your customer.

Sincerely,

David A. Varley  
Acting Community Development Department Director

xc: Petro Mark Corp.