



# SIGN CLEARANCE

Community Development Department  
250 North 5<sup>th</sup> Street  
Grand Junction CO 81501  
(970) 244-1430

AK

Clearance No.	82479
Date Submitted	11-19-01
Fee \$	25.00
Zone	C-1

TAX SCHEDULE	2945-044-00-181	CONTRACTOR	BUD'S SIGNS, INC.
BUSINESS NAME	PATTENSON VILLAGE SQUARE	LICENSE NO.	20010087
STREET ADDRESS	2478 PATTENSON RD.	ADDRESS	1035 UTE
PROPERTY OWNER	PETE MILLER	TELEPHONE NO.	245-7700
OWNER ADDRESS	SAME	CONTACT PERSON	BUD

<input type="checkbox"/> 1. FLUSH WALL	2 Square Feet per Linear Foot of Building Facade
<input type="checkbox"/> 2. ROOF	2 Square Feet per Linear Foot of Building Facade
<input checked="" type="checkbox"/> 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
<input type="checkbox"/> 4. PROJECTING	0.5 Square Feet per each Linear Foot of Building Facade
<input type="checkbox"/> 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: 297 Square Feet  
 (1,2,4) Building Façade: 698 Linear Feet  
 (1 - 4) Street Frontage: 330 Linear Feet  
 (2 - 5) Height to Top of Sign: 38 Feet      Clearance to Grade: 8 Feet  
 (5) Distance from all Existing Off-Premise Signs within 600 Feet: \_\_\_\_\_ Feet

EXISTING SIGNAGE/TYPE:

_____	_____ Sq. Ft.
_____	_____ Sq. Ft.
_____	_____ Sq. Ft.
Total Existing:	<u>0</u> Sq. Ft.

● FOR OFFICE USE ONLY ●

Signage Allowed on Parcel:

Building	<u>1396</u> Sq. Ft.
Free-Standing	<u>495</u> Sq. Ft.
Total Allowed:	<u>1396</u> Sq. Ft.

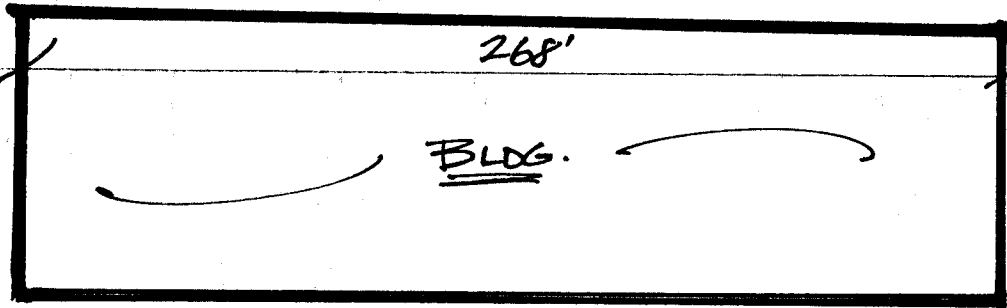
COMMENTS: ATTACHED IS A MASTER SIGN PLAN FOR FUTURE TENNANTS

NOTE: No sign may exceed 300 square feet. A separate sign clearance is required for each sign. Attach a sketch, to scale, of proposed and existing signage including types, dimensions and lettering. Attach a plot plan, to scale, showing: abutting streets, alleys, easements, driveways, encroachments, property lines, distances from existing buildings to proposed signs and required setbacks. A SEPARATE PERMIT FROM THE BUILDING DEPARTMENT IS ALSO REQUIRED.

I hereby attest that the information on this form and the attached sketches are true and accurate.

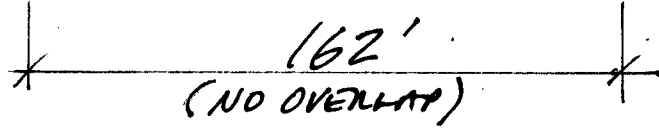
[Signature]      11-19-01      C. Faye Nelson      11/20/01  
 Applicant's Signature      Date      Community Development Approval      Date

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



268'

BLDG.



162'

(NO OVERLAP)



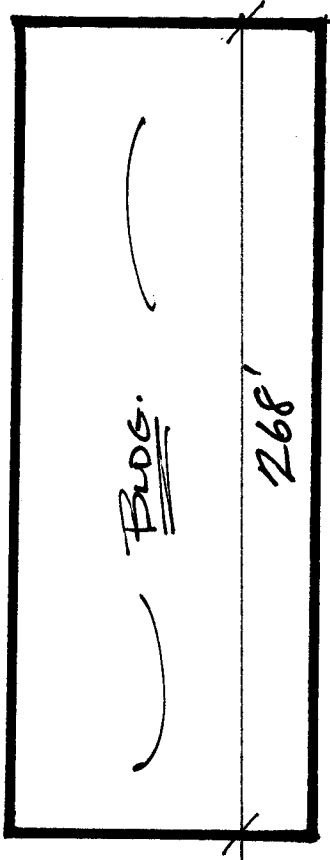
NORTH

ST. FRONTAGE

$$330' \times 1.5 = 495 \phi$$

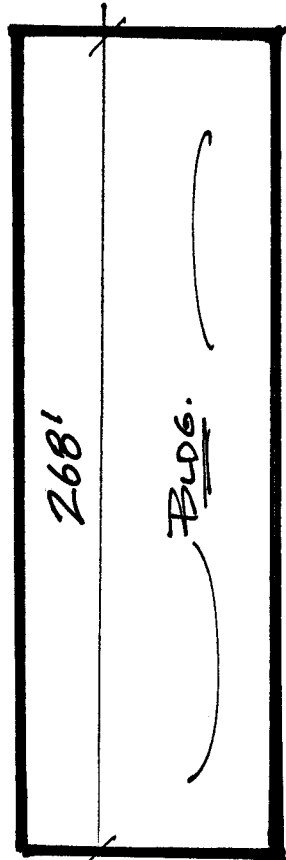
Bldg. FRONTAGE

$$698' \times 2 = 1396 \phi$$



BLDG.

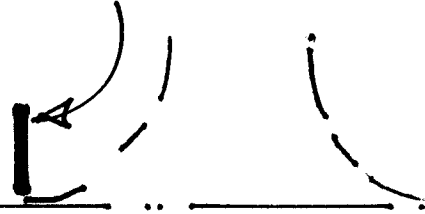
268'



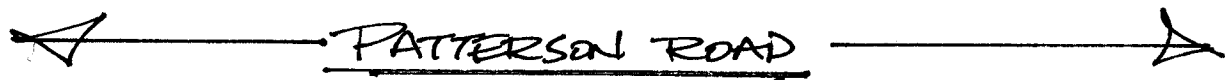
268'

BLDG.

FREESTANDING  
297'  $\phi$  SIGN



330'



PATTERSON ROAD

**Patterson Village Square Sign Regulations**  
**2478 Patterson, Grand Junction, CO 81505**

To Promote consistency of the signage on the exterior of the building, Patterson Village Square Condominiums Sign Regulations are as follows:

1. City of Grand Junction Sign Permits are required for all new sign installations.
2. Only a licensed sign contractor shall obtain permits and install signs.
3. Illumination of signs will be allowed.

4. Unit signage is limited as follows:

3500 Sq Ft Unit	68 sq ft
2800 Sq Ft Unit	55 sq ft
2380 Sq Ft Unit	46 sq ft
2100 Sq Ft Unit	41 sq ft
1680 Sq Ft Unit	33 sq ft
1400 Sq Ft Unit	27 sq ft

5. Maximum width allowance on flush wall signs will be thirty (30) inches.

6. Flush wall sign shall be located six (6) inches above the "pop out" located over the entrance door and shall be centered between the unit boundary lines. Flush wall sign border will match the building border.

7. Monument Signage allowance for units is estimated as follows:

3500 Sq Ft Unit	16 sq ft
2800 Sq Ft Unit	13 sq ft
2380 Sq Ft Unit	11 sq ft
2100 Sq Ft Unit	10 sq ft
1680 Sq Ft Unit	6.25 sq ft
1400 Sq Ft Unit	6.25 sq ft

Signage allowance subject to change with final Monument Design.

8. **ALL SIGNS MUST** be submitted to the 12th Street Plaza Condominium Association for approval of sign material, size, color, and design.

9. All Sign allowances are subject to change due to unforeseen circumstances.

14'-0"

2'-8"

3'-0"

25'-6"

38'-2" OVERALL HEIGHT

8'-0"

10' 0"

MAIN NAME SIGN  
42 Sq. Ft.

TENNANT PANEL SIGN  
255 Sq. Ft.

TOTAL 297 Sq. Ft.

