



# SIGN CLEARANCE

FPA

2

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

Clearance No. 80188  
Date Submitted 5/9/01  
FEE\$ 25.00  
Tax Schedule 2943-072-25-001  
Zone PD

BUSINESS NAME HERITAGE SENIOR HOMES - VOA CONTRACTOR SIGNS FIRST  
STREET ADDRESS 2835 PATTERSON RD LICENSE NO. 2200323  
PROPERTY OWNER VOLUNTEERS OF AMERICA ADDRESS 950 NORTH AVE  
OWNER ADDRESS 1530 Market Place Dr. TELEPHONE NO. 256-1877  
Eden Prairie, MN 55344 Keith

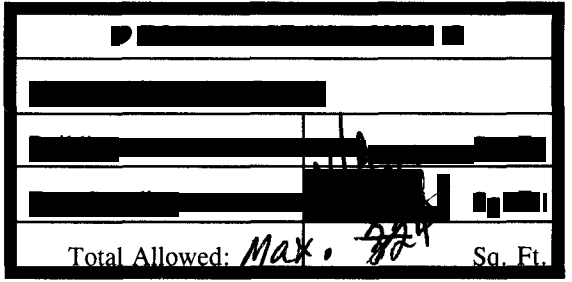
- 1. FLUSH WALL 2 Square Feet per Linear Foot of Building Facade
- 2. ROOF 2 Square Feet per Linear Foot of Building Facade
- 3. FREE-STANDING 2 Traffic Lanes - 0.75 Square Feet x Street Frontage  
4 or more Traffic Lanes - 1.5 Square Feet x Street Frontage
- 4. PROJECTING 0.5 Square Feet per each Linear 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 Max 36" J.C.
- (1,2,4) Building Facade 130 Linear Feet
- (1 - 4) Street Frontage 220 Linear Feet 240"
- (2 - 5) Height to Top of Sign 4'6" Feet Clearance to Grade 1'6" Feet
- (5) Distance from all Existing Off-Premise Signs within 600 Feet \_\_\_\_\_ Feet

PDR-1997-065  
23-92

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



COMMENTS: Per Section 4.6.1.a.2 - Planned Residential Zone

**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 [Signature] Date 5/8/01 Community Development Approval [Signature] Date 05/25/01

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



Volunteers of America

Heritage Senior Homes

~~1530 Walnut Ave~~

2835 Patterson

8' wide

↑ 1-6  
↓

↑  
3'  
↓

V-shaped sign

SITE PLAN

*Changed to single side not V-shape*

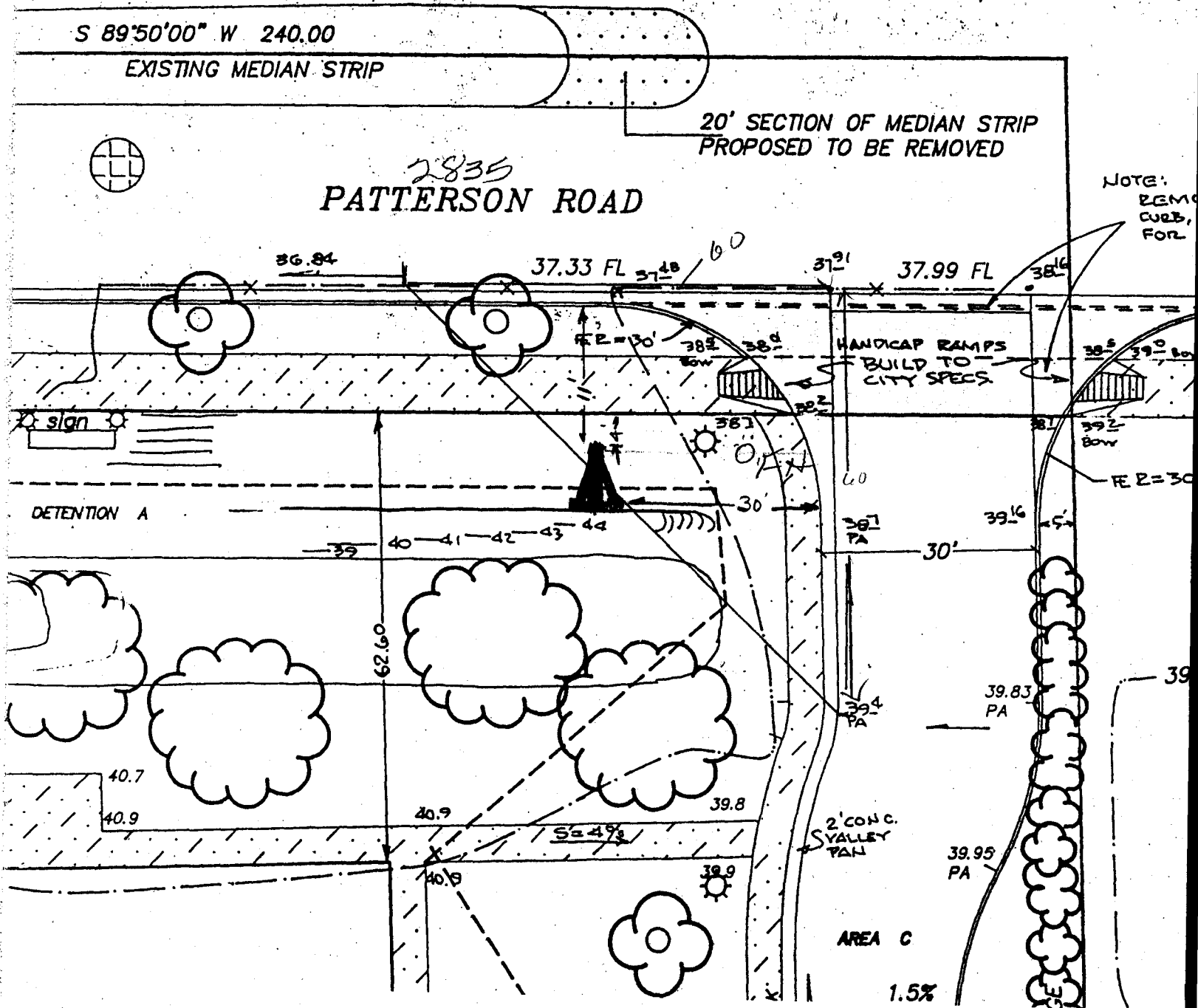
S 89°50'00" W 240.00

EXISTING MEDIAN STRIP

20' SECTION OF MEDIAN STRIP PROPOSED TO BE REMOVED

2835 PATTERSON ROAD

NOTE: REMOVED CURB, FOR



RECORDER NOTE: POOR QUALITY DOCUMENT PROVIDED FOR REPRODUCTION

DIMENSION THIS DRAWING  
MODIFY SITE PLAN

