



SIGN CLEARANCE

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

Clearance No.	<u>80233</u>
Date Submitted	<u>10-11-02</u>
Fee \$	<u>paid</u>
Zone	<u>C-1</u>

2

TAX SCHEDULE 2945-043-04-000
 BUSINESS NAME Mesa Village
 STREET ADDRESS 2412 F Road
 PROPERTY OWNER Mesa Village Condos
 OWNER ADDRESS same

CONTRACTOR Bud's Signs
 LICENSE NO. 2020157
 ADDRESS 1055 Ute
 TELEPHONE NO. 245-7700
 CONTACT PERSON Bud Preuss

- | | | |
|-------------------------------------|------------------|--|
| <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: 120 Square Feet
 (1,2,4) Building Façade: 193 Linear Feet
 (1 - 4) Street Frontage: 390 Linear Feet
 (2 - 5) Height to Top of Sign: 19' 9" Feet Clearance to Grade: 2' 6" Feet
 (5) Distance from all Existing Off-Premise Signs within 600 Feet: _____ Feet

EXISTING SIGNAGE/TYPE:	
<u>Flush Wall (6)</u>	<u>263 1/2</u> Sq. Ft.
<u>Roof Mt (1)</u>	<u>84</u> Sq. Ft.
_____	_____ Sq. Ft.
_____	_____ Sq. Ft.
Total Existing:	<u>347 1/2</u> Sq. Ft.

● FOR OFFICE USE ONLY ●	
Signage Allowed on Parcel:	
<u>Subject to 24 Rd Standards</u>	
Building _____	Sq. Ft.
Free-Standing _____	Sq. Ft.
Total Allowed: _____	Sq. Ft.

COMMENTS: see attached letter of agreement

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.

Eric Bernhardt 10-17-02 [Signature] 10-16-02
 Applicant's Signature Date Community Development Approval Date

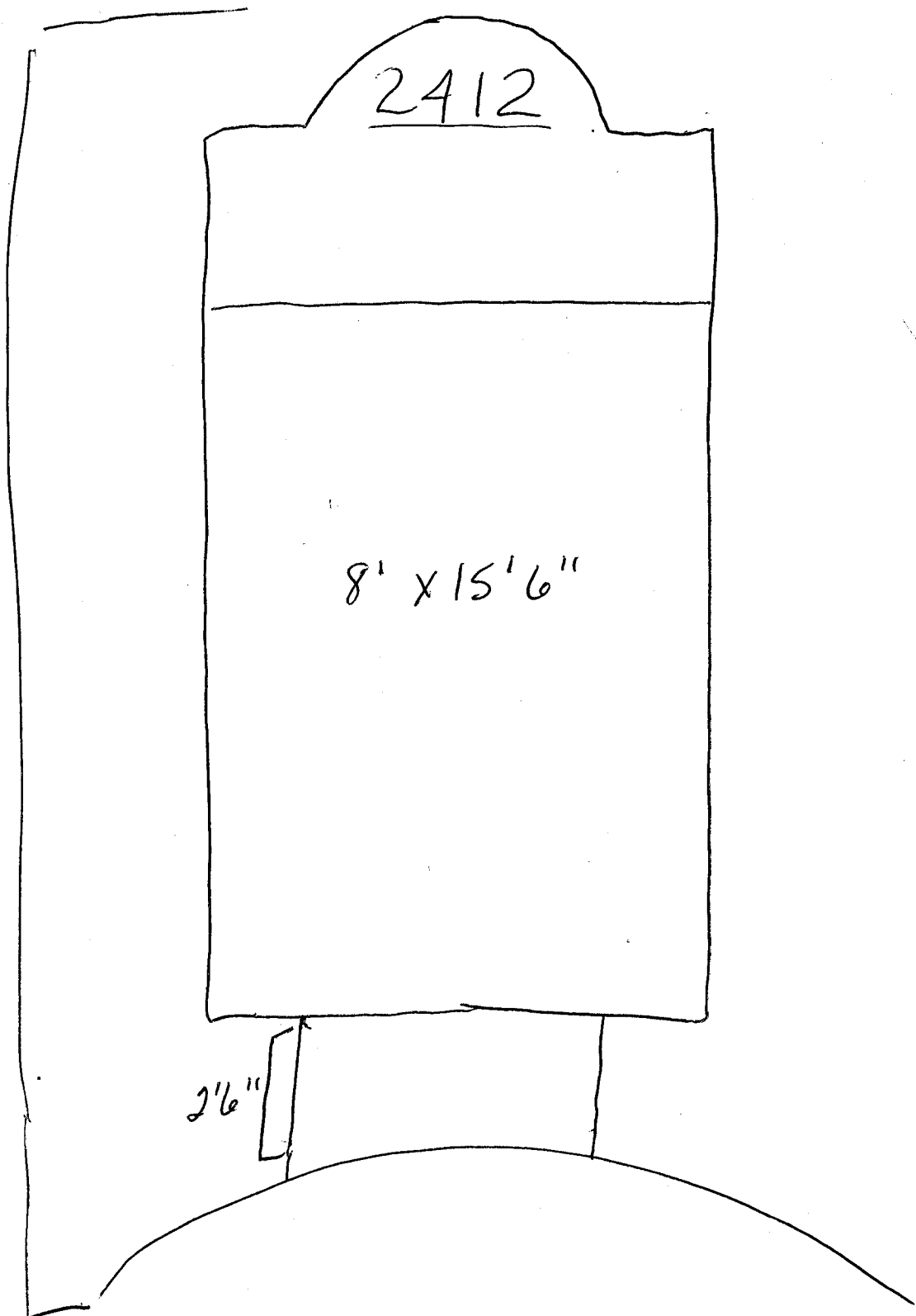
(White: Community Development) (Canary: Applicant) (Pink: Building Dept) (Goldenrod: Code Enforcement)

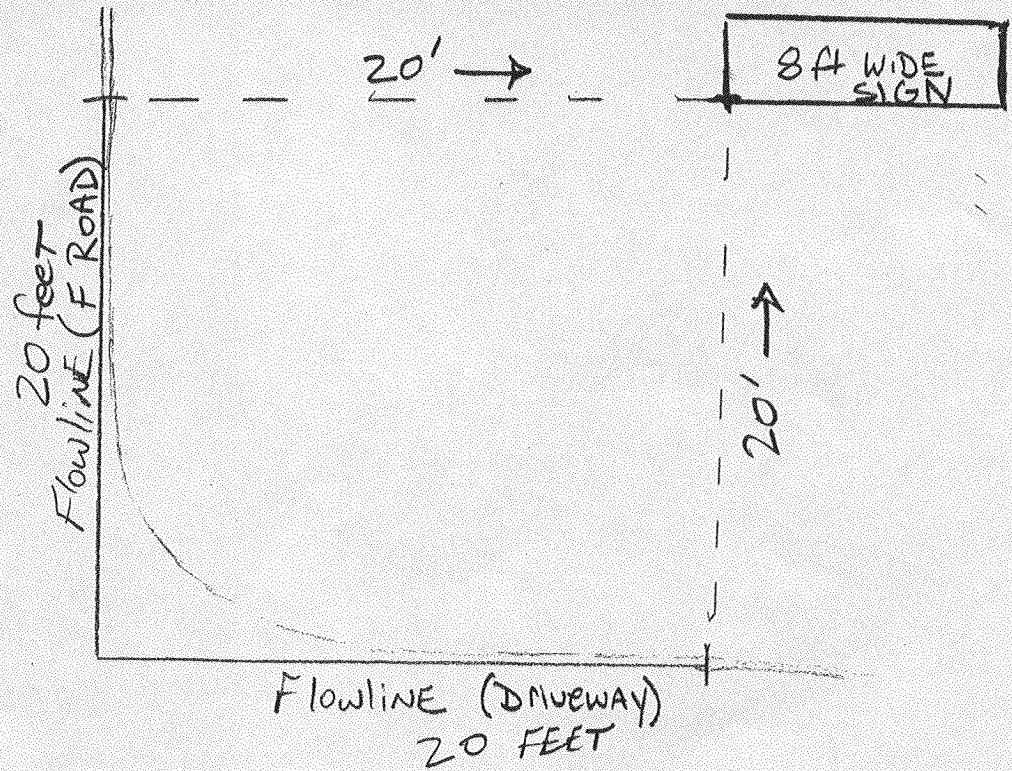
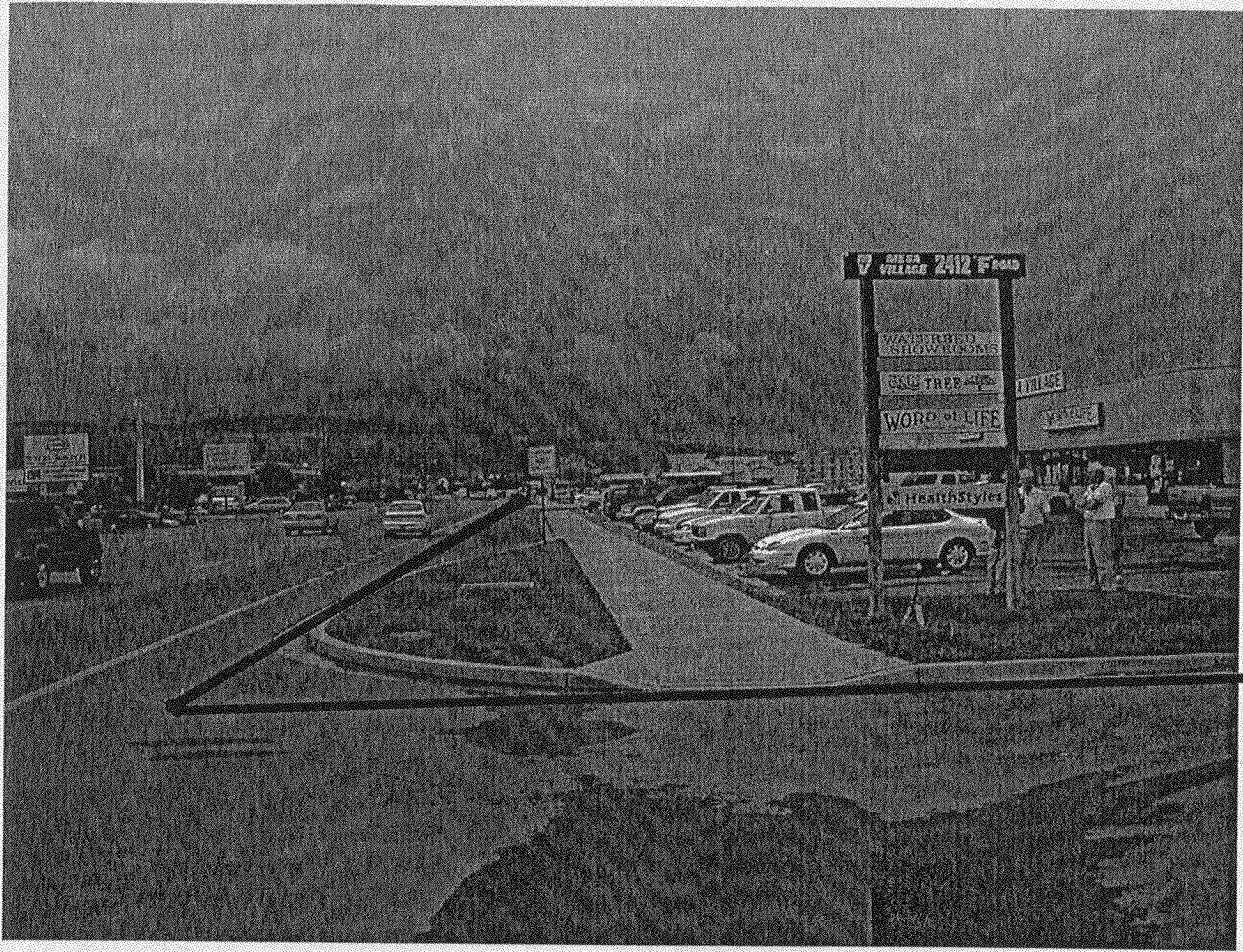
2412

8' x 15'6"

19'9"

2'6"







October 11, 2002

Gordon Moore
c/o Mesa Village Condominium Association
2412 Patterson (F) Road
Grand Junction, CO 81505

City of Grand Junction, Colorado
250 North 5th Street
81501-2668
Phone: (970) 244-1501
FAX: (970) 244-1456

Re: Sign Permit

Via Hand Delivery

Dear Mr. Moore:

The property located at 2412 Patterson (F) Road, Grand Junction, is subject to the 24 Road Corridor design and development standards. In accordance with the Grand Junction Zoning and Development Code the standards apply to all properties between 23 Road on the West and 24 1/2 Road on the East. Those standards impose certain conditions, restrictions and requirements on new development and upon changes to existing development. One of those requirements pertains to signs, and in particular the sign that has been proposed for the Mesa Village Center.

As you know a sign permit was issued for a sign that you proposed for the Mesa Village Center property but it was later determined that the permit was issued in error because it did not reflect the 24 Road standards. That permit was subsequently revoked and you revised the proposed sign to be generally in conformance with the applicable standards. Because you relied on the permit and incurred a cost to remake the sign, the City by this letter is offering to pay you \$1000.00. In addition, a sign permit will be issued which will allow you to erect a 120 square foot monument style sign located at the SE corner of the property with a maximum height not to exceed 19'9" above existing, finished grade. The design and location map are attached.

Upon payment of the \$1000.00 and issuance of the above described permit it is my understanding that the Mesa Village Condominium Association (referred to collectively as the Association) has agreed to release any and all claims, damages, costs, liabilities or expenses that the Association may now have or that may have accrued to it because of and concerning the prior sign permit that was erroneously issued by the City. Furthermore, the Association does release any and all claims that it may have because of the change in style of the sign. Those claims include but are not limited to increased maintenance costs due to vandalism and any and all other direct and indirect claims, costs, expenses, damages or liabilities that have been caused or that the Association may claim to have been caused by the change to the sign.

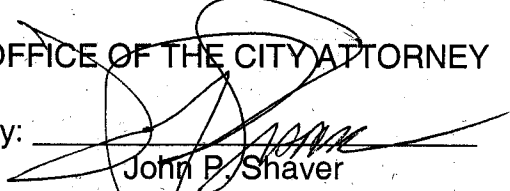
Gordon Moore
October 11, 2002
Page 2

If this is your understanding and if you have authority to bind the Association, please indicate your agreement and waiver of all claims by signing below. If you do not have 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 an authorized signature(s) agreeing to the terms set forth, a signature on the sign permit for the sign described above will be provided to you and a check will be issued.

Should you have any questions about this letter or terms of the proposed agreement or if I may otherwise be of assistance please call. If you have questions about the sign permit and/or the 24 Road Corridor standards you may reach Ms. Kathy Portner at 244-1446.

OFFICE OF THE CITY ATTORNEY

by: _____


John P. Shaver
Assistant City Attorney
250 N. 5th Street
Grand Junction, CO 81501
(970) 244-1501

Accepted and Approved:

The Mesa Village Condominium Association, a Colorado Corporation, by its officers does hereby accept the foregoing terms, conditions, stipulations and agreements and by signing below does fully release the City of Grand Junction as stated herein. Furthermore, the Association represents, acknowledges and agrees that its claims are fully and finally satisfied and by their signatures each officer is representing that the same is a duly authorized act of the Association:

Mesa Village Condominium Association

By: _____

President

By: _____

Vice President

Attest: _____

Secretary

Attest: _____

Secretary

KATHY FORNER

2412

WORD of LIFE
Christian Supply

the **OAK TREE**
FURNITURE

FURNITURE
& WATERBED
SHOWROOMS

HealthStyles 
exercise equipment



ELEVATION

ILLUMINATED SIGN
8'-0" X 15'-9" OVERALL

DESIGN PROPERTY OF



KATHY PORTNER

*MESA VILLAGE CONDO ASSOCIATION
2412 F ROAD
GRAND JUNCTION, COLORADO 81505*

October 9, 2002

City of Grand Junction
Planning and Development Department
Grand Junction, Colorado 81501

Re: Request for approval for sign redesign.

Dear Sirs,

Sign designs for Mesa Village Condo Association were prepared, after consultation with Mr. Bill Nebeker, on December 13, 1999. A sign-tracking sheet at that time indicated that 577 square feet would be allowed for a free standing sign for the Mesa Village Condo Association located on F Road across from the Mesa Mall. The application for permit and the project were delayed by the construction of the new right turn lane and new street directly adjacent to the West of our property; and remodeling of the facade of the our building. The existing sign at that time was located in area of the right turn lane and sidewalk. After street completions in early 2002, bids were solicited and received from two sign companies. Bud's Signs was selected, and the City issued a permit on August 22, 2002, for the sign under the C-1 zoning codes.

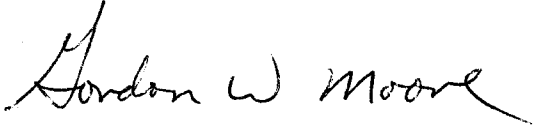
Upon approval of the project the sign was built. Just prior to the on-site installation, it was discovered in actuality, the 24 Road Corridor codes covered the entire district from 23 Road to 24 ½ Road and F Road North to the Interstate, instead of the C-1 code. At this point, the sign had been built to the specifications of the Grand Junction City C-1 Code per the issued permit.

The Association brought to the attention of the Sign Company, and the City the zoning differences, and a halt was made on the installation. The Sign Company said they were unaware of the changes in codes, never having received notification, and rightly assumed they could proceed because they had a building permit. Mr. Dave Thornton of the Planning Department, and a City Code Violation Officer came to the sight and evaluated the situation. The City then told us that we could not proceed. Further dialog with the City has ensued.

The original sign was designed with a flexible face material because it would be high enough above the street to avoid vandalism. The approved pole mounted sign was significantly lower than the 40-foot height allowed by the C-1 zoning for the City. Lowering the sign to a monument style required a change of sign face material incurring an additional \$999.44 of expense. This material must be used for monument style signs to reduce vandalism from sharp objects. This also will require a redesign of the mounting of the face fronts.

The members of the Mesa Village Condo Association would therefore respectfully request that the City of Grand Junction approve the revised sign configuration as presented and reimburse the Association for the \$999.44 incurred as a result of necessary sign redesign.

Sincerely yours,

A handwritten signature in cursive script that reads "Gordon W. Moore". The signature is written in dark ink and is positioned below the typed name.

Gordon W. Moore
Vice President
Mesa Village Condo Association
2412 F Road
Grand Junction, Colorado 81505



SIGN CLEARANCE

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

Clearance No.	_____
Date Submitted	<u>8-22-02</u>
Fee \$	<u>25.00</u>
Zone	<u>C-1</u>

TAX SCHEDULE	<u>2945-043-04-000</u>	CONTRACTOR	<u>Buo's Signs</u>
BUSINESS NAME	<u>MESA VILLAGE</u>	LICENSE NO.	<u>2020157</u>
STREET ADDRESS	<u>2412 F ROAD</u>	ADDRESS	<u>1055 UTE</u>
PROPERTY OWNER	<u>MESA VILLAGE CONDOOS</u>	TELEPHONE NO.	<u>245-1100</u>
OWNER ADDRESS	<u>SAME</u>	CONTACT PERSON	<u>Buo Preuss</u>

<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: 170 Square Feet
 (1,2,4) Building Façade: ~~200~~ Linear Feet 193
 (1 - 4) Street Frontage: ~~400~~ Linear Feet 390
 (2 - 5) Height to Top of Sign: 27 Feet Clearance to Grade: 11 1/2 Feet
 (5) Distance from all Existing Off-Premise Signs within 600 Feet: _____ Feet

EXISTING SIGNAGE/TYPE:	
<u>FLUSH WALL (6)</u>	<u>263 1/2</u> Sq. Ft.
<u>ROOF MT (1)</u>	<u>84</u> Sq. Ft.
_____	<u>1</u> Sq. Ft.
Total Existing:	<u>347 1/2</u> Sq. Ft.

● FOR OFFICE USE ONLY ●	
Signage Allowed on Parcel:	
Building	<u>387</u> Sq. Ft.
Free-Standing	<u>300</u> <u>585</u> Sq. Ft.
Total Allowed:	<u>585</u> Sq. Ft.

COMMENTS: EXISTING FREESTANDING SIGN TO BE REMOVED!

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.

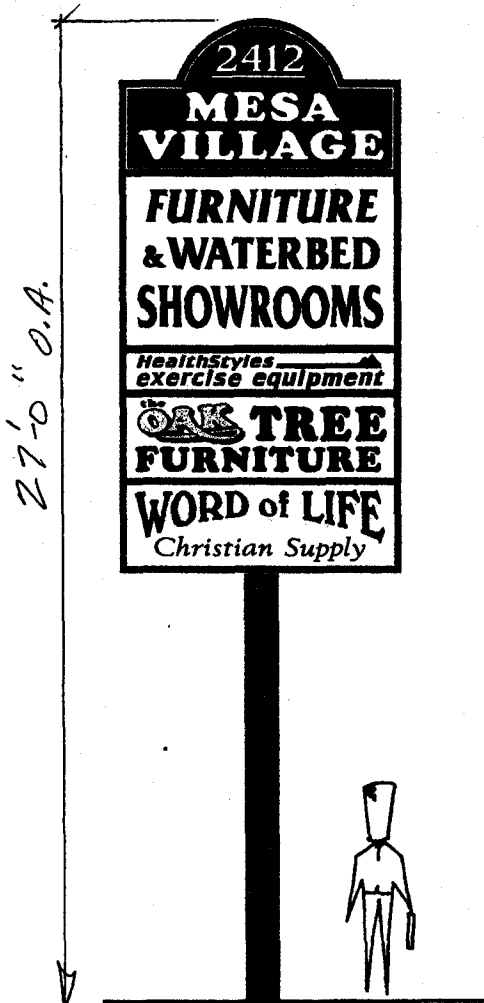
[Signature] 8.22.02 C. Faye Gibson 8/23/02
 Applicant's Signature Date Community Development Approval Date

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



ILLUMINATED SIGN
8'-0" X 15'-6" OVERALL

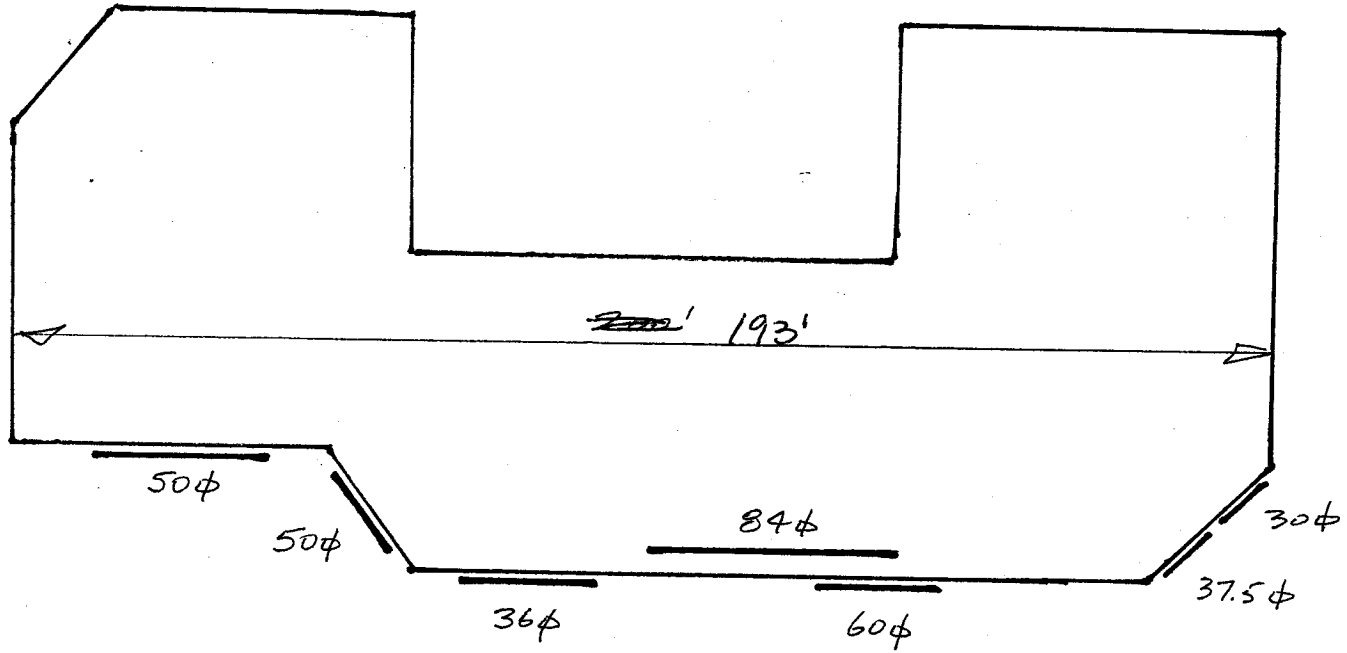
DESIGN PROPERTY OF



ELEVATION

MARKET ST.

NORTH



~~200~~ 193'

50 ϕ

50 ϕ

36 ϕ

84 ϕ

60 ϕ

37.5 ϕ

30 ϕ

390'
~~400~~ O.A.

PROPOSED
FREESTANDING
SIGN 120 ϕ

- F ROAD -







From: George Miller
To: Thornton, David
Date: 9/23/02 5:58PM
Subject: Sight distance issue / F Rd

Dave, I just looked at the fax you'd sent. I believe I understand the proposal. The sign location is to be 20' away (north) from the F Rd flow line, and 20' away (west) of the near side of the driveway.

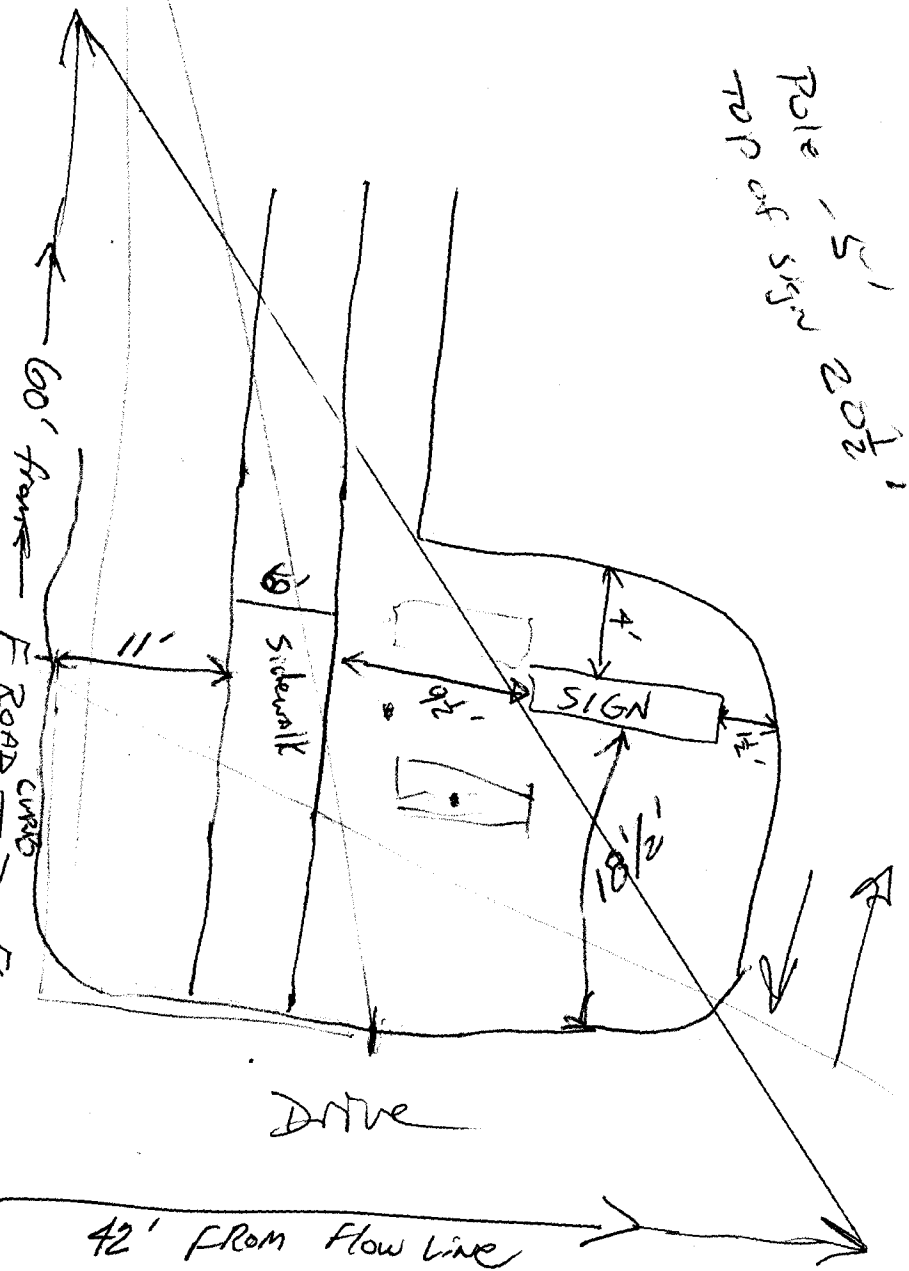
If this is correct, the sign will not be in the sight triangle, no matter what the approach speed, as it is 20' from F Rd. I say this because, though the clear zone changes in distance as the driver looks left or right (the clear zone distance to the left or right increases for increasing approach speeds), the "worst case" distance the driver will sit from the road is 20'

Here's some background and explanation of the triangle, itself. If you look at the diagram of the sight distance triangle (the new one, shown on the last page of TEDS chap. 6), the hypotenuse of the triangle is the boundary to which sight obstructions may extend (but may not cross), the short side represents the max. expected distance of a driver's point of view back from the intersection, and the long side represents the actual curb distance reference to be used when marking out and defining the far end of the needed clear zone. And, of course, the triangle itself, bounded by these three sides, must remain predominantly clear of sight obstructions. The intent, here, is to ensure that drivers have more than a snapshot view of oncoming traffic with which to make judgement about the safety of entering a roadway.

If I've misread the info., or you have other questions, give me a call. Thanks.

CC: Kliska, Jody

George
FAX-256-4115



Requirements

20' x 20'
from Flowline

NO more than 30"
Build base SAME AS
Bldg MATERIAL or
PLANTER Box made out of
BRICK or WOOD.

