



Permit SIGN CLEARANCE

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

Clearance No.	_____
Date Submitted	<u>11-11-03</u>
Fee \$	<u>25.00</u>
Zone	<u>PD</u>

TAX SCHEDULE	<u>2945-181-15-002</u>	CONTRACTOR	<u>The Sign Gallery</u>
BUSINESS NAME	<u>MEADOWLARK GARDEN</u>	LICENSE NO.	<u>12030759</u>
STREET ADDRESS	<u>2259 Broadway Rd</u>	ADDRESS	<u>1048 Independence A109</u>
PROPERTY OWNER	<u>Ed DEL DUCA</u>	TELEPHONE NO.	<u>241-6400</u>
OWNER ADDRESS	<u>2261 Broadway</u>	CONTACT PERSON	<u>Larry</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: 9 Square Feet

(1,2,4) Building Façade: N/A Linear Feet } *Please see sign package*

(1 - 4) Street Frontage: N/A Linear Feet }

(2 - 5) Height to Top of Sign: 5 1/2 Feet Clearance to Grade: 3' 10 1/2" Feet

(5) Distance from all Existing Off-Premise Signs within 600 Feet: _____ Feet

EXISTING SIGNAGE/TYPE:

<u>Flush wall</u>	<u>67.2</u> Sq. Ft.
<u>Free-Standing</u>	<u>70.8</u> Sq. Ft.
<u>Free Standing</u>	<u>9</u> Sq. Ft.
Total Existing:	<u>138.0</u> Sq. Ft.

● FOR OFFICE USE ONLY ●

Signage Allowed on Parcel:

Building	<u>N/A</u> Sq. Ft.
Free-Standing	<u>N/A</u> Sq. Ft.
Total Allowed:	<u>839</u> Sq. Ft.

COMMENTS: Propose to add a total of 13.4 sq ft to each of the 3 free-standing signs (40.2 sq ft of new free-standing) + an additional 135.4 sq ft on sign 3

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.

Larry Z Bowler 10-24-03 Mishi Magon 12-4-03
Applicant's Signature Date Community Development Approval Date

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



SIGN PERMIT

(B)

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

Permit No. _____
Date Submitted 11-6-03
FEE \$ 5.00
Tax Schedule 2945-181-15-002
Zone PD

BUSINESS NAME Meadowbank Gardens
STREET ADDRESS 2259 Broadway Rd
PROPERTY OWNER Ed Del Duca
OWNER ADDRESS 2261 Broadway

CONTRACTOR The Eign Gallery
LICENSE NO. 2070759
ADDRESS 1048 Independent A-109
TELEPHONE NO. 241-6400

- 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 4.4 Square Feet
(1,2,4) Building Facade N/A Linear Feet
(1 - 4) Street Frontage N/A Linear Feet } Please see sign package
(2,3,4) Height to Top of Sign 3'10 1/2 Feet Clearance to Grade 3'10 1/2 Feet

Existing Signage/Type:	
<u>Flush wall</u>	<u>67.2</u> Sq. Ft.
<u>Free-Standing</u>	<u>70.8</u> Sq. Ft.
<u>Free Standing</u>	<u>9</u> Sq. Ft.
Total Existing:	<u>147.0</u> Sq. Ft.

● FOR OFFICE USE ONLY ●		
Signage Allowed on Parcel:		
Building	<u>N/A</u>	Sq. Ft.
Free-Standing	<u>N/A</u>	Sq. Ft.
Total Allowed:	<u>839</u>	Sq. Ft.

COMMENTS: Propose to add [redacted] 40.2 sq ft to the three free-standing signs, plus an additional 35.4 sq ft on sign 3

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.

Larry Z Bowler 10-24-03 Y/ishi Uragon 12/4/03
Applicant's Signature Date Community Development Approval Date

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

(C)



SIGN PERMIT

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

Permit No. _____
Date Submitted 11-12-03
FEE \$ 5.00
Tax Schedule 2945-481-15-002
Zone PD

BUSINESS NAME Meadowlark Garden
STREET ADDRESS 2259 Broadway Rd
PROPERTY OWNER Ed Del Oudea
OWNER ADDRESS 2161 Broadway

CONTRACTOR The Sean Gallery
LICENSE NO. 12030759
ADDRESS 1048 Independent Pt-109
TELEPHONE NO. 241-6400

- 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 9 Square Feet
(1,2,4) Building Facade N/A Linear Feet } *Please see sign package*
(1 - 4) Street Frontage N/A Linear Feet }
(2,3,4) Height to Top of Sign 5 1/2 Feet Clearance to Grade 3' 10 1/2 Feet

Existing Signage/Type:	
<u>Flush wall</u>	<u>67.2</u> Sq. Ft.
<u>Free-Standing</u>	<u>70.8</u> Sq. Ft.
<u>Free standing</u>	<u>9</u> Sq. Ft.
<u>Freestanding</u>	<u>4.4</u> Sq. Ft.
Total Existing:	<u>151.4</u> Sq. Ft.

● FOR OFFICE USE ONLY ●		
Signage Allowed on Parcel:		
Building	<u>N/A</u>	Sq. Ft.
Free-Standing	<u>N/A</u>	Sq. Ft.
Total Allowed:	<u>839</u>	Sq. Ft.

COMMENTS: Propose to add a total of 40.2 sq ft to the three free-standing signs, plus an additional 35.4 sq ft on sign 3

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.

Larry Z Bowler 10-24-03 Mishi Magon 12/4/03
Applicant's Signature Date Community Development Approval Date

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

(D)



SIGN PERMIT

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

Permit No. _____
Date Submitted 11-12-03
FEE \$ 5.00
Tax Schedule 2945 & 181-15-002
Zone PD

BUSINESS NAME Meadowlark Garden CONTRACTOR The Sign Gallery
STREET ADDRESS 2259 Broadway Rd LICENSE NO. 1030719
PROPERTY OWNER Ed Del Ouka ADDRESS 1048 Independent A-109
OWNER ADDRESS 2261 Broadway TELEPHONE NO. 241-6400

- 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 4.4 Square Feet
(1,2,4) Building Facade N/A Linear Feet Please see sign package
(1 - 4) Street Frontage N/A Linear Feet
(2,3,4) Height to Top of Sign 3' 10 1/2 Feet Clearance to Grade 3' 1 1/2 Feet

Existing Signage/Type:	
<u>Flush wall</u>	<u>67.2</u> Sq. Ft.
<u>Free-standing</u>	<u>70.8</u> Sq. Ft.
<u>Freestanding 9, 44, 9</u>	<u>22.4</u> Sq. Ft.
Total Existing:	<u>138.0</u> Sq. Ft. <u>100.4</u>

● FOR OFFICE USE ONLY ●		
Signage Allowed on Parcel:		
Building	<u>N/A</u>	Sq. Ft.
Free-Standing	<u>N/A</u>	Sq. Ft.
Total Allowed:	<u>839</u>	Sq. Ft.

COMMENTS: Propose to add a total of 40.2 sq ft to the three free-standing signs, plus an additional 35.4 sq ft on sign 3

NOTE: No sign may exceed 200 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.

Larry F Bowler 10-24-03 Y/Ishe Magon 12/4/03
Applicant's Signature Date Community Development Approval Date

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

(E)



SIGN PERMIT

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

Permit No. _____
Date Submitted 11-6-03
FEE \$ 5.00
Tax Schedule 2945-181-15-002
Zone PD

BUSINESS NAME Meadowlark Gardens CONTRACTOR The Sign Gallery
STREET ADDRESS 2259 Broadway Rd LICENSE NO. 2030759
PROPERTY OWNER Ed Del Boca ADDRESS 1048 Independent A-109
OWNER ADDRESS 2251 Broadway TELEPHONE NO. 241-6400

- 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 9 Square Feet
(1,2,4) Building Facade N/A Linear Feet Please see sign package
(1 - 4) Street Frontage N/A Linear Feet
(2,3,4) Height to Top of Sign 5 1/2 Feet Clearance to Grade 3' 10 1/2" Feet

Existing Signage/Type:	
<u>Flush wall</u>	<u>67.2</u> Sq. Ft.
<u>Free-standing</u>	<u>70.8</u> Sq. Ft.
<u>FS-9, 4.4, 9, 4.4</u>	<u>21.8</u> Sq. Ft.
Total Existing:	<u>1380 / 164180</u>

● FOR OFFICE USE ONLY ●		
Signage Allowed on Parcel:		
Building	<u>N/A</u>	Sq. Ft.
Free-Standing	<u>N/A</u>	Sq. Ft.
Total Allowed:	<u>839</u>	Sq. Ft.

COMMENTS: Propose to add a total of 40.2 sq ft to the three free-standing signs, plus an additional 35.4 sq ft on sign 3

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.

Larry Powell 10-24-03 Mishi Nagai 12/4/03
Applicant's Signature Date Community Development Approval Date

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

F



SIGN PERMIT

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

Permit No. _____
Date Submitted 11-6-03
FEE \$ 5.00
Tax Schedule 29456 181-15-002
Zone PD

BUSINESS NAME Meadowbrook Garden
STREET ADDRESS 2259 Broadway Rd
PROPERTY OWNER Ed & Del Dula
OWNER ADDRESS 2261 Broadway

CONTRACTOR The Sign Gallery
LICENSE NO. 2030759
ADDRESS 1048 Independent A-109
TELEPHONE NO. 241-6400

- 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
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(1 - 4) Area of Proposed Sign 4.4 Square Feet
(1,2,4) Building Facade N/A Linear Feet *Please see sign package*
(1 - 4) Street Frontage N/A Linear Feet
(2,3,4) Height to Top of Sign 3'10 1/2" Feet Clearance to Grade 3' 1/2" Feet

Existing Signage/Type:	
<u>Flush wall</u>	<u>67.2</u> Sq. Ft.
<u>Free-standing</u>	<u>70.8</u> Sq. Ft.
<u>FS-9, 4.4, 9, 4.4, 9</u>	<u>35.80</u> Sq. Ft.
Total Existing:	<u>173.8</u> 174.00

● FOR OFFICE USE ONLY ●		
Signage Allowed on Parcel:		
Building	<u>N/A</u>	Sq. Ft.
Free-Standing	<u>N/A</u>	Sq. Ft.
Total Allowed:	<u>839</u>	Sq. Ft.

COMMENTS: Propose to add a total of 40.2 sq ft to the three free-standing signs, plus an additional 35.4 sq ft on sign 3.

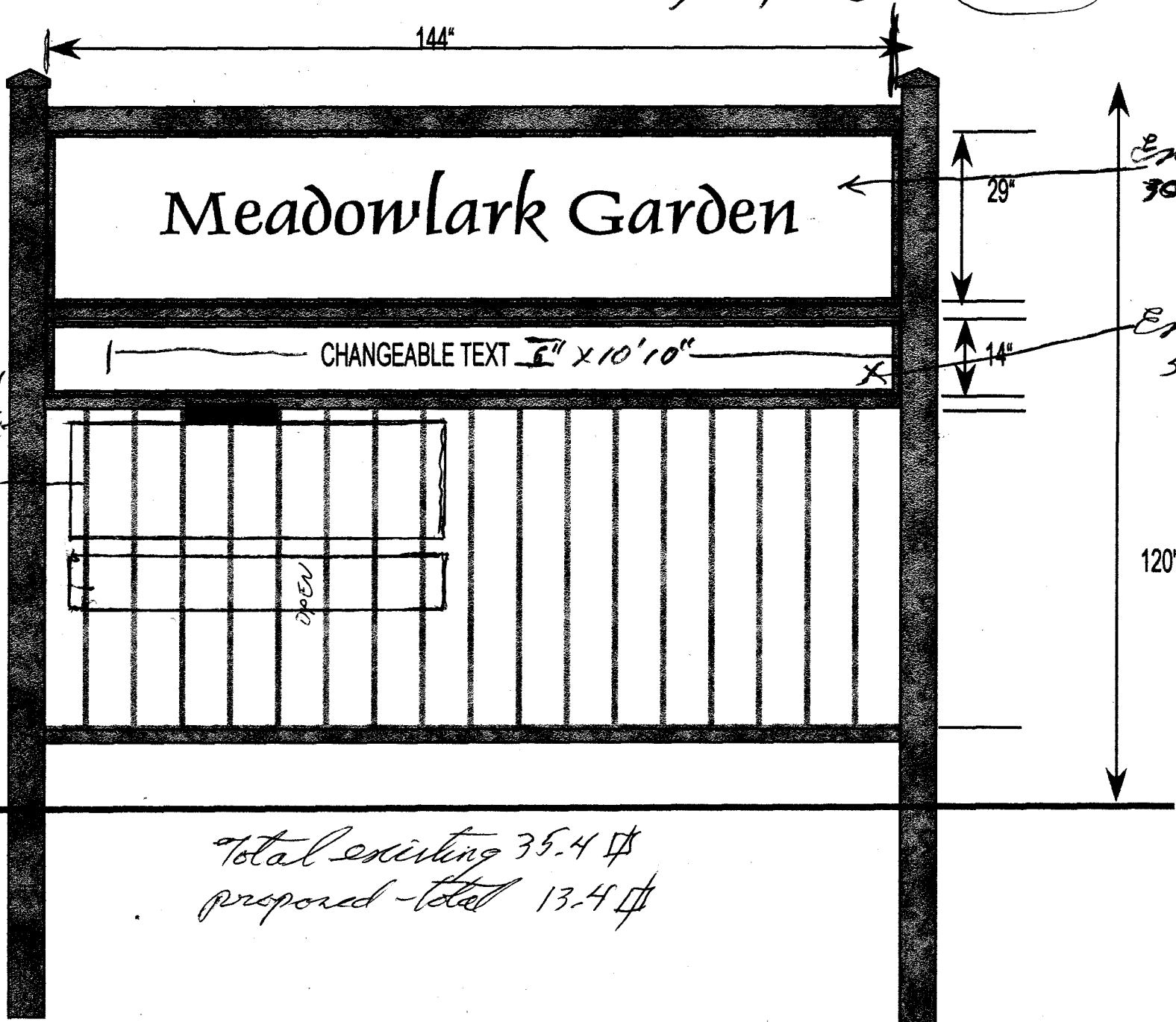
NOTE: No sign may exceed 300 square feet. A separate sign permit is required for each sign. Attach a sketch of proposed and existing signage including types, dimensions, lettering, abutting streets, alleys, easements, property lines, and locations. Roof signs shall be manufactured such that no guy wires, braces or supports shall be visible.

Larry J Bowler 10-24-03 Vishu Magon 12/4/03
Applicant's Signature Date Community Development Approval Date

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

Free-standing sign ①

(C+D)



Proposed - add to free-standing sign

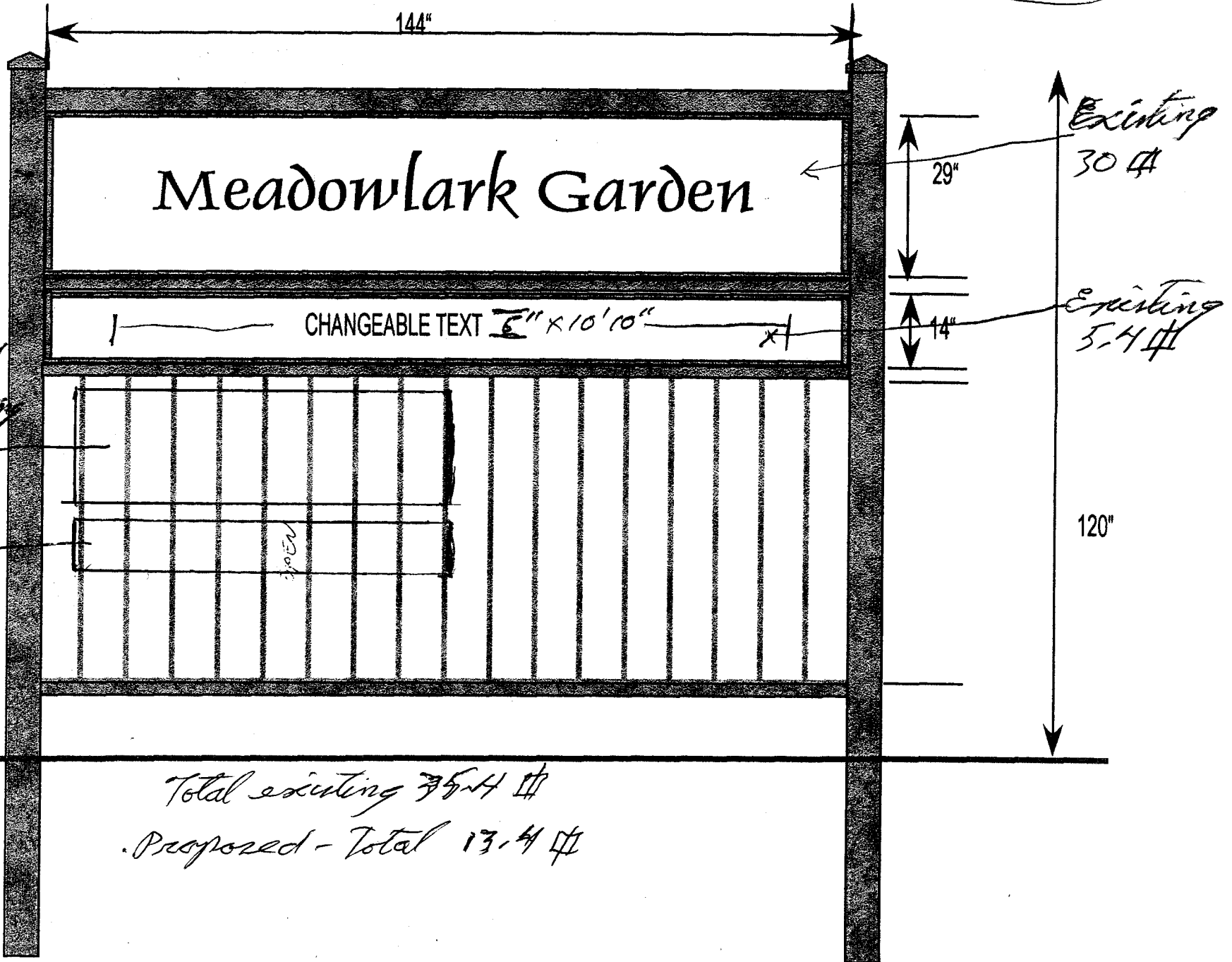
① 19.5" x 66" 9 #

② 9.5" x 66" 4.4 #

Total existing 35.4 #
Proposed total 13.4 #

Free-standing sign 2

EFF



Proposed - add to free-standing sign 19.5" x 66" 9 #

9.5" x 66" 4.4 #

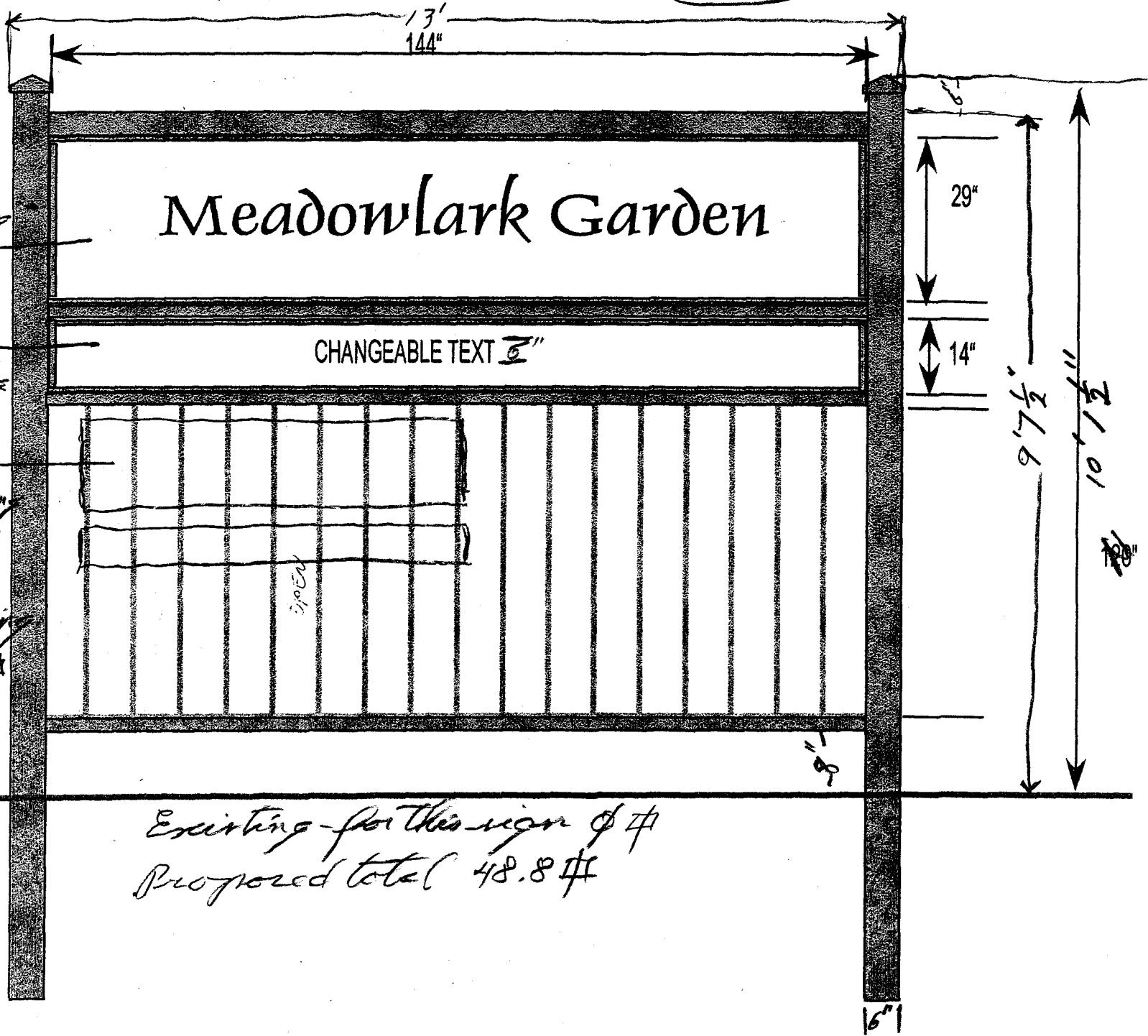
Total existing 35.4 #

Proposed - Total 13.4 #

A, B, G, & H

Sign 3

2259 Broadway



Ⓟ
 Proposed
 Free-Standing
 70 #

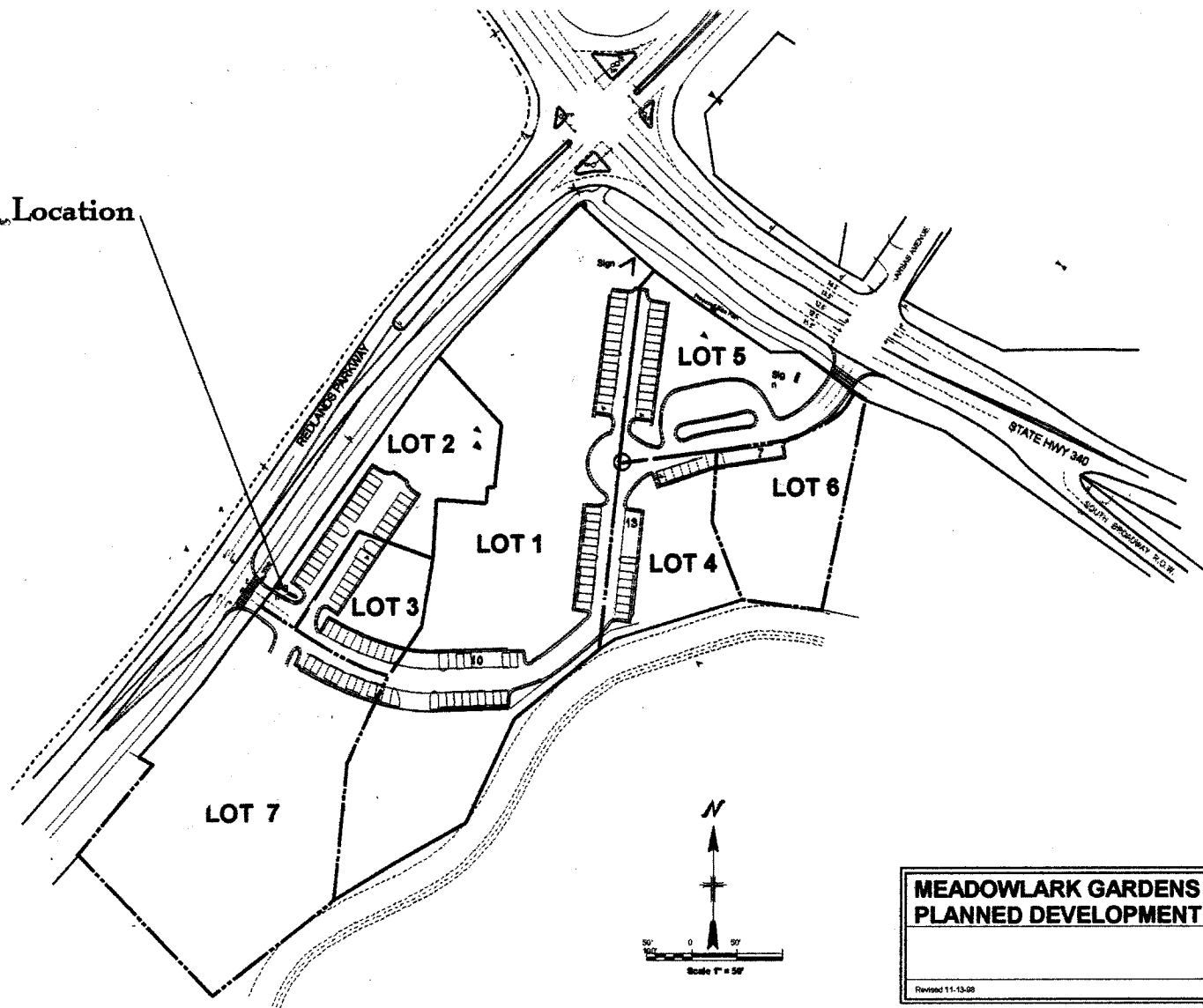
Ⓟ
 Proposed
 Free-Standing
 5.4 #

Ⓐ proposed
 Free-Standing
 19 1/2" x 66" - 9 #

Ⓑ proposed
 Free-Standing
 9 1/2" x 66" - 4.4 #

Existing for this sign 9 #
 Proposed total 48.8 #

Sign Location



**MEADOWLARK GARDENS
PLANNED DEVELOPMENT**

Revised 11-13-00

Meadowbank Gardens
2259 Broadway

Lot 5 - Bank - Flunk wall 54 #

Lot 1 - Greenhouse - Flunk wall 6.7 #

Lot 3 - Western Valley Family Practice
Flunk wall 6.5 #

Total Flunk Wall 67.2 #

Free-standing

existing - 70.8 - sign 142

Propose to add - 13.4 # to each of the 3 free-standing
signs for a total of 111 #

Sign 3 - free-standing
Total - 48.8 #

30.4
5.4
9.0
4.4
<hr/> 48.8 #

Sign 1 - existing 35.4 # - add 13.4 #

Sign 2 existing 35.4 # - add 13.4 #

Sign 3 existing 0 - add 48.8 #

Free-standing Total - new 75.6

B, D, F



COMMUNITY HOSPITAL
SPECIALTY DIAGNOSTICS

9 1/2"

66"

A, C & E

WESTERN VALLEY
FAMILY PRACTICE

19 1/2"

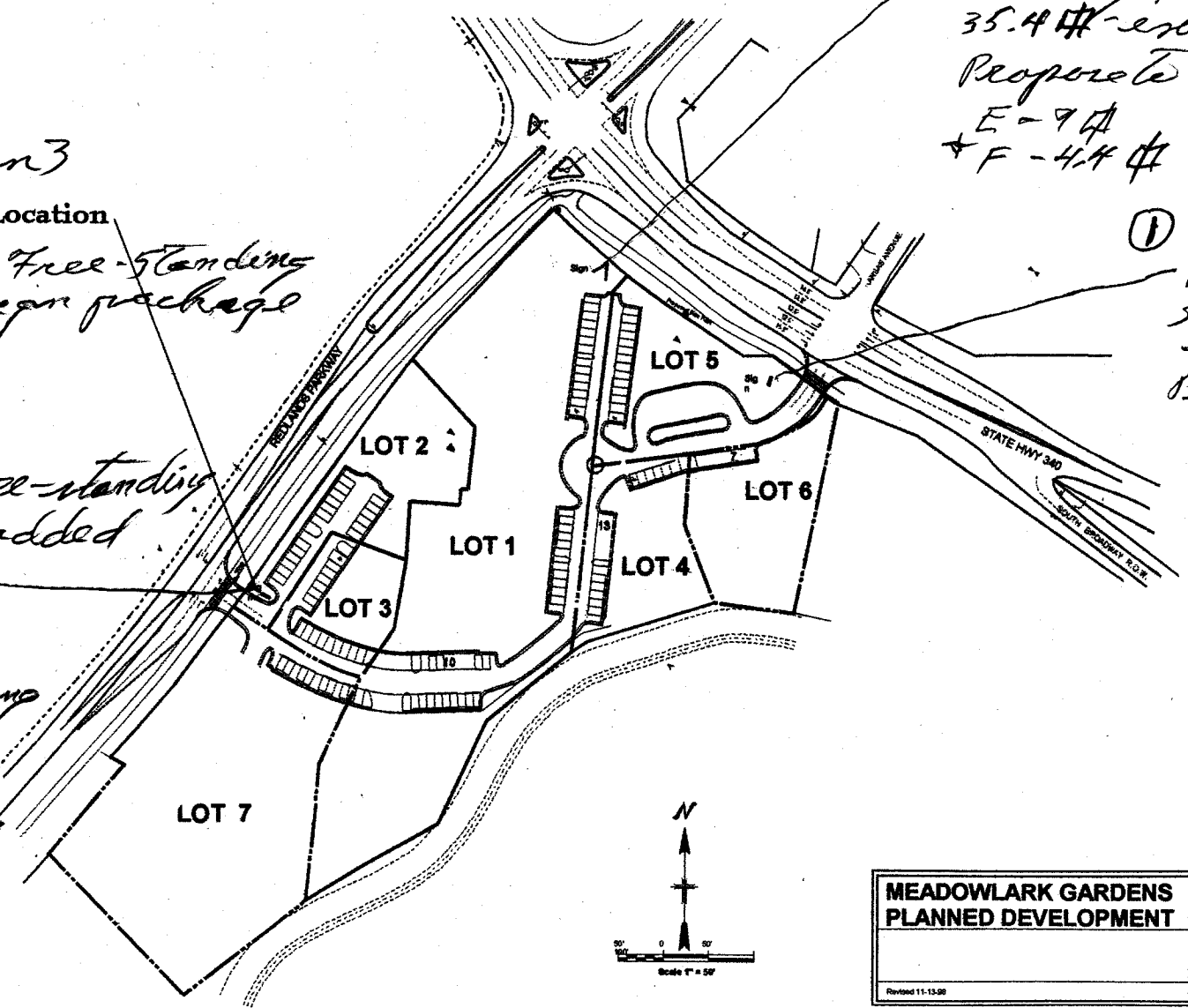
66"

Sign 3
Sign Location

- (A) Proposed free-standing as per sign package 9 #
- (B) Proposed free-standing sign to be added to A 4.4 #
- (C) Proposed free-standing 30 #
- (H) Proposed free-standing 5.4 #

- (2) Existing Free-Standing 35.4 # - existing
Propose to add
E - 9 #
+ F - 4.4 #

- (1) Existing Free-Standing 35.4 # - existing
Propose to add
C - 9 #
+ D - 4.4 #



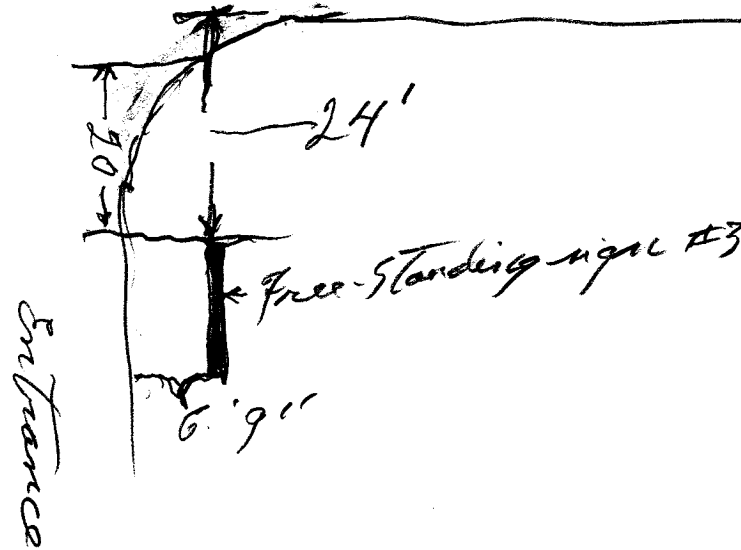
MEADOWLARK GARDENS
PLANNED DEVELOPMENT
Revised 11-13-00

Larry 241-6400 839 total

Meadowlark Garden



Redlands Parkway



George Miller
Traffic