

(A)

(2)



# SIGN PERMIT

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

Permit No. \_\_\_\_\_  
Date Submitted 6-18-04  
FEE \$ 25.00  
Tax Schedule 2945-181-15-003  
Zone PD

BUSINESS NAME Redlands Afterhours  
STREET ADDRESS 2237 Redlands Pkwy  
PROPERTY OWNER ~~Redlands Pkwy~~  
OWNER ADDRESS ~~Redlands Pkwy~~

CONTRACTOR The Sign Gallery  
LICENSE NO. 2041068  
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

**APPROVED**  
 Meadowlark Development  
 Property Owners Association  
 Signature See Conditions Date 6/20/04  
 Non-Illuminated

Existing Externally or Internally Illuminated - No Change in Electrical Service

- (1 - 4) Area of Proposed Sign 5.5 Square Feet
  - (1,2,4) Building Facade N/A Linear Feet
  - (1 - 4) Street Frontage N/A Linear Feet
  - (2,3,4) Height to Top of Sign 10 Feet Clearance to Grade 8.5 Feet
- Please see minor change to a final plan for Western Valley Family Practice*

Existing Signage/Type:	<u>17.29</u>
<u>Flush wall on lot 3</u>	<del>15.4</del> Sq. Ft.
	Sq. Ft.
	<u>17.29</u> Sq. Ft.
Total Existing:	<del>15.4</del> Sq. Ft.

● FOR OFFICE USE ONLY ●	
Signage Allowed on Parcel:	
Building	<u>30</u> Sq. Ft.
Free-Standing	<u>0</u> Sq. Ft.
Total Allowed:	<u>30</u> Sq. Ft.

COMMENTS: On Lot 3 Meadowlark Gardens  
Individual metal letters

**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 Applicant's Signature      6-14-04 Date      C. Jare Hall Community Development Approval      per Lisa Cox 6/25/04 Date

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

(B)



# SIGN PERMIT

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

Permit No. \_\_\_\_\_  
Date Submitted 6-18-04  
FEE \$ 5.00  
Tax Schedule ~~6-18-04~~ 2945-181-15-003  
Zone PD

BUSINESS NAME Redlands After Hours  
STREET ADDRESS 2237 Redlands Blvd  
PROPERTY OWNER ~~Redlands Assoc~~  
OWNER ADDRESS ~~Redlands Assoc~~

CONTRACTOR The Sign Gallery  
LICENSE NO. 2041068  
ADDRESS 1048 Independent A-109  
TELEPHONE NO. 244-6400

- 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

**APPROVED**  
Meadowlark Development  
Property Owners Association  
Signature [Signature] Date 6/20/04  
See conditions

Existing Externally or Internally Illuminated - No Change in Electrical Service  Non-Illuminated

(1 - 4) Area of Proposed Sign 4.125 Square Feet  
(1,2,4) Building Facade N/A Linear Feet see sign package  
(1 - 4) Street Frontage N/A Linear Feet  
(2,3,4) Height to Top of Sign \_\_\_\_\_ Feet Clearance to Grade \_\_\_\_\_ Feet

Existing Signage/Type:	
<u>Free-standing</u>	<u>48.8</u> Sq. Ft.
	Sq. Ft.
	Sq. Ft.
Total Existing:	<u>48.8</u> Sq. Ft.

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

COMMENTS: On lot 2 - Meadowlark Gardens

**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.

Larson Powell Applicant's Signature      6-14-04 Date      Cheryl Hall Community Development Approval      6/25/04 Date  
*per Lisa Cox*

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



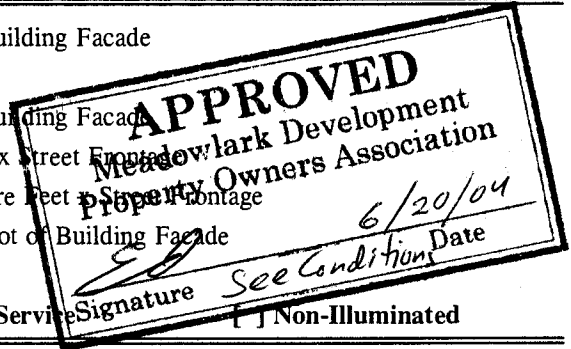
# SIGN PERMIT

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

Permit No. \_\_\_\_\_  
Date Submitted 6-18-04  
FEE \$ 5.00  
Tax Schedule 2945-181-15-0031  
Zone PD

BUSINESS NAME Redonda After hours CONTRACTOR The Sign Gallery  
STREET ADDRESS 2237 Redonda Park LICENSE NO. 2048068  
PROPERTY OWNER [Redacted] ADDRESS 1048 Independent A-109  
OWNER ADDRESS [Redacted] 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 4,125 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 \_\_\_\_\_ Feet Clearance to Grade \_\_\_\_\_ Feet

Existing Signage/Type:	
<u>Free-standing</u>	<u>48.8</u> Sq. Ft.
	Sq. Ft.
	Sq. Ft.
Total Existing:	<u>48.8</u> Sq. Ft.

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

COMMENTS: On Lot 1, Meadowlark Gardens

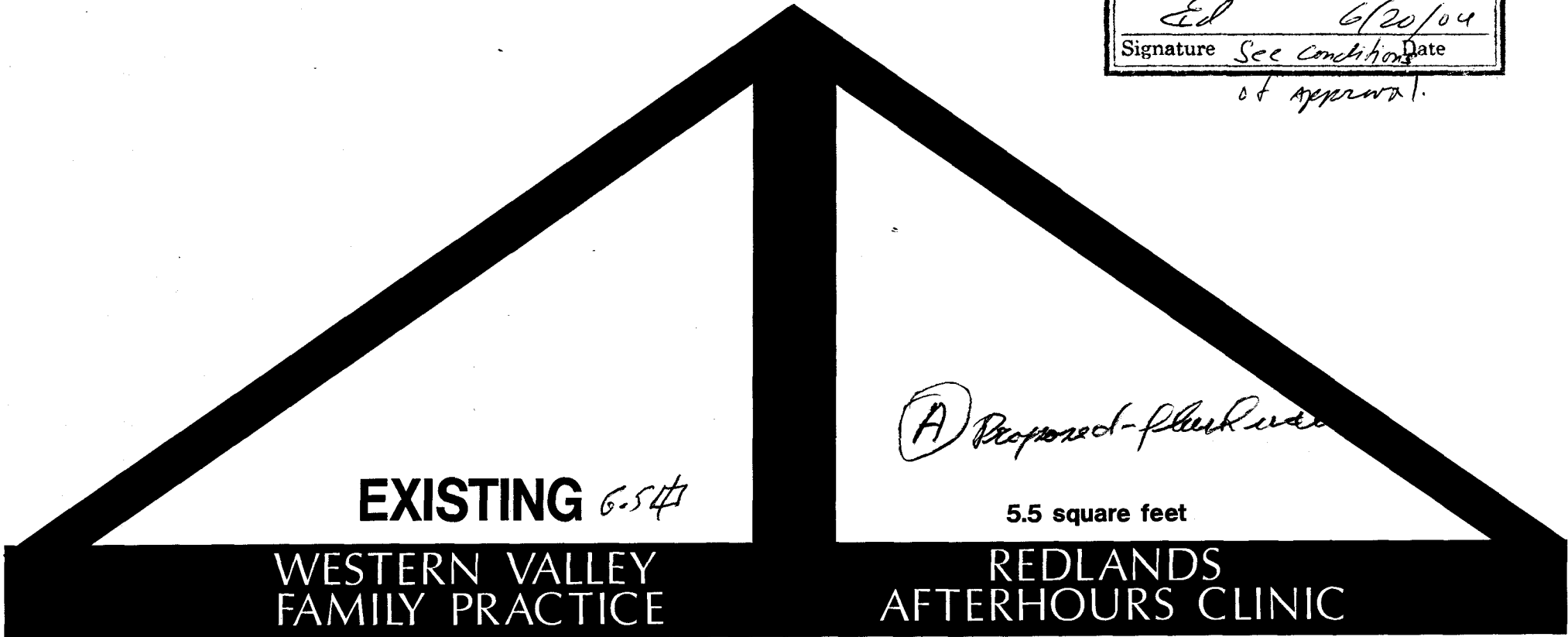
NOTE: No sign may exceed 300 square feet. A separate sign permit is required for each sign. Attach a sketch of proposed and existing signage including types, dimensions, lettering, abutting streets, alleys, easements, property lines, and locations. Roof signs shall be manufactured such that no guy wires,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

Larry Z Bowler 6-14-08 C. Mays Hall per Lisa Cox  
Applicant's Signature Date Community Development Approval Date

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

**APPROVED**  
Meadowlark Development  
Property Owners Association  
*Ed* *6/20/04*  
Signature *See conditions* Date

*of approval.*



**Building not to scale**



9 by 66 panel  
for existing free standing  
monument signs (2)

*(B+C)*

*Proposed Free-standing  
4.125 ft each  
to be placed on existing  
free-standing signs  
Per Property Owners Association  
conditions of approval*

These signs were approved by the property owners association with the following conditions:

- The current incorrectly installed signs for Western Valley Family Practice and Community Hospital, shall be moved to permit the planned number of signs as shown on the attached Property Owners Association sign guidelines.
- The new sign shall be placed directly below the existing community hospital signs ie on the same side (left or right) as the existing signs.
- Second and third signs for businesses in the same building are temporary and owner agrees that these signs will be removed if space is needed by primary businesses in other buildings within the development.

*Ed 6/20/04*

**General Guidelines for placing a sign on shared street signs**

Sign proofs must be approved by the property owners association prior to obtaining a sign permit.

**Text:** Size = 5" or 6" Height (Kern to fit width)  
Color = Sherwin Williams 6070 "Heron Plum" White or Similar  
Font = Zurich Cn BT Bold  
Style = All Caps - Bold  
Justification = Left - 3" from left edge of sign if no Logo or  
8" from left edge of sign if logo is used  
19 1/2" from left edge if logo is used  
Centered Vertically

**Background**

Size = 9"h x 66"w OR 19.5"W X 66"w (or as Approved by Property Owners Association)  
rounded corners with 1" radius

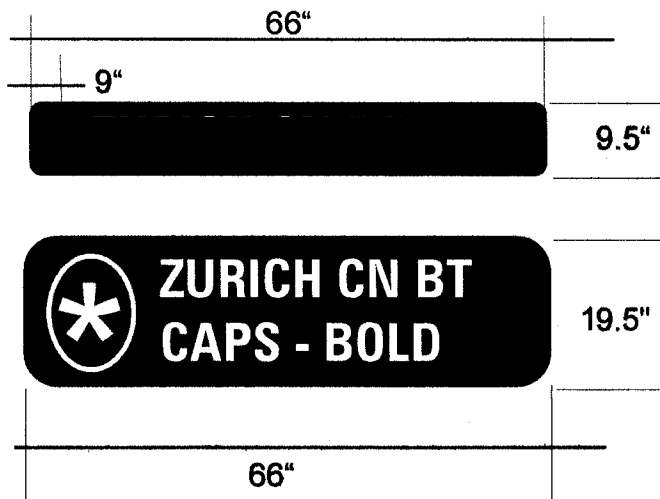
Color = Sherwin Williams 6062 "Rugged Brown" Painted both sides

**Logos:** place logo on left side of sign

center into 9"h x 9"w area on 9" high sign allowing 1" min border on all sides or

center into a 19.5"w X 19.5"h area on a 19.5" High sign allowing a 1 1/2 " minimum border

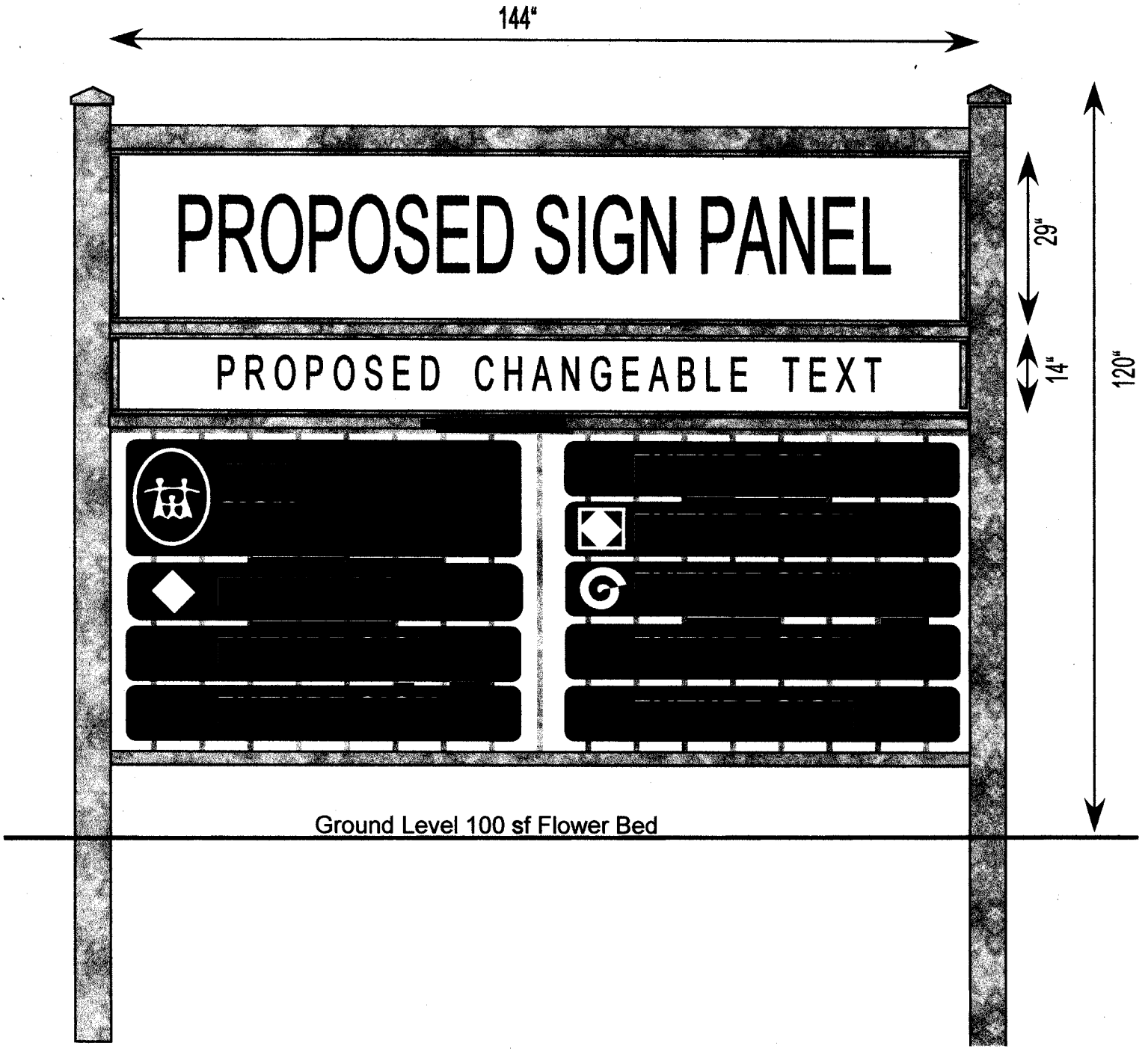
**Material:** 1/4 or 5/16" Aluminum Plate



Shared Development Sign  
(two sided, Identical to existing signs)

Total area of all signs permitted on this structure 150 square feet

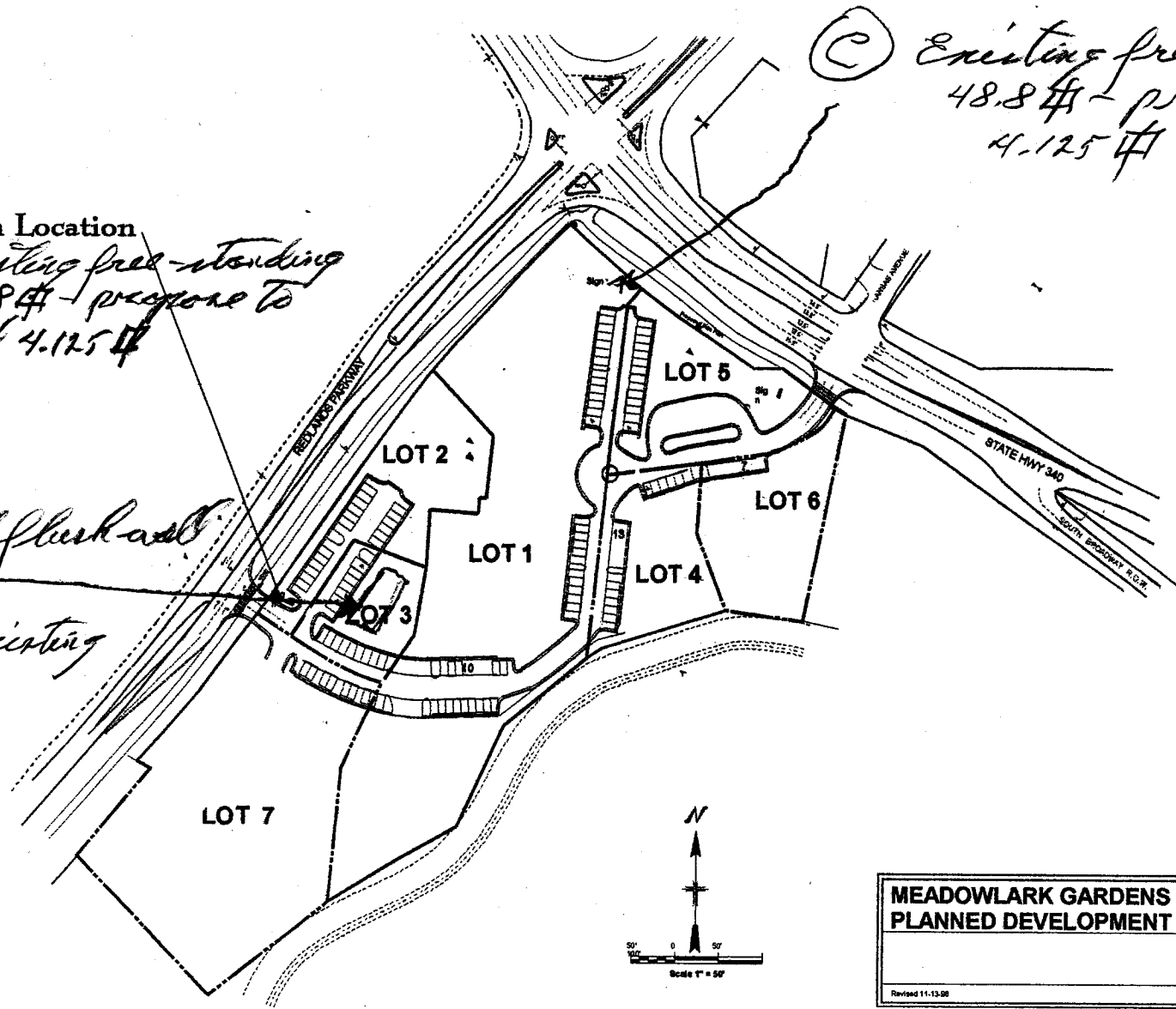
Total area proposed:	Sign Panel =	29 sf.
	Changeable Text =	14 sf.
	<u>TOTAL</u>	<u>43 sf</u>



© Existing free-standing  
48.8 ft - propose to add  
4.125 ft

ⓑ Sign Location  
Existing free-standing  
48.8 ft - propose to add  
4.125 ft

Ⓐ proposed flush add  
5.5 ft  
17.28 ft existing

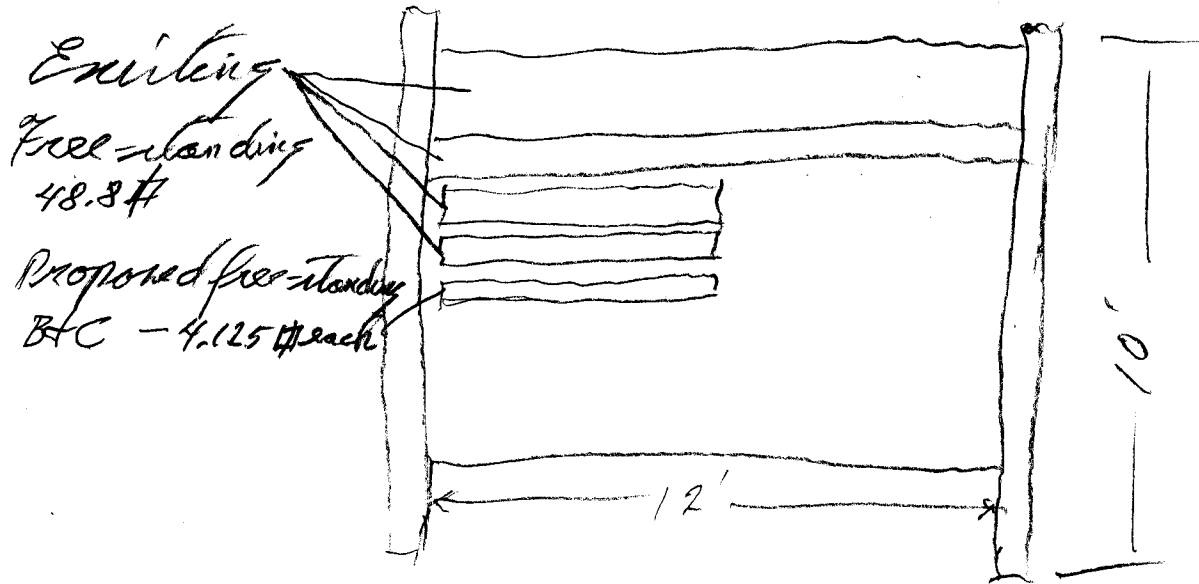


MEADOWLARK GARDENS  
PLANNED DEVELOPMENT  
Revised 11-13-98

839



Redlands Afterhours  
22 FT Redlands parking





COMMUNITY DEVELOPMENT

**CITY OF GRAND JUNCTION  
MINOR CHANGE TO A FINAL PLAN**

**FOR** )  
 )  
 Western Valley Family Practice )  
 Linda Wonders )  
 281 North Plum )  
 Fruita, CO 81521 )

**ADMINISTRATIVE DECISION  
APPROVING**

**File #MC-2004-027**

An application has been submitted by Western Valley Family Practice requesting a Minor Change to an approved Final Plan to allow a total of 30 square feet of signage for Lot 3 of Meadowlark Gardens. The application was considered administratively by the City of Grand Junction on February 26, 2004.

After considering all pertinent data, the Administrator **APPROVES** the Minor Change upon a finding that the proposal complies with all applicable sections of the Grand Junction Zoning and Development Code. The Minor Change is subject to the following condition:

1. A sign permit must be obtained for the existing signage located on the Western Valley Family Practice building, Lot 3, Meadowlark Gardens.

Please do not hesitate to contact me should you have any questions concerning this project, or if I may be of further assistance.

Sincerely,

Lisa E. Cox, AICP  
Senior Planner

H:\AdminProjects2004\MC-2004-027\MCapprovalLot3

3/1/04  
 Called Becky Sandoz  
 & advised