

(White: Community Development)

# 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	

(Pink: Code Enforcement)

BUSINESS	NAN	ME Redlands	Afferhou	2	ACTOR The Sign S	tallery
		ESS <u>2237 De</u>	Glands Phe	<del>'7</del>	SENO. 1041068	1 + 1 100
PROPERT					SS 1048 and pen	dent #-107
OWNER A	ADDR	ESS =	The state of	TELEPI	HONE NO. 24/	-6400
M	1.	FLUSH WALL	2 Square Feet per	Linear Foot of l	Building Facade	VED
Face Chan	ige Oi	nly (2,3 & 4):			Building Facade PPR  Building Facade PPR  t x Screet From Bowlark  are Feat x from Flontage	welopment
[]	2.	ROOF	2 Square Feet per	Linear Foot of l	Builting Facade	Jevo Association
[]	3.	FREE-STANDING	2 Traffic Lanes -	0.75 Square Fee	t x Sheet Frommedow Own	120/04
			4 or more Traffic	: Lanes - 1.5 Squ	are Feat x fire Prontage	Date
[ ]	4.	PROJECTING	0.5 Square Feet p	er each Linear F	Building Facade PPR  t x Street From Building Facade  foot of Building Facade  Service Signature See	Conditions
					Gionature See	
[ ] Existin	ig Ext	ternally or Internally Ill	uminated - No Cha	nge in Electrical	Service Sign No	n-Illuminated
(1 - 4)	Area	of Proposed Sign 5.3	Square Feet		i come la como In	a Lind plan
(1,2,4) (1 - 4) (2,3,4)	Street	Frontage /// L	inear Feet Clearance	nestern Western e to Grade 8	Vally Femily	Practice
		· · · · · · · · · · · · · · · · · · ·	inear Feet Clearance	Western get of Grade 8		
Existing	Signa	ge/Type:	inear Feet Clearanc	7.9	● FOR OFFICE	USE ONLY ●
Existing	Signa	· · · · · · · · · · · · · · · · · · ·	inear Feet Clearanc	Western 8 29 Sq. Ft.		USE ONLY ●
Existing	Signa	ge/Type:	inear Feet Learanc	7.9	● FOR OFFICE	USE ONLY ●
Existing	Signa	ge/Type:	inear Feet Learance Feet Clearance	7. 9 9-33 Sq. Ft.	FOR OFFICE Signage Allowed on Parce	USE ONLY ●
Existing	Signag	ge/Type:	inear Feet Learanc Feet Clearanc	2. 9 Sq. Ft. Sq. Ft.	FOR OFFICE Signage Allowed on Parce Building	USE ONLY ● 1: 30 Sq. Ft.
Existing	Signay	ge/Type:  (well on lot 3  Existing:	17,29 17.29	Sq. Ft. Sq. Ft. Sq. Ft. Sq. Ft.	For OFFICE Signage Allowed on Parce Building Free-Standing Total Allowed:	USE ONLY ●  1:  30 Sq. Ft.  Ø Sq. Ft.
Existing S	Signa	exallem lot 3  Existing:  Indirector	17:29 17:29 17:29 3 Mead	Sq. Ft. Sq. Ft. Sq. Ft.	FOR OFFICE Signage Allowed on Parce Building Free-Standing Total Allowed:	USE ONLY ● 1:  30 Sq. Ft.  Sq. Ft.  30 Sq. Ft.
Existing :  The part of the proposed in the pr	Total ENTS No s	Existing:  Con Let  ign may exceed 300 sexisting signage include	17.29 17.29 3 Mescl quare feet. A sep ling types, dimension	Sq. Ft.  Sq. Ft.  Sq. Ft.  Sq. Ft.  Sq. Ft.  arate sign permons, lettering, a	Signage Allowed on Parce Building Free-Standing Total Allowed:  A Control  This is required for each significant streets, alleys, ease	DISE ONLY ●  1:  30 Sq. Ft.  Sq. Ft.  30 Sq. Ft.  an. Attach a sketch of ements, property lines,
Existing:  The part of the proposed and location in the proposed and locat	Total  ENTS  No s and cions.	Existing:  Con Let  ign may exceed 300 sexisting signage include	17.29 17.29 3 Mescl quare feet. A sep ling types, dimension	Sq. Ft. Sq. Ft. Sq. Ft. Sq. Ft.  Allow  Parate sign permons, lettering, a hat no guy wire	Signage Allowed on Parce Building Free-Standing Total Allowed:	DISE ONLY ●  1:  30 Sq. Ft.  Sq. Ft.  30 Sq. Ft.  an. Attach a sketch of ements, property lines,

(Canary: Applicant)



### 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	18 04 2945	-181-15-00	03
Zone $PD$		. *	

(970) 244-1430			Zone		
BUSINESS NAME <u>Red 1</u> STREET ADDRESS 223		CONTRACTO LICENSE NO		Halley 1068	
PROPERTY OWNER		ADDRESS	1048 Indone	Vent A-109	
OWNER ADDRESS		TELEPHON	ENO. 24/-	6400	
[ ] 1. FLUSH WAI Face Change Only (2,3 & 4): [ ] 2. ROOF	L 2 Square Feet per Line 2 Square Feet per Line	ear Foot of Build		OVED Development Accociation	
	DING 2 Traffic Lanes - 0.75	Square Feet x S	reet FMO adow late	ers Association	
[ ] 4. PROJECTIN	4 or more Traffic Lan  G 0.5 Square Feet per ea	es - 1.5 Square F ach Linear Foot o	f Building Facate  Gionature See	on-Illuminated	
(1,2,4) Building Facade	gn 4,125 Square Feet		,		
(1 - 4) Area of Proposed Sig (1,2,4) Building Facade	gn <u>4.125</u> Square Feet  May Linear Feet  Linear Feet	sign pa	,		
(1 - 4) Area of Proposed Sig (1,2,4) Building Facade	gn <u>4.125</u> Square Feet  May Linear Feet  Linear Feet	sign pa	chage		
Area of Proposed Sig (1,2,4) Building Facade (1-4) Street Frontage (2,3,4) Height to Top of Sig Existing Signage/Type:	gn 4,125 Square Feet  M Linear Feet  Linear Feet  Feet Clearance to 6	sign pa	Hagel Feet	USE ONLY ●	
(1 - 4) Area of Proposed Sig (1,2,4) Building Facade (1 - 4) Street Frontage (2,3,4) Height to Top of Sig	gn 4/125 Square Feet  //A Linear Feet  //A Linear Feet  n Feet Clearance to 6	GradeSq. Ft. Si	Feet  FOR OFFICE	USE ONLY ●	
(1 - 4) Area of Proposed Sig (1,2,4) Building Facade	Square Feet    A   Linear Feet   Linear Feet     Feet Clearance to Cle	Grade  Gq. Ft.  Sq. Ft.  B	Feet  FOR OFFICE  Ignage Allowed on Parc	USE ONLY ● el:	
Area of Proposed Sig (1,2,4) Building Facade	Square Feet    A   Linear Feet   Linear Feet     Feet Clearance to 0     Square Feet   Linear Feet     Square Feet   Linear Fe	GradeSq. Ft. Si	Feet  FOR OFFICE  Ignage Allowed on Parcuilding	USE ONLY ● el: Sq. Ft.	

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## $S_{\text{IGN}}$ Permit

Permit No.

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

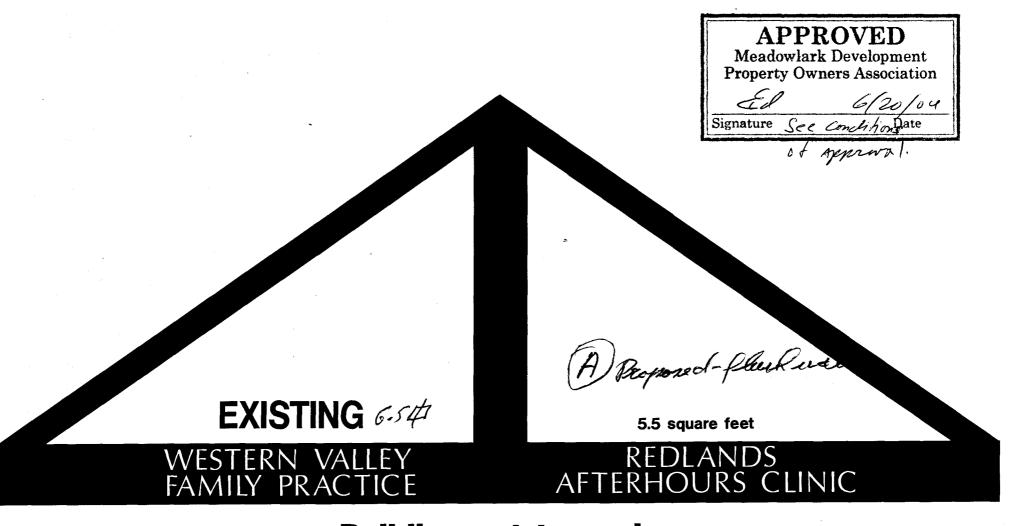
Permit No.		
Date Submitted _	6-18-0	4
FEE \$ 5.00		
Tax Schedule 29	45-181-	15-0031
Zone PD		

(970) 244-1-	430	Zone PD	
		•	
BUSINESS NAME Redbands STREET ADDRESS 12 37 Acception of the second seco	Londs Pure LICE ADI	ENSE NO. 2048  DRESS 1048 Independent of the policy of the	Haller 1068 don't A-109 1-6400
[] 1. FLUSH WALL	2 Square Feet per Linear Foot	of Building Facade	
Face Change Only (2,3 & 4):		- DOC	WED
[ ] 2. ROOF	2 Square Feet per Linear Foot	of Building Facach PPRC	evelopment
[X] 3. FREE-STANDING	2 Traffic Lanes - 0.75 Square	of Building Facad PPR Feet x treet Expende Vlark I Square Feet p Super Sontage	rs Association
	4 or more Traffic Lanes - 1.5	Square Feet p Strong Prontage	6/20/04
[ ] 4. PROJECTING	0.5 Square Feet per each Linea	of Building Facada Feet x treet Expended lark I Square Feet p Sport I Jonage ar Foot of Building Facade	Condition Date
			Constitution
Existing Externally or Internally Ill	luminated - No Change in Electr	ical Servi eSignat	on-Illuminated
	_	-	
(1 - 4) Area of Proposed Sign			
(1,2,4) Building Facade M/A	Linear Feet <i>Slease Med</i> inear Feet	sign packog	0
• /	Feet Clearance to Grade	Feet	
	rect clearance to Grade		HEE ONLY
Existing Signage/Type:		● FOR OFFICE	USE ONLY •
Free Marding	48-2 Sq. Ft.	Signage Allowed on Parce	el:
	Sq. Ft.	Building	Sq. Ft.
	Sq. Ft.	Free-Standing	Sq. Ft.
Total Existing:	49.8 Sq. Ft.	Total Allowed:	Sa. Ft.
COMMENTS: On Tot	Meadowlark	Larden	
	•		
NOTE: No sign may exceed 300 s	quare feet. A separate sign p	ermit is required for each sig	n. Attach a sketch of
proposed and existing signage includ			
and locations. Roof signs shall be m	anufactured such that no guy w	rires, braces or supports shall	be visible. Cox
Yours & Brenth.	6-14-08 (4	and Hadipe	uso Col
Applicant's Signature	Date Commu	nity Development Approval	Date

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**Building not to scale** 

REGLANDS AFTERHOUS: <

9 by 66 panel for existing free standing monument signs (2) Per Property Ownes 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" form left edge of sign if lo go is used
19 1/2" from left edge if logo is used
Centered Vertically

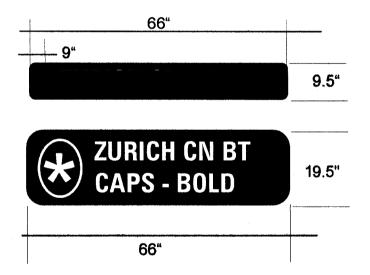
#### Background

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

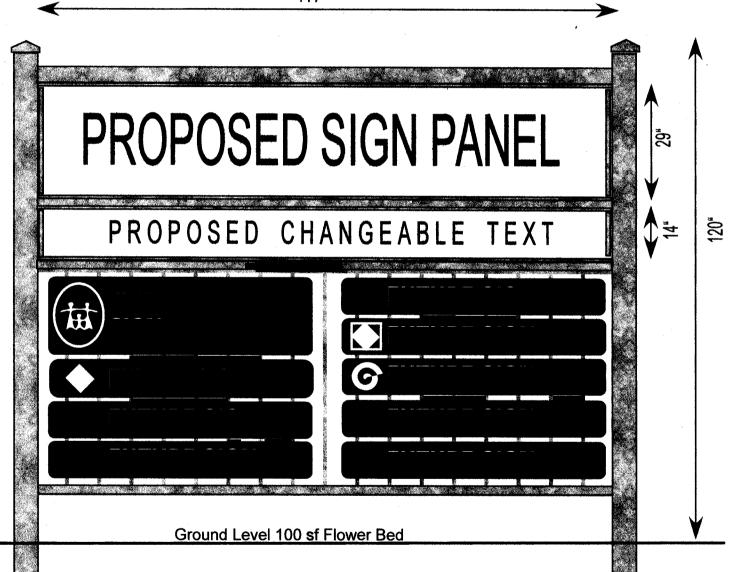
Total area proposed:

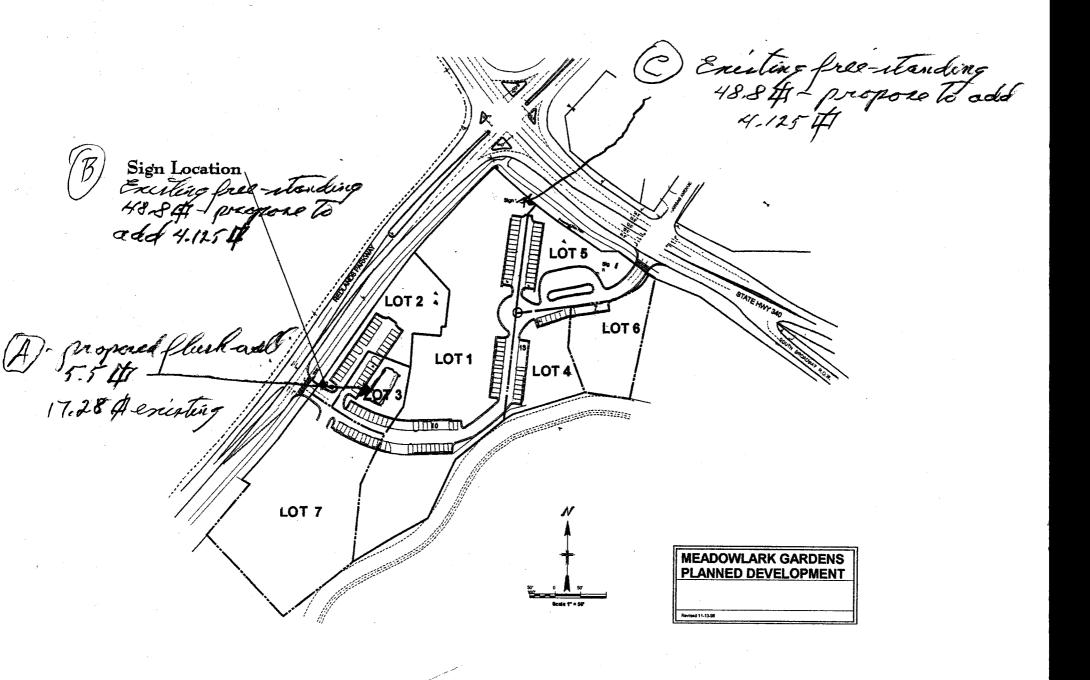
Sign Panel = 29 sf.

Changeable Text = 14 sf.

TOTAL 43

144"





Redlands Afterhours 2277 Redlands parkery

Exciteirs
Free standing
48.8 ft
Proposed free standing
B+C - 4.125 peach



COMMUNITY DEVELOPMENT

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

FOR )	ADMINISTRATIVE DECISION APPROVING
Western Valley Family Practice )	
Linda Wonders )	
281 North Plum )	File #MC-2004-027
Fruita, CO 81521 )	en e

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 ! may be of further assistance.

Sincerely.

Lisa E. Cox, AICP

Senior Planner

H:AdminProjects2004/MC-2004-027/MCapprovalLot3

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4- 20 Backs ent

250 NORTH 5TH STREET, GRAND JUNCTION, CO 8150: P [970] 244 1430 F [970] 256 4031 www.gjcity.org

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