



# SIGN CLEARANCE

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

Clearance No. \_\_\_\_\_  
Date Submitted 5-14-04  
Fee \$ 25.00  
Zone PD

2

TAX SCHEDULE 2945-021-09-093 CONTRACTOR ANGEL SIGN CO.  
BUSINESS NAME NORTHWOODS APARTMENTS LICENSE NO. 2040074  
STREET ADDRESS 3505 NORTH 12<sup>th</sup> ST ADDRESS SAD N. WESTGATE DR.  
PROPERTY OWNER NORTHWOODS PARTNERSHIP (BETTY) TELEPHONE NO. 244-8934  
OWNER ADDRESS 11991 SAN VINCENTE BLVD. #446 CONTACT PERSON DENZIL  
LOS ANGELES, CAL 90049

- 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: ~~13.5~~ 13.5 Square Feet  
(1,2,4) Building Façade: 220 Linear Feet  
(1 - 4) Street Frontage: 380 Linear Feet  
(2 - 5) Height to Top of Sign: 5' Feet      Clearance to Grade: 2' Feet  
(5) Distance from all Existing Off-Premise Signs within 600 Feet: N/A Feet

**EXISTING SIGNAGE/TYPE:**

<u>FLUSH WALL</u>	<u>30</u> Sq. Ft.
_____	_____ Sq. Ft.
_____	_____ Sq. Ft.
_____	_____ Sq. Ft.
Total Existing:	<del>20</del> <u>30</u> Sq. Ft.

**● FOR OFFICE USE ONLY ●**

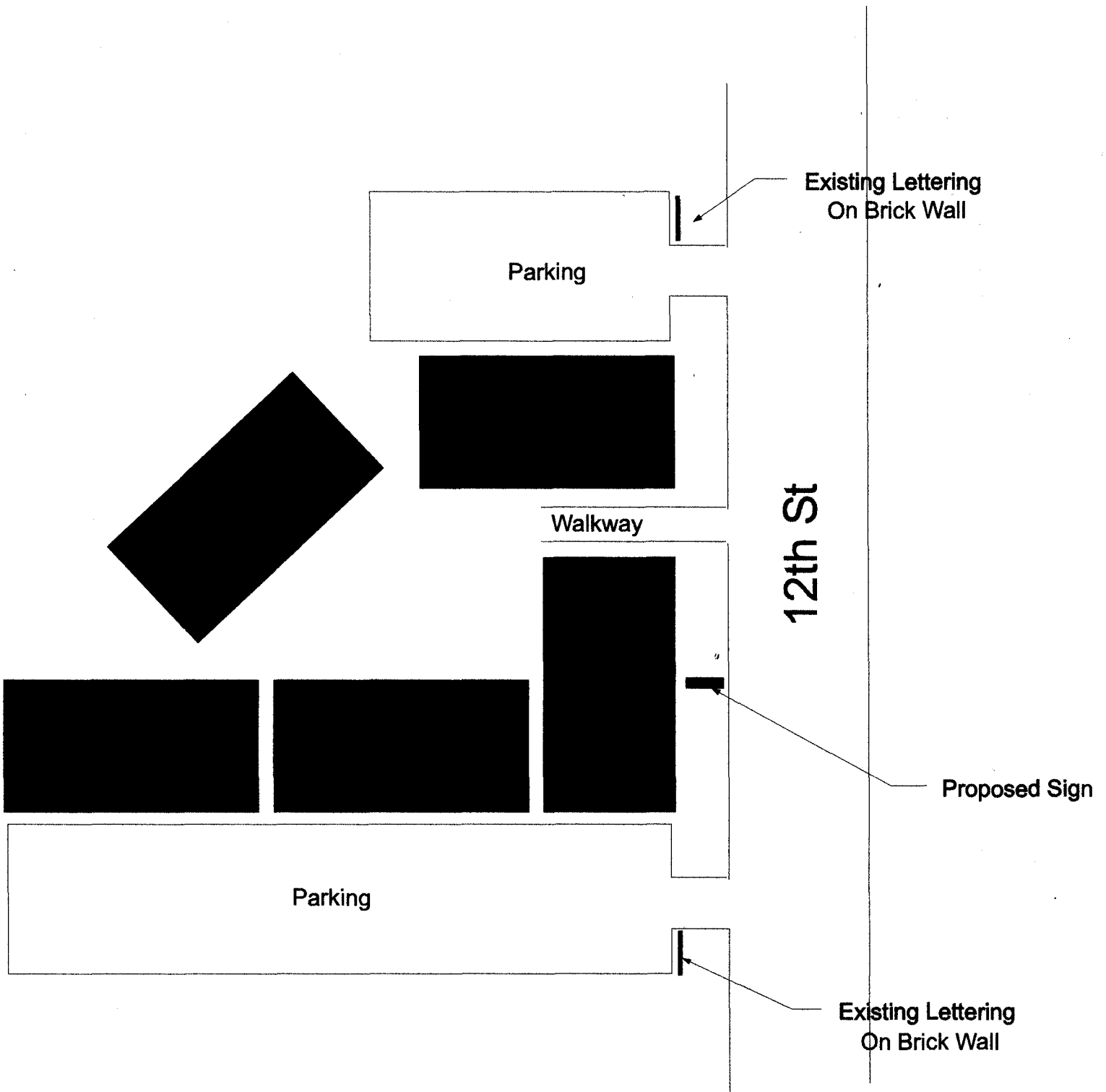
Signage Allowed on Parcel:	<u>N 12th St</u>
Building	<u>440</u> Sq. Ft.
Free-Standing	<u>285</u> Sq. Ft.
Total Allowed:	<u>440</u> Sq. Ft.

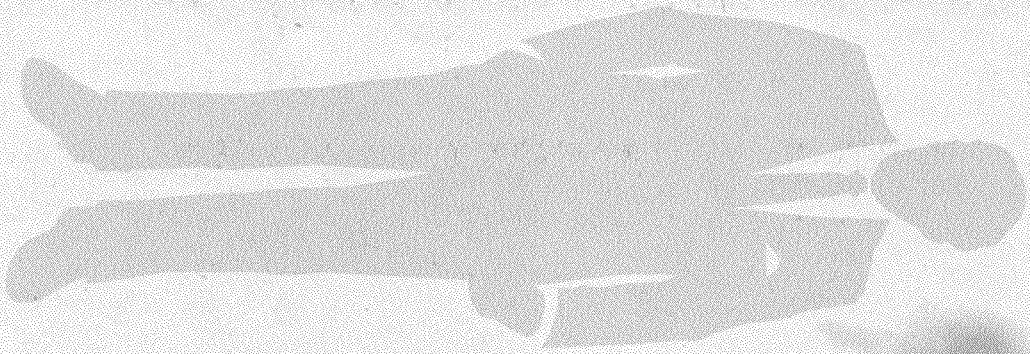
COMMENTS: signs can remain up but not exceed 32 ft of signage allowed.

**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.  
Denzil Howard 5/14/04      Wishu Dagon 5/2/04  
Applicant's Signature      Date      Community Development Approval      Date

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

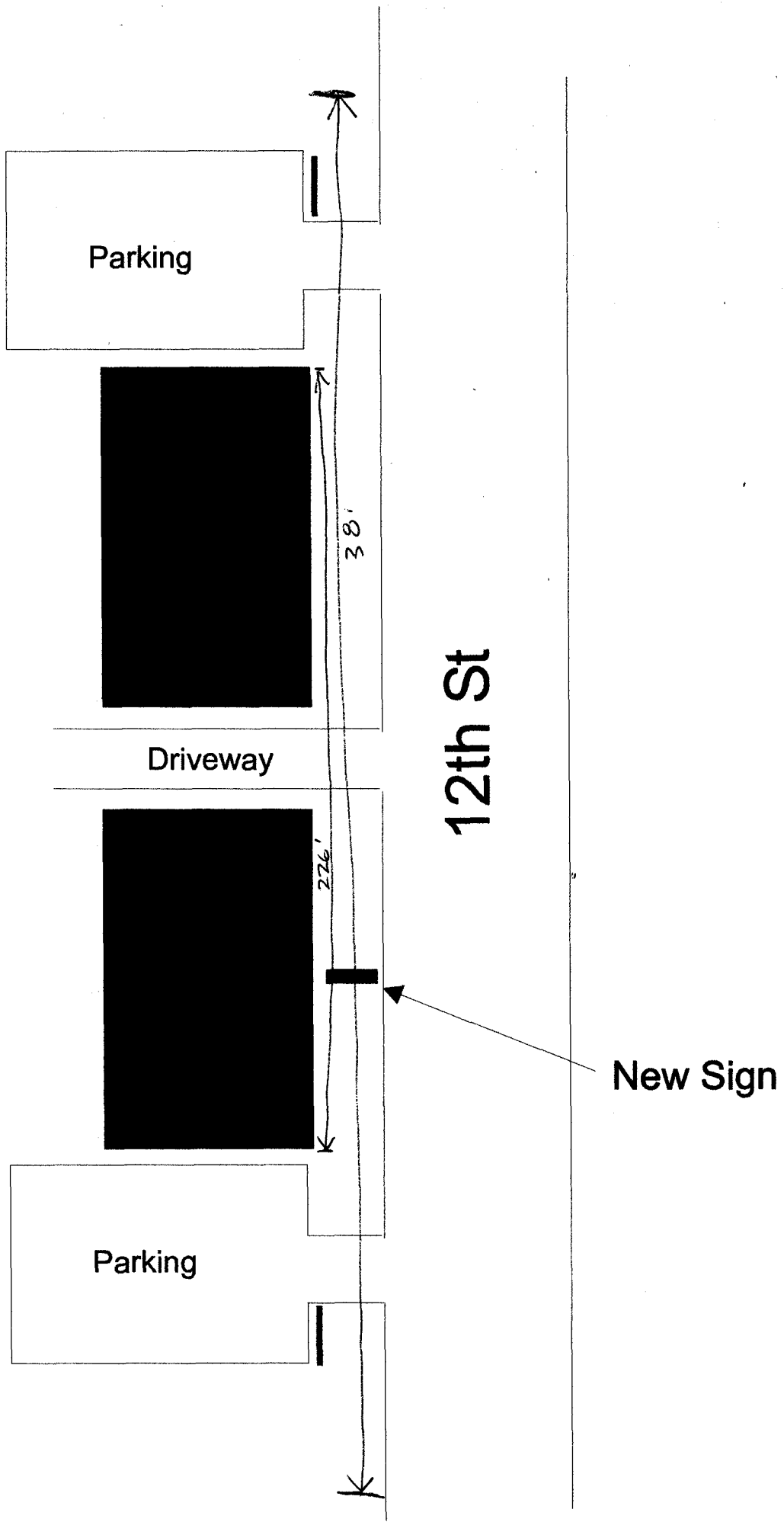




3505

NORTHWOODS  
NOODS  
APARTMENTS

243-1676



Parking

Driveway

Parking

12th St

New Sign

38'

226'

# City of Grand Junction GIS Zoning Map

## Airport Zones

- AIRPORT ROAD
- CLEAR ZONE
- CRITICAL ZONE
- RUNWAY 22
- RUNWAY 29
- TAXI WAY

## Flood Plain Information

- 100-Year Floodplain
- 500-Year Floodplain
- Floodway
- Outside 500-Year Floodplain
- Outside Study Area
- Revised 100-Year Floodplain
- Revised 500-Year Floodplain
- Revised Floodway
- Zoom in for Zoning

## City Limits Boundary

- Grand Junction

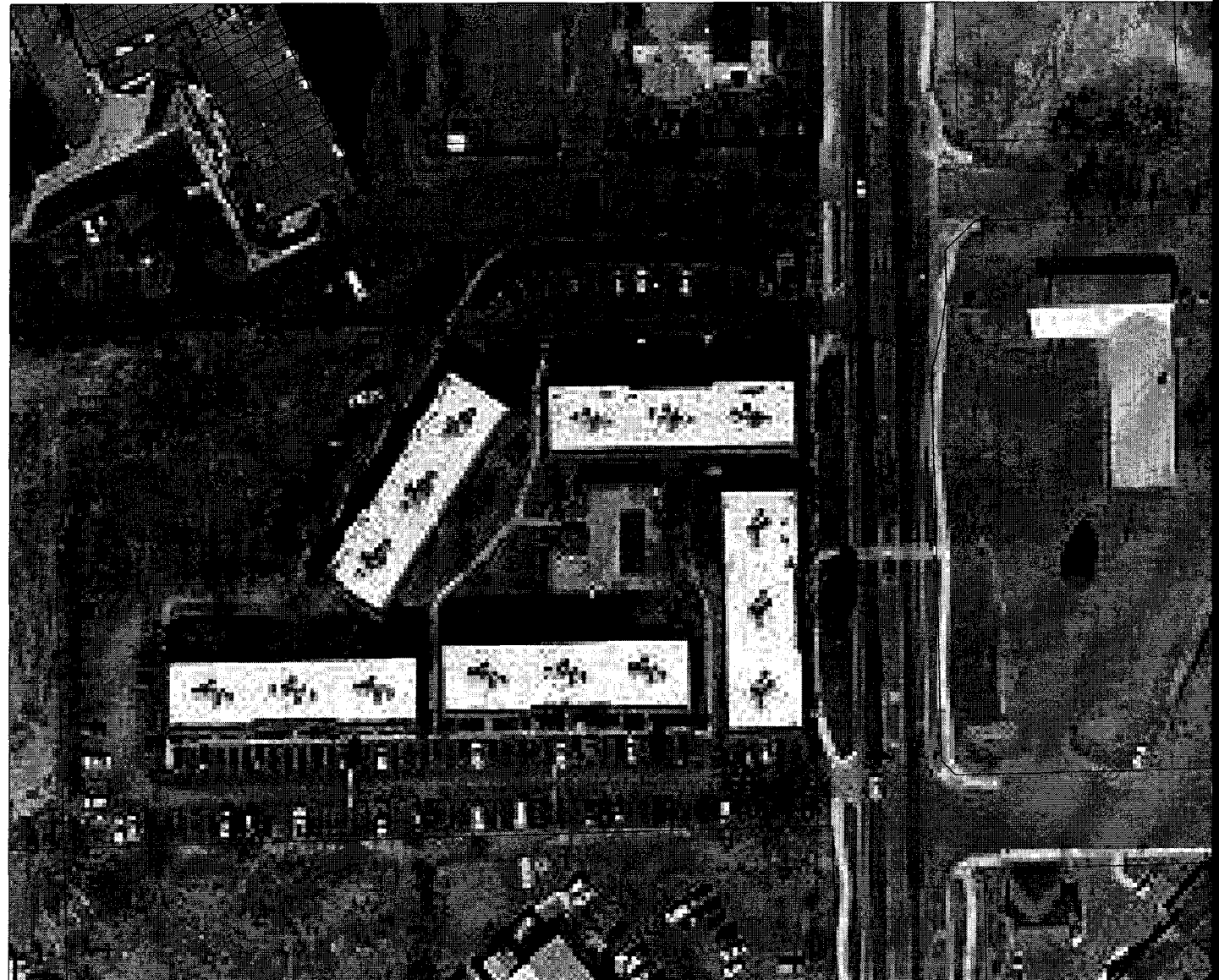
## Palisade Grand Jct Buffer Zone

## Fruita / Grand Junction Buffer

## Air Photos

## 2002 Photos

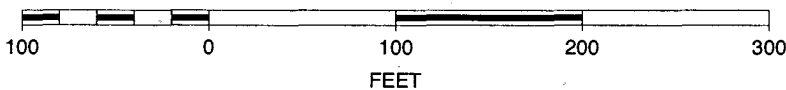
## Highways



SIGN 13.5 sq ft

EXISTING 2 x 10 sq ft

SCALE 1 : 1,233



22' to bldg front  
5' to street curb



6.5  
1.9  
1.4



RESOLUTION NO. 73-91

CONCERNING THE ISSUANCE OF A REVOCABLE PERMIT TO  
NW ASSOCIATES, LTD.

WHEREAS, NW Associates, Ltd., a Colorado Limited Partnership, which represents that it is the owner of Northwood, a subdivision of a part of the City of Grand Junction located in the SE1/4 NE1/4 of Section 2, Township 1 South, Range 1 West of the Ute Meridian, also known as 3505 and 3559 North 12th Street, has petitioned the City Council of the City of Grand Junction, Colorado, for a Revocable Permit to allow existing sidewalk and landscape improvements, a lighted sign and three (3) flag poles in the public right-of-way for North 12th Street as shown on the attached Exhibit A; and

WHEREAS, the City Council of the City of Grand Junction has determined that such action would not at this time be detrimental to the inhabitants of the City;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO:

That the City Manager, on behalf of the City and as the act of the City, is hereby directed to grant the attached Revocable Permit to the above-named Petitioner, its heirs, successors and assigns, to allow existing sidewalk and landscape improvements, a lighted sign and three (3) flag poles within the public right-of-way aforedescribed, subject, however, to the several terms, covenants and conditions contained in the attached Revocable Permit.

PASSED and ADOPTED this 6th day of November, 1991.

Attest:

Neva S. Lockhart, CMC  
City Clerk

Carl W. Sells

President of the Council

## REVOCABLE PERMIT

WHEREAS, NW Associates, Ltd., a Colorado Limited Partnership, which represents that it is the owner of Northwood, a subdivision of a part of the City of Grand Junction located in the SE1/4 NE1/4 of Section 2, Township 1 South, Range 1 West of the Ute Meridian, also known as 3505 and 3559 North 12th Street, has petitioned the City Council of the City of Grand Junction, Colorado, for a Revocable Permit to allow existing sidewalk and landscape improvements, a lighted sign and three (3) flag poles in the public right-of-way for North 12th Street as shown on the attached Exhibit A; and

WHEREAS, the City Council of the City of Grand Junction has determined that such action would not at this time be detrimental to the inhabitants of the City;

NOW, THEREFORE, IN ACCORDANCE WITH THE ACTION OF THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO:

There is hereby granted to NW Associates, Ltd., a Colorado Limited Partnership, its heirs, successors and assigns, a Revocable Permit to allow existing sidewalk and landscape improvements, a lighted sign and three (3) flag poles within the public right-of-way as described; provided, however, that the issuance of this Revocable Permit shall be conditioned upon the following:

1. The Petitioner shall, at the Petitioner's expense, maintain the sidewalk in good repair and keep the same open for use by the general public;
2. The landscape improvements shall be maintained in a manner which will not limit sight distance or create any other hazardous situation or dangerous condition for vehicular or pedestrian traffic;
3. The existence and maintenance of the sidewalk, landscape improvements, lighted sign and flag poles shall be subordinate to all existing utilities and irrigation facilities and all preexisting easements;
4. The Petitioner will not hold the City liable for any damages caused to the aforementioned improvements as a result of the City's or any other Public Utility's maintenance or future installation of roadway improvements or public utilities within the as described public right-of-way;
5. This Revocable Permit shall be issued only upon the concurrent execution by the Petitioner of an agreement that the Petitioner will save and hold the City, its officers, employees and agents harmless from, and indemnify the City, its officers, employees and agents, with respect to any claims or causes of action however stated arising out of the encroachment or use granted, and that upon revocation of this Permit, the Petitioner will, within thirty (30) days of notice of revocation, peaceably surrender said right-of-way to the City and, at its own expense, remove any encroachment so as to restore the right-of-way to its original condition.

DATED this 8th day of November, 1991.

Attest:

Neva B. Lockhart, CMC  
City Clerk

Mark K. Achen  
Mark K. Achen, City Manager

Acceptance:

Dolores M. Ellison VP  
Dolores M. Ellison

NW Associates, Ltd., a Colorado  
Limited Partnership  
By: LOWE DEVELOPMENT CORPORATION  
general partner  
Peter R. O'Keefe  
Peter R. O'Keefe  
Vice President



AGREEMENT

NW Associates, Ltd., a Colorado Limited Partnership, for itself, its heirs, successors and assigns, does hereby agree that it will abide by each and every condition contained in the foregoing Permit; that it shall indemnify the City of Grand Junction, its officers, employees and agents, and hold it, its officers, employees and agents harmless from all claims and causes of action as recited in said Permit; and that upon revocation of the Permit, it agrees to within thirty (30) days peaceably surrender said public right-of-way to the City and, at its own expense, remove any encroachment so as to restore the right-of-way to its original condition.

DATED at Grand Junction, Colorado, this 11<sup>th</sup> day of NOVEMBER, 1991.

Attest:

NW Associates, Ltd., a Colorado Limited Partnership  
By: LOWE DEVELOPMENT CORPORATION  
general partner  
Peter R. O'Keefe  
Peter R. O'Keefe  
Vice President

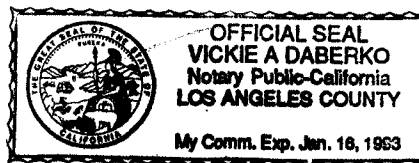
Dolores M. Ellison  
Dolores M. Ellison

STATE OF CALIFORNIA )  
                                  ) ss:  
COUNTY OF LOS ANGELES)

The foregoing Agreement was acknowledged before me this 11th day of November, 1991, by Peter R. O'Keefe as Vice President and by Dolores M. Ellison as Vice Pres. and Secretary of NW Associates, Ltd., a Colorado Limited Partnership. Low Development Corporation, the general partner

Witness my hand and official seal.  
My Commission expires: 1-16-93

Vickie A. Daberko  
Notary Public



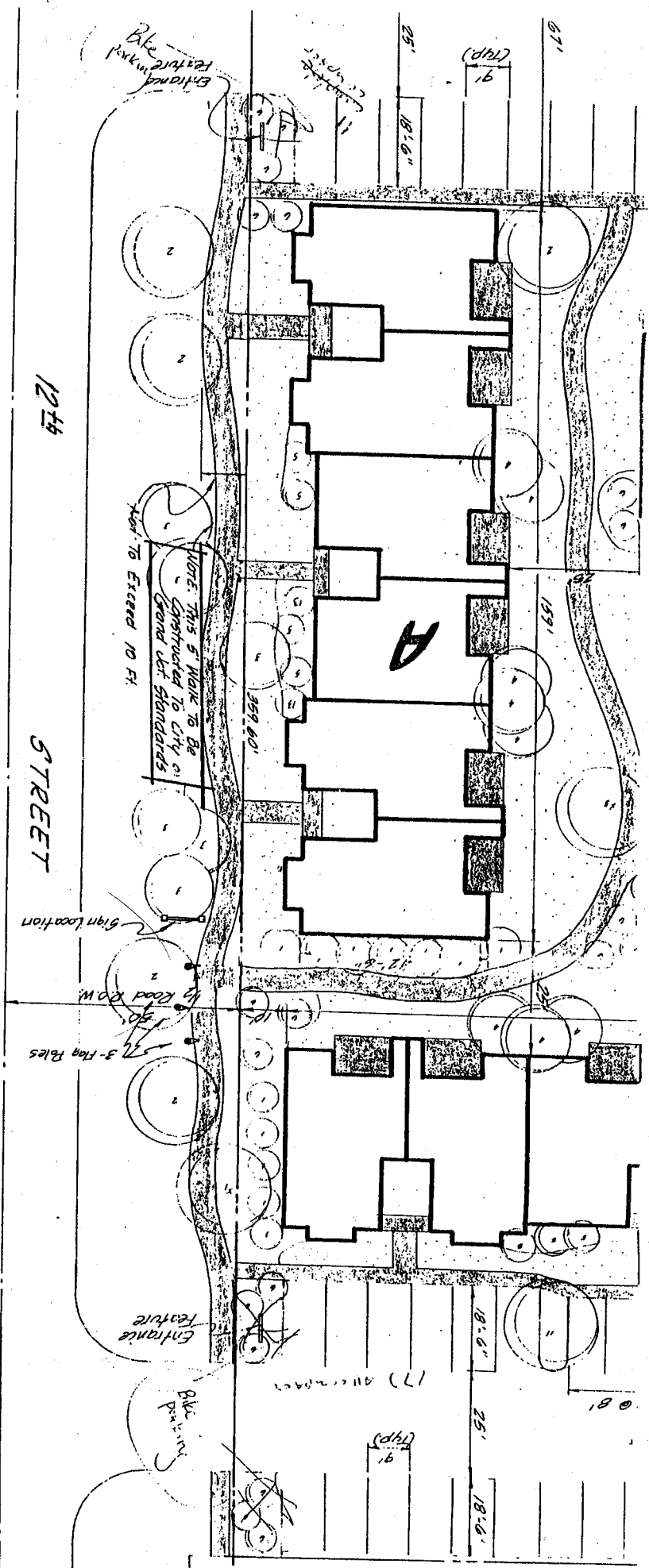


EXHIBIT A

1274

STREET