



# SIGN CLEARANCE

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

Clearance No.	_____
Date Submitted	<u>8-24-06</u>
Fee \$	<u>25.00</u>
Zone	<u>C-1</u>

TAX SCHEDULE	<u>2701-302-34-017</u>	CONTRACTOR	<u>ANGEL SKIN CO.</u>
BUSINESS NAME	<u>CROSSROADS DENTAL</u>	LICENSE NO.	<u>2060053</u>
STREET ADDRESS	<u>2733 CROSSROADS</u>	ADDRESS	<u>510 N. WESTGATE DR.</u>
PROPERTY OWNER	<u>MIKE GADEKEN</u>	TELEPHONE NO.	<u>244-8934</u>
OWNER ADDRESS	<u>2733 CROSSROADS</u>	CONTACT PERSON	<u>DEUZIL</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<br>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: 50 Square Feet

(1,2,4) Building Façade: 66 Linear Feet      Building Façade Direction: North South East West

(1 - 4) Street Frontage: 415 Linear Feet      Name of Street: CROSSROADS BLVD.

(2 - 5) Height to Top of Sign: 5 Feet      Clearance to Grade: 0 Feet

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

**EXISTING SIGNAGE/TYPE & SQUARE FOOTAGE:**

_____	<u>50</u>	Sq. Ft.
_____	_____	Sq. Ft.
_____	_____	Sq. Ft.
_____	_____	Sq. Ft.
Total Existing:	_____	Sq. Ft.

**FOR OFFICE USE ONLY**

Signage Allowed on Parcel for ROW:

Building	<u>132</u>	Sq. Ft.
Free-Standing	<u>311</u>	Sq. Ft.
Total Allowed:	<u>311</u>	Sq. Ft.

COMMENTS: \_\_\_\_\_

**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.

Deuzil Howard      8/24/06      Y/Ischi Aragon      8/25/06

Applicant's Signature      Date      Community Development Approval      Date

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



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

Clearance No.	_____
Date Submitted	<u>8-24-06</u>
Fee \$	<u>5.00</u>
Zone	<u>C-1</u>

TAX SCHEDULE	<u>2701-302-34-017</u>	CONTRACTOR	<u>ANGEL SIGN CO</u>
BUSINESS NAME	<u>CROSSROADS DENTAL</u>	LICENSE NO.	<u>2060053</u>
STREET ADDRESS	<u>2733 CROSSROADS</u>	ADDRESS	<u>540 N. WESTGATE DR.</u>
PROPERTY OWNER	<u>MIKE GADELLEN</u>	TELEPHONE NO.	<u>244-8934</u>
OWNER ADDRESS	<u>2733 CROSSROADS</u>	CONTACT PERSON	<u>DENZIL</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<br>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: 52 Square Feet  
 (1,2,4) Building Façade: 66 Linear Feet      Building Façade Direction: North South East West  
 (1 - 4) Street Frontage: 415 Linear Feet      Name of Street: CROSSROADS BLVD  
 (2 - 5) Height to Top of Sign: 15 14 Feet      Clearance to Grade: 10.5 Feet  
 (5) Distance from all Existing Off-Premise Signs within 600 Feet: \_\_\_\_\_ Feet

EXISTING SIGNAGE/TYPE & SQUARE FOOTAGE:	
_____	_____ Sq. Ft.
_____	_____ Sq. Ft.
_____	_____ Sq. Ft.
Total Existing:	_____ Sq. Ft.

FOR OFFICE USE ONLY	
Signage Allowed on Parcel for ROW:	
Building	<u>120</u> Sq. Ft.
Free-Standing	<u>311</u> Sq. Ft.
Total Allowed:	<u>311</u> Sq. Ft.

COMMENTS: \_\_\_\_\_

**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.

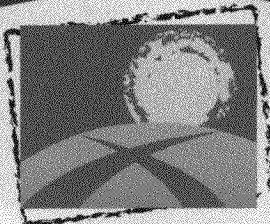
Denzil Forward      8/24/06      Mildred Magnum      8/25/06  
 Applicant's Signature      Date      Community Development Approval      Date

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

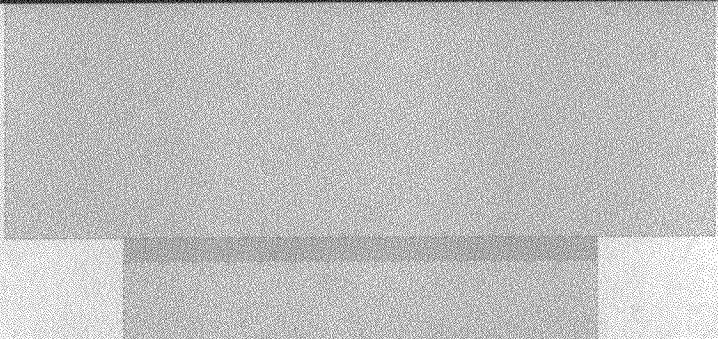
2

144 in

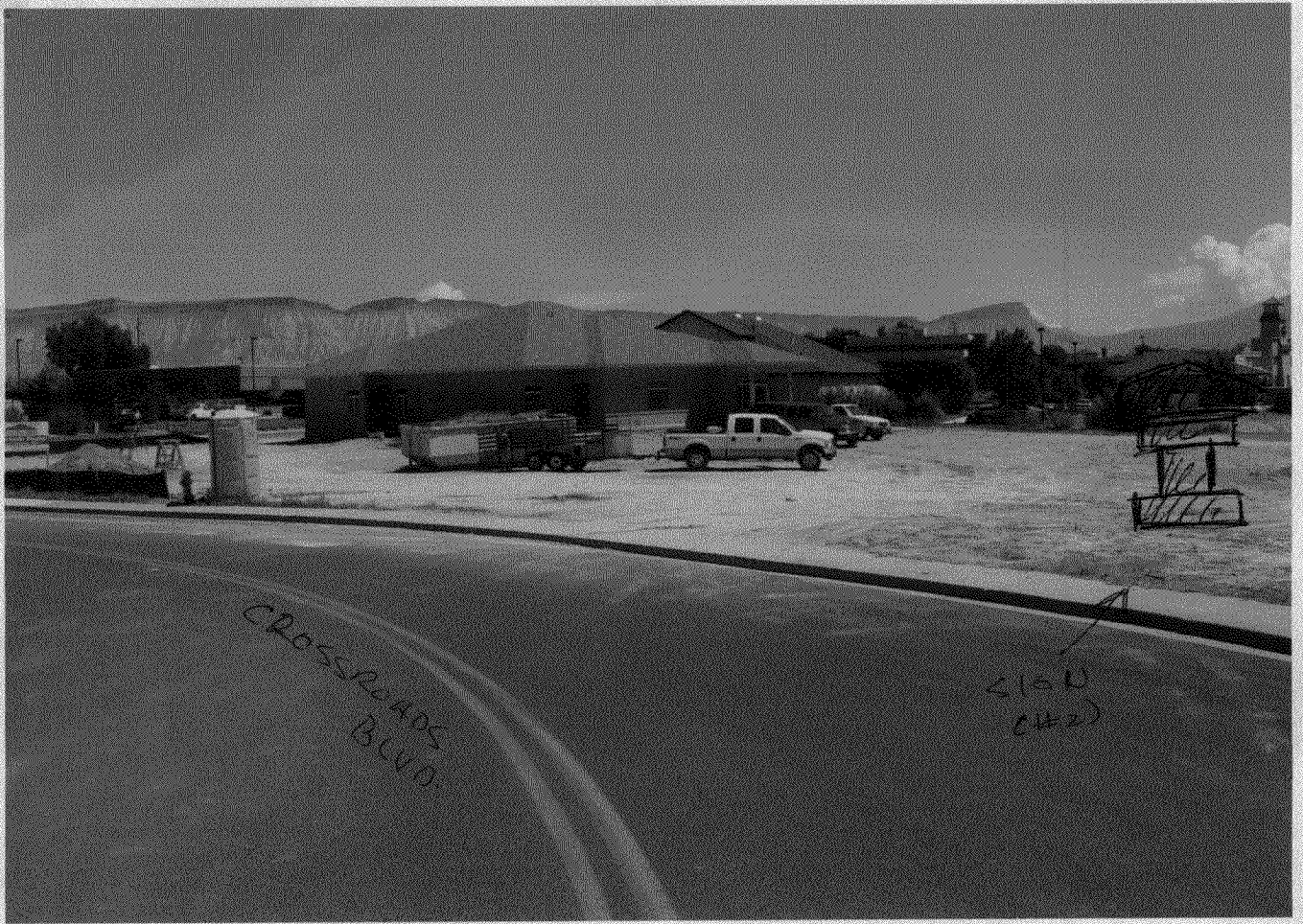
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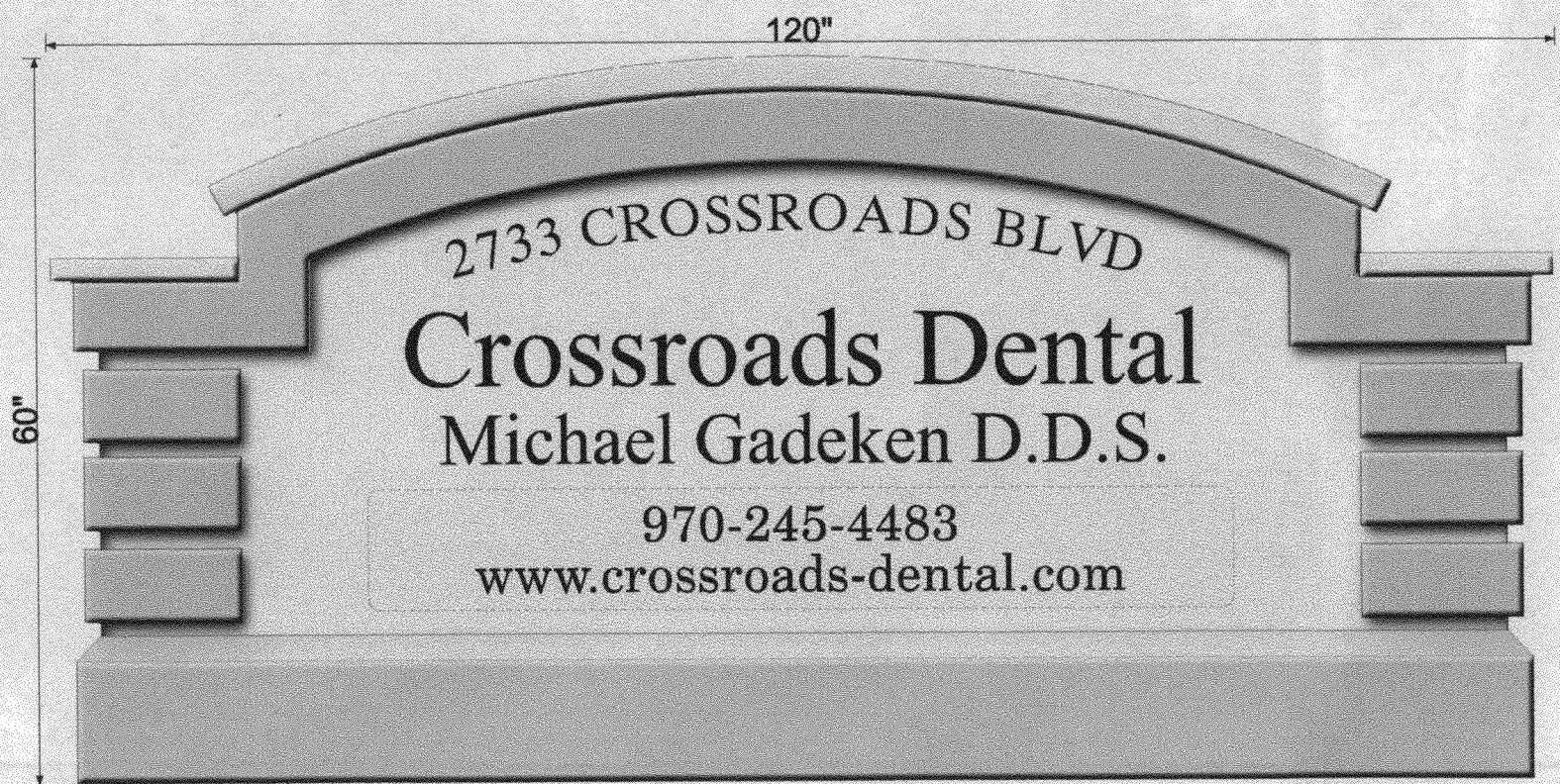
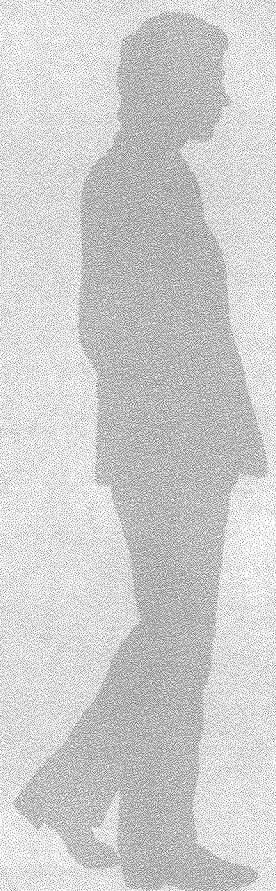
**Crossroads Dental**  
Michael Gadeken D.D.S.













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CROSSBOROS BLVD.

SIGN (#1)



2701-362-35-014

ZONED C-1

LOT 9

CROSSROADS BOULEVARD

DEMO ±40LF CURB/GUTTER & WALK  
INSTALL DRIVEWAY CUT CITY OF GJ STANDARDS

CLEAR ZONE  
SEE GENERAL NOTE 9

DEMO EXISTING CURB CUT &  
REPLACE WITH CURB/GUTTER &  
SIDEWALK

POINT OF SEWER CONNECTION

S86°01'56"E 75.00

EXISTING 10' UTILITY EASEMENT

=180.32  
=120.00  
=86°05'41"  
=163.82  
=N50°55'13"E  
=112.09

AR ZONE  
GENERAL NOTE 9

±37LF 4" SANITARY SEWER SERVICE

2-FT WIDE BY 10-FT LONG V-PAN (TYP. OF 7)

PROPOSED SIGN LOCATION  
DRIVER'S VIEW POINT

FUTURE BUILDING  
1,157 SF  
FF=4747.50

**PROPOSED BUILDING**  
**3,263.5 SF**  
**FF=4747.50**

DRAIN TROUGH  
SEE DETAIL, SHEET G-1

STEPS TO BASEMENT

BUILDING FOUNDATION DRAIN

**2739 CROSSROADS BLVD.**  
**ZONE C-1**  
**BLOCK 2, LOT 17**  
**0.995 ACRES, 43356.4 SF**

STANDARD ACCESSIBLE  
PARKING STALL (SEE DETAIL  
THIS SHEET)

HUNTCO BIKE RACK  
OR EQUAL  
(2 BIKE MIN.)  
(SEE ARCH DRAWINGS  
FOR DETAILS)

N07°52'23"E 116.02

EXISTING 10' UTILITY EASEMENT

PROPOSED 14' MULTI-PURPOSE EASEMENT

10 SPACES  
9.00' (TYP.)  
28.00'

18.50' (TYP.)  
8" THK. REINFORCED CONCRETE TRASH PAD (SEE ARCH DRAWINGS FOR DETAILS)

SINGLE INLET #1 W/SUMP PUMP  
CRATE=4742.69  
SUMP=4737.86  
INV IN=4741.19(SE-12")  
INV IN=4741.19(NE-2")  
INV OUT=4741.30(NW-4")  
(SEE DETAIL, SHEET G-1)

11 SPACES

2,300 CF DETENTION POND

14 SPACES

96.81LF 12" HDPE @ 0.5%

EXISTING 15' UTILITY EASEMENT

N86°01'56"W 202.82 (Basis of bearings)

INTERSTATE 70

10.00'  
REAR SETBACK

N00°02'19"E 227.47

44.00'  
EXISTING PAVEMENT

ELEC. BOX  
UTIL. PED.  
UTIL. PED.

Spl. Vol.

**GENERAL NOTES**

SURVEYING SYSTEMS, INC.

SIGN LOCATIONS SHOWN ARE APPROXIMATE, ALL SIGNS TO BE IN ACCORDANCE WITH CITY OF GRAND JUNCTION SIGN CODE. SEPERATE "SIGN PACKAGE" WILL BE SUBMITTED FOR CITY