

SIGN (A)



Public Works and Planning Department
250 North 5th Street, Grand Junction CO 81501
Tel: (970) 244-1430 FAX (970) 256-4031

Sign Permit

For Signs that DO NOT Require
a Building Permit

Date Submitted 12/19/08
Fee \$ 25.00
Zone C-1

TAX SCHEDULE NO. 2945-004-17-002 CONTRACTOR BUD'S SIGNS
BUSINESS NAME G.V. FOOT & ANKLE LICENSE NO. 2080160
STREET ADDRESS 2478 PATTERSON #142 ADDRESS 1040 PITKIN
PROPERTY OWNER KOKOPELLI INVESTMENTS TELEPHONE 245-7700
OWNER ADDRESS SAME CONTACT PERSON BUD PREUSS

- 1. FLUSH WALL 2 Square Feet per Linear Foot of Building Façade
- 2. ROOF 2 Square Feet per Linear Foot of Building Façade
- 3. PROJECTING 0.5 Square Feet per each Linear Foot of Building Façade
- 4. FREE-STANDING 2 Traffic Lanes - 0.75 Square Feet x Street Frontage
4 or more Traffic Lanes - 1.5 Square Feet x Street Frontage

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

(1-4) Area of Proposed Sign: 3075 Square Feet
(1-3) Building Façade: 89 Linear Feet Building Façade Direction: North South East West
(4) Street Frontage: 330 Linear Feet Name of Street: PATTERSON
(2-4) Height to Top of Sign: 12 Feet Clearance to Grade: 9'6" Feet

EXISTING SIGNAGE TYPE & SQUARE FOOTAGE:	
_____	_____ Sq. Ft.
_____	_____ Sq. Ft.
_____	_____ Sq. Ft.
Total Existing:	<u>0</u> Sq. Ft.

FOR OFFICE USE ONLY	
Signage Allowed on Parcel:	
Building	<u>138</u> Sq. Ft.
Free-Standing	<u>495</u> Sq. Ft.
Total Allowed:	<u>495</u> Sq. Ft.

COMMENTS: THESE REPLACE THE REMAX 4000 SIGNS THE SAME SQ. FT.

NOTE: No sign may exceed 300 square feet. A separate sign permit 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. Roof signs shall be manufactured such that no guy wires, braces or supports shall be visible.

I hereby attest that the information on this form and the attached sketches are true and accurate.

[Signature]
Applicant's Signature

12/19/08
Date

[Signature]
Planning Approval

12/22/08
Date

SIGN (B)



Public Works and Planning Department
250 North 5th Street, Grand Junction CO 81501
Tel: (970) 244-1430 FAX (970) 256-4031

Sign Permit

For Signs that DO NOT Require
a Building Permit

Date Submitted 12/19/08
Fee \$ 5.00
Zone C-1

TAX SCHEDULE NO. 2945-004-17-002 CONTRACTOR BUD'S SIGNS
BUSINESS NAME G.V. FOOT & ANNE LICENSE NO. 2080160
STREET ADDRESS 2478 PATTERSON #152 ADDRESS 1040 PITKIN
PROPERTY OWNER KOKOPEVI INVESTMENT TELEPHONE 245-7700
OWNER ADDRESS SAME CONTACT PERSON BUD PREUSS

- 1. FLUSH WALL 2 Square Feet per Linear Foot of Building Façade
- 2. ROOF 2 Square Feet per Linear Foot of Building Façade
- 3. PROJECTING 0.5 Square Feet per each Linear Foot of Building Façade
- 4. FREE-STANDING 2 Traffic Lanes - 0.75 Square Feet x Street Frontage
4 or more Traffic Lanes - 1.5 Square Feet x Street Frontage

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

(1-4) Area of Proposed Sign: 45 35 Square Feet
(1-3) Building Façade: 69 Linear Feet Building Façade Direction: North South East West
(4) Street Frontage: 330 Linear Feet Name of Street: PATTERSON
(2-4) Height to Top of Sign: 12 Feet Clearance to Grade: 9'6" Feet

EXISTING SIGNAGE TYPE & SQUARE FOOTAGE:

<u>12/17/08</u> Flush wall on East	<u>25</u>	Sq. Ft.
_____	_____	Sq. Ft.
_____	_____	Sq. Ft.
Total Existing	<u>25</u>	Sq. Ft.

FOR OFFICE USE ONLY

Signage Allowed on Parcel:

Building	<u>138</u>	Sq. Ft.
Free-Standing	<u>495</u>	Sq. Ft.
Total Allowed:	<u>495</u>	Sq. Ft.


COMMENTS: THESE SIGNS REPLACE EXISTING REMAX 4000
SIGNS THE SAME SQ. FT.


NOTE: No sign may exceed 300 square feet. A separate sign permit 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. Roof signs shall be manufactured such that no guy wires, braces or supports shall be visible.


I hereby attest that the information on this form and the attached sketches are true and accurate.

[Signature] 12/19/08 [Signature] 12/22/08
Applicant's Signature Date Planning Approval Date







City of Grand Junction GIS Zoning Map ©

 **Redline**

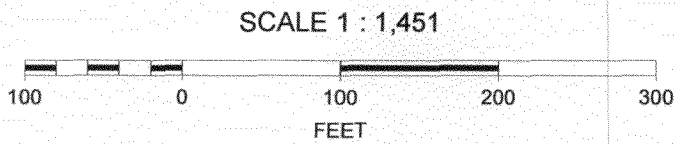
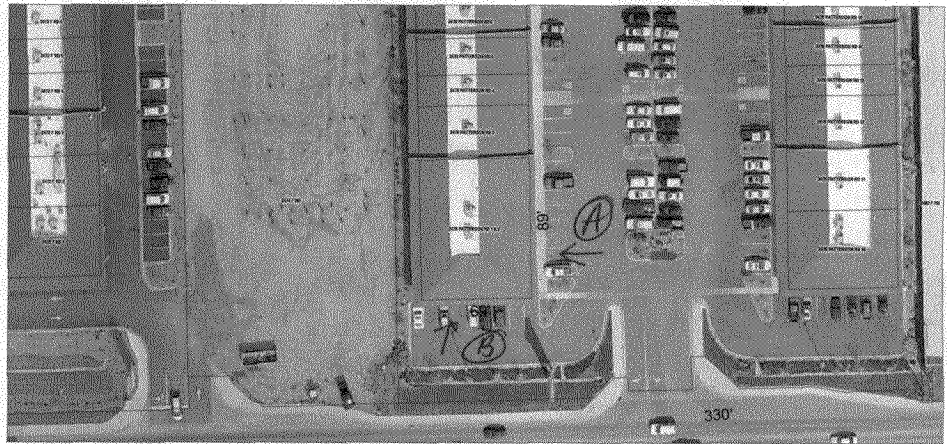
 **201 Persigo Service Area**

 **Urban Growth Boundary**

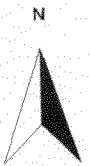
Airport Zones

-  Airport Road
-  Clear Zone
-  Critical Zone
-  Runway 22
-  Runway 29
-  Taxi Way

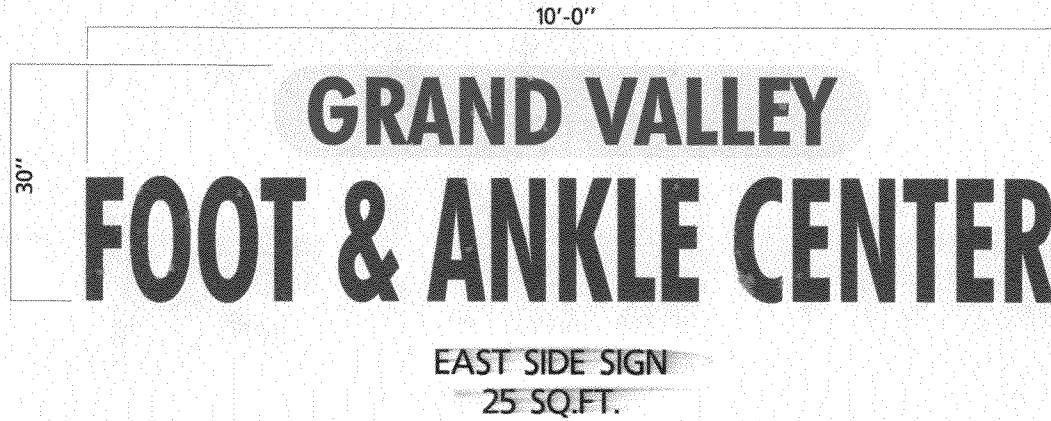
ZOOM IN FOR LAND USE



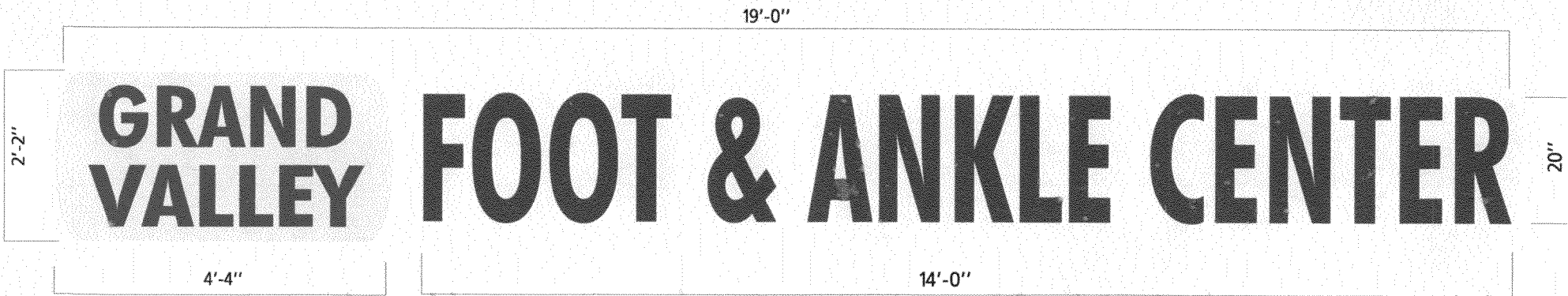
← PATTENSON ROAD →



"CINDY"



$$30" \times 120" = 3600 \text{ INCHES}^2$$
$$\div 144 = 25 \phi$$



$$26" \times 52" = 1352 \text{ INCHES}^2$$
$$\div 144 = 9.39 \phi$$

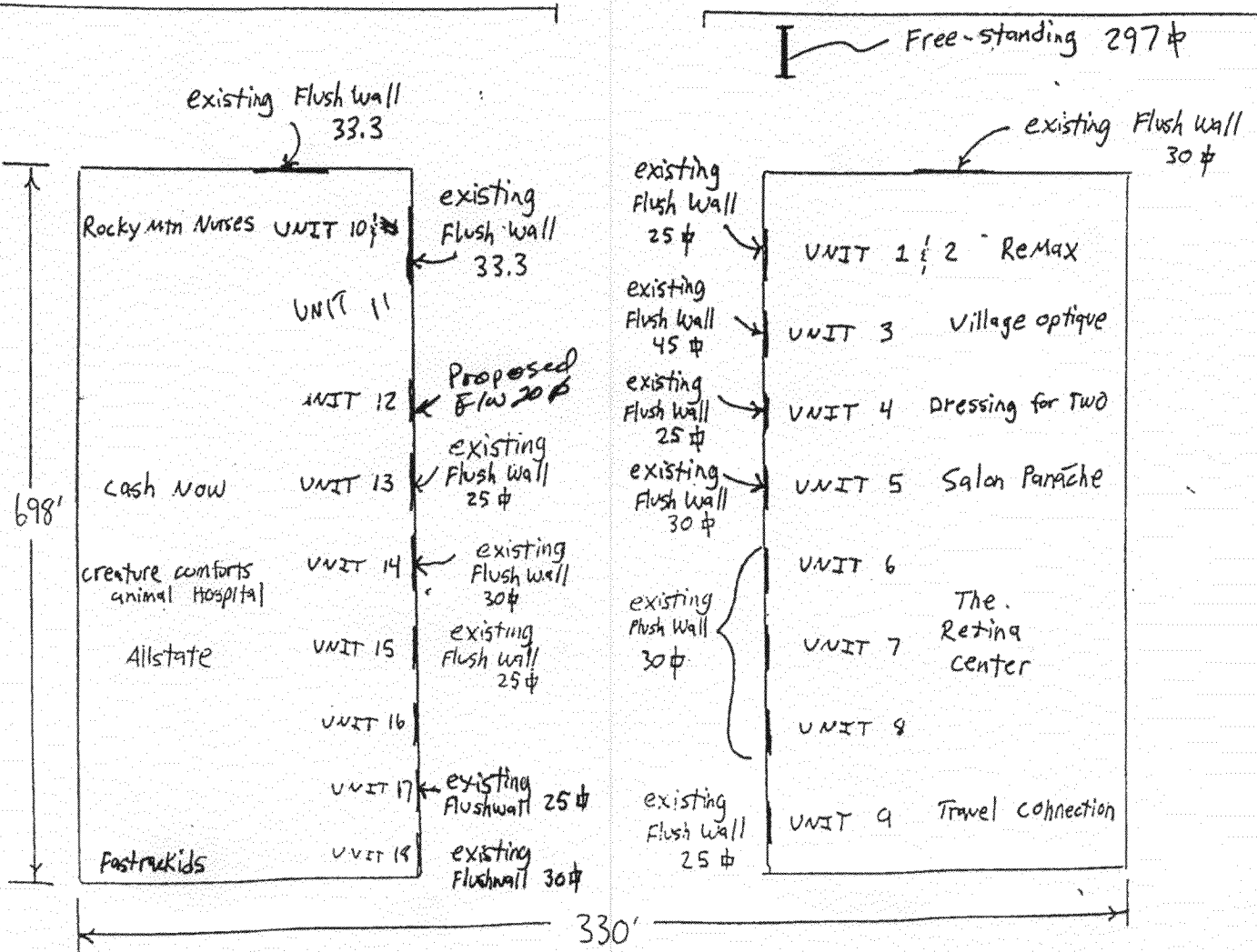
SOUTH SIDE SIGN
35 SQ. FT.

$$20" \times 168" = 3360 \text{ INCHES}^2$$
$$\div 144 = 23.33 \phi$$

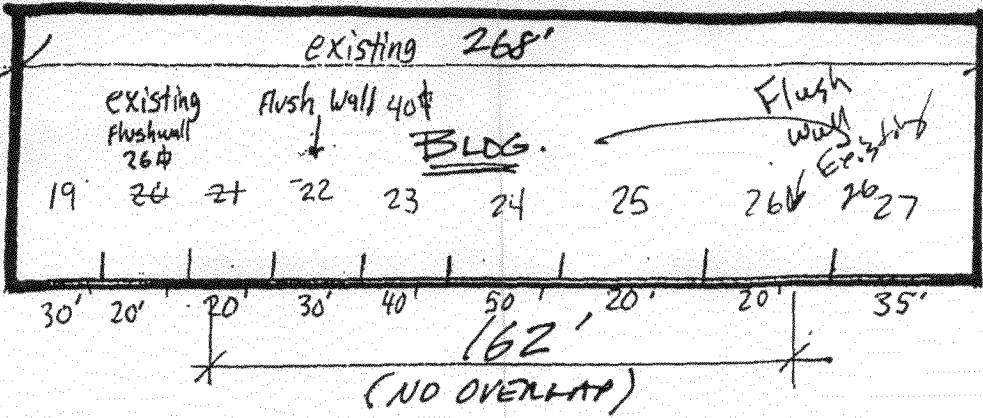
34 ϕ

N
↓
Patterson Village

2478 Patterson



2003

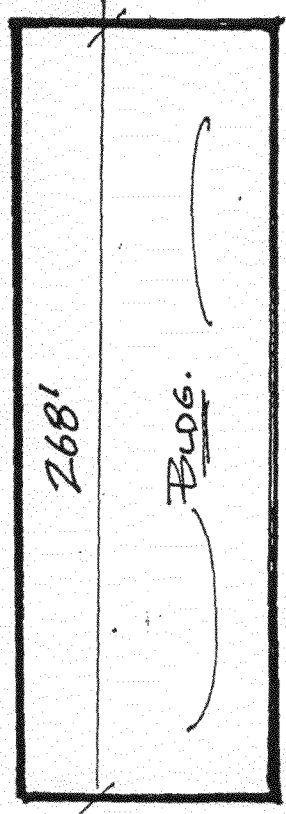
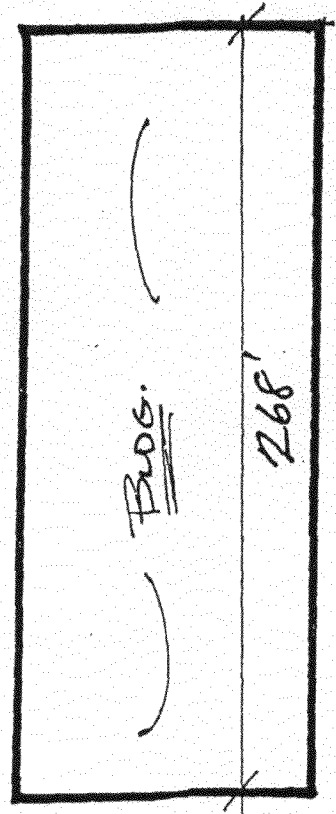


ST. FRONTAGE

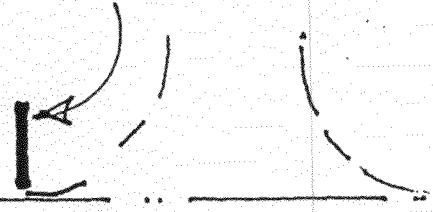
$330' \times 1.5 = 495\phi$

Bldg. FRONTAGE

$698' \times 2 = 1396\phi$



FREESTANDING
297' SIGN



330'

← PAVED (or) ROAD →

NORTH



SIGN CLEARANCE

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

Clearance No.	82479
Date Submitted	11-19-01
Fee \$	25.00
Zone	C-1

Handwritten initials: AC

TAX SCHEDULE	2945-044-00-181	CONTRACTOR	BUD'S SIGNS, INC.
BUSINESS NAME	PATTELDON VILLAGE SQUARE	LICENSE NO.	20010087
STREET ADDRESS	2478 PATTELDON RD.	ADDRESS	1035 WTE
PROPERTY OWNER	DETE MILLER	TELEPHONE NO.	245-7700
OWNER ADDRESS	SAME	CONTACT PERSON	BUD

<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: 297 Square Feet
 (1,2,4) Building Façade: 698 Linear Feet
 (1 - 4) Street Frontage: 330 Linear Feet
 (2 - 5) Height to Top of Sign: 38 Feet Clearance to Grade: 8 Feet
 (5) Distance from all Existing Off-Premise Signs within 600 Feet: _____ Feet

EXISTING SIGNAGE/TYPE:

_____	_____ Sq. Ft.
_____	_____ Sq. Ft.
_____	_____ Sq. Ft.
Total Existing:	<u>0</u> Sq. Ft.

● FOR OFFICE USE ONLY ●

Signage Allowed on Parcel:

Building	<u>1396</u> Sq. Ft.
Free-Standing	<u>495</u> Sq. Ft.
Total Allowed:	<u>1396</u> Sq. Ft.

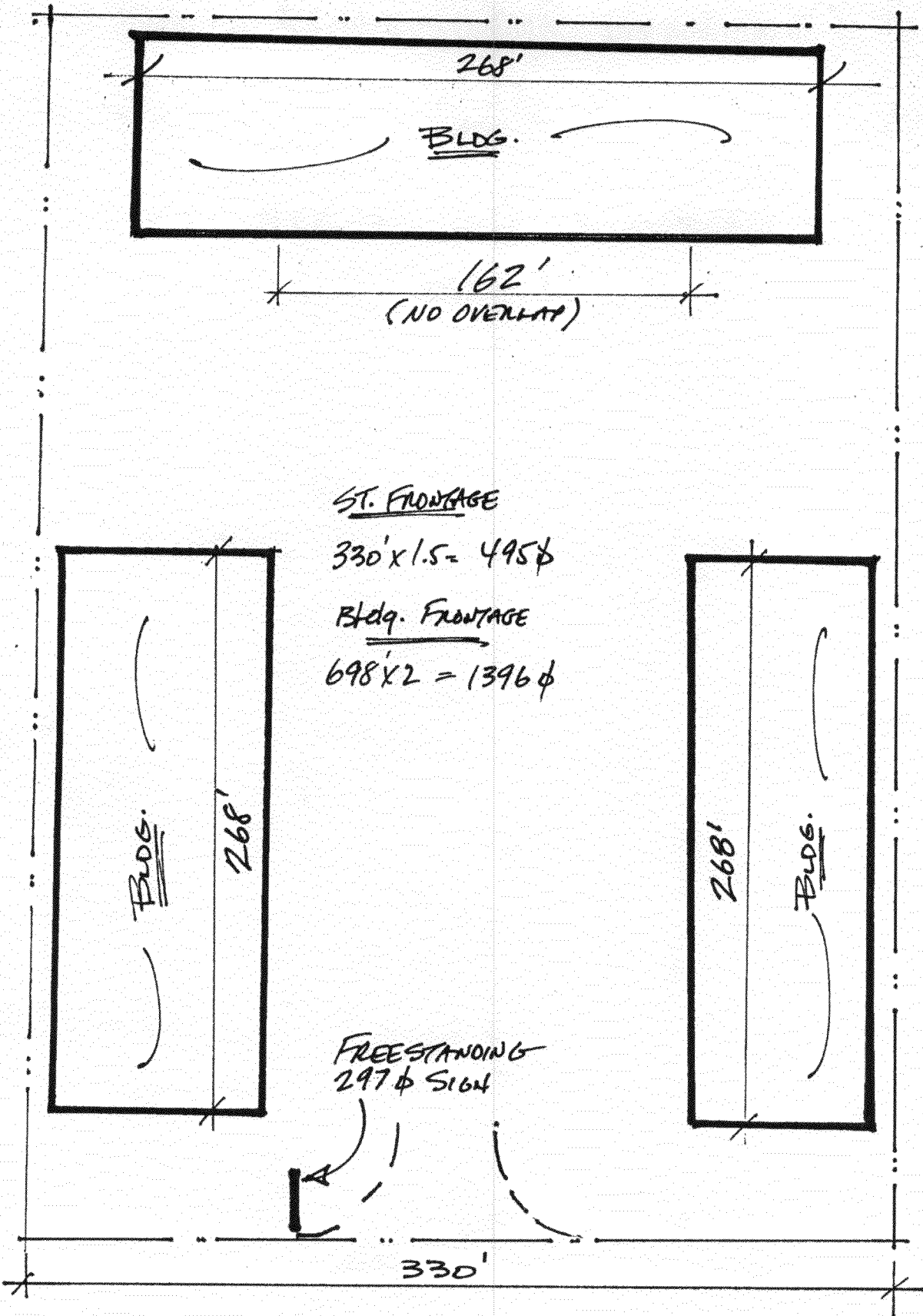
COMMENTS: ATTACHED IS A MASTER SIGN PLAN FOR FUTURE TENNANTS

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.

[Signature] 11-19-01 C. Faye Johnson 11/20/01
 Applicant's Signature Date Community Development Approval Date

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



PATTERSON ROAD

Patterson Village Square Sign Regulations
2478 Patterson, Grand Junction, CO 81505

To Promote consistency of the signage on the exterior of the building, Patterson Village Square Condominiums Sign Regulations are as follows:

1. City of Grand Junction Sign Permits are required for all new sign installations.
2. Only a licensed sign contractor shall obtain permits and install signs.
3. Illumination of signs will be allowed.

4. Unit signage is limited as follows:

3500 Sq Ft Unit	68 sq ft
2800 Sq Ft Unit	55 sq ft
2380 Sq Ft Unit	46 sq ft
2100 Sq Ft Unit	41 sq ft
1680 Sq Ft Unit	33 sq ft
1400 Sq Ft Unit	27 sq ft

5. Maximum width allowance on flush wall signs will be thirty (30) inches.

6. Flush wall sign shall be located six (6) inches above the "pop out" located over the entrance door and shall be centered between the unit boundary lines. Flush wall sign border will match the building border.

7. Monument Signage allowance for units is estimated as follows:

3500 Sq Ft Unit	16 sq ft
2800 Sq Ft Unit	13 sq ft
2380 Sq Ft Unit	11 sq ft
2100 Sq Ft Unit	10 sq ft
1680 Sq Ft Unit	6.25 sq ft
1400 Sq Ft Unit	6.25 sq ft

Signage allowance subject to change with final Monument Design.

8. **ALL SIGNS MUST** be submitted to the 12th Street Plaza Condominium Association for approval of sign material, size, color, and design.

9. All Sign allowances are subject to change due to unforeseen circumstances.

14'-0"

2'-8"

3'-0"

PATTERSON VILLAGE
S · Q · U · A · R · E

MAIN NAME SIGN
42 Sq. Ft.

TENANT PANEL SIGN
255 Sq. Ft.

TOTAL 297 Sq. Ft.

38'-2" OVERALL HEIGHT

25'-6"

8'-0"

10' 0"

