CITY OF Grand Junction COLORADO

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

Sign Permit CLEARANCE

For Signs that DO NOT Require a Building Permit

Date Submitted 11/16/09
Fee $ 25.00
Zone PD

TAX SCHEDULE NO. 2943-063-46-002
BUSINESS NAME Grand Valley Family Medicine
STREET ADDRESS 603 28 3/4 rd
PROPERTY OWNER Monument Realty Holdings LLC
OWNER ADDRESS _____

CONTRACTOR The Sign Smith
LICENSE NO. 2090934
ADDRESS 570 E crete cir
TELEPHONE 970-244-9197
CONTACT PERSON Ernie

[ ]	1. FLUSH WALL	2 Square Feet per Linear Foot of Building Façade
[ ]	2. ROOF	2 Square Feet per Linear Foot of Building Facade
[ ]	3. PROJECTING	0.5 Square Feet per each Linear Foot of Building Facade
[X]	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

[X] **Existing Externally or Internally Illuminated – No Change in Electrical Service** [ ] **Non-Illuminated**

(1-4) Area of Proposed Sign: 24 Square Feet
(1-3) Building Façade: 93 Linear Feet
(4) Street Frontage: ~~155~~ 155 Linear Feet
(2-4) Height to Top of Sign: 5 Feet

Building Facade Direction: North South East West
Name of Street: F rd
Clearance to Grade: _____ Feet

EXISTING SIGNAGE TYPE & SQUARE FOOTAGE:

_____ _____ Sq. Ft.
_____ _____ Sq. Ft.
_____ _____ Sq. Ft.
Total Existing: _____ Sq. Ft.

FOR OFFICE USE ONLY

Signage Allowed on Parcel:
Building 186 ~~232.5~~ Sq. Ft.
155 ~~x 1.5~~ Free-Standing ~~232.5~~ Sq. Ft.
Total Allowed: ~~232.5~~ 232.50 Sq. Ft.

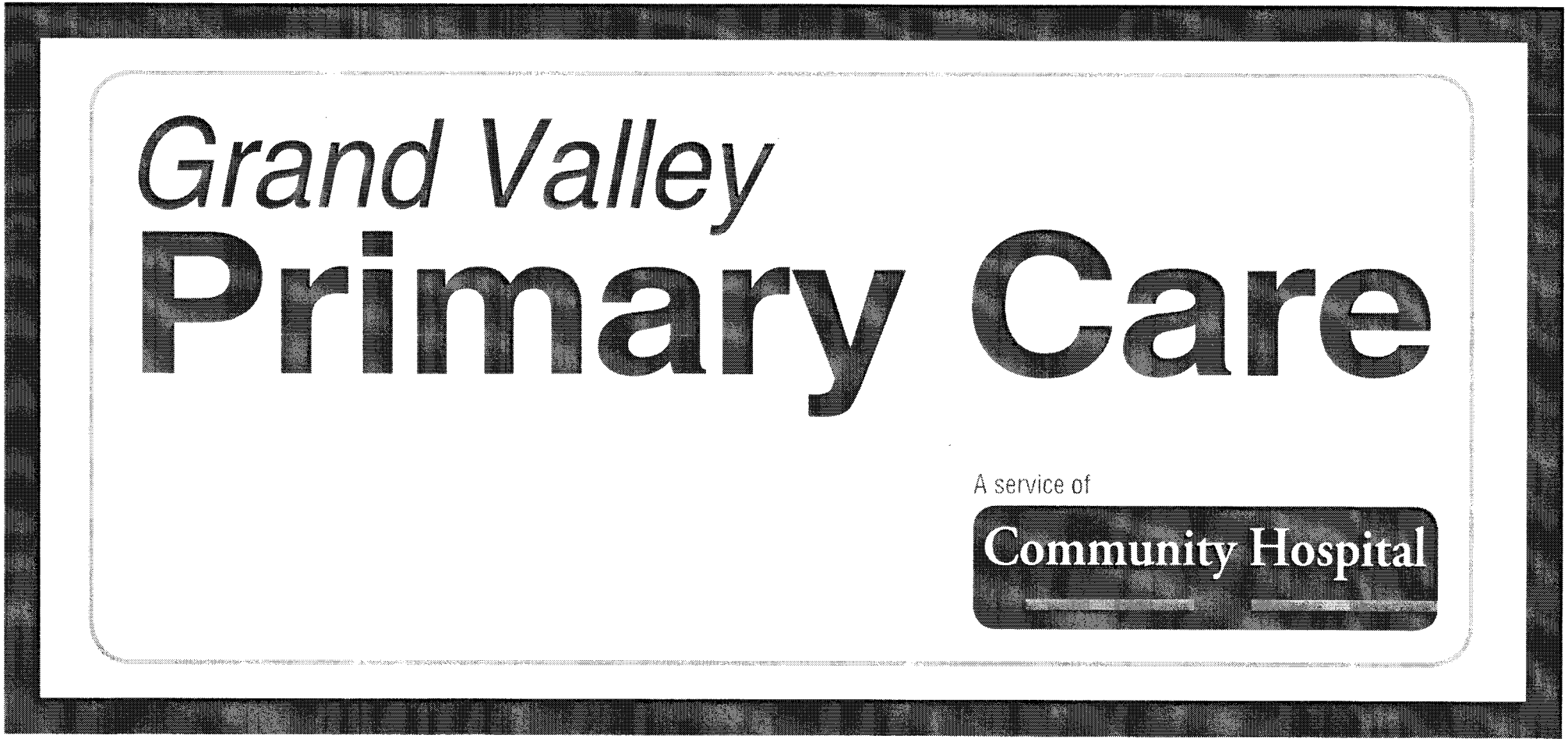
COMMENTS: Replacing faces

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.

Applicant's Signature	Date	Planning Approval	Date
ERNEST W SMITH	11-16-09	Pat Dunlap	11/17/09

(White: Planning) *(Yellow: Neighborhood Services)* *(Pink: Applicant)*



Grand Valley
Primary Care

A service of

Community Hospital

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VILLAGE PARK COMM

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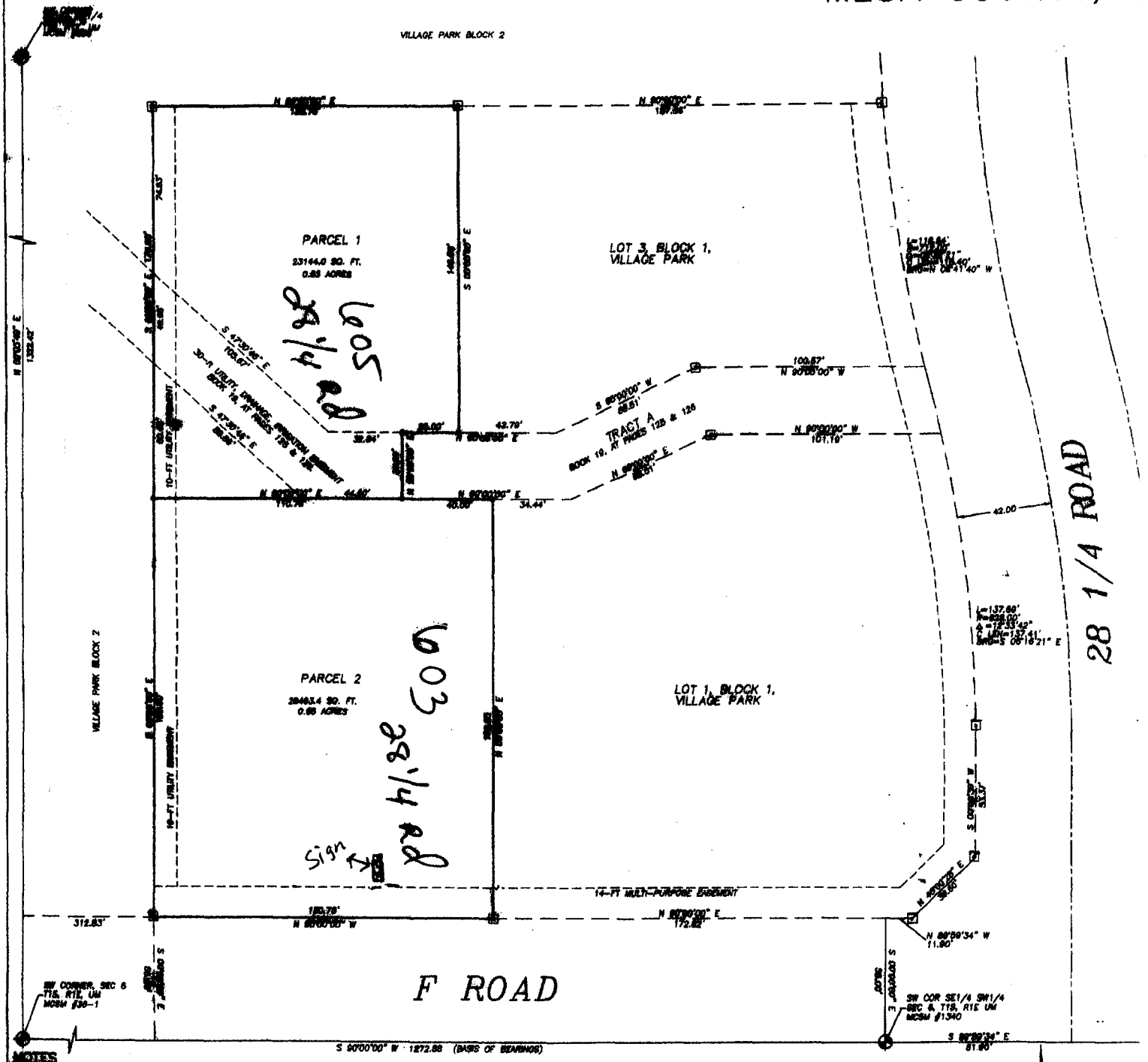
VILLAGE PARK, CITY OF
MESA COUNTY, C



NOTES

1) Easement and Title information provided by Abstract Title Company of Mesa County Inc., Policy No. 00907984-C2, dated July, 22, 2002.
2) Property corners located during this survey that were within 0.25 feet of the calculated point were accepted as being "in position".
3) Basis of bearings from Plat of Village Park is the south line of the SW1/4 of Section 6 which bears S90°00'00"W, a distance of 1272.88 feet. Both monuments on this line are Mesa County Survey Markers, as shown on this plat.
4) The declaration of Covenants and Restrictions are recorded at Book 3182 Pages 1 through 35, Mesa County, Colorado.

AREA SUMMARY

AREA IN PARCEL 1	0.53 ACRES	46%
AREA IN PARCEL 2	0.58 ACRES	50%
TOTAL AREA	1.16 ACRES	100%

LEGEND

- MESA COUNTY SURVEY MARKER, AS NOTED
- FOUND REBAR AND CAP PLS 20677
- SET ALUMINUM CAP ON No. 5 REBAR, PLS 27279

SCALE: 1" = 30
30 15 0 30