



Subdivision

PD-B 724 Patterson Project

Date

Item # 30-76

Petitioner

SAM HAUPT

~~Preliminary Review Agencies Comments~~

Final Review Agencies Comments

~~No objections~~

City Engineer - see comment sheet

Parks & Rec - See comment sheet.

Action Taken

P.C.

C.C.

Comments

Action Taken

P.C.

C.C.

Comments

Subject to review of LANDSCAPING BY PARKS DEPT.

C.C. - subject to revised landscape plan

ITEMS REQUIRED FROM DEVELOPER

- Check
- Drainage
- Improvements
- Utility Agreement
- Landscaping
- Guarantee
- Title Investigation
- Covenants
- Annexation
- Other (Specify)

# home loan realtors

141 North Third Street, Grand Junction, Colo. 81501, (303) 243-8660



PRESENTATION TO

CITY PLANNING COMMISSION

Specification on Proposed Signage

CEDAR SQUARE

May 9, 1977

approved P.C. 25 May 77

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The following brief is intended to acquaint the City Planning Commission with the signage plans of Home Loan Realty and Investment, Inc. as regards signage at the site of Cedar Square Shopping Center, 7th and Patterson, Grand Junction, Colorado.

Enclosed are artists' renderings of the shopping center and proposed main sign.

## ITEMS

- Item 1      The sign code allows for 2 (two) square feet of signage per frontage foot when building measurements, rather than property line measurements, are to be used.
  
- Item 2      The building measurements on Cedar Square are 190 ft. of front footage facing Patterson and 172 front footage facing 7th.
  
- Item 3      Using building measurements, the developer will be allowed 380 square feet of signage facing Patterson and 344 square feet of signage facing 7th.
  
- Item 4      For purposes of definition we will refer to exterior and interior signage. Exterior signage will be those signs apart from or not attached to the building. Interior signage will refer to those signs which are attached to the building.
  
- Item 5      Each individual store owner will be allotted 1.5 square feet of signage per front foot of his store and will be responsible for his own sign.
  
- Item 6      The main sign at the development (exterior) is proposed to be 18 feet high and 15 feet wide at the extreme points. Using triangles, the inside square footage of the main sign has been determined at 141 sq. ft.

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Item 7      The only exterior signage proposed is the main sign on the corner of 7th and Patterson. This sign will sit back from the 15 foot "triangle" as required by the sign code.

Interior signs will be those done by the individual store owners, placed on the front face of the building according to an allotment formula, and small store identification signs hanging transverse to the sidewalk under the canopy. These signs will be 1½ ft. x 3 ft. in size and will serve the purpose of store identification to shoppers on the sidewalk.

Item 8      As leasing for the entire center is not yet complete, some conjecture is required for this proposal. It is anticipated that there will be 4 (four) individual merchants per side of building.

Item 9      We may place the words "Cedar Square" in brushed aluminum on the brick ends of the building. If this is done, we would anticipate 8 square feet of usage per end, and the words would be an integral part of the building. Therefore, these words would not be charged against our total allowance.

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## Signage Breakout

Patterson:	Main exterior sign .....	.141 sq. ft.
	Assignment for individual stores: (Interior)	
	144 front feet x 1.5 .....	.216 sq. ft.
	(Corner restaurant has only 20 front feet)	
	Allowance for small identification signs (Interior - 4 per side) .....	18 sq. ft.
	TOTAL .....	.375 sq. ft.
	Allowable .....	.380 sq. ft.
	Difference .....	5 sq. ft.
7th Street:	120 front feet x 1.5 allowable for merchants (interior) .....	.180 sq. ft.
	Small signs (interior) .....	18 sq. ft.
	TOTAL .....	.198 sq. ft.
	Allowable .....	.344 sq. ft.
	Difference .....	.146 sq. ft.

# ROBERT P. GERLOFS

Engineering Consultant

May 11, 1976

City of Grand Junction  
5 th and Rood  
Grand Junction, Co. 81501

Gentlemen:

Enclosed herewith is a final development plan for the PDB Zone at the Northwest Corner of 7th Street and Patterson Road in Grand Junction.

The final development plan shows the following:

1. Street System, lot lines and lot designs.
2. Areas to be conveyed to the public.
3. Location of all buildings and improvements.
4. Perspective drawings of the proposed structures.
5. An off-street parking plan.
6. A landscaping and tree planting plan.

Adequate water and sewer facilities are currently available in the public rights-of-way adjacent to the subject property.

Curb, gutter and sidewalk will be provided by the developer through a planned improvements district. The City of Grand Junction is currently designing the proposed widening of this intersection.

P.O. BOX 2872

GRAND JUNCTION, COLORADO 81501

(303) 243-8966

The development schedule for this project is as follows:<sup>th</sup>

1. Obtain final approval - 45 days.
2. Complete Financing - 225 days.
3. Begin construction of entire facility - 315 days.
4. Complete facility - 495 days.

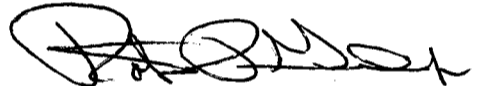
The development is planned to serve the following uses:

1. 7500 square feet retail sales.
2. 3000 square feet restaurant.
3. 3260 square feet business offices.

Another possible use which is being studied is the inclusion of a handball-squash facility in the basement.

Sufficient parking has been provided for all of the above uses including the handball-squash facility.

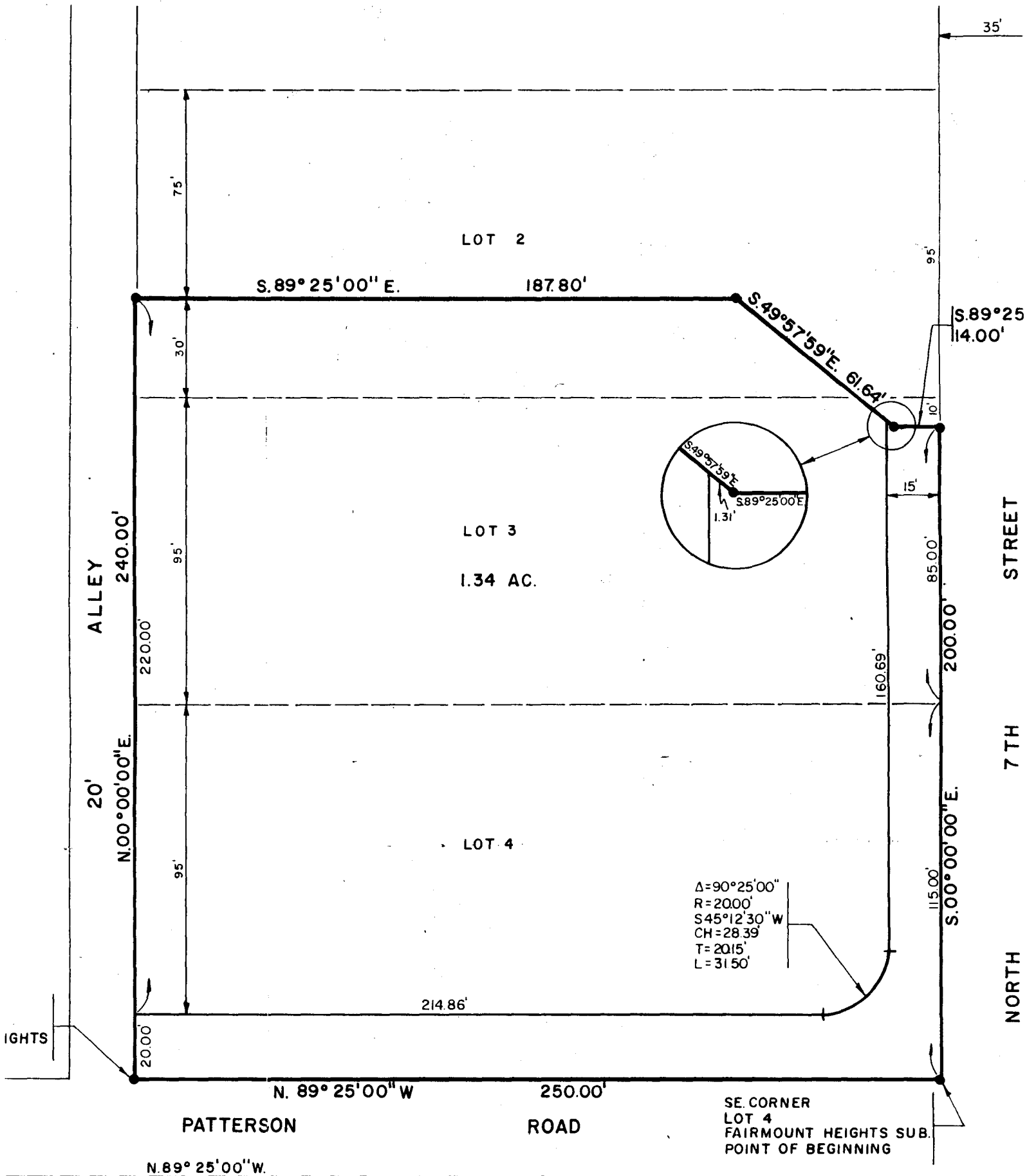
Very truly yours,



Robert P. Gerlofs



# A REFERENCE TO A PART OF THE FAIRMOUNT HEIGHTS



SOUTH 1/4 CORNER SECTION 2 T.S., R.1W., U.M.