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X	X	*Staff Reports
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	L	DOCUMENT DESCRIPTION:
		Revocable Permit – Bk 2024 / Pg 148 - **
X		Resolution No. 65-93 - **
X		Sign Illustration
Λ	A	Landscape Plan and Signage
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DEVELOPMENT APPLICATION Community Developer t Department

Community Developr t Department 250 North 5th Street Fand Junction, CO 81501 (303) 244-1430

Receipt				
Date				
Rec'd By				
- 4				
File No.				

We, the undersigned, being the owners of property situated in Mesa County, State of Colorado, as described herein do hereby petition this:

PETITION	PHASE	SIZE	LOCATION	ZONE	LAND USE
[] Subdivision Plat/Plan	[] Minor [] Major [] Resub				
[] Rezone				From: To:	
[] Planned Development	[] ODP [] Prelim [] Final				
[] Conditional Use					
2 Zone of Annex					***************************************
[] Variance				1 11-10	
[] Special Use					
[] Vacation					[] Right-of-Way [] Easement
Revocable Permi	t		2020 N. 12th STREET	PLANNED BUSINESS	MEDICAL
[] PROPERTY OWN		[][DEVELOPER		REPRESENTATIVE D. JENKINS, AIA
C&K COMP. Name 2020 N. 12#	4 87	Name		Name 437 MAII	
Address GRAND JUNCA	•	Address //			INCTION, CO 8
City/State/Zip 303) 245 - 0	484	City/State/Zip		City/State/Zip	2 - 6804
Business Phone No.	704	Business Pho	ne No.	(303) Z42 Business Phone No	The state of the s
IOTE: Legal property o	wner is owner of recor	d on date of su	bmittal.		
pregoing information is to and the review comment	rue and complete to the is. We recognize that	best of our knowe or our repr	owledge, and that we assu	me the responsibility to mosent at all hearings. In th	aration of this submittal, that th nitor the status of the applicatio e event that the petitioner is no es before it can again be place
on the agenda.	Sculer	w			9/20/93
Signature of Person	Completing Appli	cation	_	**************************************	Date

EAST SIDE

Tim Hickman 901 21 1/2 Road Fruita, CO 81625

WEST SIDE

Community Hospital 2021 North 12th Street Grand Junction, CO 81501 ATT: Joe Boyle

NORTH SIDE

2048 North 12th Street Harold Hodges c/o Leslie Hodges 522 E. Caley Dr. Littleton, CO 80121-2213

SOUTH SIDE

Community Professional Plaza Community Hospital 2021 North 12th Street Grand Junction, CO 81501 ATT: Joe Boyle September 15, 1993

WESTERN ORTHOPEDICS & SPORTS MEDICINE Monument Sign

Project Description:

A revocable permit is requested for construction of a monument sign in the right-of-way on the east side of North 12th Street, adjacent to property and building occupied by Western Orthopedics & Sports Medicine. The sign would be a lighted panel, approximately 10 feet wide by four (4) feet high on a brick base. It would be installed in an east-west direction, with its long axis perpendicular to 12th Street, to enable straight-on viewing of the sign from either direction.

The property now incudes a walled patio which extends to the west property line. If the sign were placed within property line limits, the existing walls and rails at the patio would obscure the sign from the south.

A monument sign now exists on the property directly south of Western Orthopedics, in a location similar to that proposed in this request.



VVestern Orthopedics& Sports Medicine

M. Larry Copeland, D.O. Alice S. Billingsley, D.O. R. A. Knackendoffel, D.O. Karen D. Rowe, D.O. John M. Smith, D.O. George W. Wendt, D.O.

STAFF REVIEW

FILE: 111-93

DATE: September 28, 1993

STAFF: Kathy Portner

REQUEST: Revocable Permit for Landscaping and a Sign

LOCATION: 2020 N. 12th Street

APPLICANT: Western Orthopedics & Sports Medicine

EXISTING LAND USE: Medical Office

PROPOSED LAND USE: Same

SURROUNDING LAND USE:

NORTH: Residential SOUTH: Business EAST: Residential WEST: Hospital

EXECUTIVE SUMMARY: Resolution authorizing the issuance of a Revocable Permit to allow the installation of landscape improvements and a 4' high by 10' wide monument sign in the public rights-of-way for 12th Street and Walnut Avenue adjacent to the property at 2020 N. 12th Street.

STAFF ANALYSIS: The Western Orthopedics & Sports Medicine building was recently built on the southeast corner of 12th Street and Walnut Avenue as per a previous approval for that site. The developer met the required landscaping square footage within their property and chose to provide additional landscaping in the Right-of-Way which greatly enhances the site. In addition, they are now requesting approval to locate a 40 square foot monument style sign within the Right-of-Way adjacent to the building along 12th Street and 11' 8" behind the face of curb. This portion of 12th Street is currently four lanes with a center turn lane. There are no plans for further widening in the near future.

City Charter gives Council authority to allow private use of public right-of-way, provided such use is substantiated by resolution. The Revocable Permit essentially gives the adjacent landowners a license to use the right-of-way. The City may revoke the permit and require the landowner to restore the right-of-way to its original condition by giving 30 days written notice.

STAFF RECOMMENDATION: Review and adopt proposed resolution

CC 10/6/93 - apparent

