





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 includes 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.

4 ft by 10 ft sign, viewed from the north



***Western  
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

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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

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EXISTING LAND USE: Medical Office

PROPOSED LAND USE: Same

SURROUNDING LAND USE:

NORTH: Residential

SOUTH: Business

EAST: Residential

WEST: Hospital

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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.

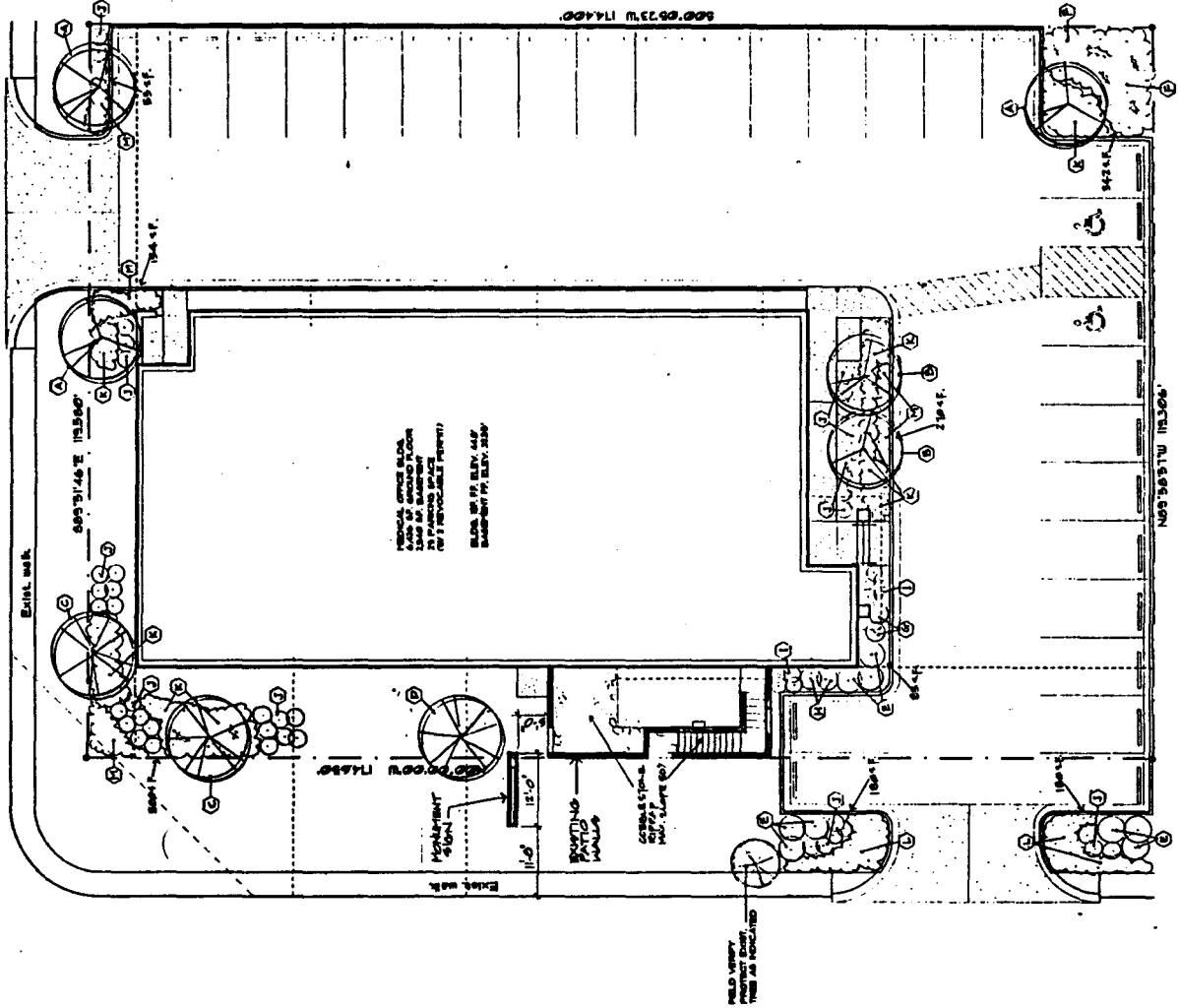
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STAFF RECOMMENDATION: Review and adopt proposed resolution

ac 10/6/93 - approved

WALNUT AVENUE

N 12TH STREET



- LEGEND:
- A. ASH, GREEN
  - B. GOLDEN RAIN TREE
  - C. PINE, PONDEROSA
  - D. PINE, ALABAMA
  - E. MENTOR BARBERRY
  - F. COMPACT PRITZER JASMINE
  - G. SPICE TREE
  - H. SAND CHERRY
  - I. CORALBERRY
  - J. ROCK SPITZIA
  - K. CREEPING MANNA
  - L. CALGARY CARPET JASMINE
  - M. PERIWINKLE

LANDSCAPING PLAN # 16164  
 SCALE: 1/8" = 1'-0"

WOOD DECK BLDG.  
 13'-0" WIDE  
 13'-0" DEEP  
 13'-0" HIGH  
 13'-0" LONG

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