



# SIGN CLEARANCE

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

Clearance No. 60003  
Date Submitted \_\_\_\_\_  
FEE \$ 25.00  
Tax Schedule 2701-361-26-026  
Zone H0

BUSINESS NAME Best Western Horizon Inn CONTRACTOR Western Neon Sign Co.  
STREET ADDRESS 754 Horizon Dr. LICENSE NO. 2960490  
PROPERTY OWNER TRE S Pueblo Partnership ADDRESS 2495 Industrial BLVD  
OWNER ADDRESS 754 Horizon Drive, TELEPHONE NO. 242-7843  
G.S. Co., 81506

- 1. FLUSH WALL 2 Square Feet per Linear Foot of Building Facade
- 2. ROOF 2 Square Feet per Linear Foot of Building Facade
- 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
- 4. PROJECTING 0.5 Square Feet per each Linear Foot of Building Facade
- 5. OFF-PREMISE See #3 Spacing Requirements; Not > 300 Square Feet or < 15 Square Feet

Externally Illuminated       Internally Illuminated       Non-Illuminated

- (- 5) Area of Proposed Sign 220 Square Feet
- (1,2,4) Building Facade 165 Linear Feet
- (1 - 4) Street Frontage 150' Linear Feet
- (2,4,5) Height to Top of Sign 46 Feet Clearance to Grade 11 Feet
- (5) Distance from all Existing Off-Premise Signs within 600 Feet \_\_\_\_\_ Feet

Existing Signage/Type: <u>FW 3'X8' BW.</u>	
	Sq. Ft.
	Sq. Ft.
	Sq. Ft.
Total Existing:	Sq. Ft.

● FOR OFFICE USE ONLY ●	
Signage Allowed on Parcel:	
Building	<u>330</u> Sq. Ft.
Free-Standing	<u>225</u> Sq. Ft.
Total Allowed:	<u>330</u> Sq. Ft.

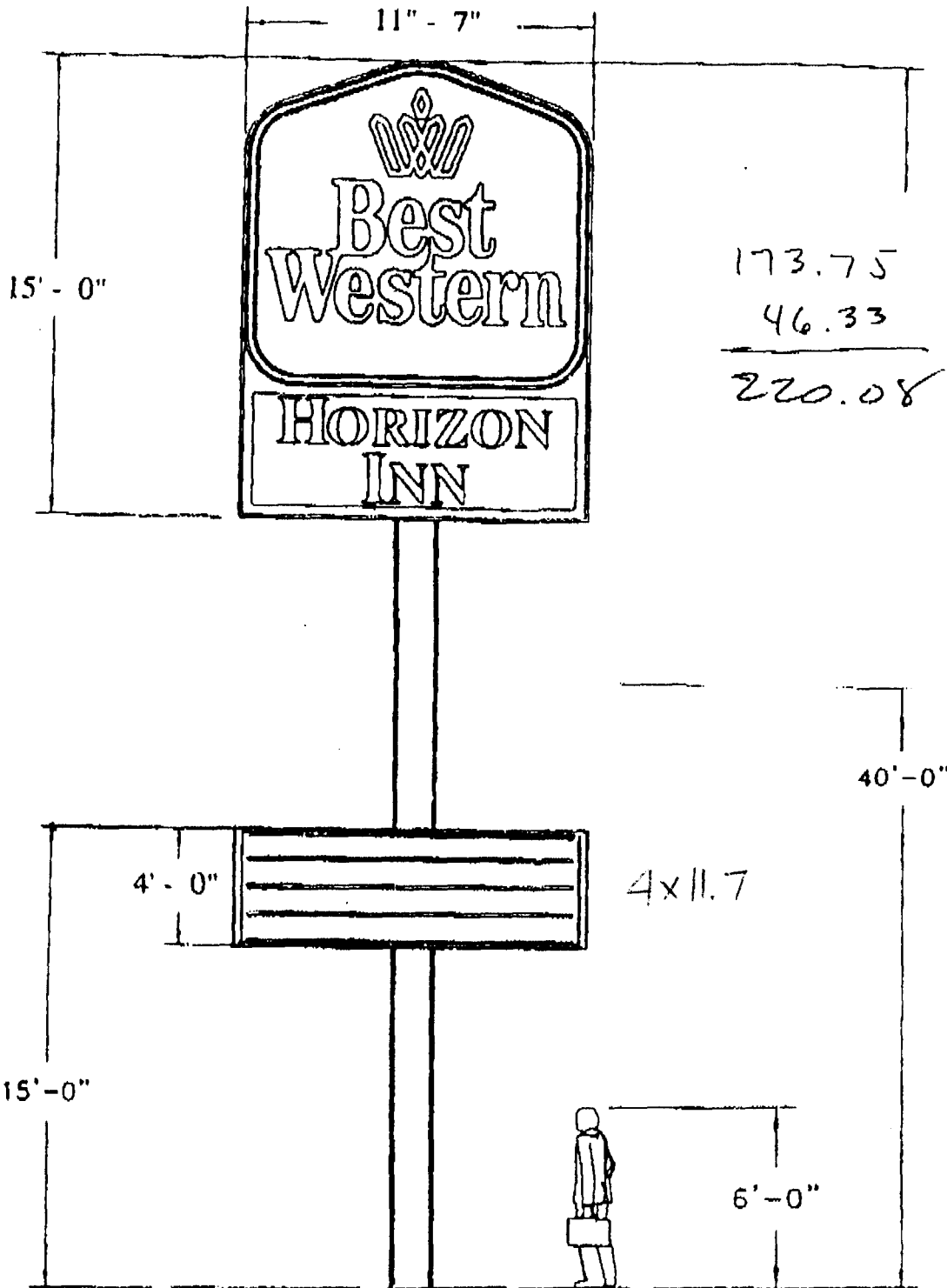
COMMENTS: Remove the two (2) FS Best Western Signs + install one (1) new sign single pole sign near the front entrance on Horizon Dr.

NOTE: No sign may exceed 300 square feet. A separate sign clearance is required for each sign. Attach a sketch of proposed and existing signage including types, dimensions, lettering, abutting streets, alleys, easements, property lines, and locations. **A SEPARATE PERMIT FROM THE BUILDING DEPARTMENT IS REQUIRED.**


[Signature] 4-14-97 [Signature] 4/5/97  
Applicant's Signature Date Community Development Approval Date

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

Barnes Electric 2466

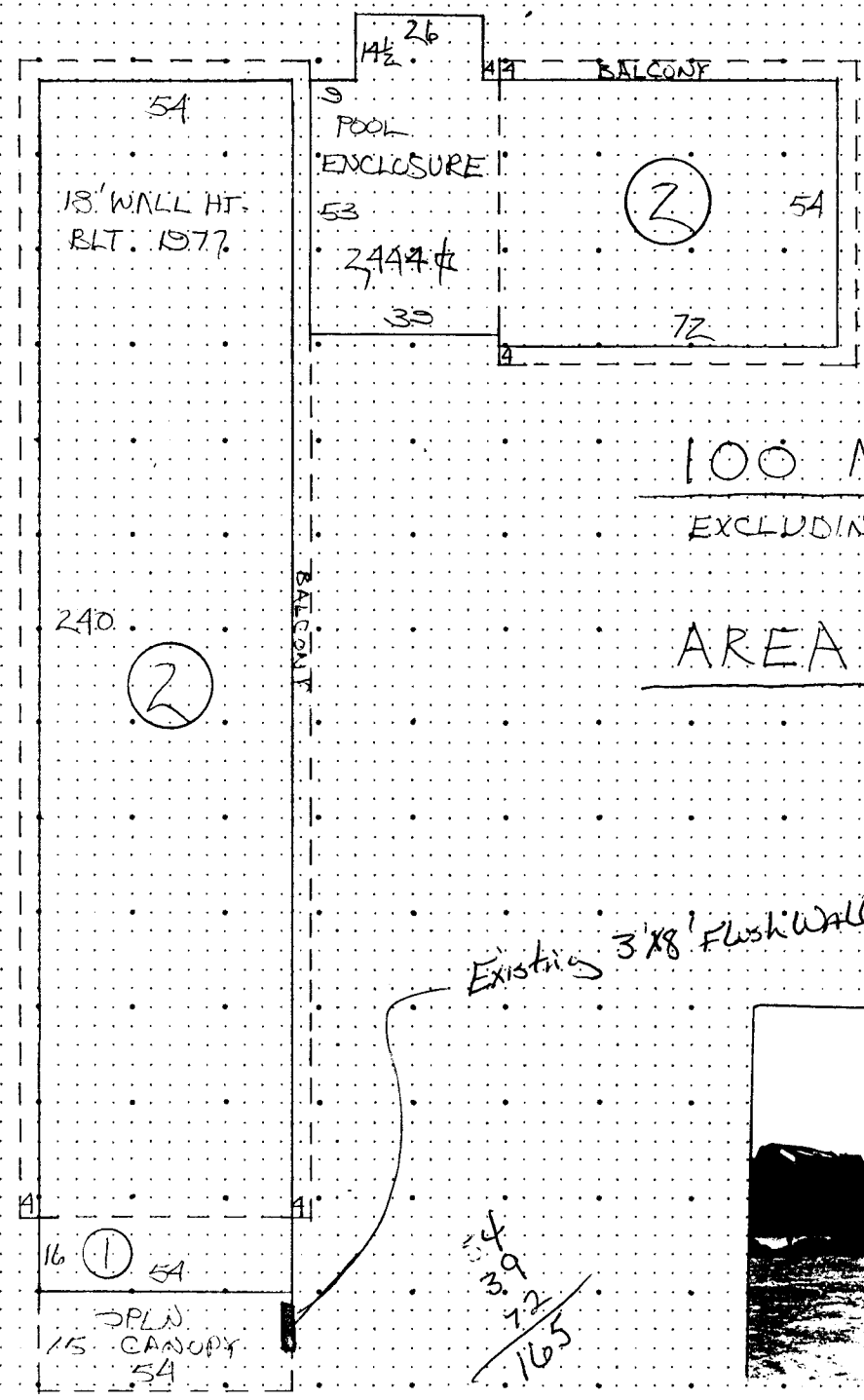


SCALE: 3/16" = 1'-0"

 P.O. BOX 210 700 2111 Southwest Waterloona SO 57201 (603) 882-2244	TITLE	DRWG NO.	SHEET	OF
	PYLON ELEVATION SIZE NH-260 175	B15-96/206	1	1
CUSTOMER	LOCATION	DRAWN BY:	DATE	APPR. BY:
BEST WESTERN	GRAND JUNCTION, CO	MJP	12/9/96	JAC
DATE OF APPROVAL		REVISIONS	DATE	BY

4-7-97

140342

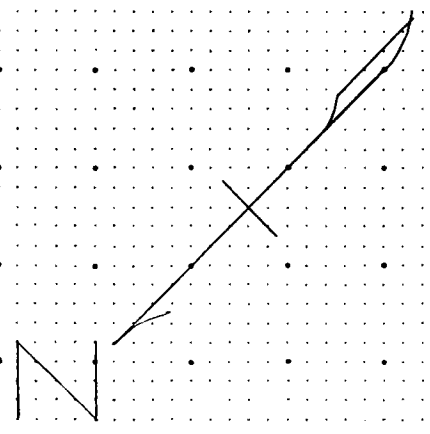


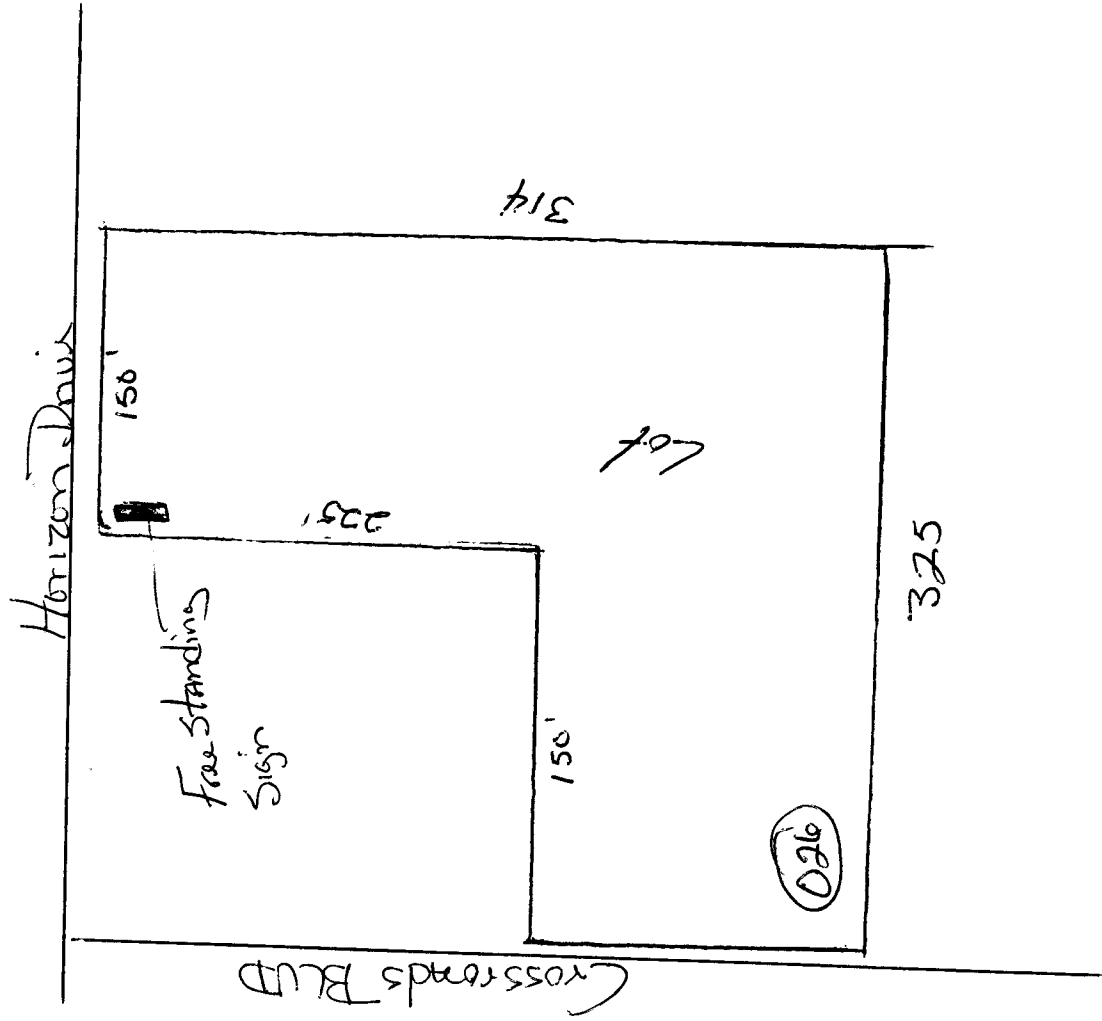
100 MOTEL UNITS  
EXCLUDING MANAGER'S UNIT

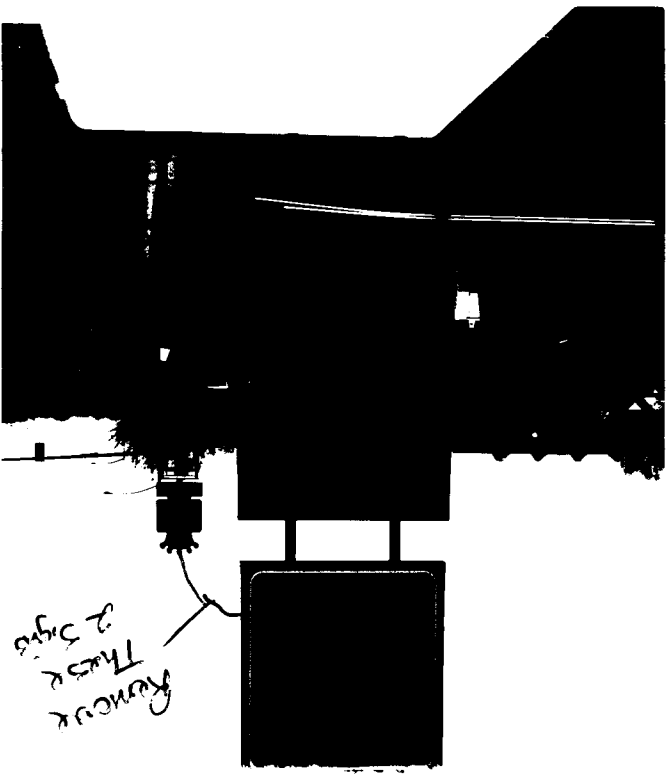
AREA - FIRST FLOOR = 17,712 \$  
SECOND FLOOR = 16,848 \$  
TOTAL = 34,560 \$

Existing 3'x8' Flush Wall Sign

54  
39  
72  
165







*Handwritten note:*  
Kymok  
Thurs &  
2 signs

