



SIGN CLEARANCE

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

Clearance No. 60005
Date Submitted 4/14/97
FEE \$ 25.00
Tax Schedule 2701-361-21-010
Zone H2

BUSINESS NAME Grand Vista Hotel CONTRACTOR Western Neon Sign Co
STREET ADDRESS 2790 Crossroads Blvd LICENSE NO. 249 2960490
PROPERTY OWNER Orange Coast Investment Inc ADDRESS 2495 Industrial Blvd 81505
OWNER ADDRESS 2790 Crossroads Blvd TELEPHONE NO. 242-7843
G.J. Co. 81504

- 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 156' Square Feet 10' x 15'6"
- (1,2,4) Building Facade 168 Linear Feet
- (1 - 4) Street Frontage 362.95 Linear Feet
- (2,4,5) Height to Top of Sign 40 Feet Clearance to Grade 30 Feet
- (5) Distance from all Existing Off-Premise Signs within 600 Feet _____ Feet

Barnes Electric #2466

Existing Signage/Type:	Sq. Ft.
Total Existing:	

● FOR OFFICE USE ONLY ●	
Signage Allowed on Parcel:	<u>HORIZON</u>
Building	<u>336</u> Sq. Ft.
Free-Standing	<u>544</u> Sq. Ft.
Total Allowed:	<u>544</u> Sq. Ft.

COMMENTS: Install new single pole sign. This is the top cabinet.

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] 4-10-97 [Signature] 4/14/97
Applicant's Signature Date Community Development Approval Date

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



SIGN CLEARANCE

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

Clearance No. 60005
Date Submitted 4/14/97
FEE \$ 5.00
Tax Schedule 2701-361-21-010
Zone 10

BUSINESS NAME Grand Vista Hotel
STREET ADDRESS 2790 Crossroads Blvd
PROPERTY OWNER Orange Coast Investments
OWNER ADDRESS Same

CONTRACTOR Western Neon Sign Co.
LICENSE NO. 2960490
ADDRESS 2495 Industrial Blvd
TELEPHONE NO. 242-7843

- 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 57 Square Feet 4' x 13'
- (1,2,4) Building Facade 168 Linear Feet
- (1 - 4) Street Frontage 362.98 Linear Feet
- (2,4,5) Height to Top of Sign 28' Feet Clearance to Grade 24' Feet
- (5) Distance from all Existing Off-Premise Signs within 600 Feet _____ Feet

Existing Signage/Type:	
<u>(A) Sign</u>	<u>156'</u> Sq. Ft.
	Sq. Ft.
	Sq. Ft.
Total Existing:	Sq. Ft.

● FOR OFFICE USE ONLY ●		
Signage Allowed on Parcel: <u>HORIZON</u>		
Building	<u>336</u>	Sq. Ft.
Free-Standing	<u>514</u>	Sq. Ft.
Total Allowed:	<u>544</u>	Sq. Ft.

COMMENTS: Baileys lounge / Oliviers Restraunt Center pole Sign 286 left

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] 4-10-97
Applicant's Signature Date

[Signature] 4/15/97
Community Development Approval Date

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



SIGN CLEARANCE

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

Clearance No. 60005
Date Submitted _____
FEE \$ 5.00
Tax Schedule 2701-361-21-010
Zone HO

BUSINESS NAME Grand Vista Hotel CONTRACTOR Western Neon Sign Co.
STREET ADDRESS 2790 Crossroads Blvd LICENSE NO. 2960490
PROPERTY OWNER Orange Coast Investments ADDRESS 2495
OWNER ADDRESS Same TELEPHONE NO. _____

- 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 50' Square Feet 5' X 10'
- (1,2,4) Building Facade 108 Linear Feet
- (1 - 4) Street Frontage 362.95 Linear Feet
- (2,4,5) Height to Top of Sign 16' Feet Clearance to Grade 11 Feet
- (5) Distance from all Existing Off-Premise Signs within 600 Feet _____ Feet

Existing Signage/Type:	
<u>(A) + (B)</u>	<u>208</u> Sq. Ft.
	Sq. Ft.
	Sq. Ft.
Total Existing:	Sq. Ft.

● FOR OFFICE USE ONLY ●	
Signage Allowed on Parcel: <u>Horizon</u>	
Building	<u>336</u> Sq. Ft.
Free-Standing	<u>544</u> Sq. Ft.
Total Allowed:	<u>544</u> Sq. Ft.

286 left

COMMENTS: Instal 5' High x 10' wide reader board

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]
Applicant's Signature Date

[Signature] 4/15/97
Community Development Approval Date

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



SIGN CLEARANCE

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

Clearance No. 60005
Date Submitted 4/11/97
FEE \$ 5.00
Tax Schedule 2701-361-21-010
Zone H0

BUSINESS NAME Grand Vista Hotel CONTRACTOR Western Neon Sign Co.
STREET ADDRESS 2790 Crossroads BLVD LICENSE NO. 2960490
PROPERTY OWNER Orange Coast Investments Inc ADDRESS 2495 Industrial BLVD
OWNER ADDRESS Same TELEPHONE NO. 242-7843

- 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 160' Square Feet 3'6" X 45' 10 1/4"
(1,2,4) Building Facade 283' Linear Feet
(1-4) Street Frontage 331.20 Linear Feet } Cross Roads
(2,4,5) Height to Top of Sign 50' Feet Clearance to Grade 46' Feet
(5) Distance from all Existing Off-Premise Signs within 600 Feet _____ Feet

Existing Signage/Type:	Sq. Ft.
<u>18</u>	
	Sq. Ft.
	Sq. Ft.
Total Existing:	Sq. Ft.

● FOR OFFICE USE ONLY ●	
Signage Allowed on Parcel:	<u>Crossroads</u>
Building	<u>566</u> Sq. Ft.
Free-Standing	<u>248</u> Sq. Ft.
Total Allowed:	<u>566</u> Sq. Ft.

COMMENTS: Install one set of channel letters to the top fascia of the Hotel - ~~North~~ South side

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] 4-10-97 [Signature] 4/15/97
Applicant's Signature Date Community Development Approval Date

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



SIGN CLEARANCE

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

Clearance No. 60005
 Date Submitted 4/14/97
 FEE \$ 500
 Tax Schedule 2701-361-21-010
 Zone H0

BUSINESS NAME Grand Vista Hotel
 STREET ADDRESS 2790 Crossroads BLVD
 PROPERTY OWNER Orange Coast Investment Co.
 OWNER ADDRESS Same

CONTRACTOR Western Neon Sign Co.
 LICENSE NO. 2960490
 ADDRESS 2495 Industrial BLVD
 TELEPHONE NO. 242-7843

- 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

- (1-5) Area of Proposed Sign 226' Square Feet 4'2" X 54'7"
- (1,2,4) Building Facade 283 Linear Feet
- (1-4) Street Frontage 331.20 Linear Feet Cross Roads
- (2,4,5) Height to Top of Sign 50' Feet Clearance to Grade 46' Feet
- (5) Distance from all Existing Off-Premise Signs within 600 Feet _____ Feet

Existing Signage/Type:	Sq. Ft.
<u>(D)</u>	<u>160</u>
	Sq. Ft.
	Sq. Ft.
Total Existing:	Sq. Ft.

● FOR OFFICE USE ONLY ●	
Signage Allowed on Parcel:	<u>Xfer from Crossroads</u>
Building	<u>566</u> Sq. Ft.
Free-Standing	<u>248</u> Sq. Ft.
Total Allowed:	<u>566</u> Sq. Ft.

COMMENTS: Install one (1) set of channel letters to the top fascia of the Hotel North side

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] 4-10-97
 Applicant's Signature Date

[Signature] 4/15/97
 Community Development Approval Date

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

SIGN PERMIT



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

Permit No. 60005
 Date Submitted 4/14/97
 FEE \$ 5.00
 Tax Schedule 2701-361-21-010
 Zone H10

BUSINESS NAME Grand Vista Hotel CONTRACTOR Western Neon Sign Co.
 STREET ADDRESS 2790 Crossroads BLVD LICENSE NO. 2960490
 PROPERTY OWNER Orange Coast Investments Inc ADDRESS 2495 Industrial BLVD
 OWNER ADDRESS Same TELEPHONE NO. 242-7843

- 1. FLUSH WALL 2 Square Feet per Linear Foot of Building Facade
- Face Change Only (2,3 & 4):
- 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

Existing Externally or Internally Illuminated - No Change in Electrical Service Non-Illuminated

(1 - 4) Area of Proposed Sign 20.5 Square Feet 34" X 7'
 (1,2,4) Building Facade 283 Linear Feet
 (1 - 4) Street Frontage 331.20 Linear Feet
 (2,4) Height to Top of Sign 5 Feet Clearance to Grade 2' Feet

Existing Signage/Type:	
	Sq. Ft.
	Sq. Ft.
	Sq. Ft.
Total Existing:	Sq. Ft.

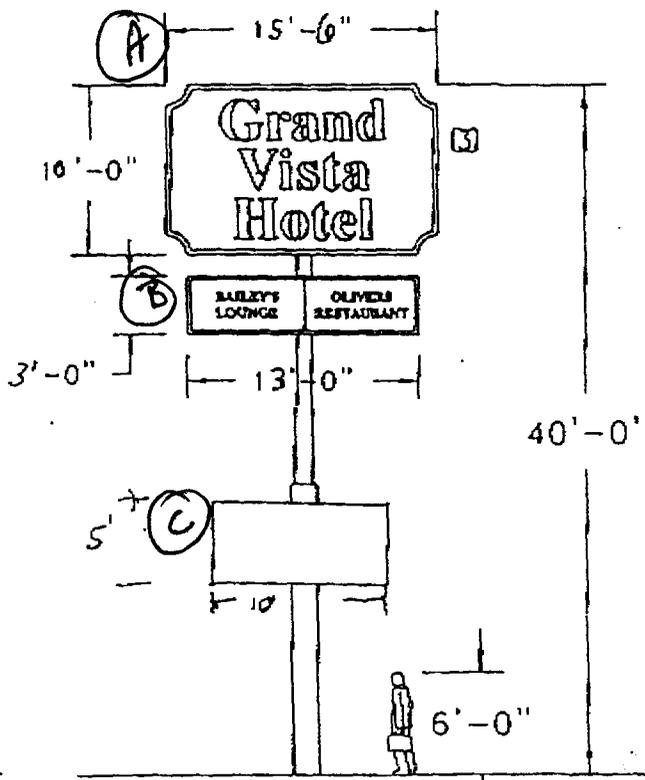
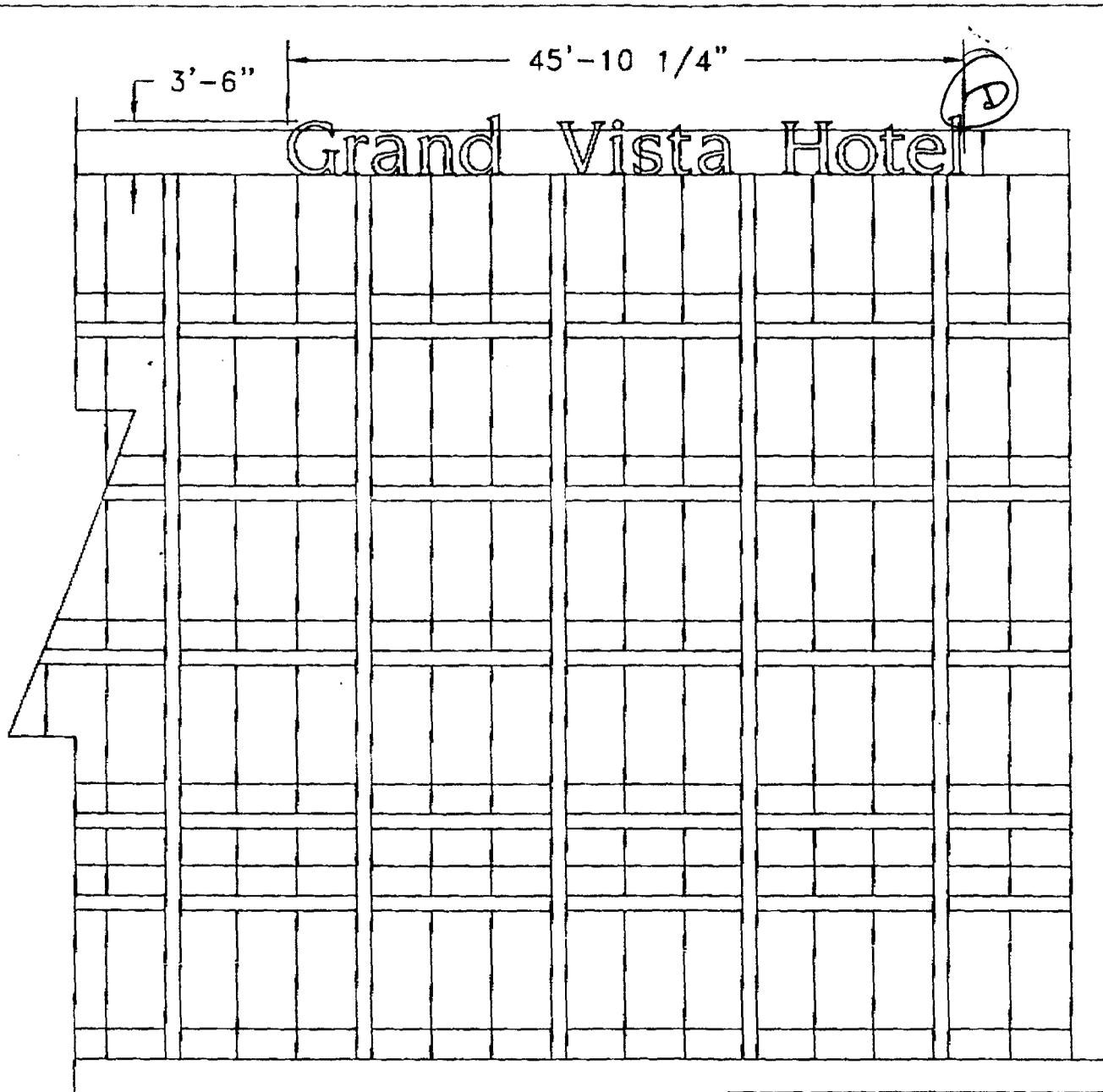
● FOR OFFICE USE ONLY ●	
Signage Allowed on Parcel:	<u>Crossroads</u>
Building	<u>566</u> Sq. Ft.
Free-Standing	<u>248</u> Sq. Ft.
Total Allowed:	<u>566</u> Sq. Ft.

COMMENTS: Install new faces in the front entrance sign

NOTE: No sign may exceed 300 square feet. A separate sign permit 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.

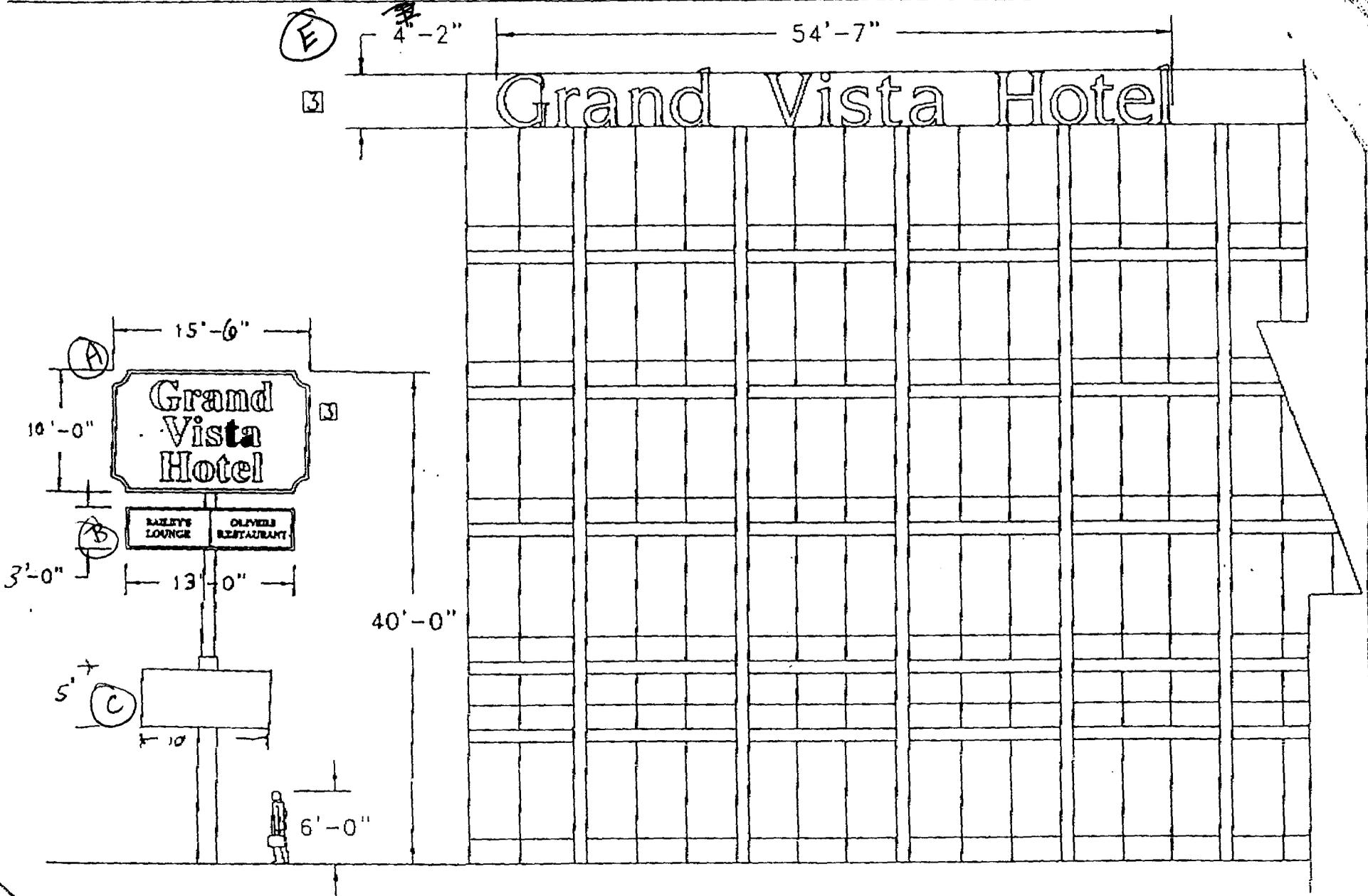
[Signature] 4-11-97 [Signature] 4/15/97
 Applicant's Signature Date Community Development Approval Date

(White: Community Development) (Canary: Applicant) (Pink: Code Enforcement)



SCALE: 3/32" = 1'-0"

<p>P.O. BOX 210 700 21st Southwest Watertown, SD 57201 (605) 882-2244</p>	TITLE	DRWG. NO.	SHEET	
	FRONT ELEVATION	M125-97/105	1	1
	SIZE	DRAWN BY:	DATE	APPR. BY:
	AS NOTED	MJP	1/20/97	BDH
CUSTOMER	LOCATION	REVISIONS	DATE	BY
GRA VISTA HOTEL				
DATE OF APPROVAL				



SCALE: 3/32" = 1'-0"

<p>P.O. BOX 210 WALTON, MO 1</p> <p>1801 Southwood (800) 843-2244</p>	TITLE REAR ELEVATION	DRWG. NO. M125-97/106	SHEET OF 1
	SIZE AS NOTED	DRAWN BY: MJP	DATE 1/20/97
CUSTOMER GRAND VISTA HOTEL	LOCATION	REVISIONS	DATE BY



SCALE: 3/4" = 1'-0"

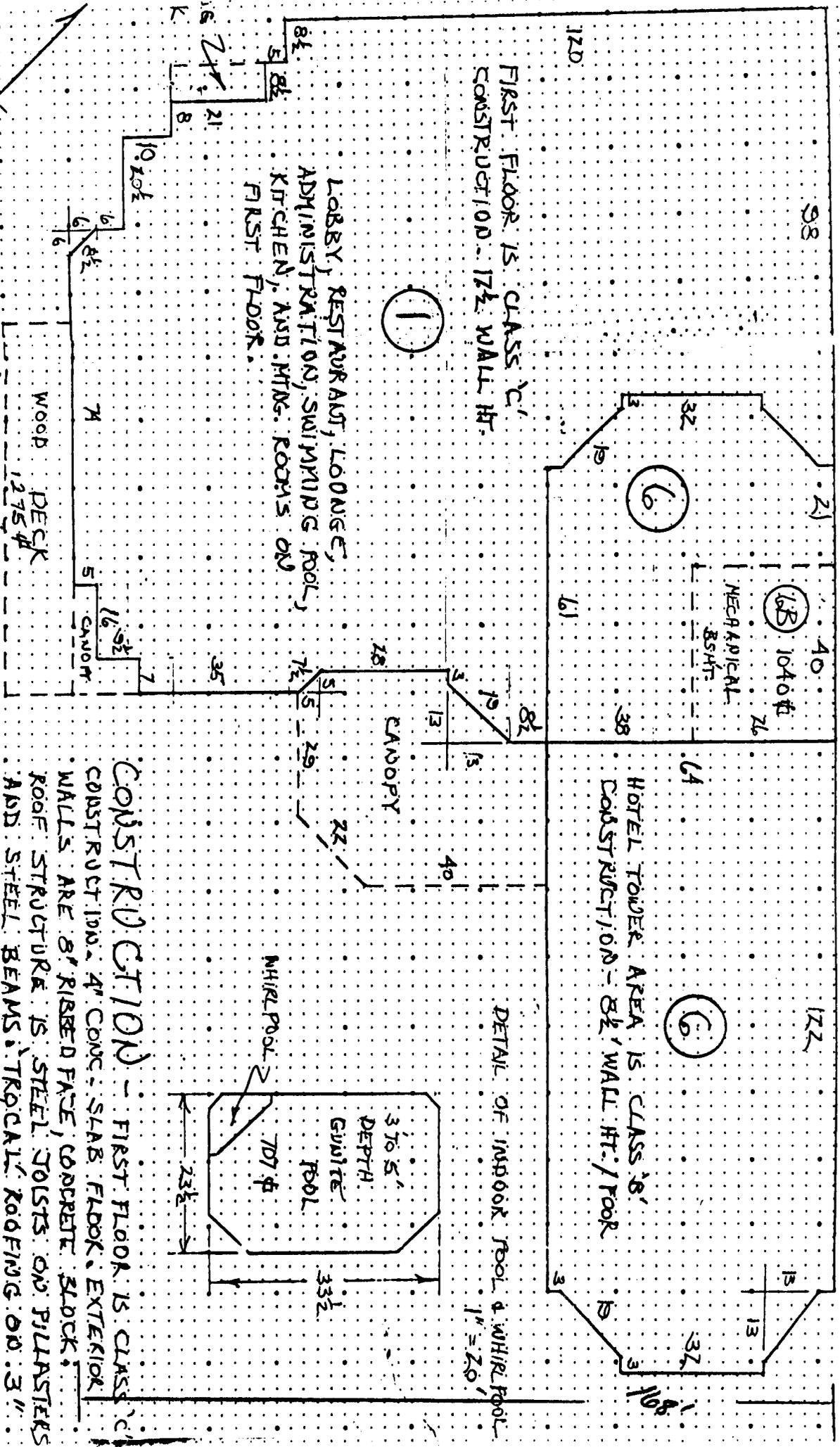
	TITLE	DRWG. NO.	SHEET	
	MONUMENT SIGN	M125-97/107	1	OF
P.O. BOX 210 700 21st Southwest Watertown, SD 57201 (605) 882-2244	SIZE	DRAWN BY:	DATE	APPR. BY:
	34" X 7'-0"	MJP	1/20/97	BDV
OWNER	LOCATION	RF	NS	DATE
GRAND VISTA HOTEL				
DATE OF APPROVAL				

CLASS 'C' = 24,173 \$
 (POOL, ETC.) = 3,489 \$
 FIRST FLOOR - CLASS 'B' = 530 LF / FT
 HOTEL AREA) TOWER - 13,074 @ 5 FLOORS = 65,370 \$
 TOTAL = 98,032 \$

PERIMETERS = FIRST FLOOR - CLASS 'C'
 FIRST FLOOR - CLASS 'B' = 530 LF / FT
 TOWER = 530 LF / FT

FIRST FLOOR IS CLASS 'C'
 CONSTRUCTION - 12 1/2" WALL HT.

LOBBY, RESTAURANT, LOUNGE,
 ADMINISTRATION, SWIMMING POOL,
 KITCHEN, AND MTNS. ROOMS ON
 FIRST FLOOR.



160 TOTAL ROOMS

WOOD DECK 1275 \$

CONSTRUCTION - FIRST FLOOR IS CLASS 'C'
 CONSTRUCTION - 4" CONC. SLAB FLOOR, EXTERIOR
 WALLS ARE 8" RIBBED FACE, CONCRETE BLOCK,
 ROOF STRUCTURE IS STEEL JOISTS ON PILLARS
 AND STEEL BEAMS, TYPICAL ROOFING ON 3"
 RIGID INSULATION ON 1 1/2" MTL. DECK. TOWER
 PORTION OF BLDG. IS MADE OF CONCRETE

