



SIGN CLEARANCE



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

Clearance No. U2737
 Date Submitted _____
 FEE \$ 5.00
 Tax Schedule 2701 361 41 001
 Zone H.O.

BUSINESS NAME La Quinta Inn & Suites
 STREET ADDRESS 2761 Crossroads Blvd
 PROPERTY OWNER Same
 OWNER ADDRESS _____

CONTRACTOR Western Neon Sign Co.
 LICENSE NO. 197 0446
 ADDRESS 2495 Industrial Blvd
 TELEPHONE NO. 2427843

- 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 63.97 Square Feet West
- (1,2,4) Building Facade 290 Linear Feet
- (1-4) Street Frontage 450 Linear Feet
- (2,4,5) Height to Top of Sign 34'10" Feet Clearance to Grade 35' Feet
- (5) Distance from all Existing Off-Premise Signs within 600 Feet _____ Feet

I-70

Existing Signage/Type:	
A 1 FS Sign	344 255.33 Sq. Ft.
B 1 FW Sign	42.82 Sq. Ft.
C 1 FW Sign	43.32 Sq. Ft.
Total Existing: <u>proposed</u>	341.87 Sq. Ft.

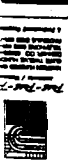
● FOR OFFICE USE ONLY ●	
Signage Allowed on Parcel:	
Building	500 Sq. Ft.
Free-Standing	675 Sq. Ft.
Total Allowed:	675 Sq. Ft.

COMMENTS: SUP-96-233

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.**

Bill Nefele 10-29-97 10-29-97
 Applicant's Signature Date Community Development Approval Date

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

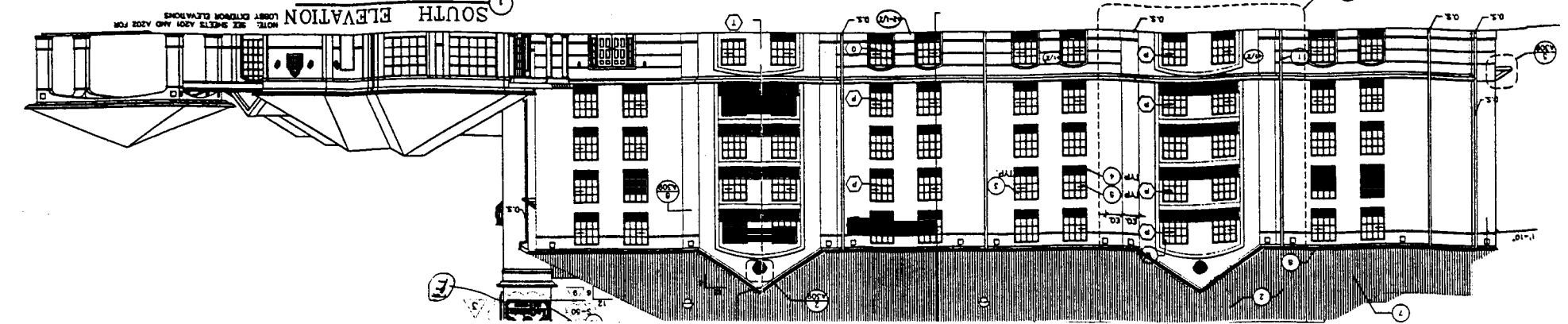
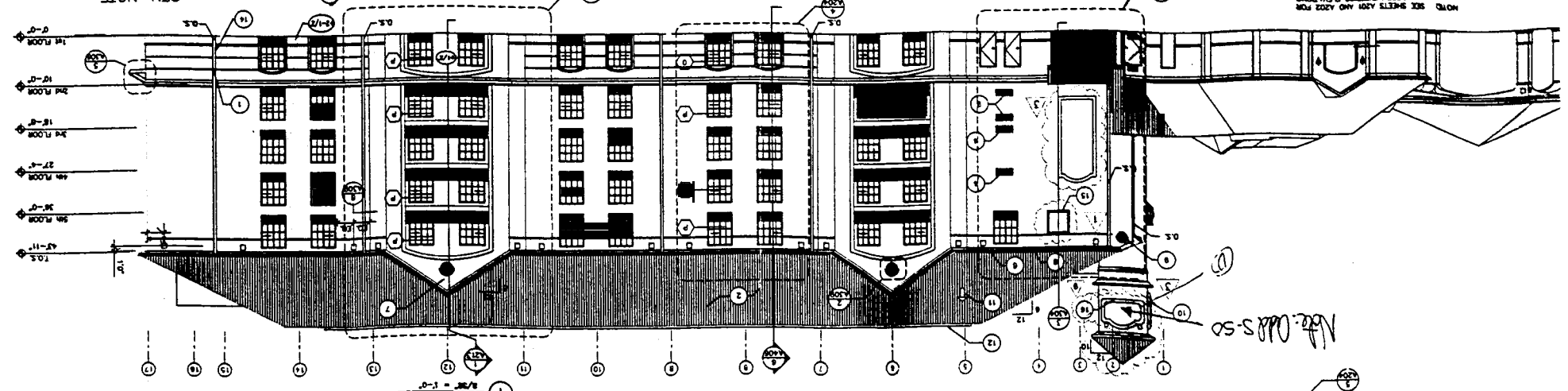
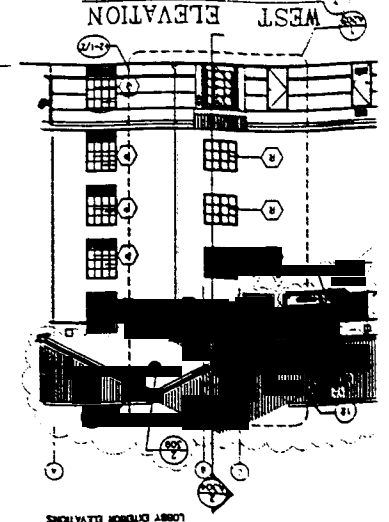
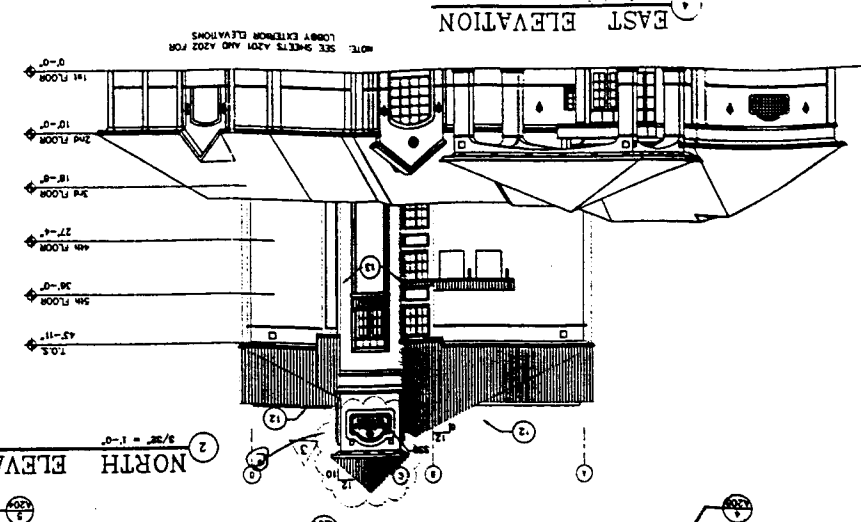
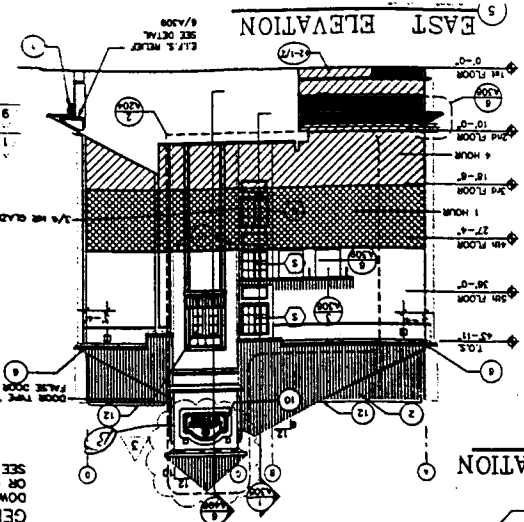


GENERAL NOTES

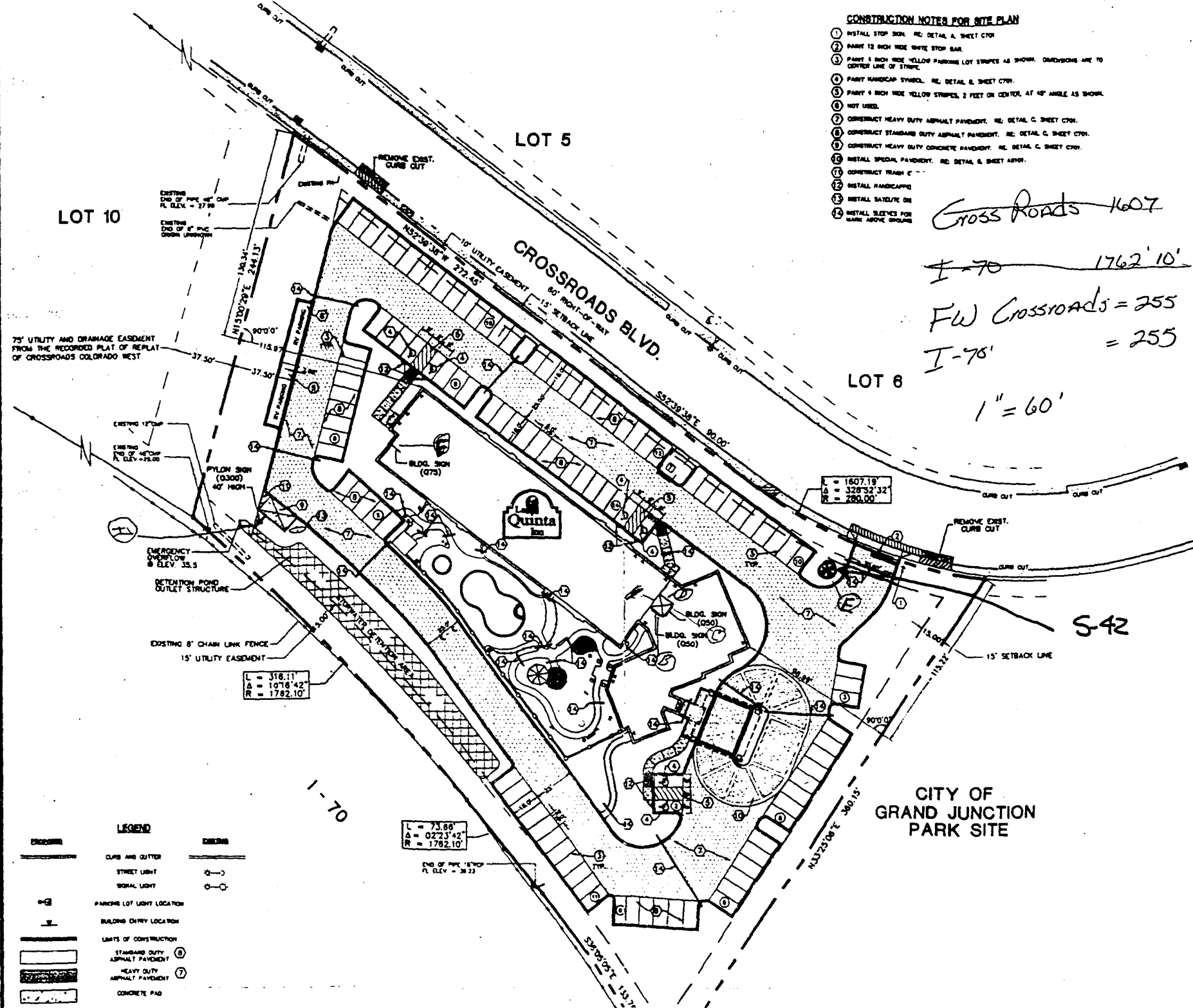
1. CLT'S FINISHES ABOVE BASE LAYER OF 1"
2. DOORS W/ALUM. LEADS REFER TO SEE DETAIL
3. DOORS W/WOOD DETAIL ELEVATION SEE SHEET A20

ELEVATION MATERIAL LEGEND

DESCRIPTION	SYMBOL
EXTERIOR LIGHTING	(Symbol)
PER-FINISHED METAL PANEL ROOFING	(Symbol)
PER-FINISHED ALUMINUM WOOD	(Symbol)
PER-FINISHED ALUMINUM A.C. LOUVERS	(Symbol)
INSULATED GLAZING	(Symbol)
FINISHED ALUM. GRILLS - PAINT	(Symbol)
FINISHED ALUM. GRILLS - PAINT	(Symbol)
LOUVERED CASE VENTS - PAINT	(Symbol)
2ND WOOD FACE BOARD - PAINTED	(Symbol)
1ST CHINA TILE LOUVERS - PAINTED	(Symbol)
SEE DETAIL FOR SIZE	(Symbol)
STAINLESS STEEL ALUMINUM SIGN - M.L.C.	(Symbol)
RECESSED ALUM. ROOF VENT	(Symbol)
SEE DETAIL 3/1112	(Symbol)
FINISHED ALUMINUM DOWNSPOUT	(Symbol)
NO. 8/ALUM	(Symbol)
4 HOUR	(Symbol)
18'-0"	(Symbol)
10'-0"	(Symbol)
2ND FLOOR	(Symbol)
18'-0"	(Symbol)
18'-0"	(Symbol)
3RD FLOOR	(Symbol)
10'-0"	(Symbol)
10'-0"	(Symbol)
4TH FLOOR	(Symbol)
27'-4"	(Symbol)
27'-4"	(Symbol)
5TH FLOOR	(Symbol)
36'-0"	(Symbol)
36'-0"	(Symbol)
10.5	(Symbol)
45'-11"	(Symbol)
45'-11"	(Symbol)
1ST FLOOR	(Symbol)
0'-0"	(Symbol)
0'-0"	(Symbol)
1ST FLOOR	(Symbol)



NOT DASH-SO



CONSTRUCTION NOTES FOR SITE PLAN

- 1) INSTALL STOP SIGN. RE. DETAIL A, SHEET C701.
- 2) PAINT 12 INCH WIDE WHITE STOP BAR.
- 3) PAINT 5 INCH WIDE YELLOW PARKING LOT STRIPES AS SHOWN. DIMENSIONS ARE TO CENTER LINE OF STRIPE.
- 4) PAINT HANDICAP SYMBOL. RE. DETAIL B, SHEET C701.
- 5) PAINT 4 INCH WIDE YELLOW STRIPES, 2 FEET ON CENTER, AT 45° ANGLE AS SHOWN.
- 6) NOT USED.
- 7) CONSTRUCT HEAVY DUTY ASPHALT PAVEMENT. RE. DETAIL C, SHEET C701.
- 8) CONSTRUCT STANDARD DUTY ASPHALT PAVEMENT. RE. DETAIL C, SHEET C701.
- 9) CONSTRUCT HEAVY DUTY CONCRETE PAVEMENT. RE. DETAIL C, SHEET C701.
- 10) INSTALL SPECIAL PAVEMENT. RE. DETAIL B, SHEET A701.
- 11) CONSTRUCT TRASH C.
- 12) INSTALL HANDICAPPS.
- 13) INSTALL SATELITE DIS.
- 14) INSTALL SLEEVES FOR MARK ABOVE GROUND.

Cross Roads 1607
 $I=70$ $1762' 10''$
 FW Crossroads = 255
 $I=75'$ = 255
 1" = 60'

GENERAL NOTES FOR SITE PLAN

1. ALL SIGNING AND STRIPING WILL BE IN ACCORDANCE WITH TRAFFIC CONTROL DEVICES (MUTCD) AND LOCAL CODES.
2. CONTRACTOR SHALL REFER TO ARCH. PLANS FOR EXACT LOT OF EXIST. PORCHES, RAMPS, TRUCK DOCKS, FREIGHT BUILDING UTILITY ENTRANCE LOCATIONS, ESPECIALLY IN COURTYARD.
3. DIMENSIONS FOR LAYOUT AND CONSTRUCTION ARE NOT TO BE PORTHOLE DIMENSIONS ARE NOT SHOWN CONTACT THE E.P.

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SW 1/4 OF THE NE 1/4, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE SIX MERICAN M. DESCRIBED AS FOLLOWS:
 LOT 1 OF THE REPLAT OF LOTS 8 AND 9 IN BLOCK 2 OF THE COLORADO WEST, CITY OF GRAND JUNCTION, MESA COUNTY.

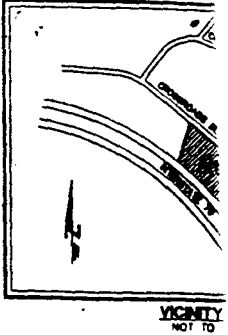
SITE DATA

AREA OF LOT	2.68	AC
GARAGE	108 GUEST ROOMS, MEETING ROOM AND TRIST FLOOR	14,813 S.
	SECOND FLOOR	16,343 S.
	THIRD FLOOR	16,343 S.
	FOURTH FLOOR	16,343 S.
	FIFTH FLOOR	16,343 S.
	TOTAL	58,185 S.
FIRST FLOOR AREA INCLUDES THE LOBBY (4,490 S.F.) AND MEETING ROOM (720 S.F.)		
LANDSCAPE / OPEN SPACE (INCLUDES COURTYARD AREA) (7,808 S.F.)	54,002	S.
UNPAVED AREA	58,787	S.
PARKING	STALL PROVIDED 188 (INCLUDES 6 ACCESSIBLE STALLS) (2 ADDITIONAL RV PARKING AREAS ARE PROVIDED)	
LIGHTING	THE PARKING LOT WILL BE LIT BY POLE MOUNTED METAL HALIDE LAMPS SPACED THROUGHOUT THE	

LEGEND





	CURB AND GUTTER		STREET LIGHT
	SIGNAL LIGHT		PARKING LOT LIGHT LOCATION
	BUILDING ENTRY LOCATION		LIGHTS OF CONSTRUCTION
	STANDARD DUTY ASPHALT PAVEMENT		HEAVY DUTY ASPHALT PAVEMENT
	CONCRETE PAD		

CITY OF GRAND JUNCTION
 PARK SITE

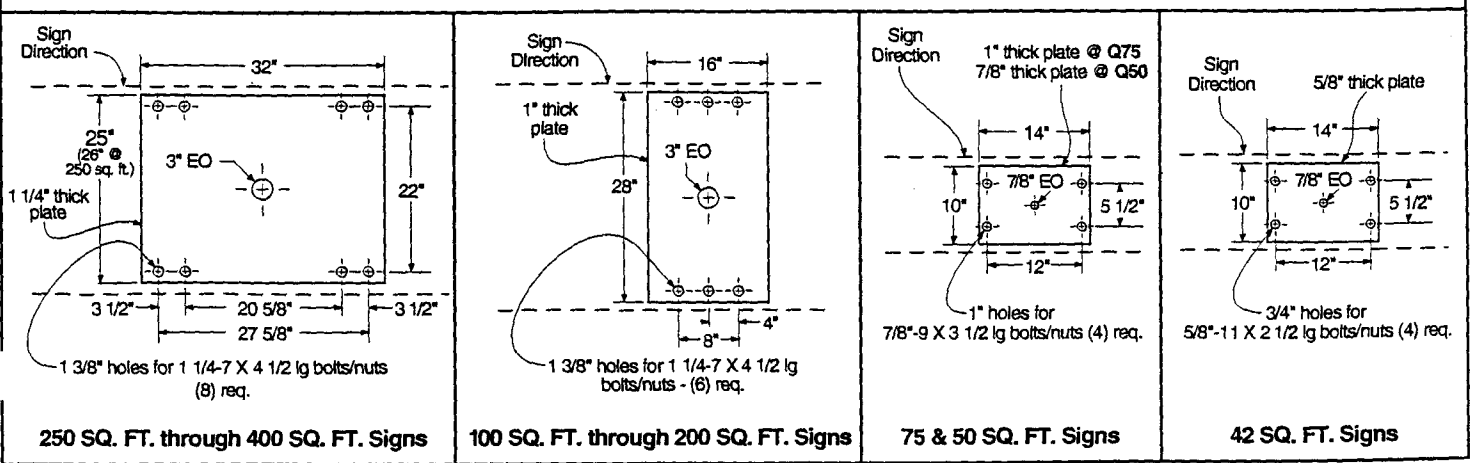


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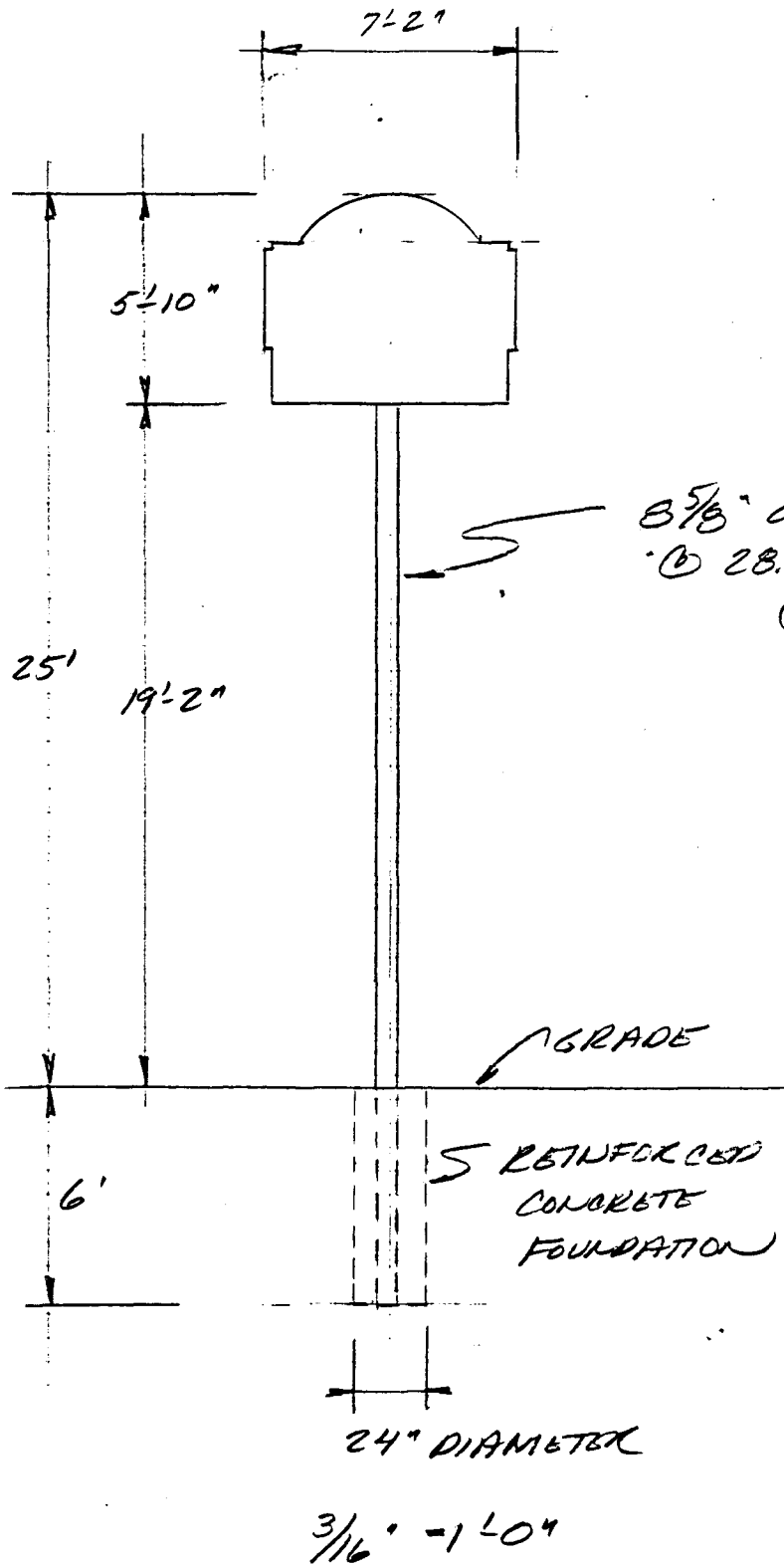
La Quinta Sign Specification Sheet (S-series)

SIGN	SIZE	NET SQ. FT.	EST. WEIGHT	AMPS & CIRCUITS	PLATE or STUB
 S-400 Double Face CP	15' 9" X 25' 4"	338.87	4957#	40A (4) 15A circuits	1 1/4" X 25" X 32" Match Plate - See Detail
 S-350 Double Face CP	14' 9 3/8" X 23' 8"	297.42	4545#	35.7A (3) 20A circuits	1 1/4" X 25" X 32" Match Plate - See Detail
 S-300 Double Face CP	13' 8 1/2" X 21' 10 1/2"	255.23	4259#	29A (3) 15A circuits	1 1/4" X 25" X 32" Match Plate - See Detail
 S-250 Double Face CP	12' 6" X 20' 0"	212.62	3674#	23.35A (3) 15A circuits	1 1/4" X 26" X 32" Match Plate - See Detail
 S-200 Double Face CP	11' 2" X 17' 11"	170.12	2622#	17.8A (2) 15A circuits	1" X 16" X 28" Match Plate - See Detail
 S-150 Double Face CP	9' 8" X 15' 6"	127.47	1910#	14.35A (1) 20A circuit	1" X 16" X 28" Match Plate - See Detail
 S-100	7' 10 1/2" X 12' 8"	84.86	1295# Double Face 1045# Single Face	9.8A (1) 15A circuit	1" X 16" X 28" Match Plate - See Detail
 S-75	6' 10 1/4" X 10' 11"	63.97	510# Double Face 356# Single Face	9.0A (1) 15A circuit	1" X 10" X 14" Match Plate - See Detail
 S-50	5' 7" X 8' 11 3/8"	42.82	346# Double Face 240# Single Face	6.35A (1) 15A circuit	7/8" X 10" X 14" Match Plate - See Detail
 S-42	5' 10" X 8' 2"	36.46	273# Double Face 176# Single Face	5.35A (1) 15A circuit	5/8" X 10" X 14" Match Plate - See Detail
 S-33 Single Face	4' 7 1/4" X 7' 2"	28.16	161#	4.0A (1) 15A circuit	
 S-8	2' 2 3/4" X 3' 7"	6.86	40#	1.35A (1) 15A circuit	

La Quinta Match Plates



OCT 15, 1997
LA QUINTA
GRAND JUNCTION, CO

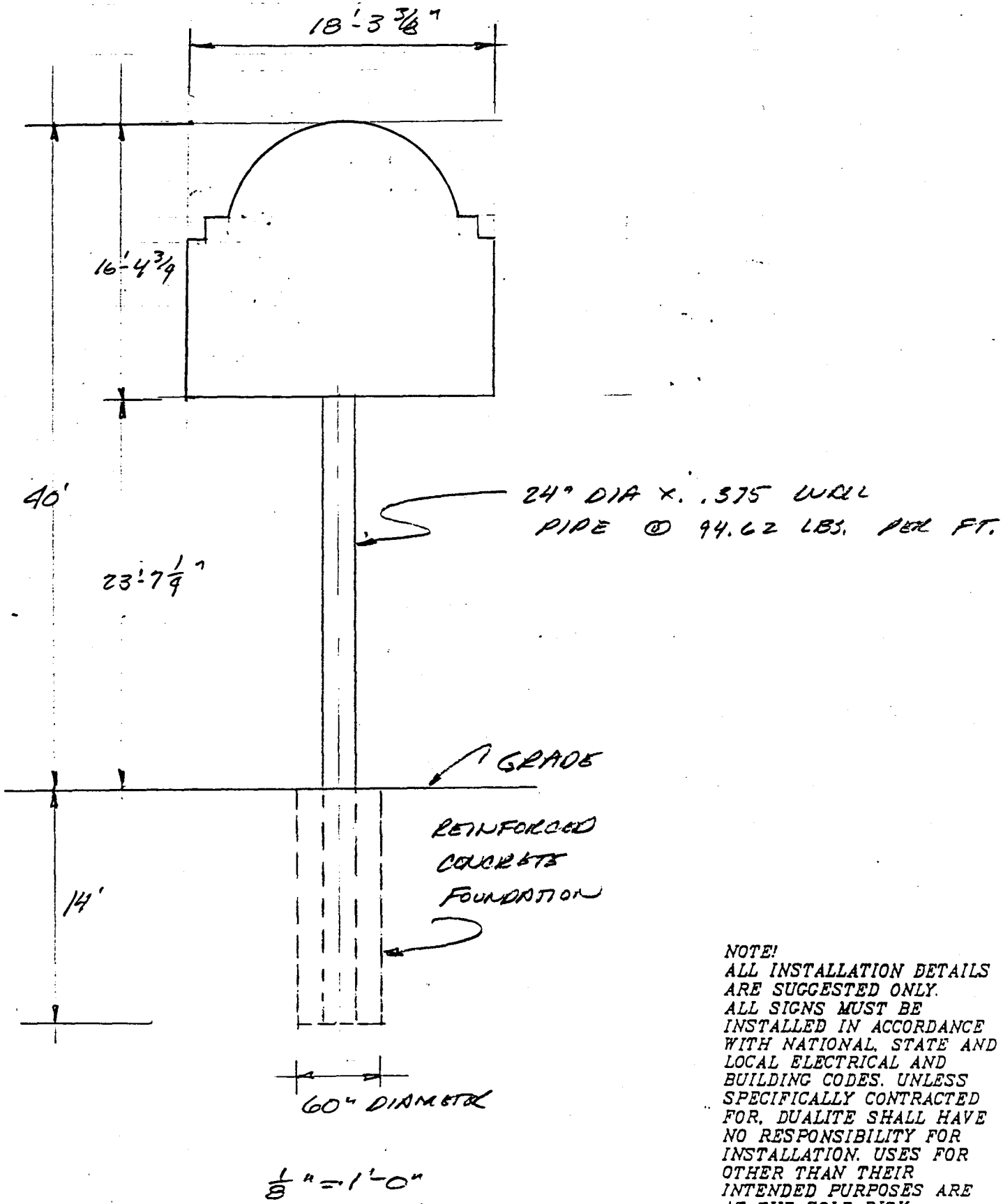


3/16" O.D. X .322" WALL PIPE
@ 28.55 LBS. PER FT.
(8" SCHED 40)

NOTE:
ALL INSTALLATION DETAILS
ARE SUGGESTED ONLY.
ALL SIGNS MUST BE
INSTALLED IN ACCORDANCE
WITH NATIONAL, STATE AND
LOCAL ELECTRICAL AND
BUILDING CODES. UNLESS
SPECIFICALLY CONTRACTED
FOR, DUALITE SHALL HAVE
NO RESPONSIBILITY FOR
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OTHER THAN THEIR
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AT THE SOLE RISK
OF THE BUYER/USER.

#017

NOV 9, 1994
LA QUINTA
SAN ANTONIO, TX.



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