



SIGN CLEARANCE

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

Clearance No. 75209
Date Submitted 5/5/00
FEE \$ 25.00
Tax Schedule MAP 2701-362-00-121
Zone C-1

BUSINESS NAME Horizon Complex
STREET ADDRESS 715 Horizon Drive
PROPERTY OWNER Stuart Sidney
OWNER ADDRESS 715 Horizon Drive

CONTRACTOR Yesco
LICENSE NO. 2200511
ADDRESS 2393 F1/2 Rd
TELEPHONE NO. 242-7880

- 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 567 Square Feet Overall sign + 1 face (g)
- (1,2,4) Building Facade _____ Linear Feet
- (1 - 4) Street Frontage 431 Linear Feet Horizon Drive
- (2 - 5) Height to Top of Sign 40 Feet Clearance to Grade 14 Feet
- (5) Distance from all Existing Off-Premise Signs within 600 Feet _____ Feet

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

● FOR OFFICE USE ONLY ●		
Signage Allowed on Parcel:		
Building		Sq. Ft.
Free-Standing	<u>270</u>	Sq. Ft.
Total Allowed:	<u>270</u>	Sq. Ft.

COMMENTS: We are removing the existing sign and replacing it with the proposed new one. ONLY 270 # allowed per variance - no additional freestanding

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.**

Qua Onizick
Applicant's Signature

5/4/00
Date

Kristen Albrecht
Community Development Approval

5/9/00
Date

(White: Community Development)

(Canary: Applicant)

(Pink: Building Dept)

(Goldenrod: Code Enforcement)



PERMIT SIGN CLEARANCE

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

Clearance No. _____
Date Submitted 5/5/00
FEE \$ —
Tax Schedule 2701-362-00-121
Zone C-1

A

BUSINESS NAME Horizon Complex + Keller Wms
STREET ADDRESS 715 Horizon Dr
PROPERTY OWNER Stuart Sidney
OWNER ADDRESS 715 Horizon Dr

CONTRACTOR Yesco
LICENSE NO. 2200511
ADDRESS 2373 5 1/2 Rd
TELEPHONE NO. 242-7880

- 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 46 Square Feet
- (1,2,4) Building Facade _____ Linear Feet
- (1 - 4) Street Frontage 431 Linear Feet Horizon Dr
- (2 - 5) Height to Top of Sign 40 Feet Clearance to Grade 14 Feet
- (5) Distance from all Existing Off-Premise Signs within 600 Feet _____ Feet

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

● FOR OFFICE USE ONLY ●	
Signage Allowed on Parcel:	
Building	Sq. Ft.
Free-Standing	<u>270</u> Sq. Ft.
Total Allowed:	

COMMENTS: Only 270 ft allowed on freestanding sign per variance
No additional freestanding signs - maxed out

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.**

Quinn Griffiths 5/4/00 Kimberly J. Caldwell 5/9/00
Applicant's Signature Date 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. _____
 Date Submitted 5/5/00
 FEE \$ _____
 Tax Schedule 2701-362-00-121
 Zone C-1

BUSINESS NAME Pacific American Mortgage CONTRACTOR Yesco
 STREET ADDRESS 715 Horizon Drive LICENSE NO. 2200511
 PROPERTY OWNER Stuart Sidney ADDRESS 2393 F 1/2 Rd
 OWNER ADDRESS 715 Horizon Dr TELEPHONE NO. 242-7880

- 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 46 Square Feet
 (1,2,4) Building Facade _____ Linear Feet
 (1 - 4) Street Frontage 431 Linear Feet
 (2,3,4) Height to Top of Sign 40 Feet Clearance to Grade 14 Feet

Existing Signage/Type:	
Horizon Complex 'A'	46 Sq. Ft.
	Sq. Ft.
	Sq. Ft.
Total Existing:	Sq. Ft.

● FOR OFFICE USE ONLY ●	
Signage Allowed on Parcel:	
Building	Sq. Ft.
Free-Standing	<u>270</u> Sq. Ft.
Total Allowed:	Sq. Ft.

COMMENTS: See notes on permit for A&G

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. Roof signs shall be manufactured such that no guy wires, braces or supports shall be visible.

[Signature] 5/4/00 [Signature] 5/9/00
 Applicant's Signature Date Community Development Approval Date

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



SIGN PERMIT

Community Development Department
250 North 5th Street
Grand Junction, CO 81501
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Permit No. _____
Date Submitted 5/5/00
FEE \$ _____
Tax Schedule 2701-362-00-121
Zone C-1

BUSINESS NAME Shanghai Garden
STREET ADDRESS 715 Horizon Dr
PROPERTY OWNER Stuart Sidney
OWNER ADDRESS 715 Horizon Dr

CONTRACTOR Jesco
LICENSE NO. 2200511
ADDRESS 2393 F 1/2 Rd
TELEPHONE NO. 242-7880

- 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 46 Square Feet
- (1,2,4) Building Facade _____ Linear Feet
- (1 - 4) Street Frontage 431 Linear Feet
- (2,3,4) Height to Top of Sign 40 Feet Clearance to Grade 14 Feet

Existing Signage/Type:	
Horizon Complex 'A'	<u>46</u> Sq. Ft.
Pacific American Mart. 'B'	<u>46</u> Sq. Ft.
	Sq. Ft.
	Sq. Ft.
Total Existing:	Sq. Ft.

● FOR OFFICE USE ONLY ●	
Signage Allowed on Parcel:	
Building	Sq. Ft.
Free-Standing	<u>270</u> Sq. Ft.
Total Allowed:	Sq. Ft.

COMMENTS: see notes on permits for A & G

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. Roof signs shall be manufactured such that no guy wires, braces or supports shall be visible.

Qua Griffiths 5/4/00 Twinten K Campbell 5/9/00
Applicant's Signature Date Community Development Approval Date

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



SIGN PERMIT

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

Permit No. _____
 Date Submitted 5/5/00
 FEE \$ —
 Tax Schedule 2701-362-00-121
 Zone C-1

BUSINESS NAME Greystone Financial Group CONTRACTOR Jesco
 STREET ADDRESS 715 Horizon Dr LICENSE NO. 2200511
 PROPERTY OWNER Stuart Sidney ADDRESS 2393 F 1/2 Rd
 OWNER ADDRESS 715 Horizon Dr TELEPHONE NO. 242-7880

- 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 46 Square Feet
- (1,2,4) Building Facade _____ Linear Feet
- (1 - 4) Street Frontage 431 Linear Feet
- (2,3,4) Height to Top of Sign 40 Feet Clearance to Grade 14 Feet

Existing Signage/Type:	
Horizon Complex 'A'	46 Sq. Ft.
Pacific American Mort 'B'	46 Sq. Ft.
Shanghai Gardens 'C'	46 Sq. Ft.
	Sq. Ft.
Total Existing:	Sq. Ft.

● FOR OFFICE USE ONLY ●	
Signage Allowed on Parcel:	
Building	Sq. Ft.
Free-Standing	<u>270</u> Sq. Ft.
Total Allowed:	Sq. Ft.

COMMENTS: See notes on permits for A & G

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. Roof signs shall be manufactured such that no guy wires, braces or supports shall be visible.

Qua Griggitts 5/4/00 Kaiten K. [Signature] 5/9/00
 Applicant's Signature Date Community Development Approval Date

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



SIGN PERMIT

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

Permit No. _____
 Date Submitted 5/5/00
 FEE \$ —
 Tax Schedule 270-362-00-121
 Zone C-1

BUSINESS NAME Nelson Inc.
 STREET ADDRESS 715 Horizon Dr
 PROPERTY OWNER Stuart Sydney
 OWNER ADDRESS 715 Horizon Dr

CONTRACTOR Yesco
 LICENSE NO. 2200511
 ADDRESS 23913 F 1/2 Rd
 TELEPHONE NO. 242-7880

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 34.5 Square Feet
 (1,2,4) Building Facade _____ Linear Feet
 (1 - 4) Street Frontage 431 Linear Feet
 (2,3,4) Height to Top of Sign 40 Feet Clearance to Grade 14 Feet

Existing Signage/Type:		
Horizon Complex 'A'	<u>46</u>	
Pacific American Mort 'B'	<u>46</u>	Sq. Ft.
Shanghai Gardens 'C'	<u>46</u>	Sq. Ft.
GreyStone Financial 'D'	<u>46</u>	Sq. Ft.
		Sq. Ft.
Total Existing:		Sq. Ft.

● FOR OFFICE USE ONLY ●	
Signage Allowed on Parcel:	
Building	Sq. Ft.
Free-Standing	<u>270</u> Sq. Ft.
Total Allowed:	Sq. Ft.

COMMENTS: see notes on permits for A & G

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. Roof signs shall be manufactured such that no guy wires, braces or supports shall be visible.

Quinn O'Connell 5/4/00 Stuart Sydney 5/9/00
 Applicant's Signature Date Community Development Approval Date

(White: Community Development)

(Canary: Applicant)

(Pink: Code Enforcement)



SIGN PERMIT

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

Permit No. _____
 Date Submitted 5/5/00
 FEE \$ —
 Tax Schedule 2701-362-00-121
 Zone C-1

BUSINESS NAME Four House & State Farm
 STREET ADDRESS 715 Horizon Dr
 PROPERTY OWNER Stuart Sidney
 OWNER ADDRESS 715 Horizon Dr

CONTRACTOR Yesco
 LICENSE NO. 2200511
 ADDRESS 2393 1/2 Rd
 TELEPHONE NO. 242-7880

- 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 46 Square Feet
- (1,2,4) Building Facade _____ Linear Feet
- (1 - 4) Street Frontage 431 Linear Feet
- (2,3,4) Height to Top of Sign 40 Feet Clearance to Grade 14 Feet

Existing Signage/Type:	
Horizon Complex 'A'	46
Pacific American Mort 'B'	46 Sq. Ft.
Shanghai Gardens 'C'	46 Sq. Ft.
Greystone Financial 'D'	46
Four House & State Farm	34.5 Sq. Ft.
Neilson Inc	
Total Existing:	Sq. Ft.

● FOR OFFICE USE ONLY ●	
Signage Allowed on Parcel:	
Building	Sq. Ft.
Free-Standing	<u>270</u> Sq. Ft.
Total Allowed:	Sq. Ft.

COMMENTS: See notes on permits for A & G

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. Roof signs shall be manufactured such that no guy wires, braces or supports shall be visible.

Orna Juggicks 5/4/00 Winton L. Caldwell 5/9/00
 Applicant's Signature Date Community Development Approval Date

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

B

- #3630-57 Blue Background & White Copy.
Font Is Corel Dutch 801.



- Cabinet Detail Not To Scale ●

R-3 Changed Layout Of Tenants. R-6 Changed Layout Of Tenants. R-7 Changed Layouts & Colors.
R-1 Made Sign 300 Sq. Ft. R-2 Changed Layout R-3 Changed Layout Of Entire Sign (900 Sq. Ft.)

NO.	DESCRIPTION	DATE	BY
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#3630-22 Black.
Font Is Corel Dutch 801.



● Cabinet Detail Not To Scale ●

● Font Is Corel Dutch 801.

● #3630-33 Red.

R-3 Changed Layout Of Tenants. R-6 Changed Layout Of Tenants. R-7 Changed Layouts & Colors.
R-1 Made Sign 300 Sq. Ft. R-2 Changed Layout R-3 Changed Layout Of Entire Sign (300 Sq. Ft.)

PHASE	APPROVAL	DATE	BY	DRAWINGS	DESIGN NO.	SHEET NO.	SCALE	DATE	BY	FIRM NAME/LOCATION ADDRESS	99-581
SALES							Noted	9/14/6			
ESTIMATING							Noted	9/28/6		715 Western Dr.	
ENGINEERING							Noted	10/14/6			

2, 1, X

- #3630-22 Black.
 - 1" #3630-57 Blue Border.
- All Fonts Are Corel Plaza.

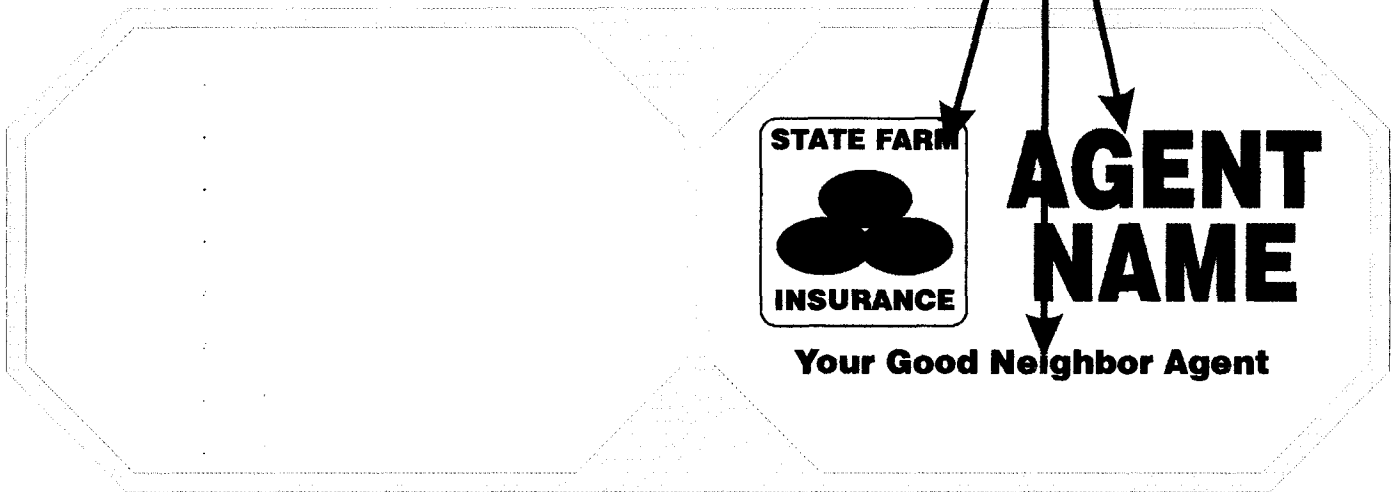


- Cabinet Detail Not To Scale ●
- #3630-33 Red.

R-3 Changed Layout Of Tenants. R-6 Changed Layout Of Tenants. R-7 Changed Layouts & Colors.
 R-1 Made Sign 300 Sq. Ft. R-2 Changed Layout R-3 Changed Layout Of Entire Sign (300 Sq. Ft.)

CONTRACTOR LICENSE NO. 12716		ESTIMATE		DATE		PROJECT NO.		FILE DESIGN NUMBER	
[Redacted]		[Redacted]		[Redacted]		[Redacted]		[Redacted]	
[Redacted]		[Redacted]		[Redacted]		[Redacted]		[Redacted]	

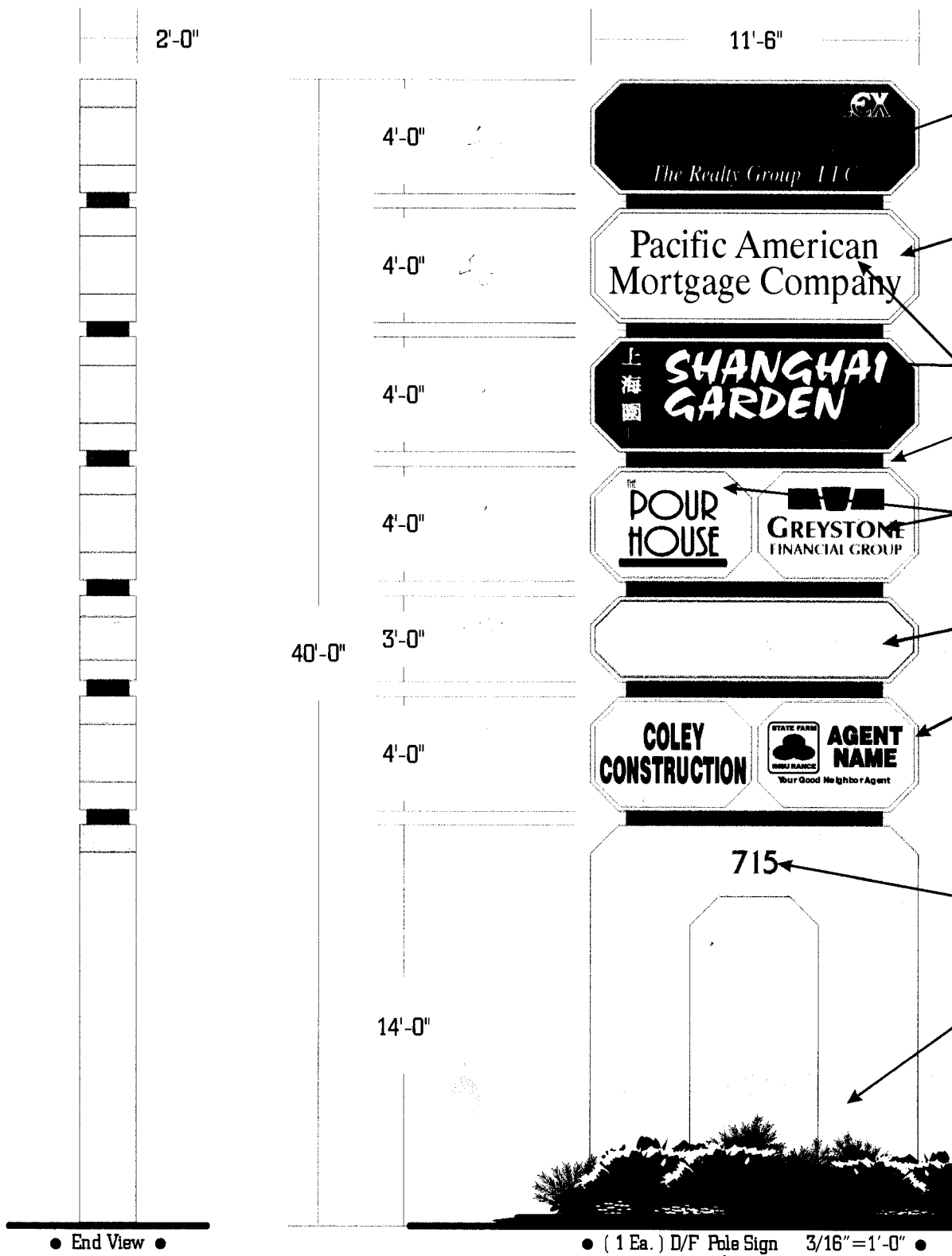
#3630-22 Black Copy.



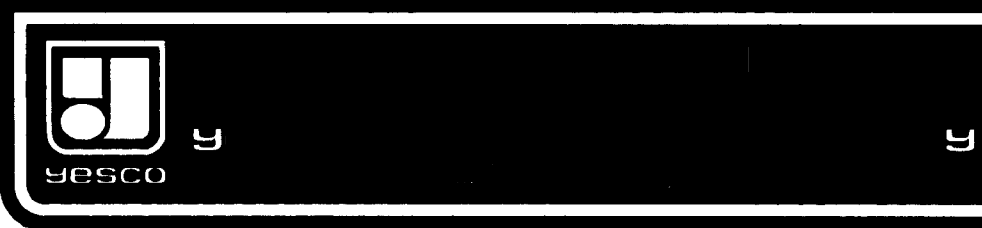
- Cabinet Detail Not To Scale ●
- Logo To Be Provided By Customer.

R-3 Changed Layout Of Tenants. R-6 Changed Layout Of Tenants. R-7 Changed Layouts & Colors.
 R-1 Made Sign 300 Sq. Ft. R-2 Changed Layout R-3 Changed Layout Of Entire Sign (300 Sq. Ft.)

PROD. APPROVAL	DATE	BY	DRAWINGS	DESIGN NO.	SHEET NO.	SCALE	DATE	BY	FIRM NAME/LOCATION ADDRESS	99-581
									Orkton Complex	
SALES				R-2	1 of 1	Noted	9/24/88	JJ Easton	Grand Junction, CO	
ESTIMATING				R-3	1 of 1	Noted	9/24/88	JJ Easton		
ENGINEERING				R-4	1 of 1	Noted	1/17/89	JJ Easton		

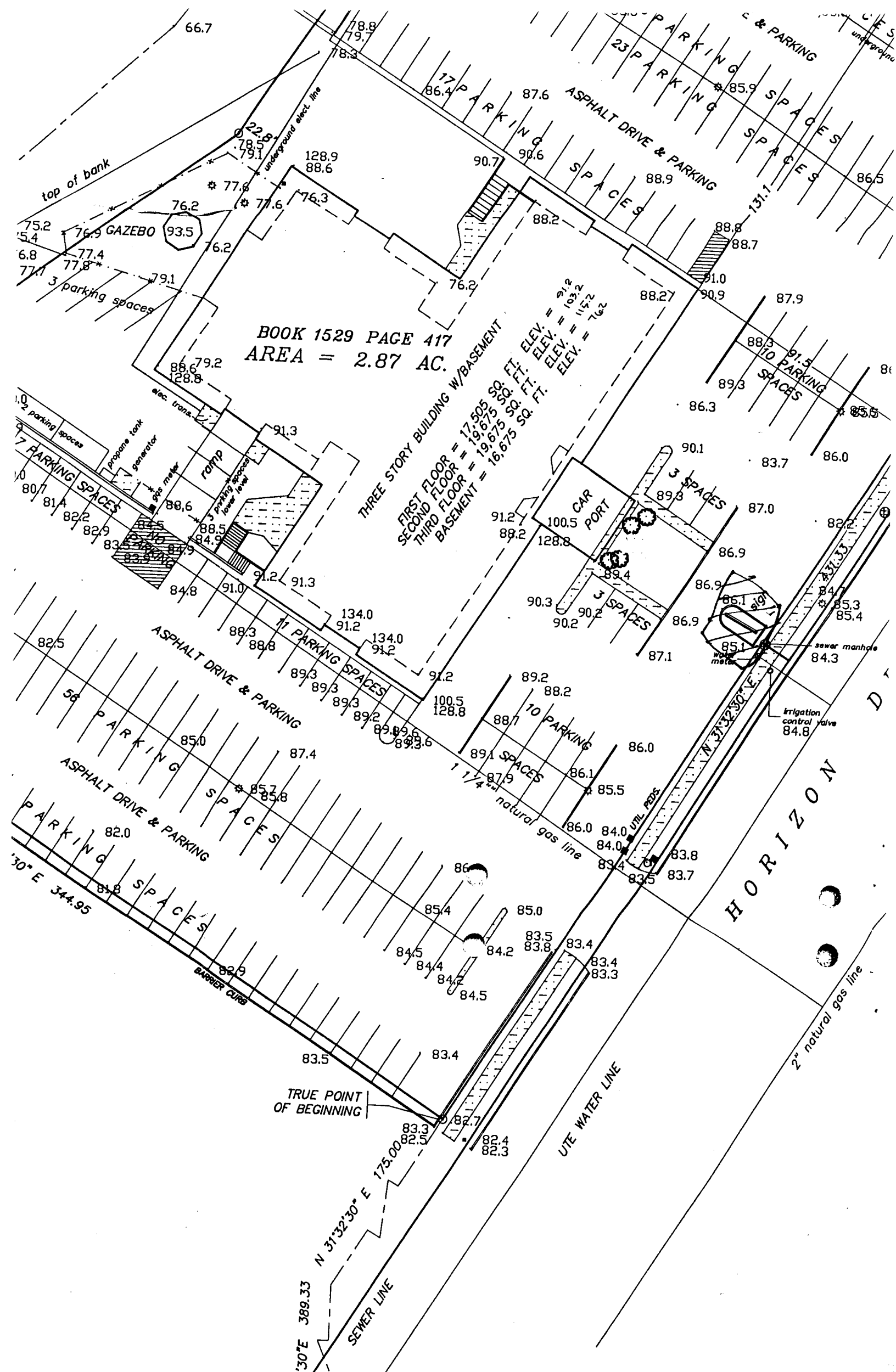


COLORADO CONTRACTOR LICENSE NO. 12016



PROD. APPROVAL	DATE	BY	DF
CLIENT			
SALES			
DESIGN			
ESTIMATING			
ENGINEERING			
EXPEDITING			

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BOOK 1529 PAGE 417
AREA = 2.87 AC.

THREE STORY BUILDING W/BASEMENT
FIRST FLOOR = 17,505 SQ. FT. ELEV. = 91.2
SECOND FLOOR = 19,675 SQ. FT. ELEV. = 103.2
THIRD FLOOR = 19,675 SQ. FT. ELEV. = 115.2
BASEMENT = 16,675 SQ. FT. ELEV. = 76.2

HORIZON D

10 parking spaces
7 parking spaces
3 parking spaces
PROPANE TANK GENERATOR
RAMP
3 parking spaces
elec. trans.
water meter
sewer manhole
irrigation control valve
water meter

30°E 389.33
N 31°32'30" E 175.00
SEWER LINE
BARRIER CURB
UTE WATER LINE
2" natural gas line

TRUE POINT OF BEGINNING

UTE WATER LINE