



# SIGN CLEARANCE

2

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

Clearance No. 78168  
Date Submitted 12-20-00  
FEE \$ 25.00  
Tax Schedule 2701-301-20-035  
Zone C-1

BUSINESS NAME 744 Horizon Court  
STREET ADDRESS 744 Horizon Court  
PROPERTY OWNER Gramiger Holdings  
OWNER ADDRESS 200 E Main St  
Aspen CO 81611

CONTRACTOR Young Electric Sign Co  
LICENSE NO. 2200511  
ADDRESS 2393 F 1/2 Rd  
TELEPHONE NO. 242-7880  
Contact Dana Griffiths

- 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 ~~240~~ <sup>109</sup> Square Feet
- (1,2,4) Building Facade 240 Linear Feet
- (1 - 4) Street Frontage 340 Linear Feet
- (2,4,5) Height to Top of Sign 11 Feet Clearance to Grade \_\_\_\_\_ 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.

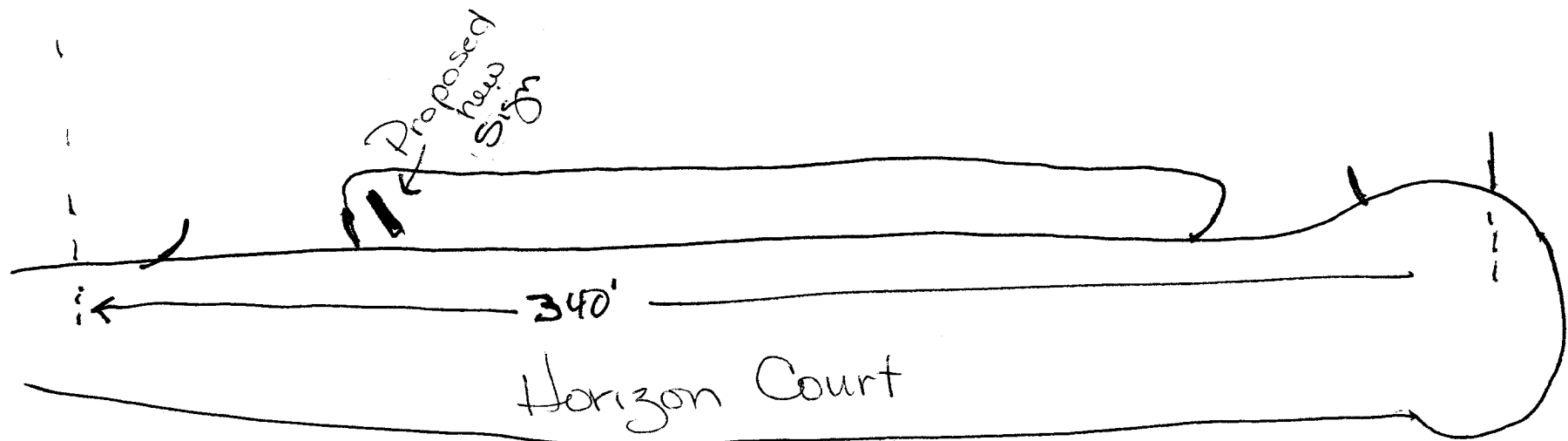
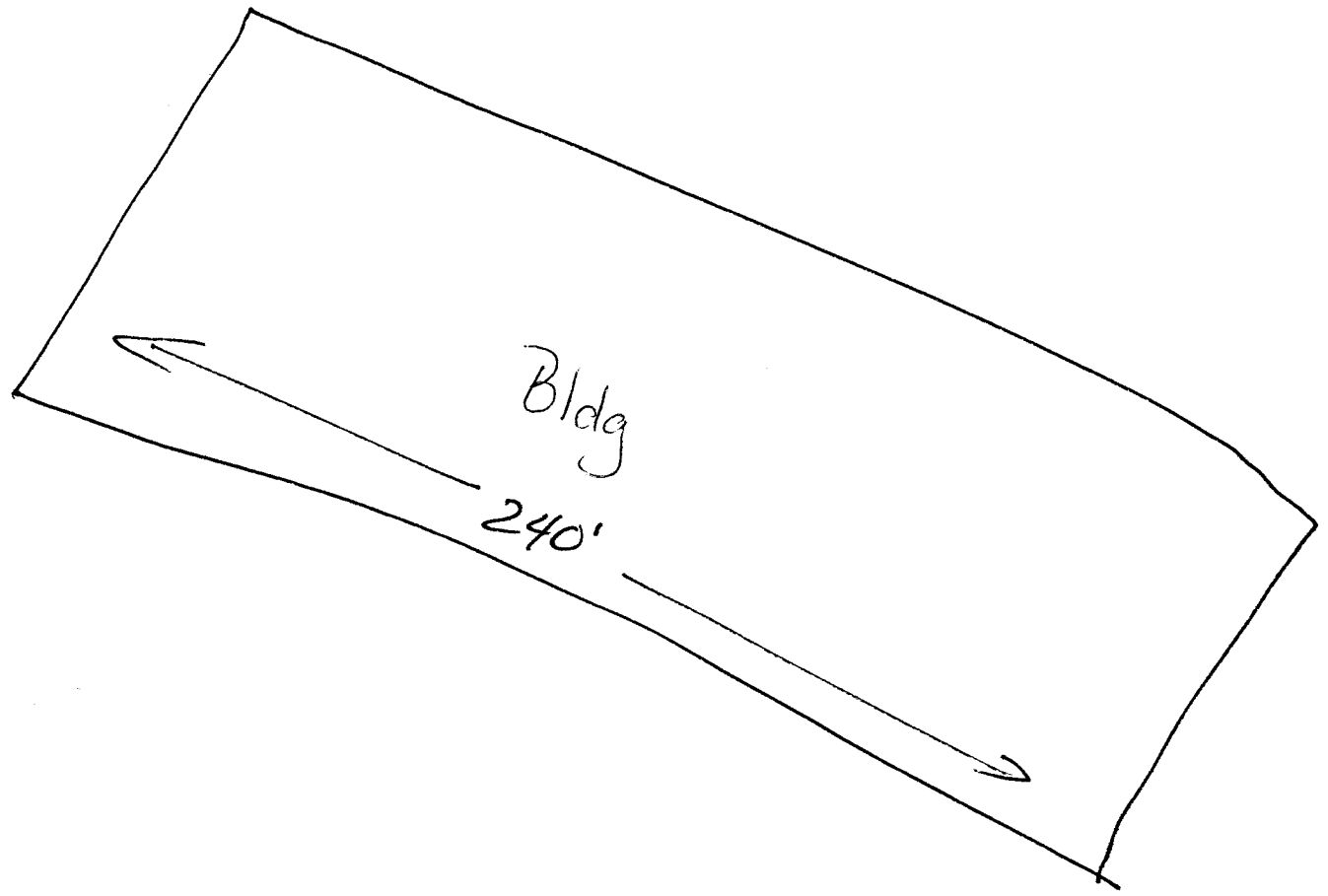
● FOR OFFICE USE ONLY ●		
Signage Allowed on Parcel: <u>Horizon Ct</u>		
Building	<u>480</u>	Sq. Ft.
Free-Standing	<u>255</u>	Sq. Ft.
Total Allowed:	<u>480</u>	Sq. Ft.

COMMENTS: Removing existing sign to install proposed new sign

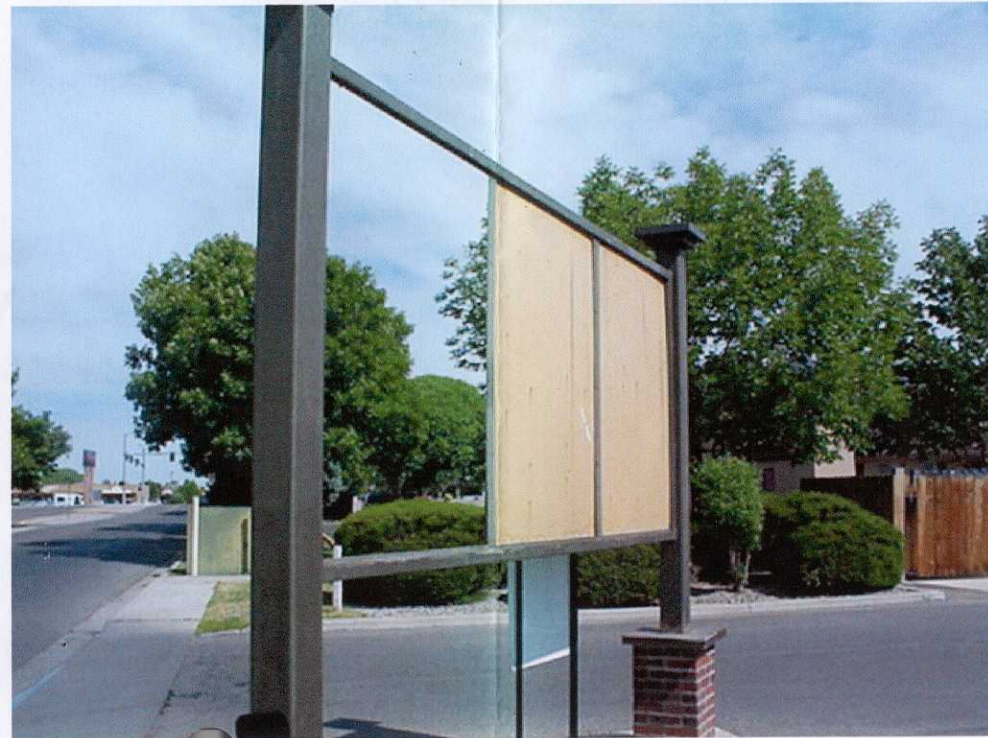
NOTE: No sign may exceed 300 square feet. A separate sign clearance is required for each sign. Attach a sketch of proposed and existing signage including types, dimensions, lettering, abutting streets, alleys, easements, property lines, and locations. **A SEPARATE PERMIT FROM THE BUILDING DEPARTMENT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

Dana Griffiths      12/20/00      Kimberly K. Caldwell      12/22/00  
 Applicant's Signature      Date      Community Development Approval      Date

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



Existing Sign



1'-0"

8'-0"

2'-0"

1'-2" 6 3/8"

9 3/4"

11'-0" 6'-6"

2'-0"

4" 1 3/8"

# 744 HORIZON COURT

## OPTION CARE

COLOR [REDACTED]  
MENTAL [REDACTED]  
ST. [REDACTED]  
BUSINE [REDACTED]  
DUFFORD, W [REDACTED] CK,  
MILBU [REDACTED] N  
FOR [REDACTED]

## SOCIAL SECURITY ADMINISTRATION

## AXA ADVISORS

ST. MARYS HOME HEALTH  
INTERNAL MEDICINE ASSOCIATES  
GRAND VALLEY PHYSICAL THERAPY

LEASED AND MANAGED BY THE FLEISHER COMPANY 1-800-242-1597

YESCO To Fab/Install (1 Ea.) S/F Monument Sign

Cabinet To Be Constructed Of Alum. & Painted Dupont Ds001 Black (Semi Gloss).

All Letters To Be 1/2" White Push Thru W/ 1st Surface Opaque Gold Vinyl. Illuminate W/ T-12 800ma C.W./H.O. Fluorescent Lamps.

Reveals To Be Laminated W/ .040 Brushed Gold Wrisco.

Alum. Cabinet Painted Dupont Ds001 Black (Semi Gloss).

Faces To Be Removable W// Counter Sunk Screws. Paint Faces Dupont Ds001 Black.

Copy To Be Reflective Gold #480-64

Reveals To Be Laminated W/ .040 Brushed Gold Wrisco.

Gold Wrisco Panel W/ Black Vinyl Graphics Mounted Flush To Pole Cover

Pole Cover Of Alum. & Painted Dupont Ds001 Black (Semi Gloss) W/ Heavy Texture Coat.

• End View •

• (1 Ea.) S/F Monument Sign 1/2" = 1'-0" •

COLORADO CONTRACTOR LICENSE NO. 12016

R-1 Made Sign Bigger, Added Wrisco Panel, Changed Top Cap & More Tenants. R-2 Changed Top Cap Of Sign & Added Tenants.

**denver division**  
**young electric sign company**  
 yesco 3770 Joliet St., Denver, Co. 80239 (303) 375-9933

PROD. APPROVAL	DATE	BY	DRAWINGS	DESIGN NO.	SHEET NO.	SCALE	DATE	BY	FIRM NAME/LOCATION ADDRESS
CLIENT			ORIG. DES.	00-686	1 of 1	Noted	10.13.00	J.D. Easton	744 Horizon Court
SALES			REVISIONS	R-1	1 of 1	Noted	10.20.00	J.D. Easton	
DESIGN				R-2	1 of 1	Noted	12.5.00	J.D. Easton	
ESTIMATING									
ENGINEERING									
EXPEDITING									
									SALESPERSON <b>JIM MALM</b>

00-E  
FILE DESIGN

W.O. N.A.  
NOTE: COST FOR PHOT  
ELECTRICAL WIRING TO  
INCLUDED IN SIGN PRIC

THIS DRAWING WAS CREATED TO ASSIST YOU IN VISUALIZING OUR PROPOSAL. THE ORIGINAL IDEAS HEREIN ARE THE PROPERTY OF YOUNG ELECTRIC SIGN COMPANY. PERMISSION TO COPY OR REVISE THIS DRAWING CAN ONLY BE OBTAINED THRU A WRITTEN AGREEMENT WITH YESCO. SEE YOUR SALES REPRESENTATIVE OR CALL THE NEAREST OFFICE OF YOUNG ELECTRIC SIGN COMPANY.

**PLANNED RESIDENCE**

**14.07 units per acre**

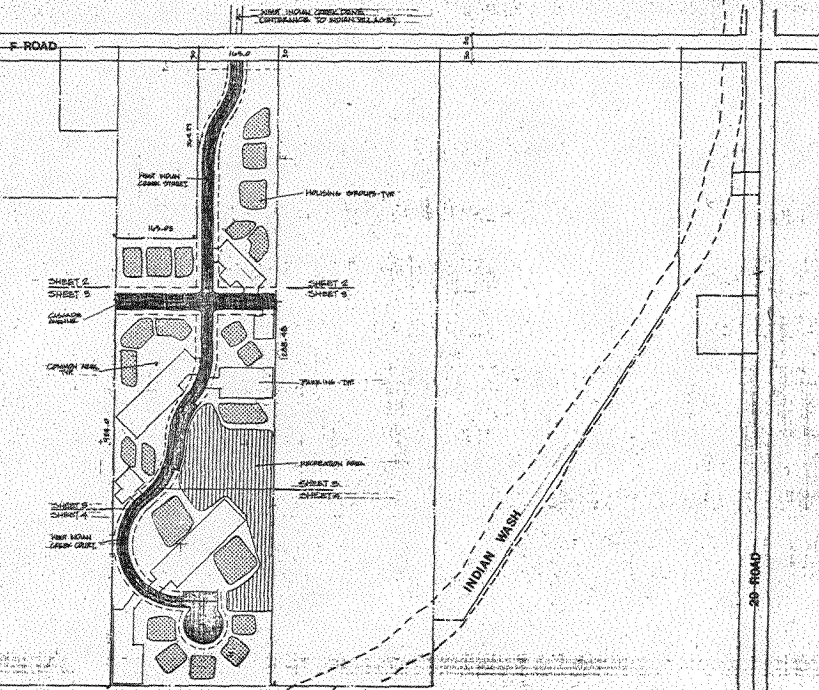
SITE AREA = 0.505 ACRES

UNITS:	11 DUPLEXES	122
	5 FIVE FLEXES	50
	1 FOUR FLEX	4
	1 SILVER FLEX	7
	1 EIGHT FLEX	8
	2 NINE FLEXES	18
	2 SIXTEEN FLEXES	32
<b>TOTAL LIVING UNITS</b>		<b>118</b>

PERCENT OF SITE	2.1
ON STREET	2.5
FOR VEHICLES	7.5
<b>TOTAL PARKING SPACES</b>	<b>2.61</b>
PARKING PER UNIT	2.21

<b>TOTAL BUILDING FOOTPRINT AREA</b>	
TOTAL SQ. FT.	84,040
PERCENT OF SITE	14.7%

<b>TOTAL SITE OPEN SPACE</b>	
RECREATION AREA	81,700 SQ. FT.
COMMON SPACE	51,300 SQ. FT.
<b>TOTAL OPEN SPACE</b>	<b>133,000</b>
PERCENT OF SITE	25.7%



AREA & SITE PLAN

1" = 100'



accedido