



SIGN CLEARANCE

total of 45 due

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

Clearance No. 75211
Date Submitted 5-9-00
FEE \$ 25 00
Tax Schedule 2701-302-34-012, 013
Zone C-1

A)

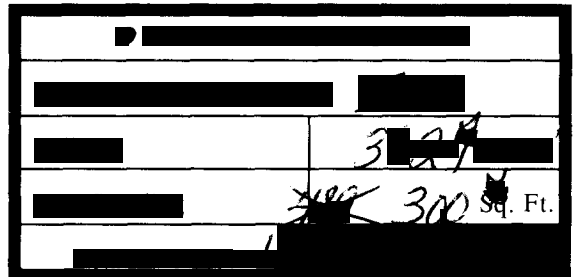
BUSINESS NAME Grand Junction Harley Davidson CONTRACTOR Yesco
STREET ADDRESS 2747 + 2749 Crossroads Blvd LICENSE NO. 2200511
PROPERTY OWNER GJ Harley Davidson ADDRESS 2393 F 1/2 Rd
OWNER ADDRESS 569 32 Rd #4 TELEPHONE NO. 242-7880

- 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 ~~241~~ 241 ^{sq} Square Feet
- (1,2,4) Building Facade 181 ^l Linear Feet
- (1 - 4) Street Frontage 326 ^l Linear Feet I-70
- (2 - 5) Height to Top of Sign 40 Feet Clearance to Grade 22 Feet
- (5) Distance from all Existing Off-Premise Signs within 600 Feet _____ Feet

Existing Signage/Type:	Sq. Ft.
Total Existing:	<u>0</u> Sq. Ft.



COMMENTS: 10* left for signage on I-70 frontage
RPE

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.**

One Opitz 5/9/00 L. Yost 5/9/00
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. 75211
 Date Submitted 5-9-00
 FEE \$ 5 00
 Tax Schedule 2701-362-34-012, 013
 Zone C-1

B) BUSINESS NAME Grand Junction Harley-Davidson CONTRACTOR Yesco
 STREET ADDRESS 2747 + 2749 Crossroads Blvd LICENSE NO. 2200511
 PROPERTY OWNER GJ Harley-Davidson ADDRESS 2393 F 1/2 Rd
 OWNER ADDRESS 569 32 Rd #4 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 ~~181~~ 152 Square Feet
 (1,2,4) Building Facade 181 Linear Feet
 (1 - 4) Street Frontage 326 Linear Feet 170
 (2 - 5) Height to Top of Sign _____ Feet Clearance to Grade _____ Feet
 (5) Distance from all Existing Off-Premise Signs within 600 Feet _____ Feet

Existing Signage/Type:	
<u>pole sign (A)</u>	<u>241</u> Sq. Ft.
	Sq. Ft.
	Sq. Ft.
Total Existing:	<u>241</u> Sq. Ft.

● FOR OFFICE USE ONLY ●	
Signage Allowed on Parcel:	<u>I-70</u>
Building	<u>362</u> Sq. Ft.
Free-Standing	489 <u>300</u> Sq. Ft.
Total Allowed:	<u>489</u> 362 <u>170</u> Sq. Ft.

COMMENTS: _____

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.**

Ona Orjizick 5/9/00 L. Yerstemberger 5/9/00
 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. 75211
 Date Submitted 5-9-00
 FEE \$ 5.00
 Tax Schedule 2701-362-34-012,013
 Zone C-1

BUSINESS NAME Grand Junction Harley Davidson **CONTRACTOR** Yesco
STREET ADDRESS 2747 + 2749 Crossroads Blvd **LICENSE NO.** 2300511
PROPERTY OWNER GJ Harley Davidson **ADDRESS** 2393 F 1/2 Rd
OWNER ADDRESS 569 32 Rd #4 **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 ~~181~~ 434 Square Feet
 (1,2,4) Building Facade 181 Linear Feet
 (1 - 4) Street Frontage 326 Linear Feet I 70
 (2 - 5) Height to Top of Sign _____ Feet Clearance to Grade _____ Feet
 (5) Distance from all Existing Off-Premise Signs within 600 Feet _____ Feet

Existing Signage/Type:	
pole sign (A)	241 Sq. Ft.
letters on Raceway (B)	152 152 Sq. Ft.
	Sq. Ft.
Total Existing:	393 Sq. Ft.

● FOR OFFICE USE ONLY ●	
Signage Allowed on Parcel:	I-70
Building	362 362 Sq. Ft.
Free-Standing	489 300 Sq. Ft.
Total Allowed:	489 362 Sq. Ft.

COMMENTS: _____

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.**

Don Griffiths 5/9/00 K. Gersteburger 5/9/00
 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. 75211
Date Submitted 5-9-00
FEE \$ 5.00
Tax Schedule 2701-362-34-012, 013
Zone C-1

BUSINESS NAME Grand Junction Harley Davidson CONTRACTOR Yesco
STREET ADDRESS 2747 + 2749 Crossroads Blvd LICENSE NO. 2200511
PROPERTY OWNER GJ Harley Davidson ADDRESS 2393 1/2 Rd
OWNER ADDRESS 569 32 Rd #4 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 43 Square Feet
- (1,2,4) Building Facade 110 Linear Feet (west)
- (1 - 4) Street Frontage 326 Linear Feet I-70 B
- (2 - 5) Height to Top of Sign _____ Feet Clearance to Grade _____ Feet
- (5) Distance from all Existing Off-Premise Signs within 600 Feet _____ Feet

Existing Signage/Type:	
Pole Sign (A)	241 Sq. Ft.
Letters on Raceway (B)	152 Sq. Ft.
Shield Sign (C)	43 Sq. Ft.
Total Existing:	436 Sq. Ft.

● FOR OFFICE USE ONLY ●	
Signage Allowed on Parcel:	I-70
Building	362 Sq. Ft.
Free-Standing	489 300 Sq. Ft.
Total Allowed:	489 362 Sq. Ft.

COMMENTS: _____

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.**

One Griffiths 5/9/00 L. Y. Muenberger 5/9/00
Applicant's Signature Date Community Development Approval Date

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



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Grand Junction, CO 81501
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Clearance No. 75211
Date Submitted 5-9-00
FEE \$ 5.00
Tax Schedule 2701-362-34-012, 013
Zone C-1

E1 BUSINESS NAME Grand Junction Harley Davidson CONTRACTOR Yesco
STREET ADDRESS ~~569 32 Rd #4~~ LICENSE NO. 2200511
PROPERTY OWNER 2747 + 2749 Crossroads Blvd ADDRESS 2393 F1/2 Rd
OWNER ADDRESS 569 32 Rd #4 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 72 Square Feet
- (1,2,4) Building Facade 174 Linear Feet
- (1 - 4) Street Frontage 312 Linear Feet Crossroads Blvd.
- (2,4,5) Height to Top of Sign _____ Feet Clearance to Grade _____ Feet
- (5) Distance from all Existing Off-Premise Signs within 600 Feet _____ Feet

Existing Signage/Type:			
Pole Sign (A)		<u>24</u>	Sq. Ft.
Letters on Roadway (B)	<u>52</u>	15	Sq. Ft.
Shield Sign (C)	<u>43</u>	33	Sq. Ft.
Shield Sign (D)	<u>43</u>	43	Sq. Ft.
Total Existing:		<u>479</u>	

● FOR OFFICE USE ONLY ●	
Signage Allowed on Parcel: <u>Crossroads</u>	
Building	<u>348</u> Sq. Ft.
Free-Standing	<u>234</u> Sq. Ft.
Total Allowed:	<u>348</u> Sq. Ft.

COMMENTS:

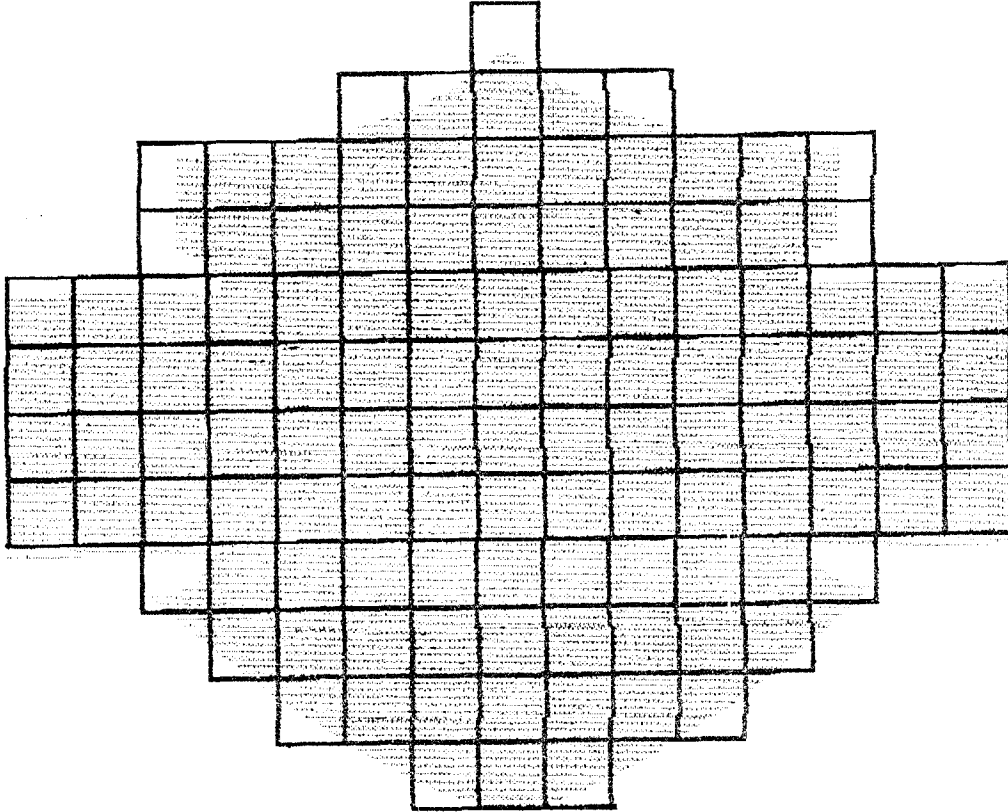
479 only I-70 frontage 348

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.**

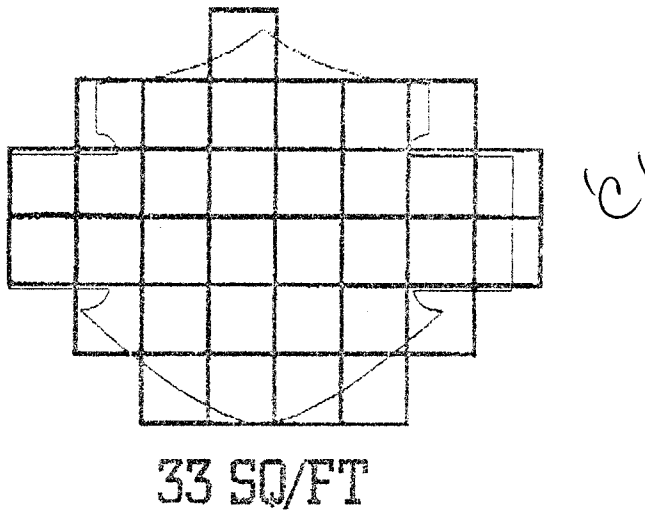
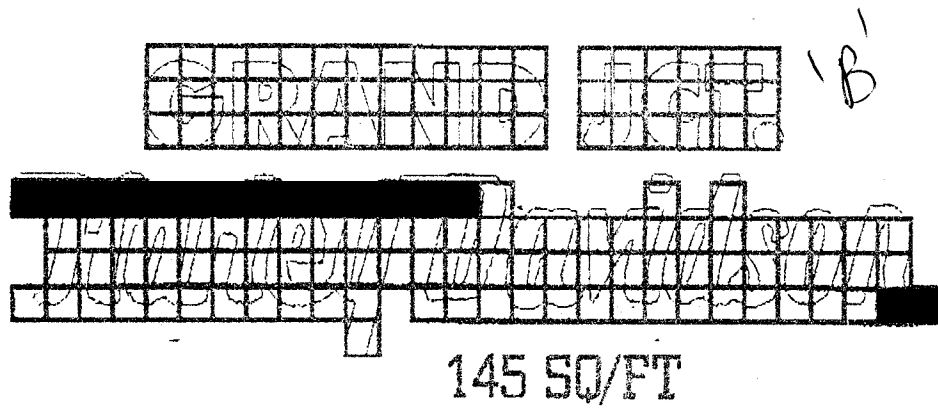
Donna Puggitts 5/9/00 A. D. Stenberger 5/9/00
Applicant's Signature Date Community Development Approval Date

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

'A'

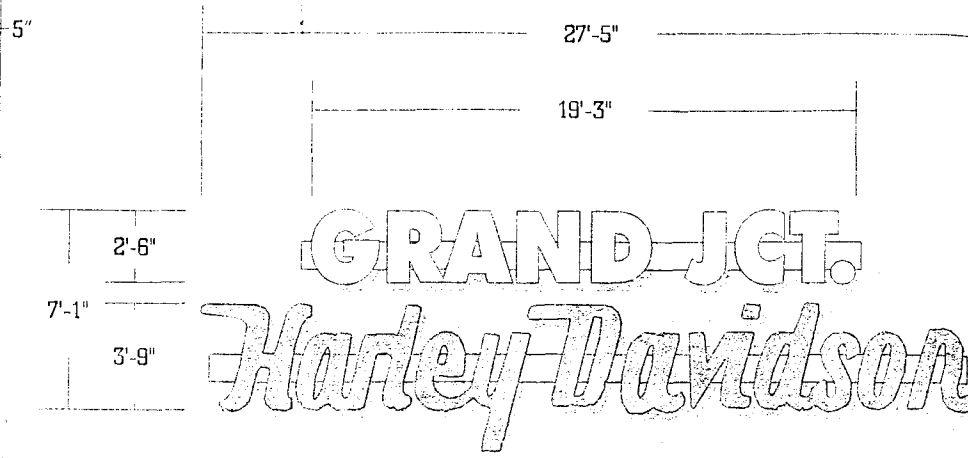


118 Sq./Ft.
3/8" = 1'-0"



Spacing Of Building T.B.D.

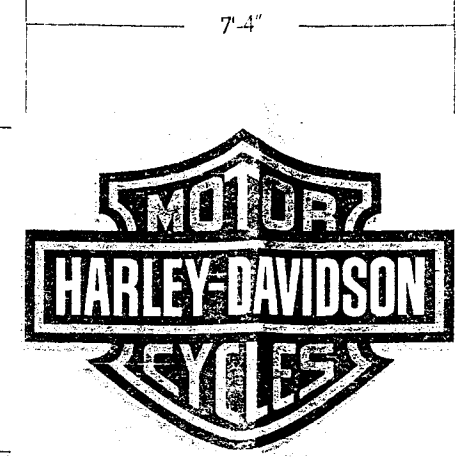
(B)



(1 Ea.) Set Of Illum. Pan./Chan. Ltrs On Raceways 3/16" = 1'-0"

"GRAND JCT." Ltrs To Be Constructed Of Sht/Mtl W/ 5" Returns And 1" Black Trimcap. Faces To Be Constructed Of #7328 White Acrylic. Illum. W/ 6500 White Neon. Ltrs To Mount To 1'-0" x 9" Deep Alum. Raceways Painted To Match Building Fascia.
 "Harley Davidson" Ltrs To Be Constructed Of Sht/Mtl W/ 10" Returns And 1" Black Trimcap. Faces To Be Constructed Of Orange Acrylic To Match Harley Specs. Illum. W/ 6500 White Neon.

Customer To Provide Camera Ready Artwork



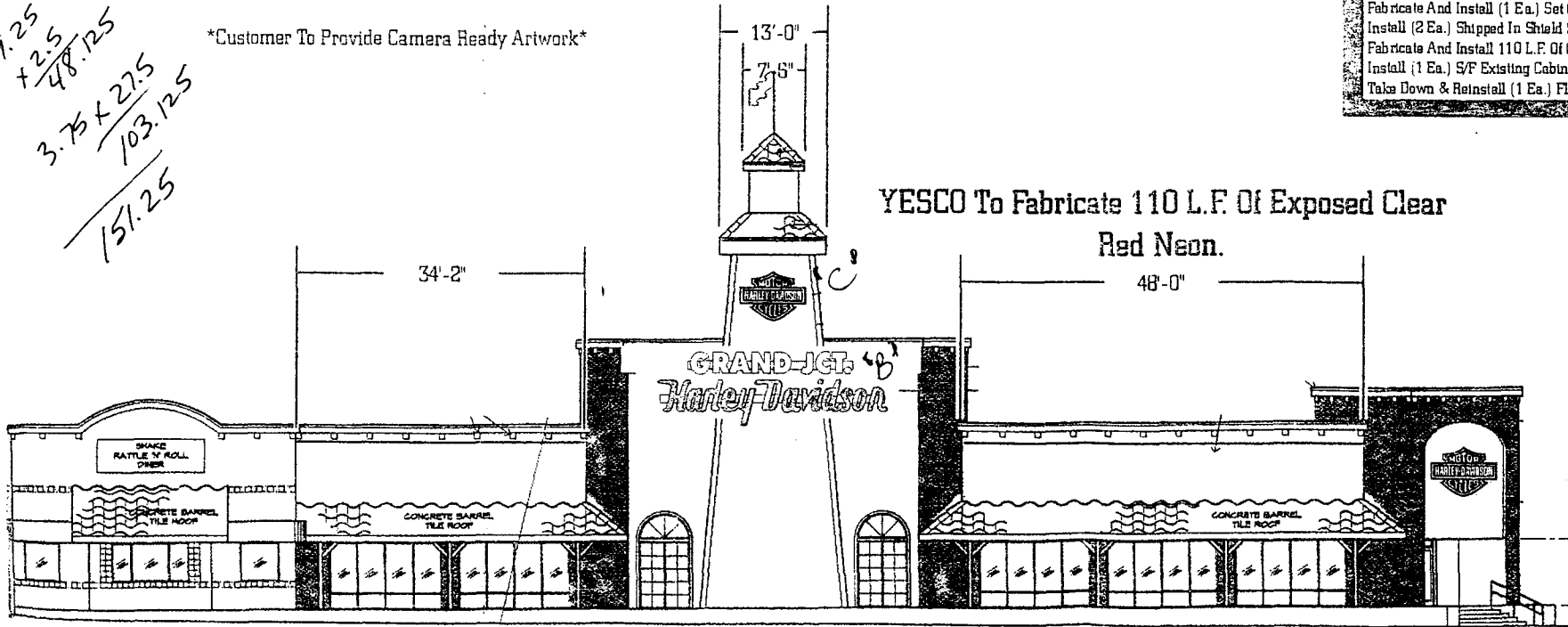
$$\begin{array}{r} 5.75 \\ \times 7.5 \\ \hline 43 \end{array}$$

(2 Ea.) Shipped In Illum. Cabinets 3/8" = 1'-0"
 YESCO To Install (2 Ea.) Shipped In Cabinets On The Front & Side Elevations As Shown

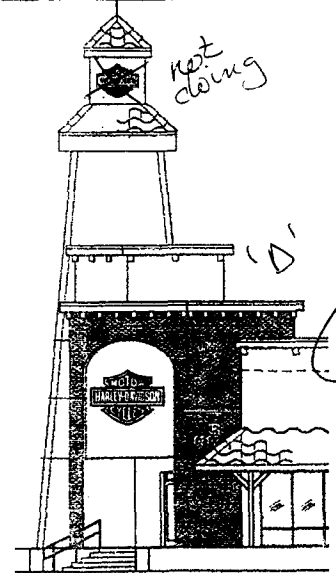
SCOPE OF WORK
 Fabricate & Install (1 Ea.) D/F Illum. Pylon Sign W/ Shipped In Cabinets.
 Fabricate And Install (1 Ea.) Set Of Illum. Pan./Chan. Ltrs On Raceways.
 Install (2 Ea.) Shipped In Shield Signs.
 Fabricate And Install 110 L.F. Of Clear Red Neon.
 Install (1 Ea.) S/F Existing Cabinet.
 Take Down & Reinstall (1 Ea.) Flag Pole.

$$\begin{array}{r} 9.25 \\ + 2.5 \\ \hline 48.125 \\ 3.75 \times 27.5 \\ \hline 103.125 \\ \hline 151.25 \end{array}$$

YESCO To Fabricate 110 L.F. Of Exposed Clear Red Neon.



Front Elevation 1/16" = 1'-0"



Partial Side Elevation 1/16" = 1'-0"

00-277

DATE: 10/15/11
 BY: J. B. BROWN
 SCALE: 1/8" = 1'-0"

DESIGN NO.: 11-0001
 SHEET NO.: 11-0001-1

PROJ. APPROVAL: [Signature]
 DATE: 10/15/11

Beaver Division
 solving electric sign company

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3'-0"

15'-0"

12'-0"

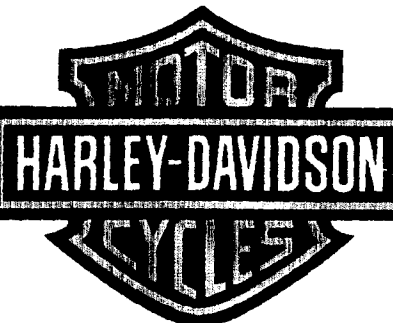
A

11'-4"

6'-0"

40'-0"

22'-0"



Fabricate And Install (1 Ea.) D/F Illum. Pylon Sign.

• Shipped In 11'-4" x 15'-0" Illum. D/F Cabinet. Yesco To Install.

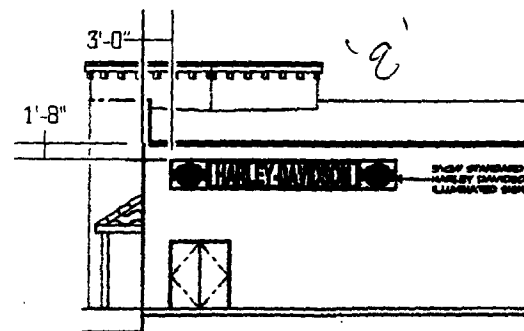
• Shipped In 6'-0" x 12'-0" Illum. D/F Cabinet. Yesco To Install.

Paint Pipes Dupont Ds 001 Black (Semi Gloss)

Survey & Engineering Required



YESCO To Remove Existing Flag Pole & Install At New Location



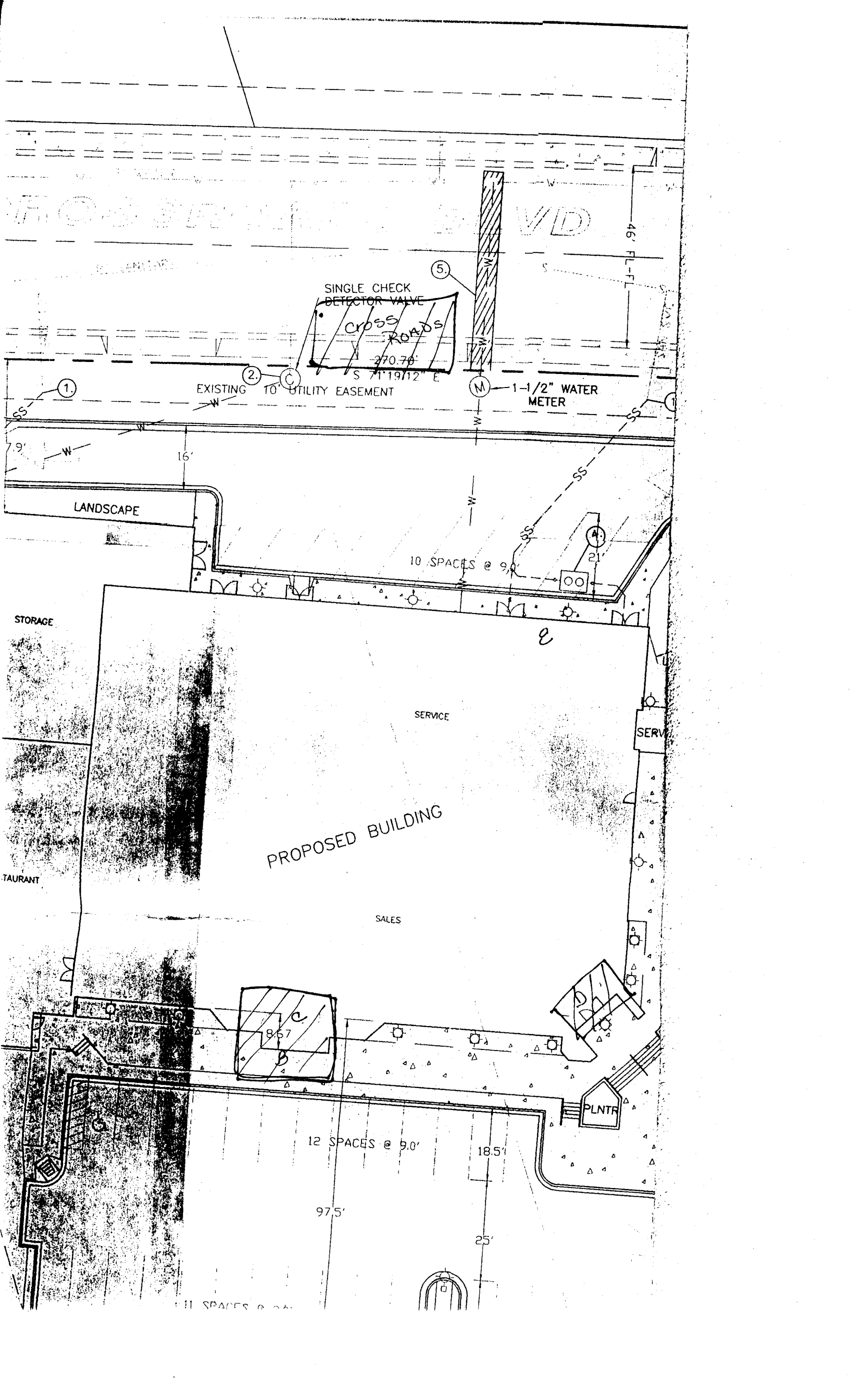
Partial Side Elevation 1/16" = 1'-0"
YESCO To Install Existing Cabinet On New Side Elevation As Shown.

End View

(1 Ea.) D/F Illum. Pylon Sign Display 3/16" = 1'-0"

*6x12=72
11.3x15=169.5
241.5*

PROJECT INFORMATION	
PROJECT NO.	00-277 R-1
DATE	
BY	
CHECKED BY	
APPROVED BY	
DRAWN BY	
SCALE	
SHEET NO.	
TOTAL SHEETS	
YOUNG ELECTRIC SIGN 31550 11111 11111	



PROPOSED BUILDING

SINGLE CHECK
DETECTOR VALVE

CROSS
ROADS

EXISTING 10' UTILITY EASEMENT

1-1/2" WATER
METER

LANDSCAPE

STORAGE

SERVICE

SERV

TAURANT

SALES

PLNTR

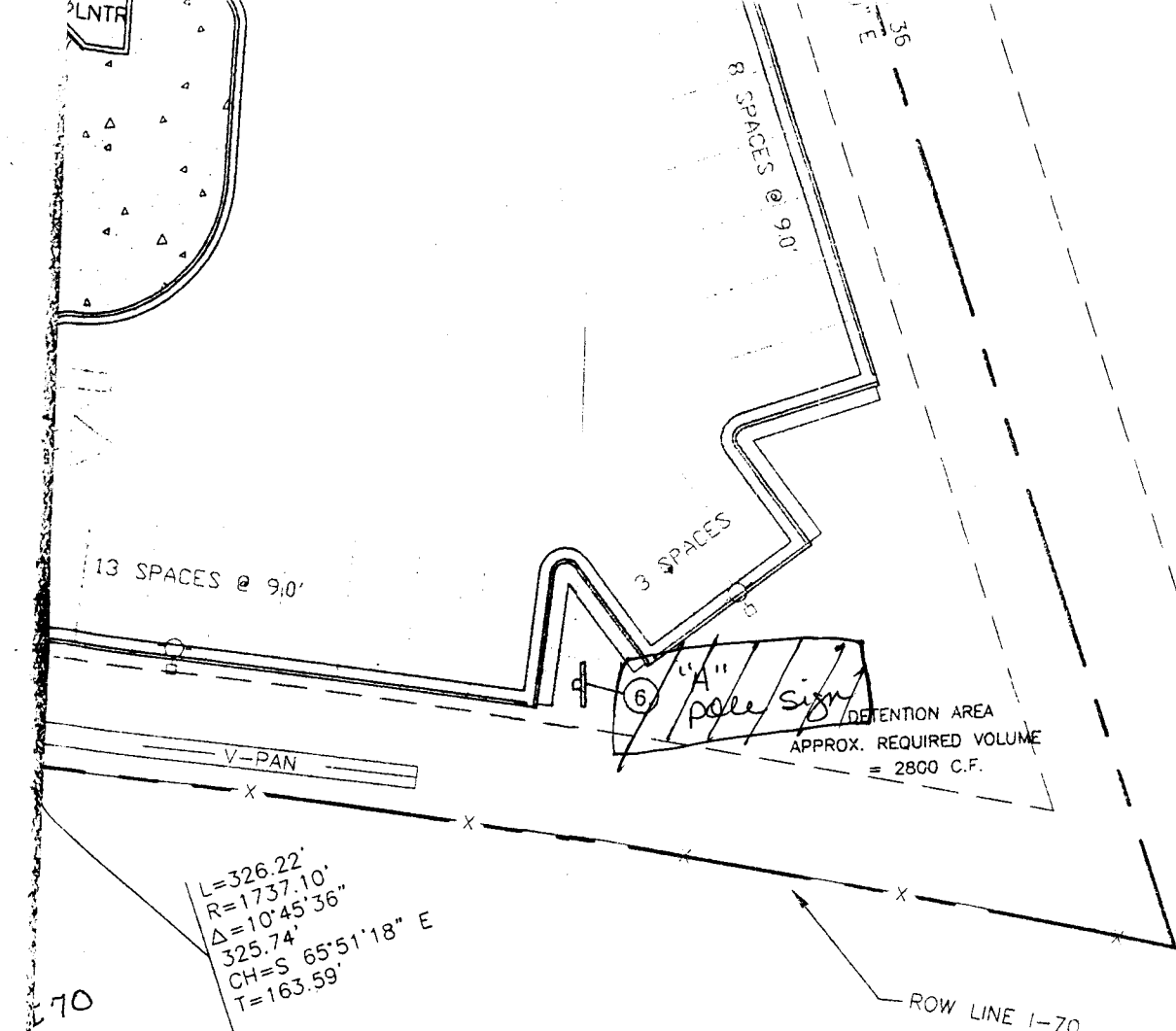
12 SPACES @ 9.0'

18.5'

97.5'

25'

11 SPACES @ 9.0'



CONSTRUCTION NOTES

- ①. Connect to existing sanitary sewer stub.
- ②. Connect to existing 4' water line stub.
- ③. Install grease interceptor. Refer to Mechanical Engineering plans (by others) for specification.
- ④. Install Colorado Department of Health approved sand and oil separator. Refer to Mechanical Engineering plans (by others) for specification.
- ⑤. Water line tap, meter set and roadway cut and reconstruction by others.
- ⑥. Commercial sign location, size, type, and height to be determined by others.

ELECTRIC
GAS
TELEPHONE
CABLE TV
DRAINAGE/IRRIG.

LAND
BUILDING
ASPHALT/CONCR
*LANDSCAPING
TOTAL

AREAS SHOWN TO CHANGE.
*INCLUDES DETE

LEC
W
G
E
IRR
SS

L=326.22'
R=1737.10'
Δ=10°45'36"
CH=S 325.74'
CH=S 65°51'18" E
T=163.59'

APPROVED FOR CONSTRUCTION

ACCEPTED AS CONSTRUCTED

COMMUNITY DEVELOPMENT ENGINEER

COMMUNITY DEVELOPMENT ENGINEER

DATE

DATE

CITY ENGINEER

CITY ENGINEER

DATE

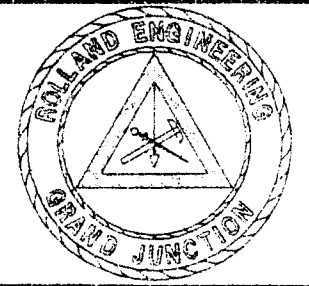
DATE

UTE WATER

UTE WATER

DATE

DATE

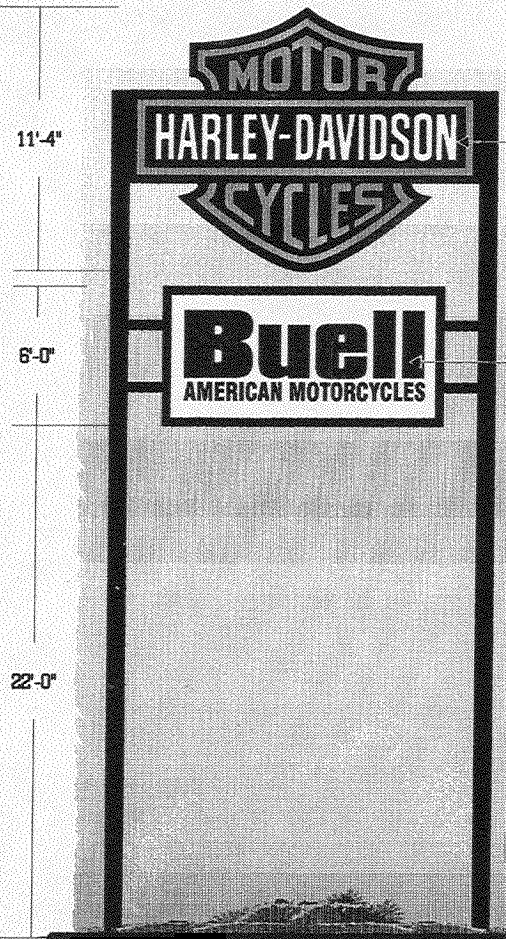
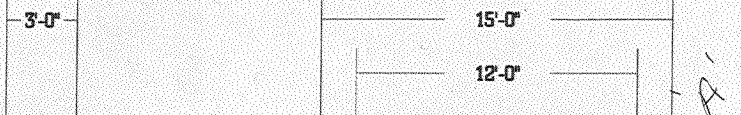


ROLLAND ENGINEERING
405 Ridges Blvd
Grand Jct, CO 81503
(970) 243-8300

File Name:

Designed

Drawn



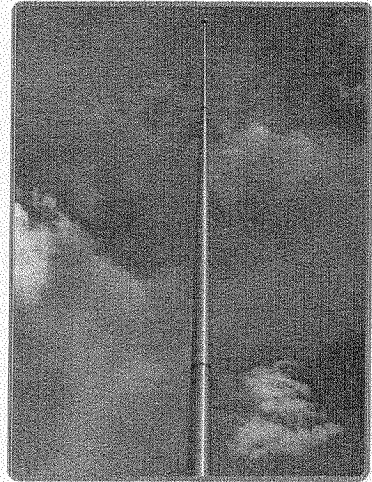
Fabricate And Install (1 Ea.) D/F Illum. Pylon Sign.

- Shipped In 11'-4" x 15'-0" Illum. D/F Cabinet. Yesco To Install.

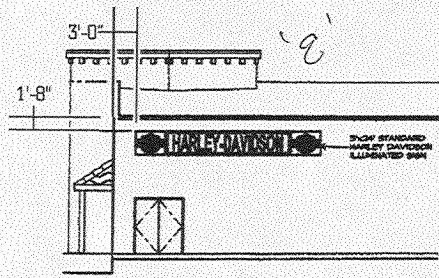
- Shipped In 6'-0" x 12'-0" Illum. D/F Cabinet. Yesco To Install.

Paint Pipes Dupont Ds 001 Black (Semi Gloss)

Survey & Engineering Required



YESCO To Remove Existing Flag Pole & Install At New Location



Partial Side Elevation 1/16" = 1'-0"

YESCO To Install Existing Cabinet On New Side Elevation As Shown.

6x12z22.4
11.3x15z169.5
241.5

End View

(1 Ea.) D/F Illum. Pylon Sign Display 3/16" = 1'-0"

00-277 R-1

NO.	DATE	BY	REVISION
1	12/10/2013	J. S. [Signature]	ISSUED FOR CONSTRUCTION
2	12/10/2013	J. S. [Signature]	ISSUED FOR CONSTRUCTION
3	12/10/2013	J. S. [Signature]	ISSUED FOR CONSTRUCTION
4	12/10/2013	J. S. [Signature]	ISSUED FOR CONSTRUCTION

DENVER DIVISION
 YOUNG ELECTRIC SIGN COMPANY
 YESCO 3770 Juliet St., Denver, Co. 80239 (303) 375-5653

CROSSROADS BLVD

$L=22.82'$
 $R=370.00'$
 $\Delta=03^{\circ}32'04''$
 $22.82'$
 $CH=S.73^{\circ}05'14'' E$
 $T=11.42'$

SINGLE CHECK
DETECTOR VALVE
CROSS
ROADS

270.70'
S 71°19'12" E

1-1/2" WATER
METER

1-1/2" WATER
METER TO
RESTAURANT

EXISTING 10' UTILITY EASEMENT

PROPOSED 35' J
ONE WAY
DC NOT
ENTER

LANDSCAPE

10 SPACES @ 9'

STORAGE

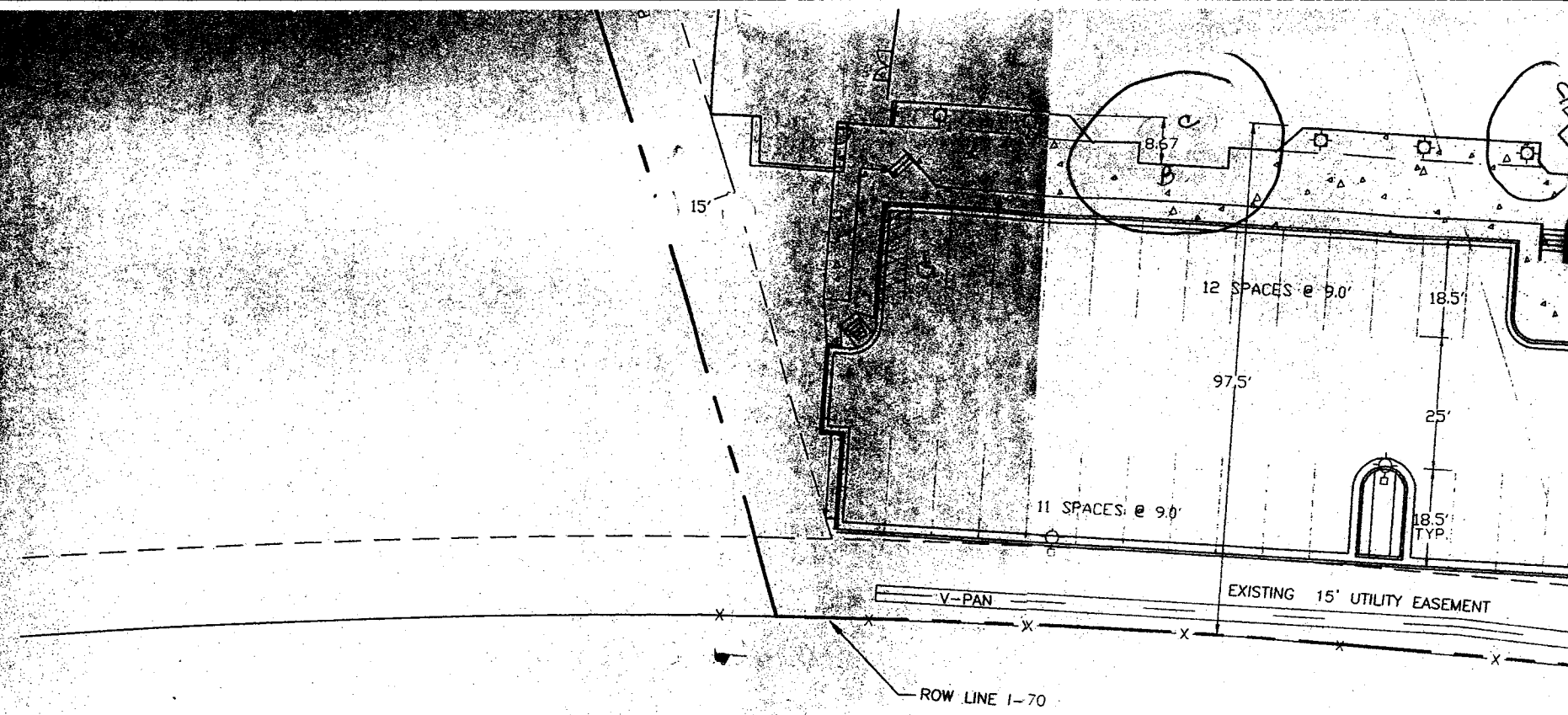
SERVICE

TRASH
ENCLOSURE

PROPOSED BUILDING

30' RDV
30' RDV

46' FL-FL

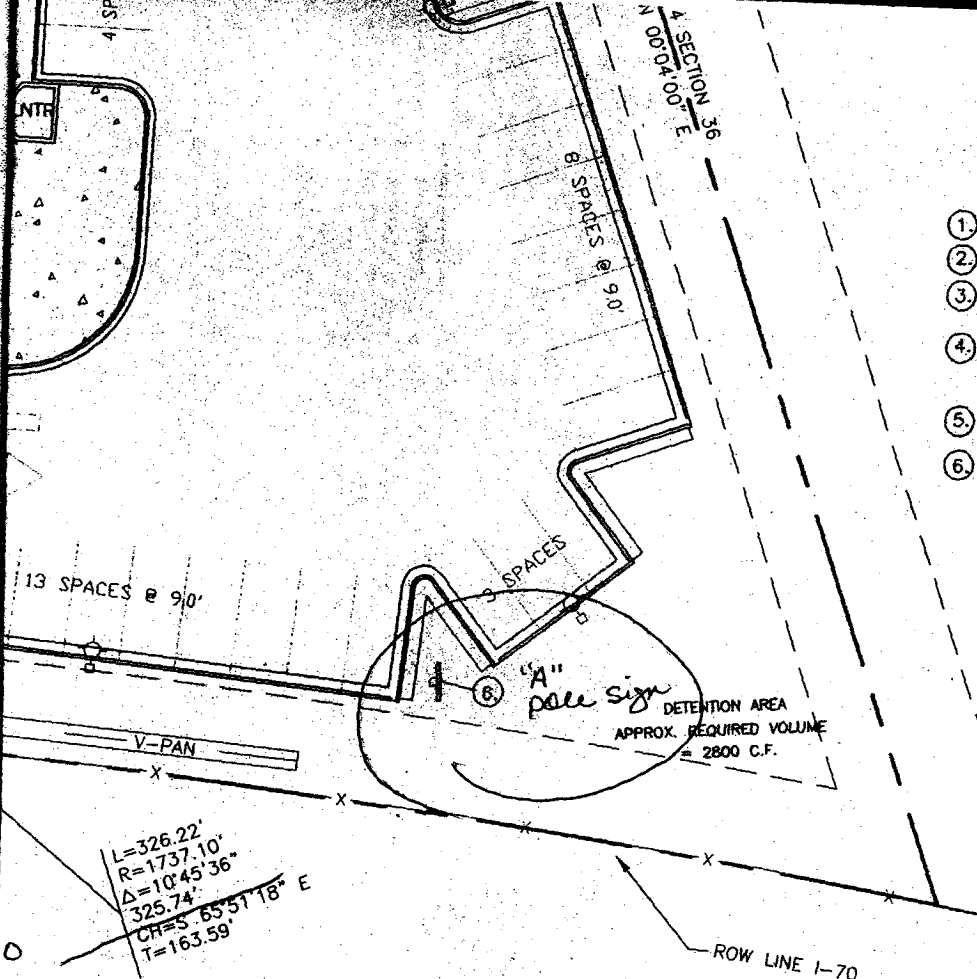


CALL UTILITY NOTIFICATION
CENTER OF COLORADO

1-800-922-1987

CALL 2 BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

INTERS



- CONSTRUCTION NOTES**
1. Connect to existing sanitary sewer stub.
 2. Connect to existing 4" water line stub.
 3. Install grease interceptor. Refer to Mechanical Engineering plans (by others) for specification.
 4. Install Colorado Department of Health approved sand and oil separator. Refer to Mechanical Engineering plans (by others) for specification.
 5. Water line tap, meter set and roadway cut and reconstruction by others.
 6. Commercial sign location, size, type, and height to be determined by others.

DOMESTIC WATER	UTE WATER
SANITARY SEWER	CITY OF GRAND JUNCTION
ELECTRIC	PUBLIC SERVICE COMPANY
GAS	PUBLIC SERVICE COMPANY
TELEPHONE	U.S. WEST
CABLE TV	TCI CABLEVISION
DRAINAGE/IRRIG.	GRAND VALLEY WATER USERS

BUILDING	19,820 sf	0.46 AC.
ASPHALT CONCRETE	41,932 sf	0.96 AC.
*LANDSCAPING	22,723 sf	0.52 AC.
TOTAL	84,475 sf	1.94 AC.

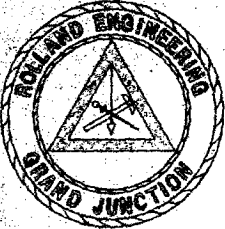
AREAS SHOWN ARE APPROXIMATE AND SUBJECT TO CHANGE.
 *INCLUDES DETENTION AREA.

— W —	WATER
— G —	GAS
— E —	ELECTRIC
— IRR —	IRRIGATION
— SS —	STORM SEWER
—	SANITARY SEWER
—	FIRE HYDRANT
—	CURB, GUTTER AND SIDEWALK
—>	TRAFFIC DIRECTION
—>	ARROW
⊙	LIGHT PLOE LOCATION

L=326.22'
 R=1737.10'
 Δ=10°45'36"
 325.74'
 CH=5.655118" E
 T=163.59'

APPROVED FOR CONSTRUCTION	ACCEPTED AS CONSTRUCTED
_____ COMMUNITY DEVELOPMENT ENGINEER	_____ COMMUNITY DEVELOPMENT ENGINEER
_____ DATE	_____ DATE
_____ CITY ENGINEER	_____ CITY ENGINEER
_____ DATE	_____ DATE
_____ UTE WATER	_____ UTE WATER
_____ DATE	_____ DATE

TE - 70



ROLLAND ENGINEERING
 405 Ridges Blvd
 Grand Jct, CO 81503
 (970) 243-8300

File Name: C:\0010\0010SITE

GRAND JUNCTION
 HARLEY DAVIDSON
 SITE PLAN

Designed	Checked	Prof# 0010	Sheet
Drawn	Date 3/15/00	Rv.	Of