



SIGN CLEARANCE

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

Clearance No.	_____
Date Submitted	5/19/04
Fee \$	25.00
Zone	C-1

①

TAX SCHEDULE	2701-364-28-008	CONTRACTOR	CWOA, Inc.
BUSINESS NAME	Adam's Mark	LICENSE NO.	2040269
STREET ADDRESS	743 Horizon Drive	ADDRESS	P.O. Box 2906
PROPERTY OWNER	Morgan Stanley	TELEPHONE NO.	970-242-5248
OWNER ADDRESS	1585 Broadway 37th Floor New York, NY 10036	CONTACT PERSON	Mark Gamble

- 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: 300 Square Feet
 (1,2,4) Building Façade: ~~N/A~~ Linear Feet 275
 (1 - 4) Street Frontage: 1220 Linear Feet
 (2 - 5) Height to Top of Sign: 40 Feet Clearance to Grade: 28 Feet
 (5) Distance from all Existing Off-Premise Signs within 600 Feet: N/A Feet

EXISTING SIGNAGE/TYPE:

Free Standing (Horizon Dr.)	<u>201</u>	Sq. Ft.
Flush wall (Horizon Dr.)	<u>286</u>	Sq. Ft.
Flush wall (I-70 Frontage)	<u>286</u>	Sq. Ft.
Total Existing:	<u>773</u>	Sq. Ft.

● FOR OFFICE USE ONLY ●

Signage Allowed on Parcel:	<u>I-70 Bus Loop</u>	
Building	<u>550</u>	Sq. Ft.
Free-Standing	<u>1830</u>	Sq. Ft.
Total Allowed:	<u>550</u>	<u>1830</u> Sq. Ft.

COMMENTS: This is an existing sign. We are raising it 16 feet.
Sign face can not change without a new permit

NOTE: No sign may exceed 300 square feet. A separate sign clearance is required for each sign. Attach a sketch, to scale, of proposed and existing signage including types, dimensions and lettering. Attach a plot plan, to scale, showing: abutting streets, alleys, easements, driveways, encroachments, property lines, distances from existing buildings to proposed signs and required setbacks. **A SEPARATE PERMIT FROM THE BUILDING DEPARTMENT IS ALSO REQUIRED.**

I hereby attest that the information on this form and the attached sketches are true and accurate.

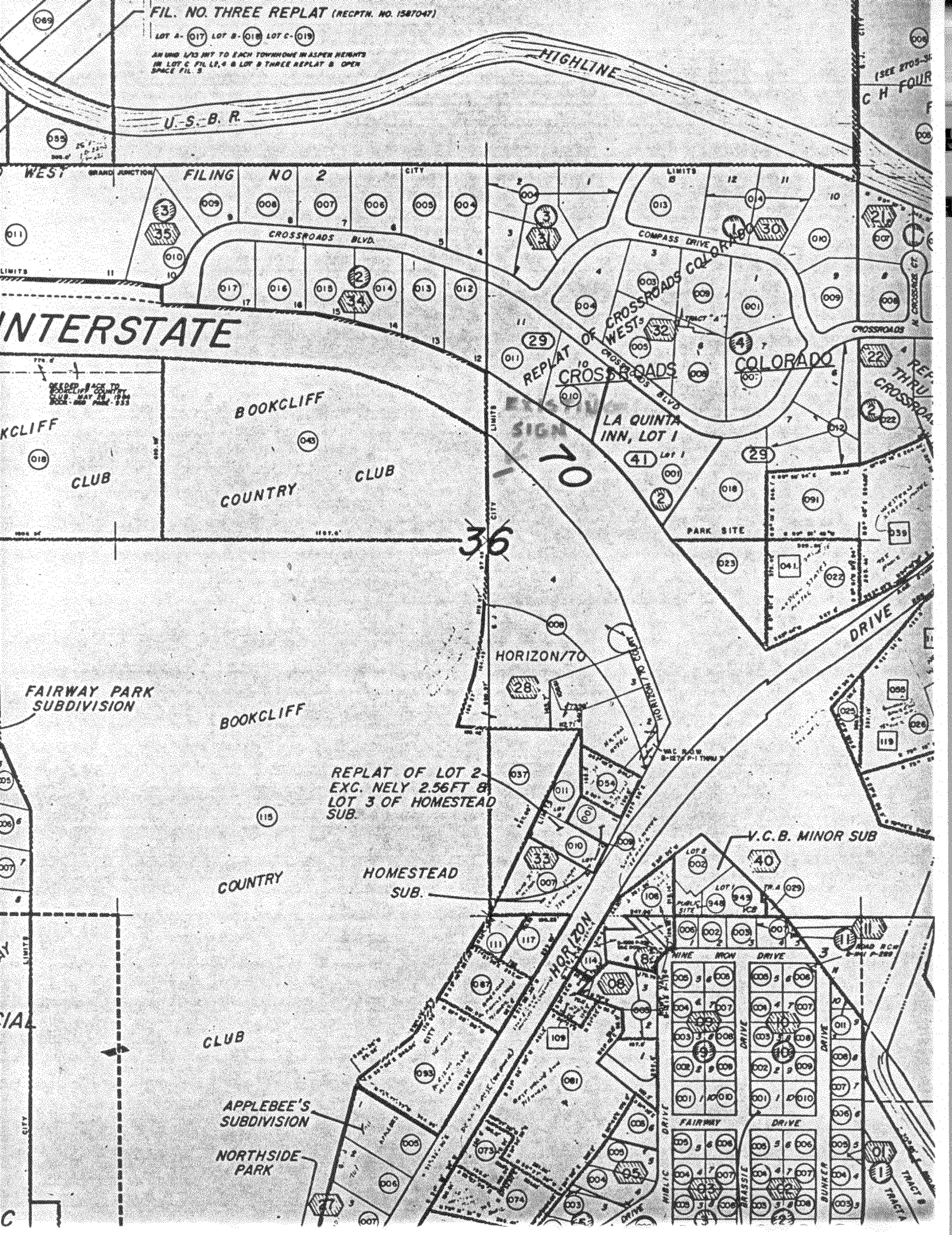
_____	5/19/04	<u>Misha Magan</u>	5/21/04
Applicant's Signature	Date	Community Development Approval	Date

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

FIL. NO. THREE REPLAT (RECPTN. NO. 1587047)

LOT A-017 LOT B-018 LOT C-019

AN IND. 1/3 INT. TO EACH TOWNHOME IN ASPEN HEIGHTS IN LOT C. FIL. NO. 4 & LOT B THREE REPLAT B OPEN SPACE FIL. 5



U.S. B. R.

HIGHLINE

WEST GRAND JUNCTION

FILING NO 2

CITY

LIMITS

12

11

CROSSROADS BLVD.

COMPASS DRIVE

INTERSTATE

BOOKCLIFF CLUB

COUNTRY CLUB

REPLAT OF WEST CROSSROADS COLORADO

LA QUINTA INN, LOT 1

CROSSROADS COLORADO

36

HORIZON/70

FAIRWAY PARK SUBDIVISION

BOOKCLIFF

REPLAT OF LOT 2 EXC. NELY 2.56 FT & LOT 3 OF HOMESTEAD SUB.

COUNTRY

HOMESTEAD SUB.

V.C.B. MINOR SUB

CLUB

APPLEBEE'S SUBDIVISION

NORTHSIDE PARK

HORIZON

NINE IRON DRIVE

FAIRWAY DRIVE

BRASSIE DRIVE

SUNKER DRIVE

DRIVE

DRIVE

DRIVE

DRIVE

DRIVE

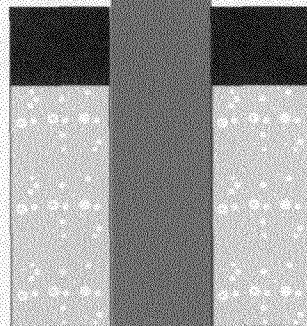
DRIVE

SIGN FACE WITH TRIM: 147" X 294" = 300 SQ. FT.



28 ft 40 ft

Ground Level



2 ft

6 ft

7-8 ft

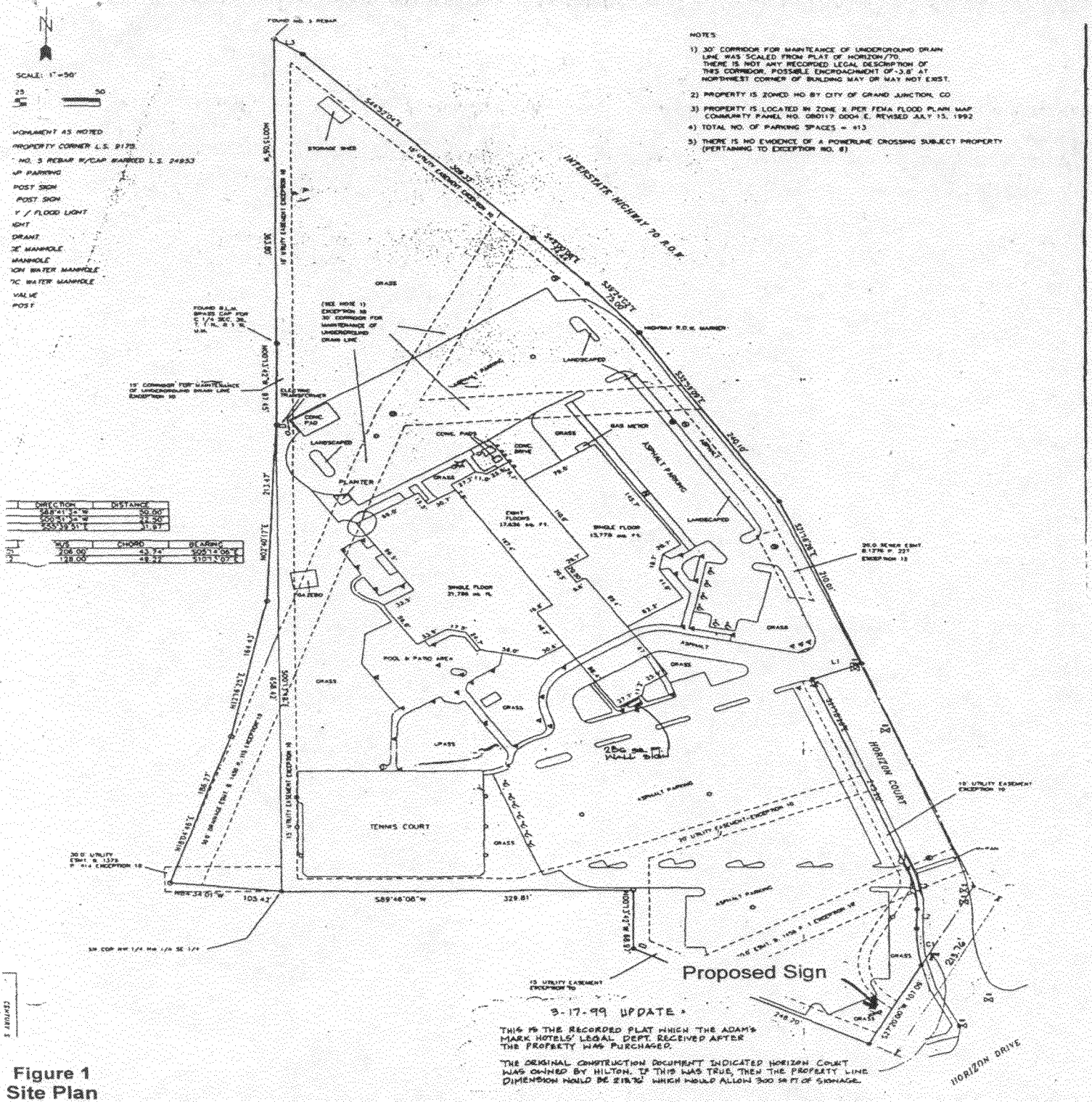


Figure 1
Site Plan
 Adam's Mark Hotel
 Horizon Drive