



# SIGN CLEARANCE

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

Clearance No. \_\_\_\_\_  
Date Submitted 10-25-05  
Fee \$ 25.00  
Zone C-1

TAX SCHEDULE 2701 361 26026 CONTRACTOR Western Neon Sign Co  
BUSINESS NAME Best Western Horizon Inn LICENSE NO. 2050455  
STREET ADDRESS 754 Horizon Dr ADDRESS 3183 Hall Ave GJ, CO 81504  
PROPERTY OWNER Tres Pueblo Partnership TELEPHONE NO. (970) 523-4045  
OWNER ADDRESS 754 Horizon Dr GJ, CO 81506 CONTACT PERSON Jeremy Berger

- 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 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 Existing  Non-Illuminated

(1 - 5) Area of Proposed Sign: 156.75 Square Feet  
(1,2,4) Building Façade: 190 Linear Feet Horizon Dr Building Façade Direction: North South East West  
(1 - 4) Street Frontage: 330 Linear Feet Name of Street: \_\_\_\_\_  
(2 - 5) Height to Top of Sign: 35'6" ± Feet Clearance to Grade: \_\_\_\_\_ Feet  
(5) Distance from all Existing Off-Premise Signs within 600 Feet: NA Feet

### EXISTING SIGNAGE/TYPE & SQUARE FOOTAGE:

<u>4' x 10' Reader Board</u>	<u>40</u>	Sq. Ft.
_____	_____	Sq. Ft.
_____	_____	Sq. Ft.
Total Existing:	_____	Sq. Ft.

### FOR OFFICE USE ONLY

Signage Allowed on Parcel for ROW:

Building	<u>380</u>	Sq. Ft.
Free-Standing	<u>495</u>	Sq. Ft.
Total Allowed:	<u>495</u>	<u>300</u> Sq. Ft.

COMMENTS: We are removing The existing Best Western Horizon Inn sign cabinet and installing the new smaller Americas Best Value Inn sign cabinet

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.

[Signature] 10/25/05 [Signature] 10-26-05  
Applicant's Signature Date Community Development Approval Date

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

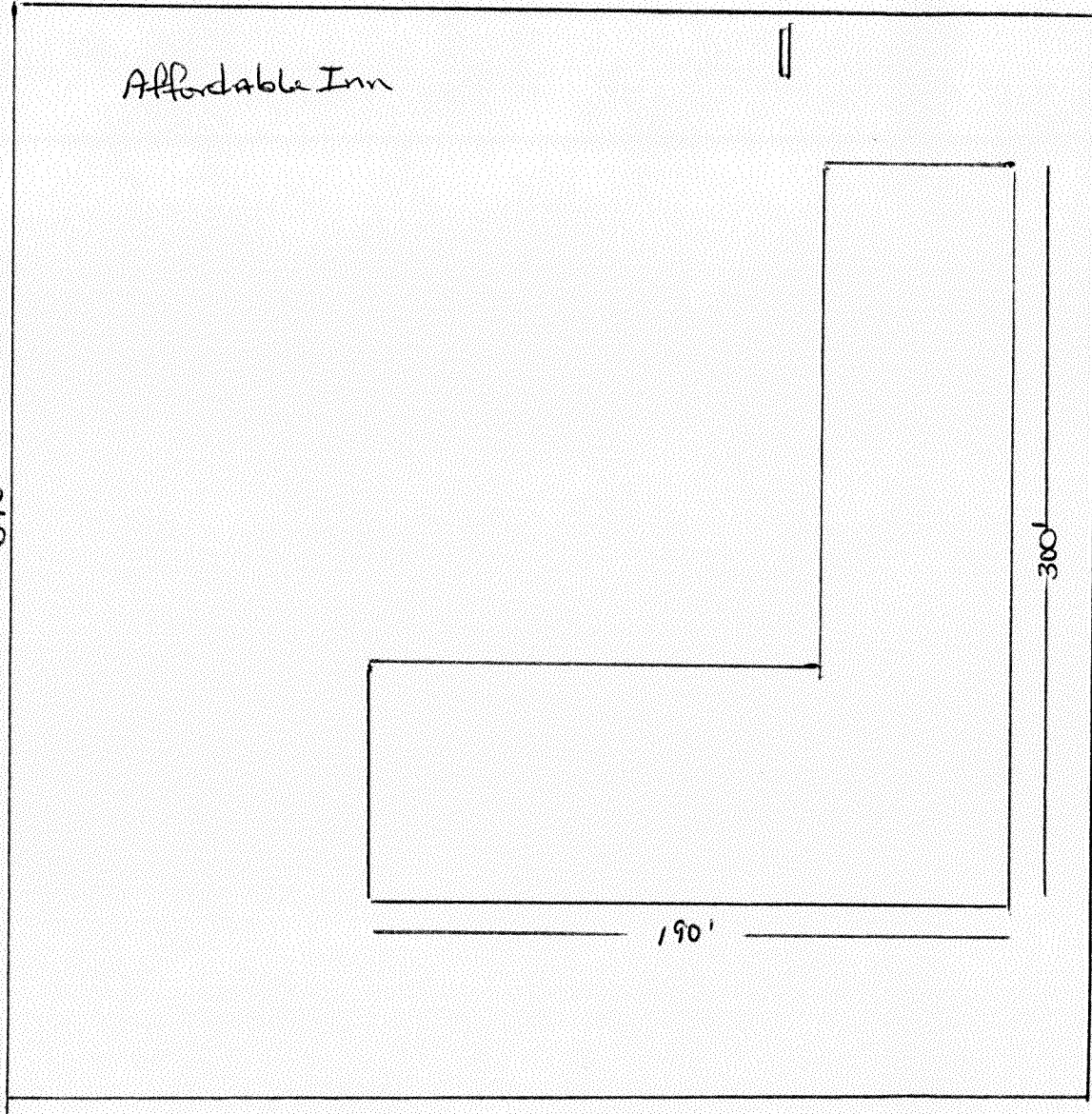
Horizon Drive  
330'

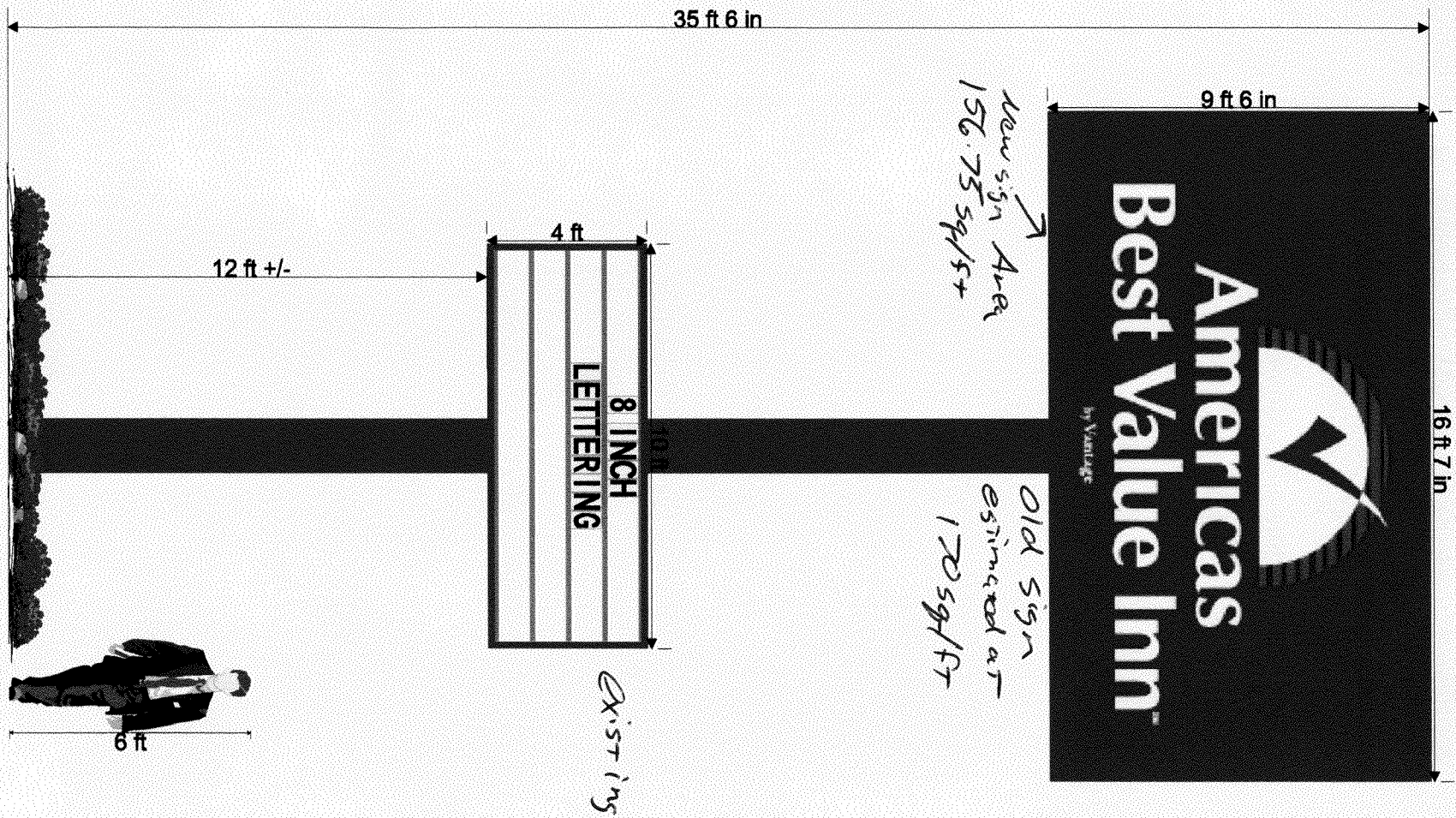
Affordable Inn

Crossroads Blvd.  
390'

300'

190'





Not To Exact Scale

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Customer:	
Company:	
Address:	
City:	State/ZIP:
Phone:	
Fax:	

**WESTERN NEON SIGN COMPANY INC.**

**SIGN** Reasonable Rates *We DO it All!* Professional Services

**Design - Fabrication - Installation**

Office: (970) 523-4045 Fax: (970) 523-4046  
 1-800-886-3661  
 3183 Hall Ave, Grand Junction, CO 81504

Job No.:	Date: 10/25/2005
Order Date:	Designed by: Jeremy Bergen
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Please sign that this layout is approved, then fax / mail back. Production will start once approval has been received.	
Name:	Date: