



# SIGN CLEARANCE

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

Clearance No. 65149  
Date Submitted 5-5-98  
FEES \$ 25<sup>00</sup>  
Tax Schedule 2945-122-00-109  
Zone B-3

1910 12<sup>th</sup> St

BUSINESS NAME The Quintessential Touch  
STREET ADDRESS ~~1208 Orchard Ave~~ 1910 12<sup>th</sup> Street  
PROPERTY OWNER JACK BERRY  
OWNER ADDRESS 417 North 7<sup>th</sup>  
CONTRACTOR CANDAS PRODUCTS  
LICENSE NO. 2980181  
ADDRESS 580 25 Road  
TELEPHONE NO. 242-1453

- 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 78' Square Feet
- (1,2,4) Building Facade \_\_\_\_\_ Linear Feet
- (1 - 4) Street Frontage 170 Linear Feet
- (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: <u>12TH ST</u>	
<u>FREESTANDING</u>	<u>96</u> Sq. Ft.
<u>FLUSHWALL (FACING 12TH ST)</u>	<u>59</u> Sq. Ft.
	Sq. Ft.
Total Existing:	<u>155</u> Sq. Ft.

<b>● FOR OFFICE USE ONLY ●</b>	
Signage Allowed on Parcel: <u>12TH ST.</u>	
Building	<u>462</u> Sq. Ft.
Free-Standing	<u>255</u> Sq. Ft.
Total Allowed:	<u>462</u> Sq. Ft.

COMMENTS: \_\_\_\_\_

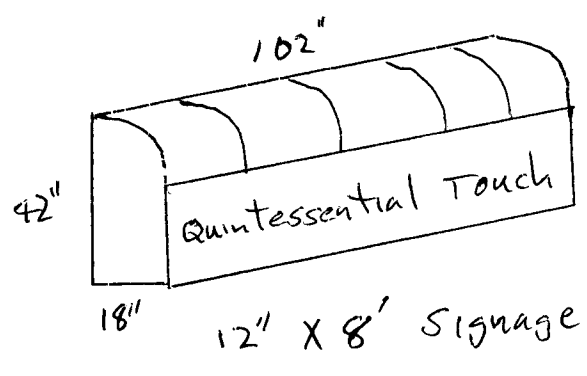
**NOTE:** No sign may exceed 300 square feet. A separate sign clearance is required for each sign. Attach a sketch of proposed and existing signage including types, dimensions, lettering, abutting streets, alleys, easements, property lines, and locations. **A SEPARATE PERMIT FROM THE BUILDING DEPARTMENT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

[Signature]      5-5-98      Bill Nulh      5-8-98  
Applicant's Signature      Date      Community Development Approval      Date

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

CANVAS Products  
580-25 Road  
242-1453  
Tom Dykstra

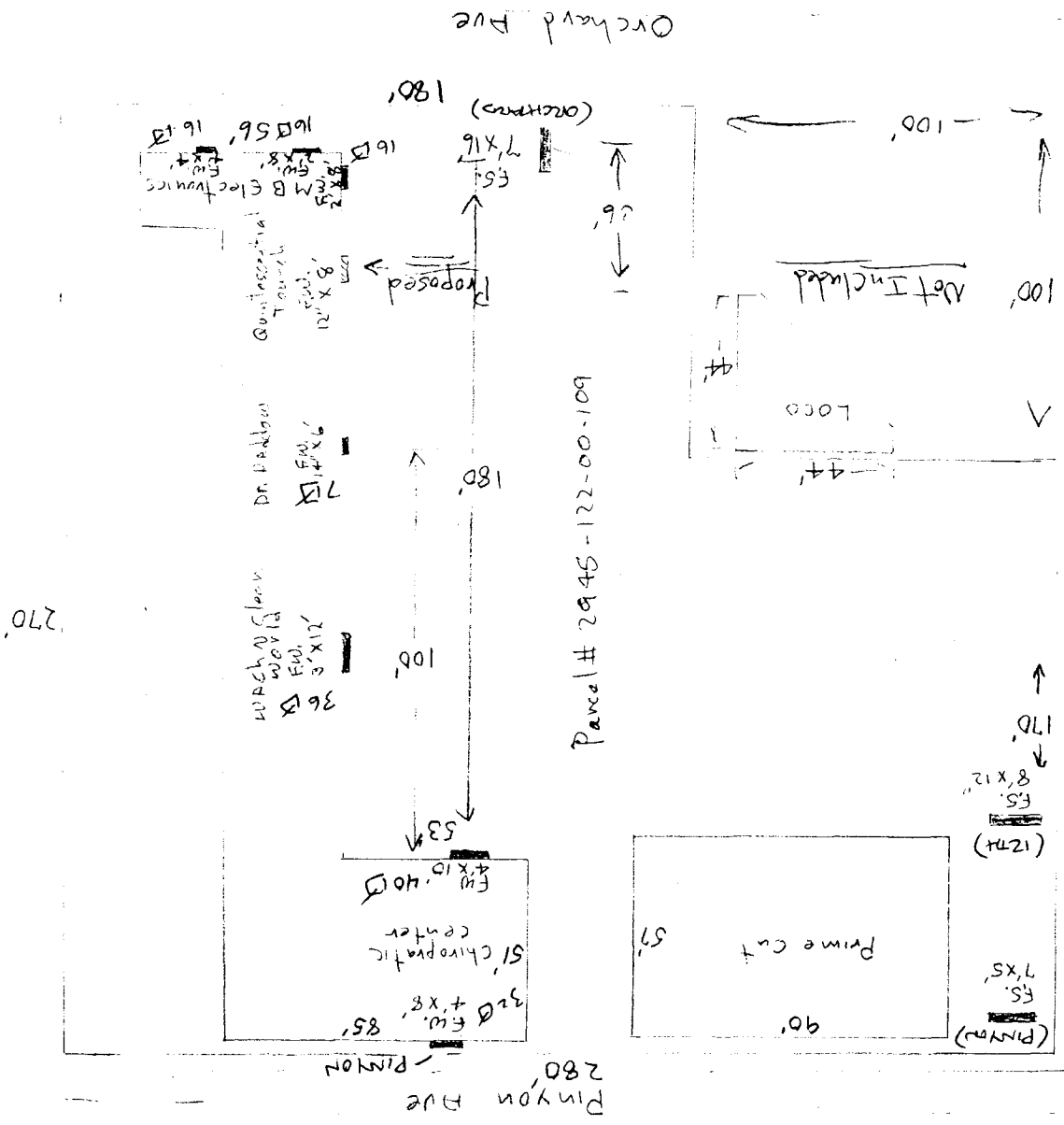
Quintessential Touch  
1208 Orchard Ave  
Lynn Quintana  
243-5580



CURRICULUM  
 580 25 Road  
 242-1453  
 Tom Dykstra

Site Plan

CUMULATIVE 141 LOCUS  
 1208 Orchard Ave  
 Lynn Quintana  
 243-5580



Existing - [dashed line]

Free Standing = E.S. (Double sided)

Flitch wall = E.W.

Proposed - [solid line]

Flitch wall = E.W.

North

127th Street

S.S. 98