

RESOLUTION NO. 141-04

**A RESOLUTION DIRECTING THE CITY MANAGER
CONCERNING OFF PREMISE SIGN APPLICATIONS ON OR NEAR THE
PROPOSED ALIGNMENT OF THE RIVERSIDE PARKWAY**

Recitals.

- A. The purpose of this Resolution is to afford the City an opportunity to carefully evaluate and determine as appropriate, the proper location, if any, the proper additional special regulation, if any and other considerations including the possible barring, as allowed by law, of off premises signs along the proposed alignment of the Riverside Parkway.
- B. The City Council directs the City Manager to evaluate making changes to the Zoning and Development Code pertaining to the construction, development or placement of off premise signs at, near or along the proposed alignment of the Riverside Parkway, including the possibility of developing a corridor overlay and/or other specific changes to the Zoning and Development Code regulating the placement of off premise signs upon completion of the construction of the Riverside Parkway.
- C. Consistent with the City's authority and obligation to promote the health, safety and general welfare of the citizens and residents of the City, the City Council does hereby direct the City Manager to not accept, process or act on any development applications or issue any permits for off premises signs to any applicant that may be anticipating the creation of a location for such sign(s) as a result of the construction of the Riverside Parkway.
- D. The proposed alignment of the Riverside Parkway is generally shown on Exhibit A which is attached hereto and incorporated by this reference as if fully set forth.
- E. This resolution is found to be reasonable and proper because the Riverside Parkway does not yet exist and therefore there are no parcels with street frontage for which an application for an off premises sign would be suitable. Any application made at this time would be speculative and would not be premised on a reasonable investment backed expectation.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO, THAT:

The foregoing Recitals are adopted as the policy of the Council; that the City manager shall act consistently therewith and shall report back to City Council as soon as is practicable with recommendations.

PASSED and ADOPTED this 15th day of December 2004

Attest:

/s/ Bruce Hill

Bruce Hill
President of the Council

/s/ Stephanie Tuin

Stephanie Tuin
City Clerk

Riverside Parkway Resolution #141-04 Exhibit

