

GRAND JUNCTION BOARD OF ADJUSTMENT

M I N U T E S

October 14, 1987

Since Chairperson Anita Johnson was absent, the Board elected Aden Hogan to act as Chairperson for this morning's meeting.

The regularly scheduled meeting of the Grand Junction Board of Adjustment was called to order at 8:02 a.m. by Acting Chairperson Aden Hogan. Other members present included Steven Thurman, Lee Gibson, Jan Pomrenke, and David Reinertsen.

Also present were Kathy Portner and Linda Weitzel from the City of Grand Junction.

The minutes of September 9, 1987 were approved as submitted.

1. #87-9 Consideration of a request to vary the sign code regulations to allow construction of a freestanding sign of approximately 50 square feet on the east side of the easement known as the undedicated portion of Rita Place and along the north side of North Avenue.

Petitioner: Alice E. Wimer

Location: 2828½ North Avenue

This is a request to vary two sections of the Grand Junction Zoning & Development Code: Section 5-7-7:B-7a to allow two free standing signs on one parcel; and Section 5-7-7:B8 to allow an off-premise sign in a Light Commercial (C-1) zone.

After the petitioner's and staff's presentation, a motion was made for a five minute recess. Pomrenke/Gibson 5-0 for a five minute recess.

When the Hearing resumed, a motion was made to grant this variance with the following conditions:

1. Necessary approval from Discount Tire is required.
2. The total allowed area for sign will be deducted from that allowed for flush wall & roof signs on the petitioner's property.
3. The proposed sign on North Avenue will not be larger than 50 square feet.
4. This variance will apply to this parcel of land and existing structure.
5. The proposed sign is to be placed as far east as possible.

Pomrenke/Thurman 5-0 to approve this variance allowing a freestanding sign in the above mentioned easement contingent upon the listed conditions.

2. Election of Chairperson and Co-Chairperson.  
Nominated for Chairperson was Aden Hogan.  
Pomrenke/Reinertsen 5-0.  
Nominated for Co-Chairperson was Jan Pomrenke.  
Gibson/Thurman 5-0.

The meeting was adjourned at 8:40 a.m.