

GRAND JUNCTION BOARD OF APPEALS

November 21, 1989
8:05 a.m. - 8:40 a.m.

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E.SAWYER, CLK&REC MESA COUNTY CO

A special hearing of the Grand Junction Board of Appeals was called to order at 8:05 a.m. in Conference Room A in the City Hall Building by Chairman Aden Hogan.

Other Board Members present included: John Elmer, Sheilah Renberger, Jan Pomrenke. Lee Gibson was absent. Mark Gamble, who is a non-voting member of the Board of Appeals regarding sign code matters only, was also present.

Linda Weitzel, representing the City Planning Department, was present.

Bobbie Darlington was present to record the minutes.

I. MINUTES

Jan Pomrenke/John Elmer 4-0. The minutes of the June 12, 1989 meeting were approved as submitted.

II. FULL HEARING

#89-7 Consideration of a request to vary the sign allowance from 120 square feet to 143 square feet to allow construction of a free-standing sign in a Retail Business (B-3) zone.

Petitioner: Western Neon, Mark Smith

Location: 1916 North 12th Street

Mr. Smith explained that because his predecessor, Jim Benton, previously made an agreement and downpayment on the sign, Western Neon was committed to proceed with the sign. After Mr. Benton left the sign company, it was discovered that the square footage exceeded the maximum code allowance. The sign is 23 square feet in excess of the allotted amount in the code. He felt that because of the location and the "L" shaped building, this sign was needed to properly identify the businesses in the shopping plaza. He added that the sign would provide a public service and would promote public interest in the shopping center, in addition to the area as a whole because of the Time and Temperature aspect. He felt that the proposed sign would not be a detriment to the general public, it would not impede the vision of traffic on Orchard Ave, 12th Street, and in the parking lot, and would not cause a hardship to adjacent property owners. The sign will be internally illuminated creating additional lighting for this area.

Chairman Hogan asked if the City permit application was made before or after the contract was executed by Mr. Benton.

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Document Provided For Recording.

Mr. Smith replied, Mr. Benton did not obtain a permit or check the square footage allowed prior to the sale.

When asked if the sign could be revamped by reducing the area used for the Grand Junction Chiropractic Center, Mr. Smith explained that the sign had already been manufactured at a price of \$10,400.00 and that it would be a considerable additional expense to have it revamped.

There was more discussion about the secluded location and poor visibility of the shopping plaza.

Linda Weitzel presented photographs of the project which were passed to the board members to view. Linda stated the Staff's main concern was that the sign was over the allowable square footage required by the code; however, sometimes errors are made in good faith as she felt was the case here. She felt the cost of revamping the sign would create a financial hardship on the Western Neon Sign Company and that the Time and Temperature did add a public benefit. Linda stated that the proposed signage met all the setback requirements.

Mark Gamble agreed that the Time and Temperature was a positive bonus to the community. He also felt that the shopping plaza signage regulation itself presented somewhat of a hardship compared to that of a single business because of the fact that when a number of businesses in a shopping plaza share one sign, it obviously creates less individualized identification.

Linda pointed out that it was important to consider not setting a precedence in allowing oversized signs, and reiterated this was a unique situation because of the shape, location, and visibility of the shopping center.

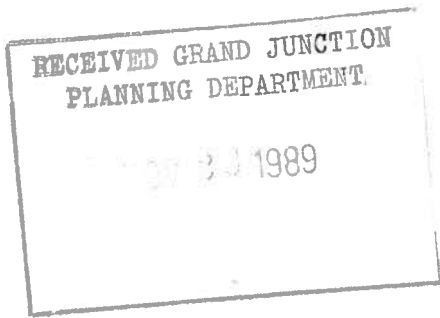
There was no public comment.

MOTION: (Jan Pomrenke) "Mr. Chairman, I move that on item #89-7, consideration of a request to vary the sign allowance from 120 square feet to 143 square feet to allow construction of a free-standing sign in a Retail Business (B-3) zone be approved to allow the sign as presented to be installed, and that this motion is not being made due to the fact that someone has made an error, but particularly the relationship to the sequestered location of the shopping center and its lack of visibility because of the obstruction of the Loco Station on the corner of 12th and Orchard."

Sheliah Renberger seconded the motion.

A vote was called, and the motion passed unanimously by a vote of 4-0.

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



Grand Junction Planning Department
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(303) 244-1430

GRAND JUNCTION BOARD OF APPEALS

A G E N D A

DATE: November 21, 1989

TIME: 8:00 a.m.

PLACE: Conference Room "A", City Hall, 250 North 5th Street

LATE

- 1) Call to Order
- 2) Approval of Minutes
- 3) #89-7 Consideration of a request to vary the sign allowance from 120 square feet to 143 square feet to allow construction of a free-standing sign in a Retail Business (B-3) zone.
Petitioner: Western Neon, Mark Smith
Location: 1916 North 12th Street
- 4) Discussion
- 6) Adjournment

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Planning Department:

As I mentioned on the phone, as long as you are satisfied that this was not done intentionally, I think the town can live with the extra square feet in this case. I consider the "time and temperature" sort of a "public service" and so would marginally probably vote to allow it, in this case. Actually, I dislike the flashing as it changes, esp. since it is in the line of sight of traffic signals and could be distracting so close to a major intersection. I asked about 10 faculty members at coffee, and they all adamantly said they would dis-allow the sign there... for that reason alone.

Its a tough call. I'd be happy either way, or unhappy either way. Actually, I'd rather it stays as it is.
Bruce Bowerle, Sign Code Appeals Board

GRAND JUNCTION PLANNING DEPT.
250 North Fifth Street
Grand Junction, CO 81501

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