

**GRAND JUNCTION BOARD OF APPEALS**

**August 13, 1992**

**8:02 a.m. - 8:57 a.m.**

The Grand Junction Board of Appeals Public Hearing was called to order by Chairperson John Elmer at 8:05 a.m. in the City/County Auditorium, 520 Rood Avenue.

In attendance, representing the Board of Appeals, were Chairperson John Elmer, Bill Collins, Cindy Enos-Martinez and William Putnam.

In attendance representing the Community Development Department was Jan Koehn. Also present were John Shaver, Assistant City Attorney, and Ivy Williams from the Community Development Department.

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**I. APPROVAL OF MINUTES**

**MOTION: (WILLIAM PUTNAM) "Mr. Chairman I move that the minutes of July 8, 1992 be approved as presented."**

Cindy Enos-Martinez seconded the motion. The motion was approved by a vote of 4-0.

**II. PUBLIC HEARING**

- 1. Item #92-6 Consideration of a request to vary the sign code regulations to allow four (4) directional signs of 4.1 square feet each in size rather than 3 square feet each as allowed by code, for a variance of 1.1 square feet per sign.**

**PETITIONER: Horizon Drive Enterprises (Taco Bell)**

**REPRESENTATIVE: Michael Saelens (Moss Inc.)**

**LOCATION: Horizon Drive**

**PETITIONERS PRESENTATION**

Mike Saelens of Moss, Inc. said they are requesting four directional signs of 4.1 square feet in size rather than the 3 square feet allowed by code as these are standard size signs which the Taco Bell franchise makes and for us to redesign these signs would be prohibitive. Only two of the signs will be out in the right-of-way and these will be strictly informational with no advertising. The other two signs will be on sight. These signs are also the only ones that are approved by the Taco Bell Corporation.

Bill Collins asked if Mr. Saelens knew what the cost would be to modify the signs. Mr. Saelens said he didn't know, as is they are \$350 a piece, to redo they would probably triple that price just to have the signs made.

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### STAFF PRESENTATION

Jan Koehn asked if there were four signs or five as when they did the site inspection it looked like there were five. Mr. Saelens said he believed there actually are five two in the right-of-way, which the City requested, and three on the property.

Ms. Koehn said three of the signs are well within the confines of the property and the two out in the state right-of-way area have no logo or identification either than enter/exit. Due to the location of the signs and that the two located out on Horizon Drive will not exceed thirty (30) inches in height and the minimal amount of the variance requested, staff has no objection to this variance request.

### PUBLIC COMMENT

Mark Smith, Superintendent for the Super 8 Motel, said they are in favor of allowing this variance.

### BOARD QUESTIONS & DISCUSSION

John Elmer said he thought this request was fairly straightforward; it is a minor request and still meets the intent of the code and it is somewhat of a hardship to change from a standard corporate sign.

Mr. Saelens said last year when they did the North Avenue store he thought the 30" height restriction was going to be a major problem but it is actually a vast improvement.

**MOTION:** (WILLIAM PUTNAM) "Mr. Chairman, on item #92-6, I move that a consideration of a request to vary the sign code regulations for Horizon Drive Enterprises, Inc. to allow five (5) directional signs of 4.1 square feet each in size rather than 3 square feet each as allowed by code, for a variance of 1.1 square feet per sign."

Bill Collins seconded the motion. The motion was approved 4-0.

### DISCUSSION

John Elmer asked if there was any news on a new Board member. Ms. Koehn said she wasn't sure as Marcia Petering was called out of town unexpectedly and was the one working on it.

### ADJOURNMENT

The meeting was adjourned at 8:15 a.m.