

WOODLANDS GOLF AND SPORTS

(303) 245-7214 P. O. BOX 2813 497 28 $\frac{1}{4}$ ROAD GRAND JUNCTION, COLORADO 81501

October 30, 1980

Department of Development
Mesa County
Court House
Grand Junction, Colorado

To Whom it May Concern:

We would like to request a variance in the existing requirements pertaining to the sign code. The property is Lot 1 of Block 1 Woodlands sub-division. The enclosed site plan will indicate our location in relation to existing businesses. With the development of the new Empire Savings and Loan we find that our limited visibility will further be restricted. Our business is based on impulse primarily and thus visibility is quite important. The existing sign code would allow us a sign of 3' by 3' based on our frontage on 28 1/4 road, the size of which would be quite inadequate for our needs. We would like to request that a lighted message board 4' by 8' be permitted. The sign would be white in color and varied messages would be displayed in black 6" letters.

We are pleased to be part of the Grand Junction business community and would hope that your consideration would be given in light that we very much need this request approved to assist our future success.

Thank you,

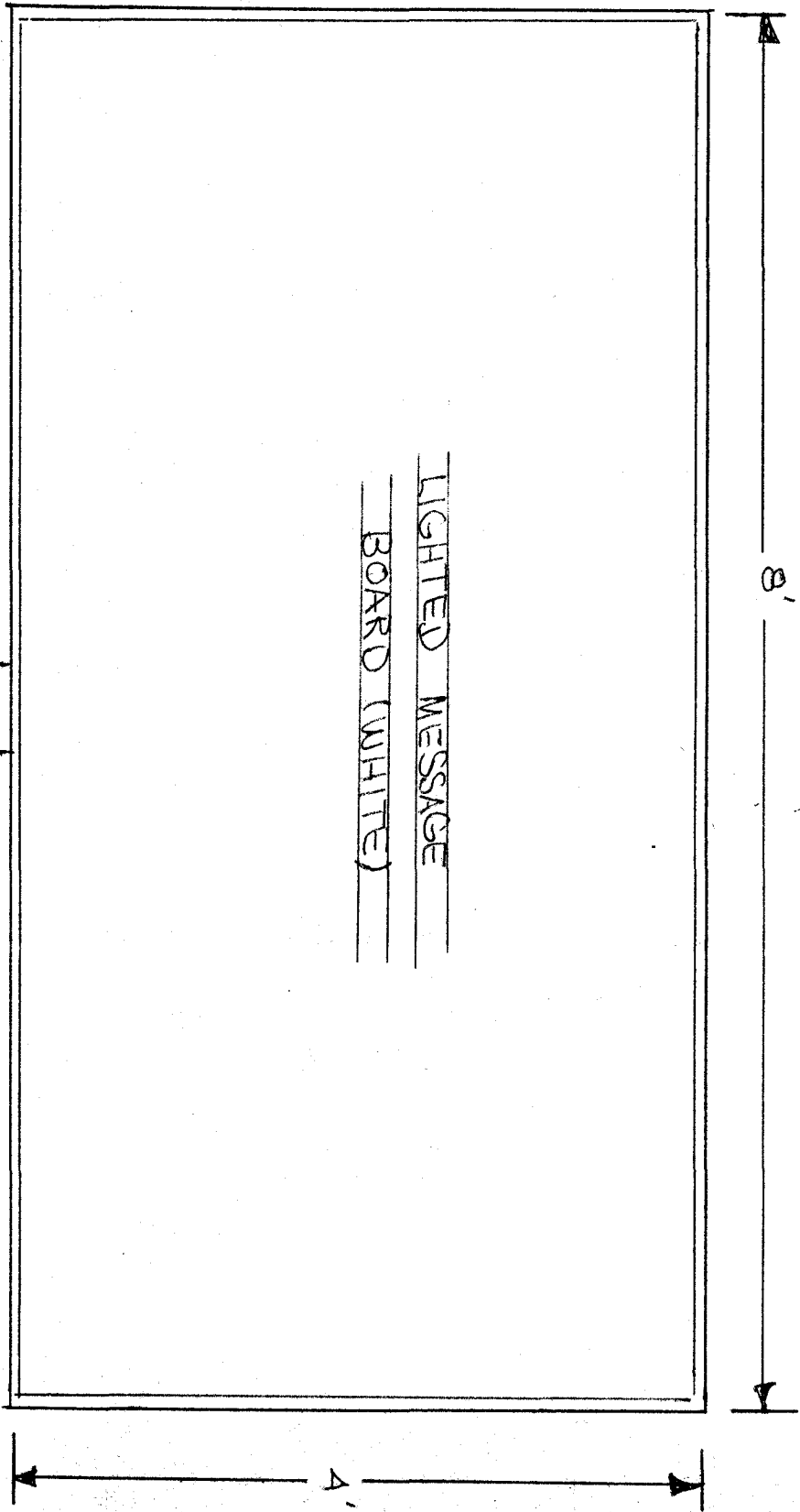

Ted Swanson, Owner

Sign Board

X

83-80

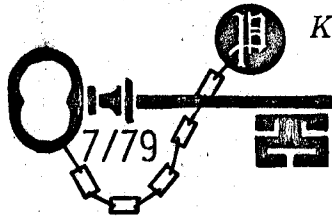
16



LIGHTED MESSAGE
BOARD (WHITE)

Changeable
Board

X



Key to prime investments...

PAYLAKIS & COMPANY

5670 EAST EVANS • DENVER, COLORADO 80222 • PHONE 757-6441
700 FLORIDA AVE. • LONGMONT, COLORADO 80501 • PHONE 772-4886
115 N. 3RD AVE. • GRAND JUNCTION, COLORADO 81501 • PHONE 243-8430

EXCELLENT COMMERCIAL SITE

NEW UNITED BANK

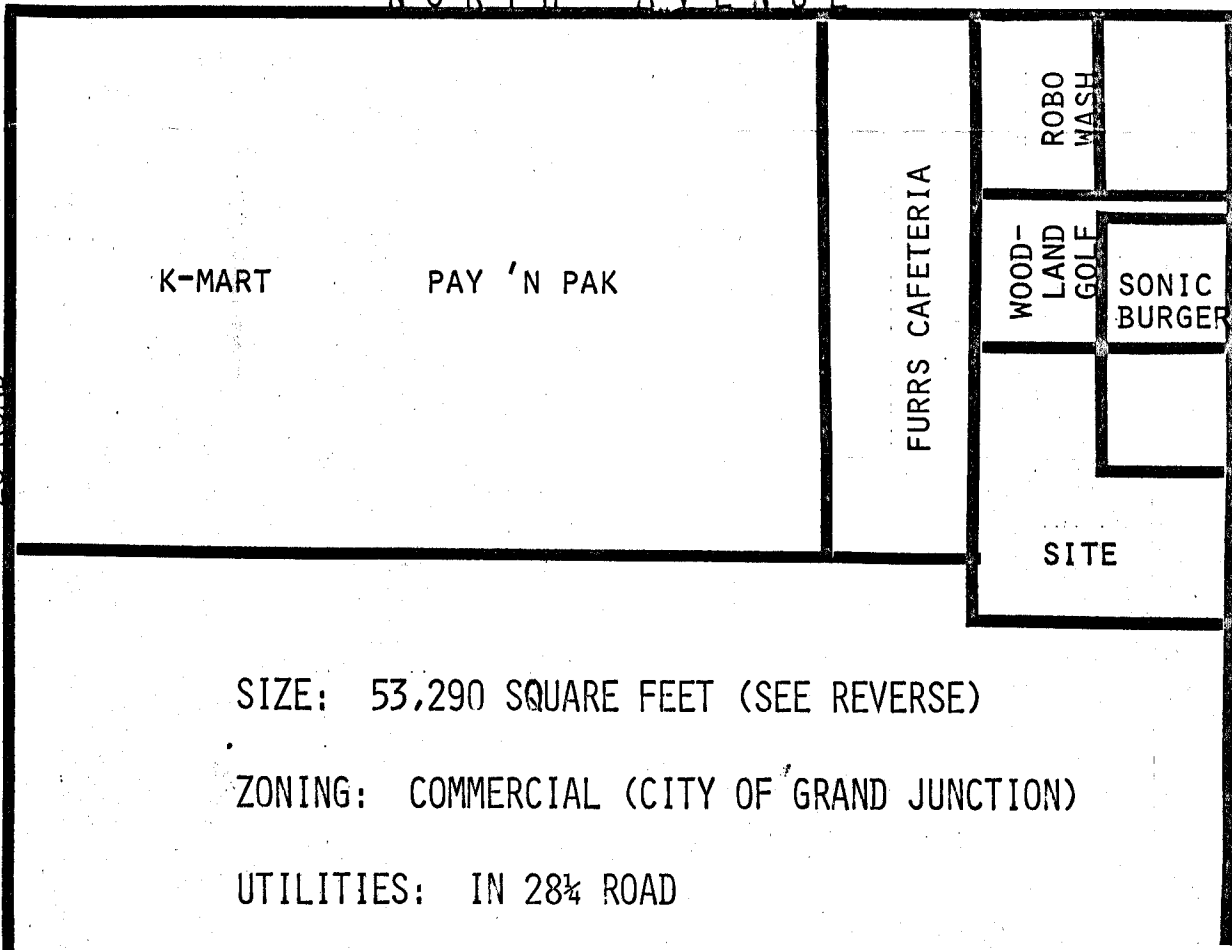
GIBSONS

EASTGATE
SHOPPING CENTER

NORTH AVENUE

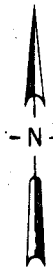
TELLER ARMS SHOPPING CENTER

28 ROAD



28 1/4 ROAD

SUDS 'N
SOUND



SIZE: 53,290 SQUARE FEET (SEE REVERSE)

ZONING: COMMERCIAL (CITY OF GRAND JUNCTION)

UTILITIES: IN 28 1/4 ROAD

PRICE: \$145,000

TERMS: NEGOTIABLE

REVIEW SHEET SUMMARY

FILE# 83-80

ITEM Sign Variance

DATE SENT TO REVIEW DEPT. _____

DATE DUE _____

PETITIONER _____

LOCATION _____

DATE REC. AGENCY COMMENTS

11/18/80

Staff Comment: Due to the peculiar circumstances of this parcel (very narrow frontage on 28 $\frac{1}{4}$) staff feels that a variance would be appropriate in these circumstances. The proposed signage should be coordinated with adjacent businesses, however, to insure the visability of their signs is not impaired.

Acres _____
Units _____
Density _____

CITY ACTION SHEET

File # 83-80
~~74-80~~

Zone _____

Activity Sign Variance
Phase _____
Date Submitted 11-3-80
Date Mailed Out NA
Date Posted NA
Legal Ad Date ~~NA~~
Date Neighbors Notified--
Planning Commission _____

Date Neighbors Notified--
City Council NA
Date CIC Legal Ad NA
Hearing Date--
Planning Commission _____
Hearing Date--
City Council NA
NA Review Period-Return By _____

Review Agencies

Send _____
~~_____ COUNTY ROAD DEPARTMENT
_____ MOUNTAIN BELL
_____ PUBLIC SERVICE COMPANY
_____ FIRE
_____ IRRIGATION
_____ DRAINAGE
_____ SEWER
_____ WATER (UTE, CLIFTON)
_____ FLOODPLAIN
_____ CITY ENGINEER~~
~~_____ CITY UTILITIES
_____ CITY POLICE
_____ TRANSPORTATION ENGINEER
_____ PARKS AND RECREATION
_____ ENERGY OFFICE
_____ TECH REVIEW
_____ WATER AND POWER RESOURCES~~

Common Location 497 28 1/4 Road

Board	Date	Comments
<u>Shawd Jpt.</u>		<u>Sign Code Board of appeals</u>
<u>EB</u>	<u>11/25/80</u>	<u>App</u>

Staff Comments

Original Documents

_____ Improvement Agreement
_____ Improvement Guarantee
_____ Covenants
_____ Development Schedule