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File_1980-0083 Project Name: _Woodland Golf - Variance											
		9/27/' 0									
P	, I is the state of the state o										
r	·c	instances, not an entries designated to be scanned by the department are present in the line. There are also documents									
S	n	n specific to certain files, not found on the standard list. For this reason, a checklist has been provided.									
e	n	Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick									
n	e	guide for the contents of each file.		•							
t	d	Files denoted with (**) are to be located using the ISYS Q									
L		full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.									
X		*Summary Sheet – Table of Contents									
X		Application form									
Г		Receipts for fees paid for anything									
	H	*Submittal checklist									
X	X	*General project report									
	H	Reduced copy of final plans or drawings	-								
X		Reduction of assessor's map									
		Evidence of title, deeds			- manual and the second and the seco						
-		*Mailing list to adjacent property owners									
-		Public notice cards									
\vdash	\vdash	Record of certified mail									
\vdash	Н	Legal description									
		Appraisal of raw land									
		Reduction of any maps – final copy									
\vdash		*Final reports for drainage and soils (geotechnical reports)			The second secon						
\vdash	H	Other bound or nonbound reports									
F	\vdash	Traffic studies									
	П	Individual review comments from agencies									
	H	*Consolidated review comments list									
	П	*Petitioner's response to comments									
		*Staff Reports									
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		*City Council staff report and exhibits									
		*Summary sheet of final conditions	:								
		*Letters and correspondence dated after the date of final appr	rov	val	(pertaining to change in conditions or expiration date)						
		DOCUMENTS SPECIFIC TO TH	IIS	SD	DEVELOPMENT FILE:						
X	X	Action Sheet									
X	X	Review Sheet Summary Sign Diagram									
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¥83-80



WOODLANDS GOLF AND SPORTS

(303) 245-7214

P. O. BOX 2813

497 28¼ 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 permited. 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

NEW UNITED BANK

Key to prime investments...

PAYLAKIS & COMPANY

5670 EAST EVANS

- DENVER, COLORADO 80222
 LONGMONT, COLORADO 80501
- PHONE 757-6441
 PHONE 772-4886

- 115 N. 3RD AVE
 - AVE. GRAND JUNCTION, COLORADO 81501
- PHONE 772-4886 PHONE 243-8430

EXCELLENT COMMERCIAL

SITE.

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GIBSONS

TELLER ARMS SHOPPING CENTER

SIZE: 53,290 SQUARE FEET (SEE REVERSE)

ZONING: COMMERCIAL (CITY OF GRAND JUNCTION)

UTILITIES: IN 284 ROAD

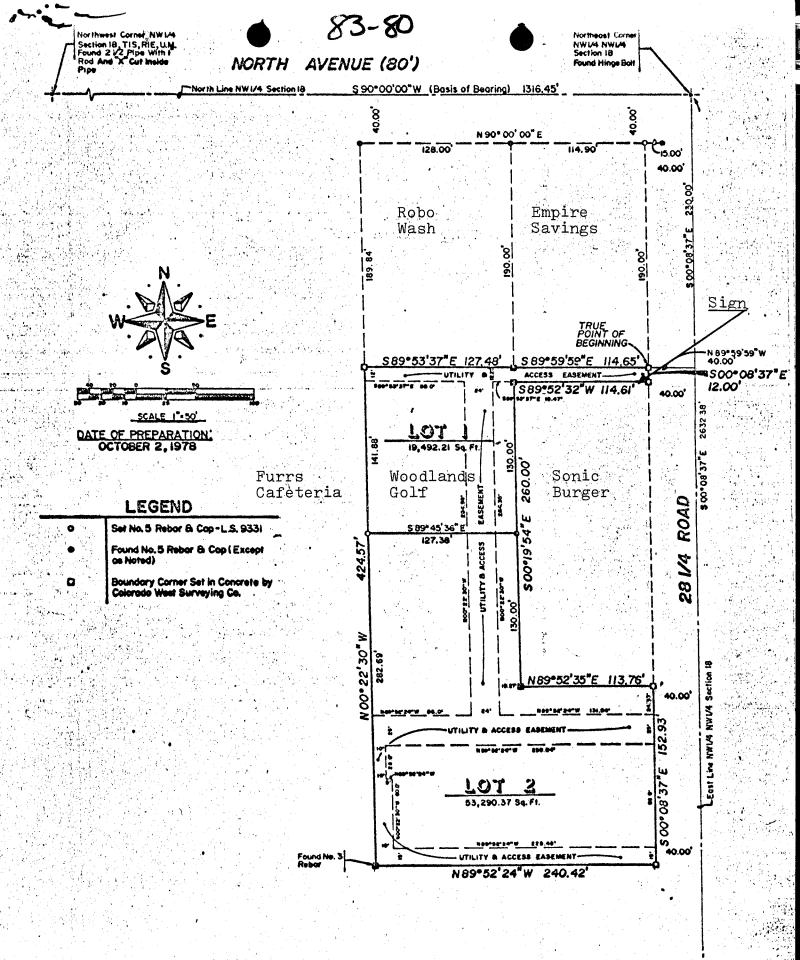
PRICE: \$145,000

TERMS: NEGOTIABLE

SHOF

N, SONS SOUND

28½ ROA



REVIEW SHEET SUMMARY

FILE#_E	33-80		
ITEM	Sign Variance		DATE SENT TO REVIEW DEPT.
			DATE DUE
PETITIO	NER		
LOCATIO	N		
DATE RE	C. AGENCY	COMMENTS	
1/18/80	narrow front these circum	age on 28¼) staff feels stances. The proposed s	circumstances of this parcel (very that a variance would be appropriate in ignage should be coordinated with adjacent isability of their signs is not impaired.

Acres	CITY ACTI	ION SHEET	File #
Units			
Density			Zone
Sing Man	ninal	Data watabbasa waliota	
Activity Sign Varia	ana_	Date Neighbors Notifie	
Phase		City Council NA	
Date Submitted //- 3-	80	Date CIC Legal Ad	<u> </u>
Date Mailed Out	 .	Hearing Date	
Date Posted		Planning Commission	
Legal Ad Date		Hearing Date	
Date Neighbors Notified-	-	City Council NA	
Planning Commission		Review Period-Retu	ırn By
Review Agencies			
Send			
COUNTY ROAD DEPART	MENT	CITY UTILITIES	•
MOUNTAIN BELL		CITY POLICE	
PUBLIC SERVICE COM	IPANY	TRANSPORTATION I	NGTNEER
FIRE		PARKS AND RECREA	
IRRIGATION		ENERGY OFFICE	
		TECH REVIEW	
		WATER AND POWER	DECOMPOSE
		WATER AND FOWER	RESOURCES
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FLOODPLAIN	, .		
CITY ÆNGINEER	11		
Common Location <u>497</u>	2814 Koa	d	
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Board Date C	Comments		
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11/05/10	1.10		
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Staff Comments			e ·
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Original Documents			
Improvement Agreen	nent	Covenan	ts
Improvement Guarar		•	ment Schedule
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