



DEVELOPMENT APPLICATION
 Community Development Department
 250 North 5th Street Grand Junction, CO 81501
 (303) 244-1430

Receipt _____
 Date _____
 Rec'd By _____
 File No. _____

We, the undersigned, being the owners of property situated in Mesa County,
 State of Colorado, as described herein do hereby petition this:

PETITION	PHASE	SIZE	LOCATION	ZONE	LAND USE
<input type="checkbox"/> Subdivision Plat/Plan	<input type="checkbox"/> Minor <input type="checkbox"/> Major <input type="checkbox"/> Resub				
<input type="checkbox"/> Rezone				From: To:	
<input type="checkbox"/> Planned Development	<input type="checkbox"/> ODP <input type="checkbox"/> Prelim <input type="checkbox"/> Final				
<input type="checkbox"/> Conditional Use					
<input type="checkbox"/> Zone of Annex					
<input checked="" type="checkbox"/> Variance			741 N. 1st	C-1/C-2	Commercial
<input type="checkbox"/> Special Use					
<input type="checkbox"/> Vacation					<input type="checkbox"/> Right-of-Way <input type="checkbox"/> Easement
<input type="checkbox"/> Revocable Permit					

PROPERTY OWNER DEVELOPER REPRESENTATIVE

James Fuoco _____
 Name Name Name

741 North 1st Street _____
 Address Address Address

Grand Junction CO 81501 _____
 City/State/Zip City/State/Zip City/State/Zip

242-1571 _____
 Business Phone No. Business Phone No. Business Phone No.

NOTE: Legal property owner is owner of record on date of submittal.

We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we or our representative(s) must be present at all hearings. In the event that the petitioner is not represented, the item will be dropped from the agenda, and an additional fee charged to cover rescheduling expenses before it can again be placed on the agenda.

James Fuoco _____
 Signature of Person Completing Application Date 11/30/93

James Fuoco _____
 Signature of Property Owner(s) - Attach Additional Sheets if Necessary

James E. & Earl J. Fuoco
Partnership
741 N. 1st St.
Grand Junction, CO 81501

George & Cecilia Chronis
10501 La Grima de Oro NE
Albuquerque, NM 87111

Colorado Periodical
Distributor Inc.
827 N. 1st St.
Grand Junction, CO 81501

Ralph A. Belcastro
Patricia K. Belcastro
831 N. 1st St.
Grand Junction, CO 81501

Nicola Belcastro Etal
1215 N. 1st St.
Grand Junction, CO 81501

JB & SW Enterprises Inc.
2595 Hwy 6 & 50
Grand Junction, CO 81505

Eugene M. Hesse
Debra G. Hesse
147 Third Avenue
Clifton, CO 81520

Michael W. Gregg
Susan L. Gregg
241 North Avenue
Grand Junction, CO 81501

Albino Venegas
P.O. Box 1883
Grand Junction, CO 81502

Mark A. Munoz c/o
Superior Body & Paint
2575 Hwy 6 & 50
Grand Junction, CO 81505

Jerry R. Derby
360 W. Gunnison
Grand Junction, CO 81505

A. F. & Roberta Seedig
Family Trust
639 Panorama Drive
Grand Junction, CO 81503

Sara R. Wolf c/o
Western Neon Co.
P.O. Box 2906
Grand Junction, CO 81502

2945-151-16-002 - JAMES E & EARL J Fuoco Partnership (NO LOCATION)
741 N. 1st St. 81501
-001 - TED J. TREECE, JR. (LUCILLE N. TREECE) Trustees
17419 - 125th Ave. Sun City - AZ 85375-5146

2945-151-00-099 - Same as 001 above - Loc. → 655 N. 1st St.

2945-151-01-002 - JAMES E & EARL J. Fuoco PARTNERSHIP
741 N. 1st St 81501 Loc - 747 N 1st St.

2945-151-00-014 - ^{?01} Same as 013 below Loc - 807 N. 1st St.

2945-151-00-013 - GEORGE & CECILIA CHIRONIS
10501 LA GRIMA DE ORO RD N.E. Loc - 815 N. 1st St.
ALBUQUERQUE NM 87111

2945-151-00-012 - Colorado Periodical Distributor Inc.
827 N. 1st St. 81501 LOCATION - SAME

2945-151-00-011 - RALPH A. & PATRICIA K. BELCASTRO
831 N. 1st St. 81501 LOCATION - SAME

2945-151-00-010 - NICOLA BELCASTRO ETAL
1215 N. 1st St. 81501 NO LOCATION

2945-151-00-082 - NICOLA, FANNIE & DANIEL BELCASTRO
1215 N. 1st St 81501 841 N. 1st St.

2945-151-00-102 - JB & SW ENTERPRISES INC.
2595 Hwy 6 # 50 81505 Loc. - Same

2945-151-00-004 - EUGENE M. & DEBRA G. NESSE
147 THIRD ST. CLIFTON 81520 NO LOCATION

2945-151-00-101 - (ALL INFO)
Same as 102 -

2945-151-00-096 - MICHAEL W. & SUSAN L. GREGG
241 NORTH AVE 81501 Loc. - 2569 Hwy 6 # 50

2945-151-00-018 - ALBINO VENEGAS
PO Box 1883 69 81502 no location

2945-151-00-020 - (ALL INFO.)
Same as 018 ABOVE

2945-151-00-016 - MARK A. MUNOZ c/o SUPERIOR BODY & PAINT
2575 Hwy 6 # 50 81505 LOCATION - SAME

2945-151-06-007 - JERRY R. DERBY
360 W. GUNNISON 81505 - NO LOCATION

2945-151-08-003 - A.F. & ROBERTA SEEDIG FAMILY TRUST
639 PANORAMA DR. 81503 LOC-2581 Hwy 6950

2945-151-00-027 - Sara R. Wolf c/o Western Neon Co.
PO Box 2906 - 81502 no location

00-088 - pull up legal on this one -

JAMES E & E.J. FUOCO Partnership
741 N. 1st ST 81501-

LOCATION - 2582 W. Freeway

LEGAL: BEG S 809.50 FT + 267 FT W OF NE COR
SEC 15 IS 1W N 89 DEG 43 MIN W 723 FT.
S 100.01 FT S 33 DEG 23 MIN 30 SEC E 484.05 FT
E 305.6 FT N 312.29 FT E 151 FT N 192.17 FT
TO BEG.

SUBMITTAL CHECKLIST

VARIANCE

Location: 741 N 1st

Project Name: Fuoco Motor Company

ITEMS		DISTRIBUTION												TOTAL REQ'D.	
DESCRIPTION	SSID REFERENCE	City Community Development	City Dev. Eng.	City Utility Eng.	City Property Assesst Code Enf	City Attorney	City Board of Appeals (5 seis)	City Downtown Dev. Auth.	City Parks and Rec.	County Planning	Walker Field	Baurle	Crumbie		
● Application Fee <i>✓ rec'd KKA</i>	VII-1	1													
● Submittal Checklist*	VII-3	1													
● Review Agency Cover Sheet*	VII-3	1	1		1	1	1	1	1	1	1	1	1	1	1
● Application Form*	VII-1	1	1		1	1	5	1	1	1	1	1	1	1	1
● 11"x17" Reduction of Assessor's Map	VII-1	1	1		1	1	5	1	1	1	1	1	1	1	1
● Evidence of Title	VII-2	1													
● Appraisal of Raw Land	VII-1	1													
● Names and Addresses	VII-3	1													
● Legal Description	VII-2	1			X										
○ Deed	VII-1	1			1	1									
○ Easement	VII-2	1	1		1	1									
○ Avigation Easement	VII-1	1			1	1									
○ ROW	VII-3	1	1		1	1									
● General Project Report - letter	X-7	1	1		1	1	5	1	1	1	1	1	1	1	1
● Location Map	IX-21	1													
● Vicinity Sketch / Site Plan	IX-33	1	1		1	1	5	1	1	1	1	1	1	1	1
● Drawings of Proposed Signs <i>height, size</i>		1	1		1	1	5				1	1			
<i>→ show locations of all existing and proposed signs - free-standing and on buildings</i>															

NOTES: 1) An asterisk in the item description column indicates that a form is supplied by the City.
 2) Required submittal items and distribution are indicated by filled in circles, some of which may be filled in during the pre-application conference. Additional items or copies may be subsequently requested in the review process.
 3) Each submitted item must be labeled, named, or otherwise identified as described above in the description column.

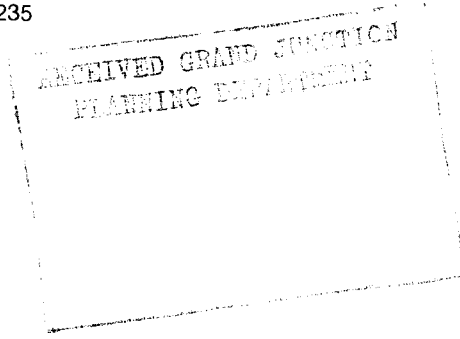


JIM FUOCO MOTOR CO.



741 North First Telephone 242-1571
GRAND JUNCTION, COLO. 81501-2235

November 19, 1993



Miss Kristen Ashbeck
City of Grand Junction
250 N. 5th Street
Grand Junction, Co. 81501

Dear Miss Ashbeck:

Enclosed please find submittal fee of \$180.00 as per conversation letters concerning the placement of product signs along our frontage on Hwy 6 & 50. Since we talked, our request is for two additional signs only. I feel that as per Miss Portner's letter, I should answer the criteria to the satisfaction of the appeals board.

a) The Nissan franchise will be an addition to our product lines and is entitled to exposure that it held at the previous location. That, in turn, should allow for equal signage for Honda.

b) Since no other businesses exist in this immediate area and we are the only business using this access to Hwy 6 & 50, no other businesses should be affected.

c) The usual conditions present are that total frontage is greater than average Main Street or North Avenue locations and would not detract from the driving along the highway. The sign placements would have a setback from Hwy 6 & 50 centerline of approximately 80 feet.

d) The signs are high quality with stainless steel trim and do not blink, flash or otherwise attract undue attention. Their height is reasonable and less than sign code. Their separation will not add to clutter.

In checking, I find that the appeal process is not via the courts as you stated, but by appeal to City Council.

I hope this meets with your approval.

Sincerely,

James E. Fuoco

JEF/dd



City of Grand Junction, Colorado
31501-2668
150 North Fifth Street

November 29, 1993

Mr. James Fuoco
Jim Fuoco Motor Company
741 North First Street
Grand Junction, Colorado 81501-2235

Dear Mr. Fuoco,

I received your letter and review fee last week regarding the proposed additional signs along Highway 6 & 50. As previously stated in the letter from Kathy Portner, this type of request requires approval of a variance by the Board of Appeals. The information we received from you thus far does not constitute a complete submittal. A pre-application conference with our department is necessary in order to review all of the materials required for a Board of Appeals submittal. I will be happy to meet with you at your convenience to go over it with you. The next Board of Appeals deadline for submittal is December 8, 1993 for a hearing on January 12, 1994.

Please give me a call if you have further questions and to set up an appointment for a pre-application conference.

Sincerely,

A handwritten signature in cursive script that reads "Kristen".

Kristen Ashbeck
Planner



City of Grand Junction, Colorado
250 North Fifth Street
81501-2668
FAX: (303) 244-1599

December 6, 1993

Dear Jim,

Per our meeting last week, please review the enclosed documents to make sure I got the correct information from my notes (e.g. right kind of Honda sign, right locations, etc)

Also, please provide me with a drawing of the Nissan sign that indicates approximate size and height--similar to Honda drawing but it can be hand done.

I will need to send this out for review as a formal submittal by Friday, December 10 so if you could let me know of any changes and get me the Nissan sign information by then.

Thank-you,

**Kristen Ashbeck
Planner**

244-1437



City of Grand Junction, Colorado
250 North Fifth Street
81501-2668
FAX: (303) 244-1599

8 DECEMBER 1993

MR. JIM FUOCO
c/o JIM FUOCO MOTOR COMPANY
748 NORTH FIRST STREET
GRAND JUNCTION, COLORADO 81501

Dear Mr. Fuoco,

This letter is being written to you at the request of Ms. Kristen Ashbeck of the Grand Junction Community Development Department.

Ms. Ashbeck informed me that you had requested information regarding appeal of a Board of Adjustment decision.

An appeal of a final Grand Junction Board of Adjustment decision is to Mesa County District Court. The review is by certiorari, which means that the court reviews the record of the prior proceedings. Do be aware that an appeal must be filed within 30 days from the final action taken by the Board.

The statutes and rules of civil procedure governing such an appeal are highly technical. Please consult with your legal counsel for additional information.

OFFICE OF THE CITY ATTORNEY
DAN E. WILSON, CITY ATTORNEY

by: _____

John P. Shaver
John P. Shaver

Assistant City Attorney
250 North 5th Street
Grand Junction, CO 81501
(303) 244-1501

REVIEW COMMENTS

Page 1 of 1

FILE NO. #93-9

TITLE HEADING: Variance to Allow Two (2) Additional
Free-Standing Signs on a single
parcel of land

LOCATION: 741 North 1st Street (signs to be located on Highway 6 & 50)

PETITIONER: Fuoco Motor Company

PETITIONER'S ADDRESS/TELEPHONE: 741 North 1st Street
Grand Junction, CO 81501
242-1571

PETITIONER'S REPRESENTATIVE: James Fuoco

STAFF REPRESENTATIVE: Kristen Ashbeck

CITY DEVELOPMENT ENGINEER

12/9/93

Jody Kliska

244-1591

No comment.

CITY ATTORNEY

12/10/93

Dan Wilson

244-1505

None at this time.

ADVISORY BOARD OF APPEALS MEMBER

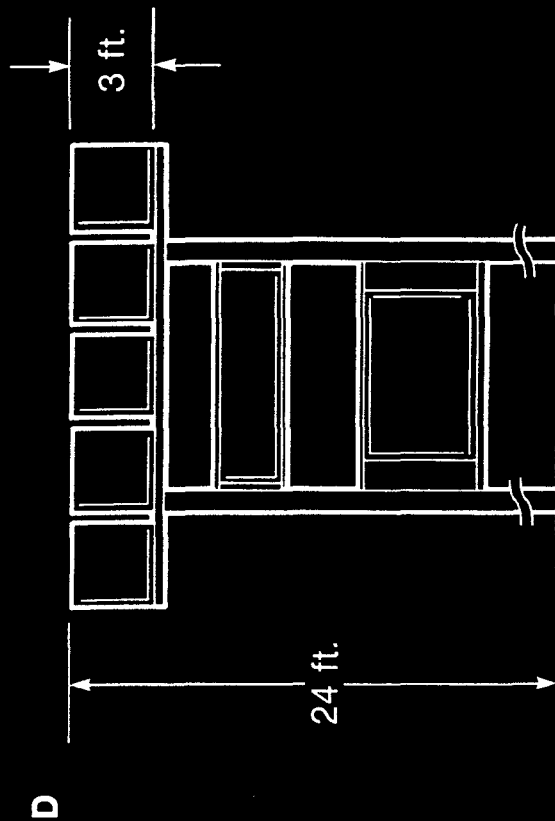
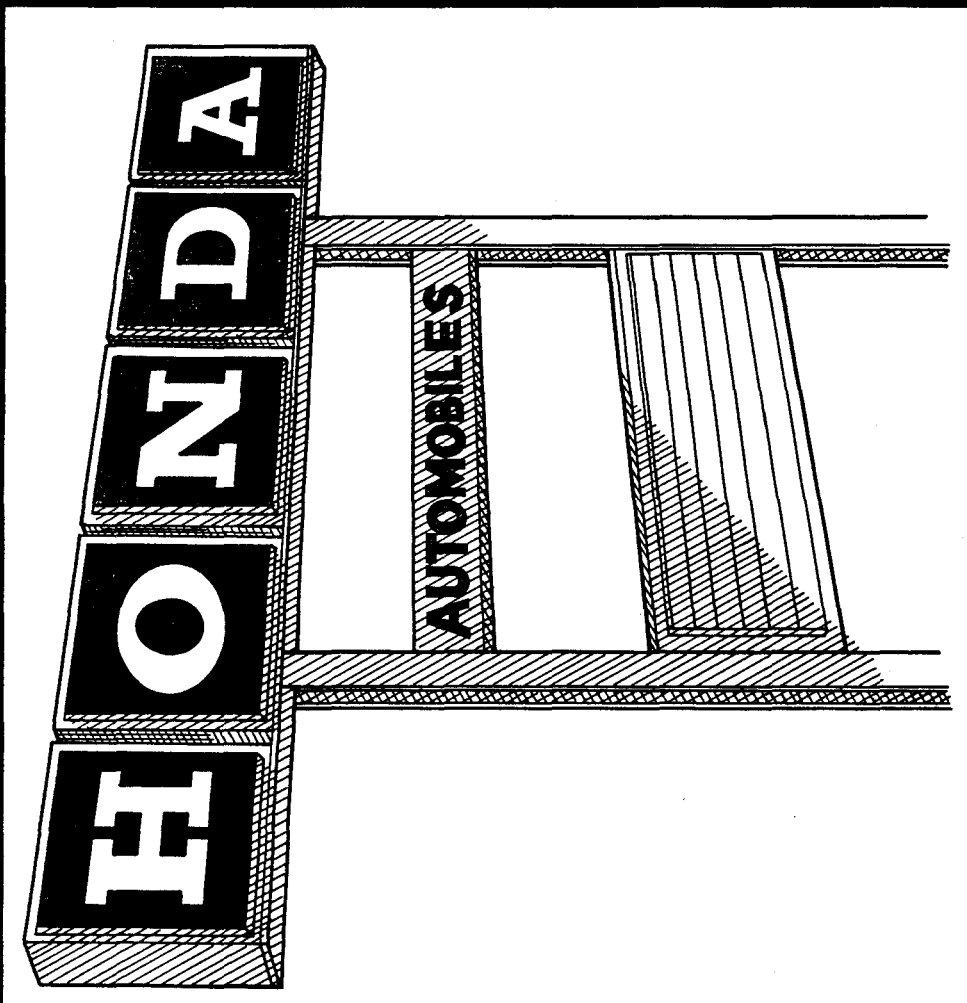
12/13/93

Dr. Bruce Baurle

243-7084

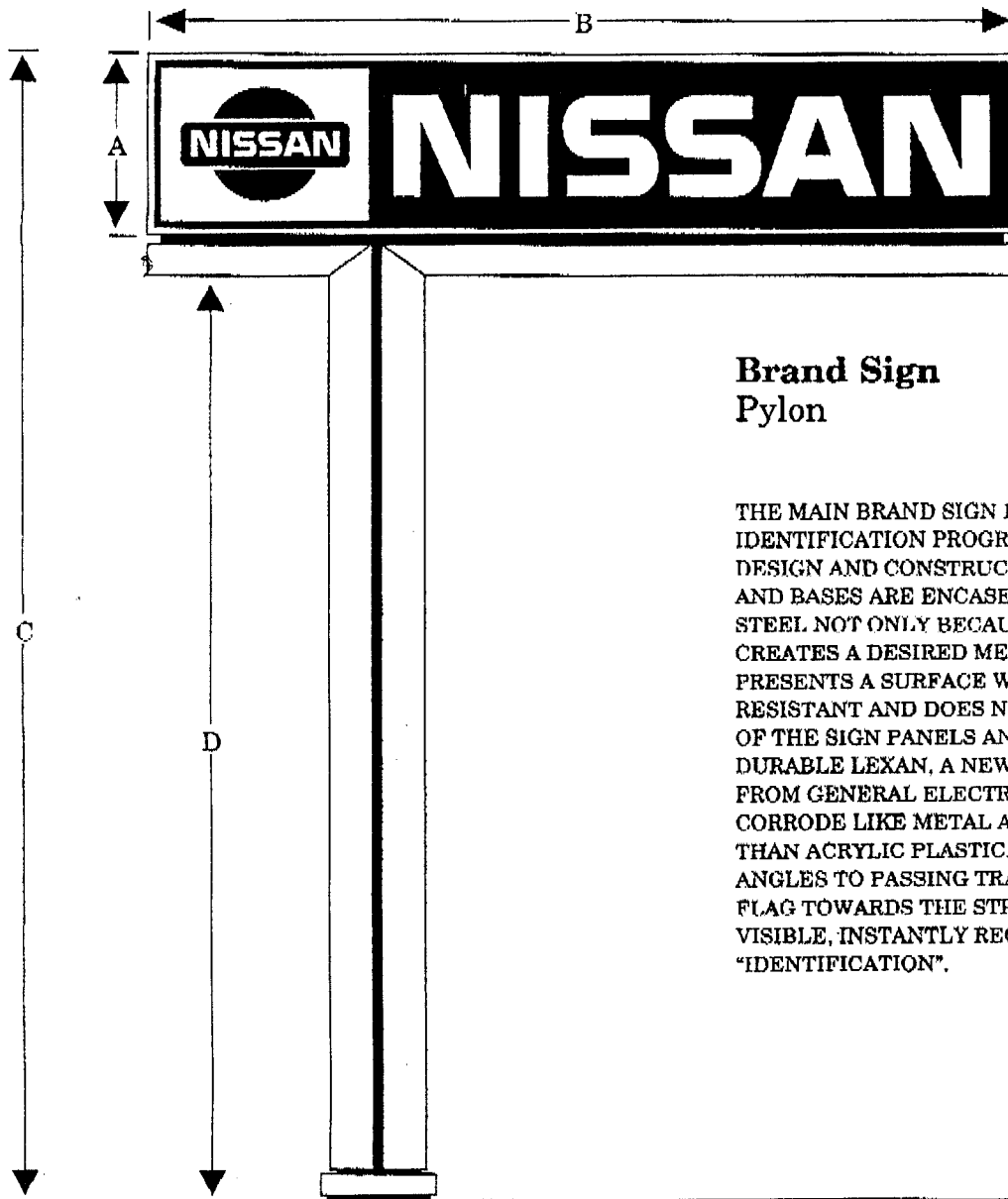
Recommend denial. Although I agree that there is no signage "clutter" in that area now, it is possible that new businesses could spring up along that corridor. It would be a mistake to set a precedent allowing extra signs for that reason. Furthermore, one does not need signs for "each" product sold. The end result of going that route could make any street look like a carnival. More than one brand, model or style could be incorporated into allowed signage now -- if the owner so desired.

FREE STANDING HORIZONTAL SIGNS



D A similar but smaller double faced sign is the 3' x 3' modules sign. Its overall height is 24' and includes an AUTOMOBILES sign measuring 2' x 8' and a PARTS AND SERVICE sign measuring 4' x 6'. All supporting steel is included with this package.

Nissan
Dealership Identification Signs



**Brand Sign
Pylon**

THE MAIN BRAND SIGN IS THE FLAG SHIP OF THE IDENTIFICATION PROGRAM AND IS UNIQUE IN ITS DESIGN AND CONSTRUCTION. THE STEEL COLUMNS AND BASES ARE ENCASED IN 14-GAUGE STAINLESS STEEL NOT ONLY BECAUSE STAINLESS STEEL CREATES A DESIRED METALLIC FINISH, BUT IT ALSO PRESENTS A SURFACE WHICH IS DURABLE, RUST RESISTANT AND DOES NOT REQUIRE PAINTING. ALL OF THE SIGN PANELS AND LETTERS ARE MADE OF DURABLE LEXAN, A NEW SPACE AGE MATERIAL FROM GENERAL ELECTRIC THAT WON'T DENT OR CORRODE LIKE METAL AND IS 30 TIMES TOUGHER THAN ACRYLIC PLASTIC. WHEN MOUNTED AT RIGHT ANGLES TO PASSING TRAFFIC (ALWAYS WITH THE FLAG TOWARDS THE STREET) IT BECOMES A HIGHLY VISIBLE, INSTANTLY RECOGNIZABLE NISSAN "IDENTIFICATION".

		100 Sq. Ft.	
A		4'3"	
B		21'4"	
C		30'	
D		25'	

NOTE: The sign specifications contained in this manual are approximate and have been rounded to the nearest inch.

BOARD OF APPEALS - STAFF REVIEW

FILE: 93-9

DATE: January 19, 1994

REQUEST: Variance to Allow More than 1 Freestanding Sign per Parcel

LOCATION: Jim Fuoco Motor Company, Highway 6 & 50

APPLICANT: James Fuoco

EXISTING LAND USE: Automobile Sales/Service

PROPOSED LAND USE: Same

SURROUNDING LAND USE: All Commercial

EXISTING ZONING: Light and Heavy Commercial (C-1/C-2)

SURROUNDING ZONING:

NORTH: C-1/C-2

SOUTH: C-1/C-2

EAST: C-2

WEST: C-1

ZONING AND DEVELOPMENT CODE REQUIREMENT:

Section 5-7-7 B. 7.a - No more than one (1) free-standing sign shall be permitted for any parcel for each street frontage. The sign allowance per frontage can only be used on that frontage and shall not be transferred to any other frontage.

any 150'

APPEAL OR VARIANCE REQUESTED:

Three free-standing signs on a single parcel having only one street frontage.

APPLICANT'S REASON FOR REQUEST:

The nature of the business and the various manufacturers of the products sold on site dictate the need for separate signs for each manufacturer.

*James Fuoco
1/19/94*

STAFF ANALYSIS: The Jim Fuoco Motor Company complex that fronts Highway 6 & 50 is comprised of two parcels of land (refer to attached reduced Assessor's map). The larger parcel (A) has all of the existing signage--both wall signs and a freestanding sign. Both the freestanding signs and the wall signs already identify the products sold on the site. The smaller parcel is primarily use for circulation purposes and has no signage on it. An analysis of the sign allowance for the Fuoco properties fronting Highway 6 & 50 shows the following:

PARCEL A	734.0 sf	Sign Allowance
	292.5 sf	Existing Freestanding Sign
	153.0 sf	Existing Wall Signs
	445.5 sf	Remaining Sign Allowance
PARCEL B	180.0 sf	Sign Allowance
		No Existing Signs

Thus, one freestanding sign of up to 180 sf could be placed on Parcel B which is a part of the Fuoco Motor Company complex; and/or 445.5 sf of wall signage could be added on Parcel A. Some of this remaining square footage on Parcel A could be added to the existing freestanding sign although this would require a variance to allow more 300 sf on a single sign. Staff's conclusion is that a hardship has not been demonstrated. The products sold on the site are already well identified by use of both wall signs and a freestanding sign. In addition, there are several options for additional signage on the site as described above that do not require additional freestanding signs.

FINDINGS OF REVIEW:

No Conflict with Public Interest. It is within the public interest to enforce regulations pertaining to community aesthetics. The use of freestanding signs for advertising is strictly defined in the Code so as to minimize unnecessary visual clutter along transportation and corridors.

Exceptional Conditions / Undue Hardship not Self-Inflicted. There appear to be no exceptional conditions or undue hardship in this case. The petitioner has many other options for providing signage on the site without increasing the number of freestanding signs.

Not Detrimental to Public Health, Safety or Welfare. Granting this variance will result in a loss of control of community aesthetics. This will set a precedent for the use of more than one freestanding sign per parcel, thereby encouraging the proliferation of this type of unnecessary visual clutter.

No Reasonable Use of Property without a Variance. There are many other options for advertisement using other signage that is allowed by Code. Failure to grant this variance will not affect reasonable use of the property.

Not Injurious to or Reduce Value of Surrounding Properties. The potential proliferation of unnecessary visual clutter such as numerous freestanding signs on a parcel can degrade the quality of a business/commercial area, thereby reducing the value of the properties within that area.

STAFF RECOMMENDATION: Denial of freestanding sign variance request

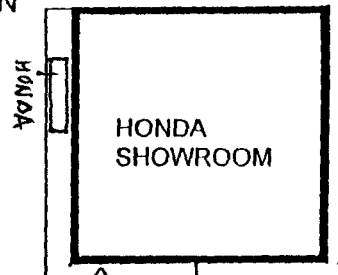
500' 20" 01.0
GRASS AREA
(1600 sq. ft.)

Explain

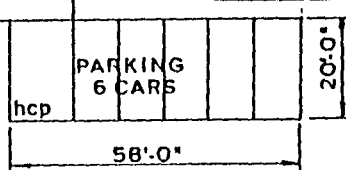
PLANTED
GRASS AREA
W/ SPRINKLING
SYSTEM

PROPOSED HONDA FREESTANDING SIGN
24' HEIGHT

DISPLAY
AREA



HONDA SHOWROOM



PARKING
6 CARS

58' 0"

20' 0"

TYPICAL: (as shown)
NON GLARE AREA
POLE LIGHT

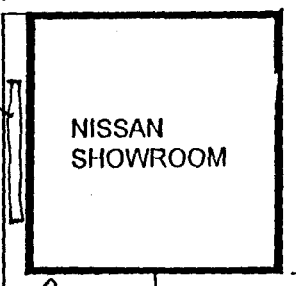
30" PIPE RAIL
FENCE

(Grass area
31,059 sq. ft.)

DRIVE

DISPLAY
AREA

PROPOSED NISSAN FREESTANDING SIGN
30' HEIGHT



NISSAN SHOWROOM

TIMFY MITSOBISKI



PARKING
6 CARS

HIGHWAY 6 & 50

S 33° 23' 30" E 609.0'

51' 0"

DP MOTOR
company
Service Center

