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File 1994-0125

Name: American Car Care – Sign Variance – 747 North Ave.

|  |  |  |
|--|--|--|
| <b>P<br/>r<br/>e<br/>s<br/>e<br/>n<br/>t</b> | <b>S<br/>c<br/>a<br/>n<br/>n<br/>e<br/>d</b> | <p>A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS retrieval system. In some instances, items are found on the list but are not present in the scanned electronic development file because they are already scanned elsewhere on the system. These scanned documents are denoted with (**) and will be found on the ISYS query system in their designated categories.</p> <p>Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page. Remaining items, (not selected for scanning), will be listed and marked present. This index can serve as a quick guide for the contents of each file.</p> |
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|   |   |   |
|---|---|---|
| X | X | <b>Table of Contents</b>  |
|   |   | <b>*Review Sheet Summary</b>  |
|   |   | <b>*Application form</b>  |
| X |   | Review Sheets   |
| X |   | Receipts for fees paid for anything                                 |
|   |   | <b>*Submittal checklist</b>   |
|   |   | <b>*General project report</b>                                      |
|   |   | Reduced copy of final plans or drawings                             |
|   |   | Reduction of assessor's map.  |
|   |   | Evidence of title, deeds, easements                                 |
| X | X | <b>*Mailing list to adjacent property owners</b>                    |
|   |   | Public notice cards   |
|   |   | Record of certified mail  |
|   |   | Legal description   |
|   |   | Appraisal of raw land   |
|   |   | Reduction of any maps – final copy                                  |
|   |   | <b>*Final reports for drainage and soils (geotechnical reports)</b> |
|   |   | Other bound or non-bound reports                                    |
|   |   | Traffic studies   |
| X | X | <b>*Review Comments</b>   |
|   |   | <b>*Petitioner's response to comments</b>                           |
|   |   | <b>*Staff Reports</b>   |
|   |   | <b>*Planning Commission staff report and exhibits</b>               |
|   |   | <b>*City Council staff report and exhibits</b>                      |
|   |   | <b>*Summary sheet of final conditions</b>                           |

**DOCUMENT DESCRIPTION:**

|   |   |  |  |  |  |
|---|---|--|--|--|--|
| X | X | Site Plan  |  |  |  |
| X |   | List of property owners within 200 feet fo the American Care Care Center |  |  |  |
| X |   | Photos of Site   |  |  |  |
| X | X | Receipts - 7/20/94   |  |  |  |
| X | X | Posting of Public Notice Signs – 7/21/94                                 |  |  |  |
| X | X | Board of Appeals – Staff Report – 7/26/94                                |  |  |  |
| X | X | Board of Appeals Minutes – 8/1/94 - **                                   |  |  |  |
| X | X | Front Elevation Map  |  |  |  |
| X | X | Front View   |  |  |  |
| X | X | Cross Section Map  |  |  |  |
| X | X | Sign Illustration  |  |  |  |
|   |   |  |  |  |  |
|   |   |  |  |  |  |
|   |   |  |  |  |  |

#125-94

C M & H Tire Company  
747 North Avenue  
Grand Junction, CO 81501

Jack D. Berry  
Revocable Turst  
417 N 7th Street  
Grand Junction, CO 81501

Helen Pinger  
2802 Hall Ave.  
Grand Junction, CO 81501

Wilma Porter  
P.O. Box 1447  
Grand Junction, CO 81502

Dorothy Johnson  
512 Tiara Drive  
Grand Junction, CO 81503

James & Thomas Pinger  
624 Broken Spoke Road  
Grand Junction, CO 81504

Violet Owen  
c/o Big Al's  
2472 H Road  
Grand Junction, CO 81505

Violet Owen  
601 Horizon Place  
Grand Junction, CO 81506

Larry & Vickie Nicholls  
P.O. Box 3268  
Logan, UT 84323

City of Grand Junction  
Community Development Dept.  
250 N 5th Street  
Grand Junction, CO 81501

# POSTING OF PUBLIC NOTICE SIGNS

The posting of the Public Notice Sign is to make the public aware of development proposals. The requirement and procedure for public notice sign posting are required by the City of Grand Junction Zoning and Development Code.

To expedite the posting of public notice signs the following procedure list has been prepared to help the petitioner in posting the required signs on their properties.

1. All petitioners/representatives will receive a copy of the Development Review Schedule for the month advising them of the date by which the sign needs to be posted. IF THE SIGN HAS NOT BEEN PICKED UP AND POSTED BY THE REQUIRED DATE, THE PROJECT WILL NOT BE SCHEDULED FOR THE PUBLIC HEARING.
2. A deposit of \$50.00 per sign is required at the time the sign is picked up.
3. You must call for utility locates before posting the sign. Mark the location where you wish to place the sign and call 1-800-922-1987. You must allow two (2) full working days after the call is placed for the locates to be performed.
4. Sign(s) shall be posted in a location, position and direction so that:
  - a. It is accessible and readable, and
  - b. It may be easily seen by passing motorists and pedestrians.
5. Sign(s) MUST be posted at least 10 days before the Planning Commission hearing date and, if applicable, shall stay posted until after the City Council Hearing(s).
6. After the Public Hearing(s) the sign(s) must be taken down and returned to the Community Development Department within three working days to receive full refund of the sign deposit. For each working day thereafter the petitioner will be charged a \$5.00 late fee. After eight working days Community Development Department staff will retrieve the sign and the sign deposit will be forfeited in its' entirety.

Community Development Department staff will field check the property to ensure proper posting of the sign. If the sign is not posted, or is not in an appropriate place, the item will be pulled from the hearing agenda.

I have read the above information and agree to its terms and conditions.

Gene Cook  
SIGNATURE

7/21/94  
DATE

FILE #/NAME #125-94(Sign Variance) RECEIPT # 1418

PETITIONER/REPRESENTATIVE: Gene Cook PHONE # 242-4094

DATE OF HEARING: 8/1/94 BOA POST SIGN(S) BY: 7-21-94

DATE SIGN(S) PICKED-UP 8/5/94

DATE SIGN(S) RETURNED 8/1/94 RECEIVED BY: RSE

Gene Cook

BOARD OF APPEALS - STAFF REVIEW

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FILE: 125-94

DATE: July 26, 1994

REQUEST: Sign Allowance Variance

LOCATION: 747 North Avenue

APPLICANT: Larry Nicholls

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EXISTING LAND USE: Commercial (auto service)

PROPOSED LAND USE: Commercial (auto service)

SURROUNDING LAND USE:

NORTH: Commercial  
SOUTH: Single Family Residential  
EAST: Commercial  
WEST: Commercial

EXISTING ZONING: Light Commercial (C-1)

SURROUNDING ZONING:

NORTH: Light Commercial (C-1)  
SOUTH: Residential Multifamily 32 units per acre (RMF-32)  
EAST: C-1  
WEST: C-1

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ZONING AND DEVELOPMENT CODE REQUIREMENT:

Section 5-7-7 B. Sign Standards by Zone - total sign allowance for commercial zones = two (2) square feet per linear feet of building facade or 1.5 square feet per linear feet of parcel frontage, whichever is greater. In this case, the former is the greater amount--the total sign allowance on site is 200 square feet. Currently, the site has 190 square feet of signage.

VARIANCE REQUESTED: Additional 186 square feet of sign allowance for a freestanding sign.

APPLICANT'S REASON FOR REQUEST: The additional signage is required because of the lack of visibility of the building. The building on this site is located further back on the property than the structures on the adjacent parcels so it is not readily visible.

STAFF ANALYSIS: American Car Care is in the process of remodeling the former CM&H Tire Company buildings located at 747 North Avenue for use by the new business. The property has 100 feet of frontage on North Avenue and the existing building is constructed to property line on both the east and west sides (also 100 feet of frontage). The total sign allowance of 200 square feet for the front portion of the site (north of the alley) is based on the building frontage at 2 square feet x 100. The new business was recently issued a sign permit for an awning with lettering added to the building. The size of that awning sign was 170 square feet, leaving 30 square feet of allowance remaining. Conditions of the permit were that all other wall signs, the roof sign, and the reader board on the existing freestanding sign be removed. The "Toyo Tires" panel on the freestanding sign could remain as its size is within the remaining 30 square feet (measures 20 square feet).

American Car Care is now requesting to place 216 square feet of signage on the poles of the existing freestanding sign. The petitioner is proposing to remove the "Toyo Tires" sign so there will be 30 square feet of remaining sign allowance. Thus, the actual variance request is for 186 square feet rather than the total 216 square feet. Staff feels that this request to nearly double sign allowance of a site is unreasonable. The hardship is self-inflicted by the petitioner utilizing essentially all of the sign allowance on a flush wall sign on a building which supposedly cannot be seen. It would seem that, given the petitioner's argument that the hardship is the building's location off the street so it cannot be seen, they would have placed only a small sign on the building facade and used most of the sign allowance on a freestanding sign.

The location of the building recessed from the street is not a unique situation along North Avenue. There are many businesses, old and new, that do not have buildings on the North Avenue right-of-way line and these have worked with the sign allowance without a variance. This includes some that are small shopping centers that must divide their sign allowance among the various businesses. However, unlike most other businesses on North Avenue, this property owner also owns the property on the south side of the alley which fronts Belford Avenue. While the sign allowance for Belford Avenue cannot be transferred to North Avenue, it does provide the owner with some other options for signage on the site.

Thus, staff generally feels that this is not a unique situation and there are other options to provide visible signage on the site within the allowance without the need for this variance.

#### FINDINGS OF REVIEW:

**No Conflict with Public Interest.** It is within the public interest for the City to consistently enforce regulations pertaining to community aesthetics. The calculation of sign allowance is strictly defined in the Code so as to be equitable while trying to minimize visual clutter along transportation corridors.

**Exceptional Conditions / Undue Hardship not Self-Inflicted.** The hardship in this case appears to be self-inflicted by the property/business owner. Essentially, the entire sign allowance was utilized to permit a flush wall sign on the building which, according to the petitioner, is not visible to the passerby on North Avenue.

**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 other property owners to request additional sign allowance, thereby encouraging the proliferation of more and/or larger signs which create additional unnecessary visual clutter.

**No Reasonable Use of Property without a Variance.** There are other options for advertisement on this property 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 more and/or larger signs on a parcel can degrade the quality of a business/commercial area, thereby reducing the value of the properties within that area.

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STAFF RECOMMENDATION: Denial of the sign allowance variance request

*Approval 4-0*

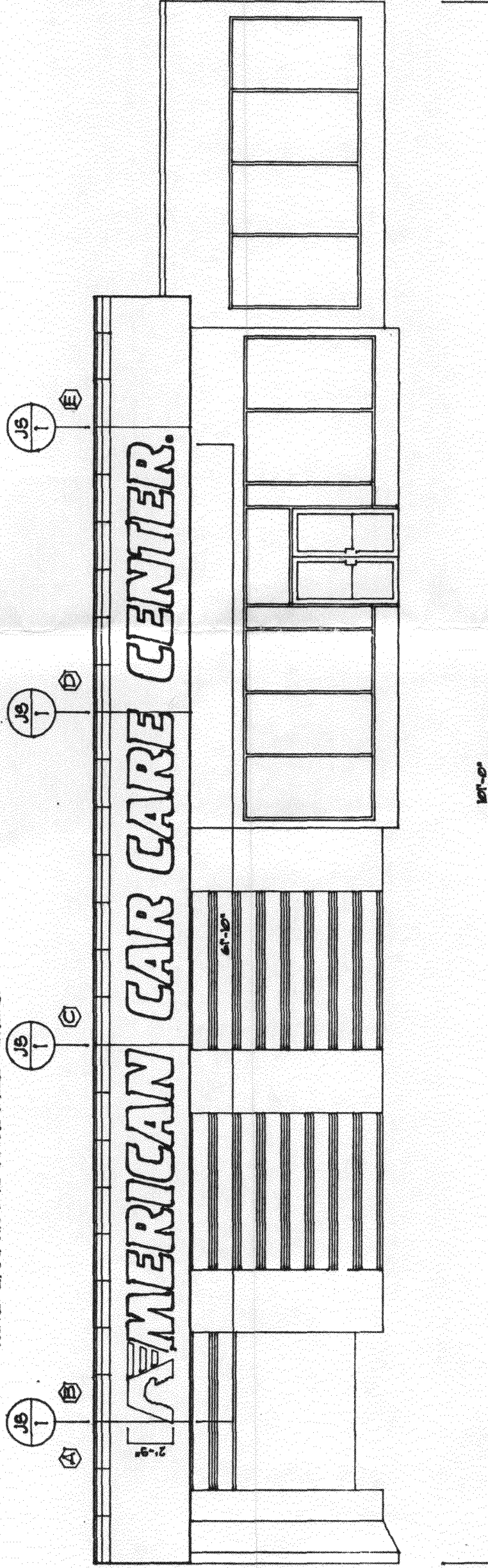
SIGN CALCS

BUILDING FOOTAGE 101'-0"  
ALLOWABLE SIGNAGE 2 #  
PER FT.

TOTAL ALLOWABLE 202 #

TOTAL PROPOSED  
2'-9" x 61'-10" = 170 #

BODY - RED W/ WHITE GRAPHICS  
NOTE: GRAPHICS TO HAVE BLUE OUTLINE



FRONT ELEV.

SCALE 1/8" = 1'-0"

**FLEXTech SERVICES INC.**  
1376 SO. JEFFERSON ST.  
S.L.C. UT. 84115  
(801) 467-3865 FX. 467-9826

AMERICAN CAR CARE

DATE: JUNE 20, 1994 ( 6/30/94

DRAWN BY: W. VAN DYKE

SCALE: 1/8" = 1'-0"

JOB #:

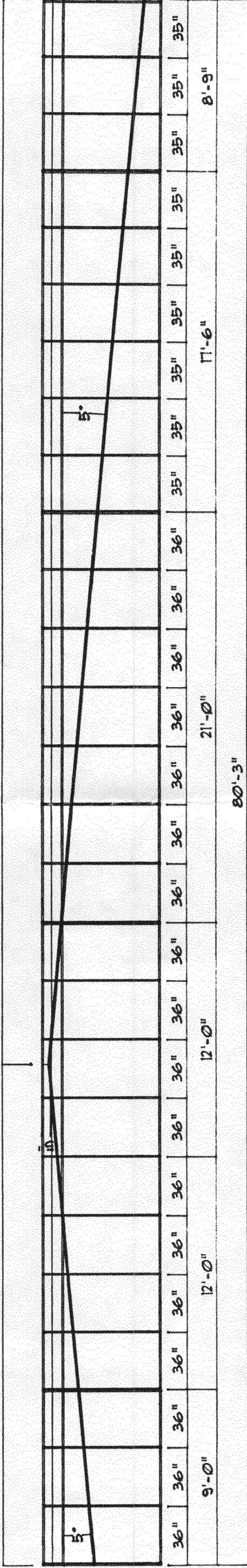
SHEET OF

POP ON  
RETURNS

POP ON  
RETURNS

25'-9"

54'-6"



A

JS  
1/1

B

JS  
2/2

C

JS  
1/1

D

JS  
1/1

E

W / SLEEVE

# FRONT VIEW

SCALE 3/16" = 1'-0"

**FLEXTech SERVICES INC.**  
 1376 SO. JEFFERSON ST.  
 S.L.C. UT. 84115  
 (801) 467-3865 FX. 467-9826

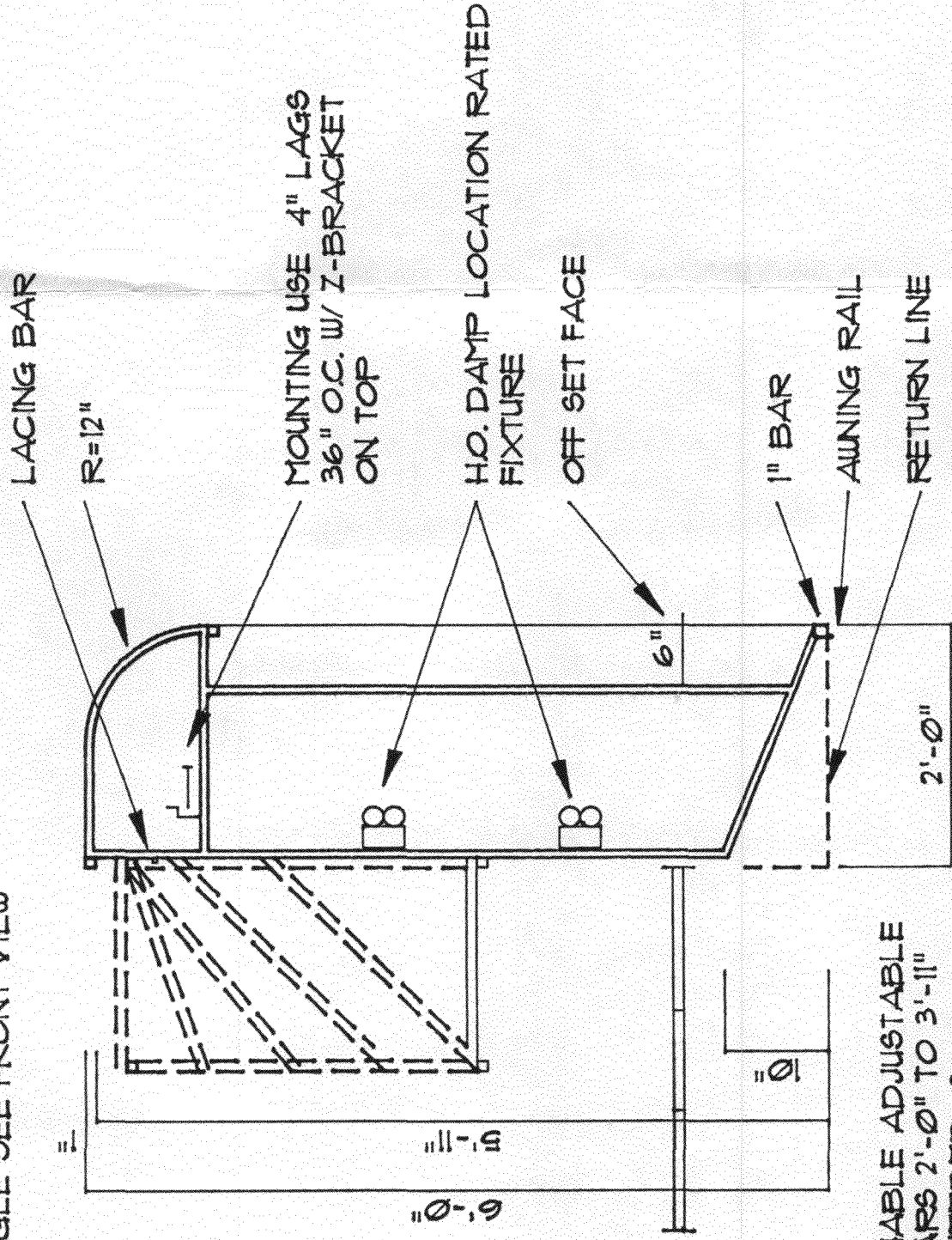
**AMERICAN CAR CARE**  
 747 NORTH AVE  
 GRAND JUNCTION CO.

DATE: JULY 6, 1994  
 DRAWN BY: W. VAN DYKE  
 SCALE: 3/16" = 1'-0"  
 JOB #:

SHEET OF



NOTE: BACK MOUNTING BAR TO FOLLOW ANGLE SEE FRONT VIEW



DETACHABLE ADJUSTABLE WIND BARS 2'-0" TO 3'-11" TOTAL NEEDED 8 ( MAKE WIND BARS OUT OF STEEL )

**CROSS SEC.**

SCALE 3/4"=1'-0"

**RETURN DET.**

SCALE 3/4"=1'-0"

DIG. AG PER ANGLE

2'-0"

1'-11"

**FLEXTech SERVICES INC.**

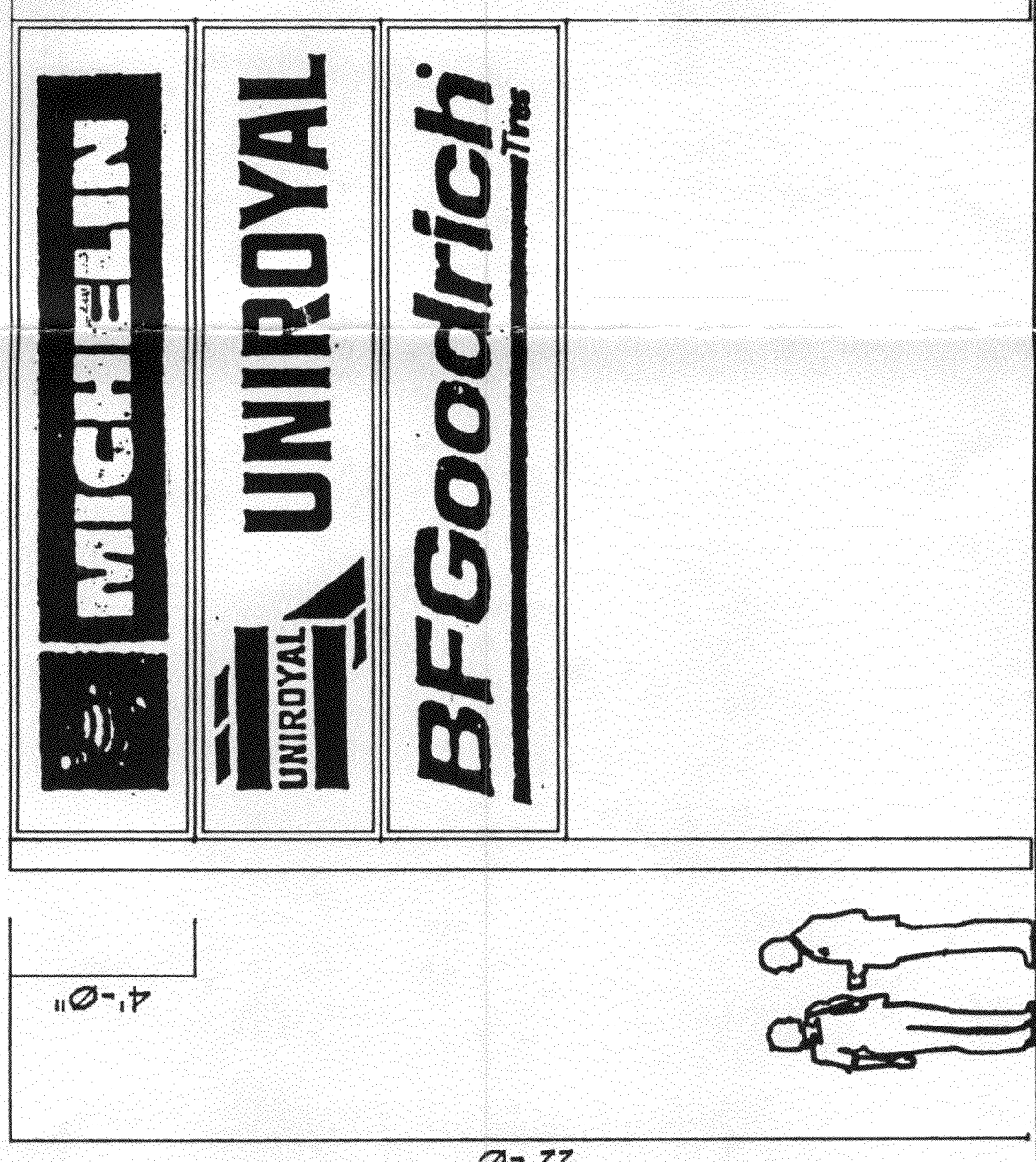
1376 SO. JEFFERSON ST.  
S.L.C. UT. 84115  
(801) 467-3865 FX. 467-9826

**AMERICAN CAR CARE**

DATE: JUNE 30, 1994  
DRAWN BY: W. VAN DYKE  
SCALE: 3/4"=1'-0"  
JOB #:

SHEET OF

18'-0"



**PYLON SIGN**

SCALE 1/4"=1'-0"

**EXISTING POLES AND FOOTINGS**

PROPOSED 3 4'-0" x 18'-0" CABINETS  
WELDED TO EXISTING POLES

ALLOWABLE SIGNAGE FOR FREESTANDING  
SIGNS 1.5 # PER LINEAR FT. OF PROPERTY

PROPERTY FOOTAGE = 145'-6"  
ALLOWABLE SIGNAGE = 218 #

**PROPOSED SIGNAGE**

4'-0" x 18'-0" (x3) = 216 #

**FLEXTech SERVICES INC.**

1376 SO. JEFFERSON ST.  
S.L.C. UT. 84115

(801) 467-3865 FX. 467-9826

**AMERICAN CAR CARE**

747 NORTH AVE  
GRAND JUNCTION CO.

DATE: JULY 7, 1994

DRAWN BY: W. VAN DYKE

SCALE: 1/4"=1'-0"

JOB #:

SHEET

OF