





# DEVELOPMENT APPLICATION

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

Receipt \_\_\_\_\_  
 Date \_\_\_\_\_  
 Rec'd By \_\_\_\_\_  
 File No. 222 94

*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			<i>Patterson</i>	<i>RMF-64</i>	<i>Rehab Center</i>
<input type="checkbox"/> Special Use					
<input type="checkbox"/> Vacation					<input type="checkbox"/> Right-of Way <input type="checkbox"/> Easement
<input type="checkbox"/> Revocable Permit					

*Do Not Remove From Office*

**PROPERTY OWNER**  
 MESA COUNTY SOCIETY FOR  
 CRIPPLED CHILDREN AND ADULTS

**DEVELOPER**  
 N/A

**REPRESENTATIVE**  
 ERLE H. REID

Name	Name	Name
1100 PATTERSON ROAD		1100 PATTERSON ROAD
Address	Address	Address
GRAND JUNCTION, CO 81506		GRAND JUNCTION, CO
City/State/Zip	City/State/Zip	City/State/Zip 81506
303-242-8980		303-244-6015
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 required 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.*

*[Signature]*  
 Signature of Person Completing Application

*12/15/94*  
 Date

*[Signature]*  
 Signature of Property Owner(s) - attach additional sheets if necessary

*12/15/94*  
 Date

RONALD E. RYAN  
1101 PATTERSON ROAD  
GRAND JUNCTION, CO 81506-8218

STANLEY L. SELIGMAN  
EUGENE R. HASKIN REV TRUST  
3032 I-70 BUSINESS LOOP  
GRAND JUNCTION, CO 81504

SAMUEL J. BALDWIN  
JONNIE L. BALDWIN  
1112 BELFORD AVENUE  
GRAND JUNCTION, CO 81501

JAMES C. BURKE  
KEOTA J.  
636 26 ROAD  
GRAND JUNCTION, CO 81506-1969

CITY OF GRAND JUNCTION  
250 NORTH 5TH STREET  
GRAND JUNCTION CO 81501-2628

MOORGATE  
11999 SANVICENTE BLVD. STE 440  
LOS ANGELES, CA 90049

MESA NATIONAL BANK  
131 NORTH 6TH STREET  
GRAND JUNCTION CO 81501-2725

MOORGATE  
11999 SAN VICENTE BLVD. STE 440  
LOS ANGELES, CA 90049

VILLAGE FAIR INC.  
C/O REAL ESTATE SRV. COMPANY  
P.O. BOX 1082  
GRAND JUNCTION, CO 81502-1082

LAWRENCE AUBERT  
CLAUDIA  
211 COUNTRY CLUB PARK  
GRAND JUNCTION, CO 81503-1611

ROBERT M. HOBER  
RR 1 BOX 603  
ERWIN, TN 37650-9801

G. DENNIS SIMON  
1012 RICO COURT  
GRAND JUNCTION, CO 81506-8273

VILLAGE FAIR  
C/O REAL ESTATE SERVICES  
P.O. BOX 1082  
GRAND JUNCTION, CO 81502-1082

HILLTOP FOUNDATION, INC.  
2721 NORTH 12TH STREET  
GRAND JUNCTION, CO 81506-8849

HILLTOP FOUNDATION, INC.  
C/O DENNIS L. STAHL  
1100 PATTERSON ROAD  
GRAND JUNCTION, CO 81506-8219

CONNIE J. BENNETT  
ETAL  
P.O. BOX 2041  
GRAND JUNCTION, CO 81502-2041

222 94

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# SUBMITTAL CHECKLIST

## VARIANCE

Original:  
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Location: Hilltop Patterson

Project Name: Sign Variance

ITEMS	DISTRIBUTION												
DESCRIPTION	SSID REFERENCE	<input type="checkbox"/> City Community Development	<input type="checkbox"/> City Dev. Eng.	<input type="checkbox"/> City Utility Eng.	<input type="checkbox"/> City Property Agent	<input type="checkbox"/> City Attorney	<input type="checkbox"/> City Board of Appeals (Suits)	<input type="checkbox"/> City Downtown Dev. Auth. Coverle	<input type="checkbox"/> City Parks and Rec. (Sample)	<input type="checkbox"/> Security Planning	<input type="checkbox"/> Wetland Field		
● Application Fee \$150	VII-1	1											
● Submittal Checklist*	VII-3	1											
● Review Agency Cover Sheet*	VII-3	1	1	1	1	1	1	1	1	1			
● Application Form*	VII-1	1	1	1	1	1	1	1	1	1			
● 11"x17" Reduction of Assessor's Map	VII-1	1	1	1	1	1	1	1	1	1			
● Evidence of Title	VII-2	1			1								
● Appraisal of Raw Land	VII-1	1											
● Names and Addresses	VII-3	1											
● Legal Description	VII-2	1											
○ Deed	VII-1	1			1								
○ Easement	VII-2	1	1	1	1								
○ Avigation Easement	VII-1	1			1								
○ ROW	VII-3	1	1	1	1								
● General Project Report <i>Narrative</i>	X-7	1	1	1	1	1	1	1	1	1			
● Location Map	IX-21	1											
● Vicinity Sketch	IX-33	1	1	1	1	1	1	1	1	1			
● <i>Drawing of facade w/ sign</i>		1				1	1	1	1	1			
● <i>Drawing of sign</i>		1				1	1	1	1	1			

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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.

TOTAL OF...

## PROJECT NARRATIVE

1. What is the variance request? Hilltop Rehabilitation Hospital is requesting a variance of the sign regulation for a zoned residential district. 222 94

Specifically, Hilltop would like to erect an unobtrusive and tasteful building sign which will fit in a 24' x 8' rectangle (192 sq. ft.), well away from the street.

2. Property location: 1100 Patterson Road

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3.

a) Uniqueness of Hilltop's situation for Exterior Signage: Hilltop Rehabilitation Hospital has functioned as a specialty hospital, a commercial entity, in a residential district for 17 years. The hospital is located in a largely commercial corridor near 12th Street and Patterson. As a commercial entity, the organization desires to display exterior locator and designation signage commensurate with its commercial role in the community.

b) "The Hardship": Because Hilltop conducts a largely commercial nonprofit business in a residential district, zoning regulations prevent the organization from placing the appropriate exterior signs needed to inform the public as to its location and type of business. Significantly, as stated above, though zoned for residential use, Hilltop conducts its mainly commercial non-profit business in the largely business corridor along the 1100 block of Patterson Road. It should be mentioned here that on December 15th, the City Community Development Department did approve a small (30 sq.ft) monument sign to be placed near the street in front of the building. However, the Hilltop organization does not feel that this sign provides all the necessary graphic information needed by the public indicating location, type and designation of the hospital. This is the reason for the request of an adequate building sign.

4. Meeting Criteria For a Board Decision on Variance of Sign Regulations: Aside from the undue and unnecessary hardship created by its unique zoning/business situation, Hilltop meets the following criteria for approving the variance:

a) No detriment to property owners in the vicinity: As mentioned above, Hilltop is a well recognized large commercial non-profit organization, which grows by the year, has well-known accepted and recognized neighborhood impacts including foot and vehicle traffic, parking and many others. There is a decorously-signed Norwest Bank Instant Cash Depot in the front of the property, as well as a large public mailbox, both of which add to the commercial ambiance of the property. The requested signage itself will be strategically placed between banks of windows on the upper level and away from the street. Although it will fit inside a 24'x8' rectangle (192 sq.ft.),

because the graphic style of the sign is scant, it actually takes up much less space than this and does not give the impression of an overlarge or obtrusive graphic representation (please see attached diagram), especially in the business milieu described above.

Finally, because of the highly visible position of the sign on the building, making it recognizable and even readable from a considerable distance, vehicle drivers, bike riders, etc. who otherwise would have to slow down and look carefully to see if they are at the correct location will not have to do so, thus contributing to the safety of all passers-by on Patterson Road. 222 94

- b) Unusual conditions and their relation to other properties in the city:  
In our experience, Hilltop's unique zoning/business situation is rare in the city. Certainly, there are few if any businesses the size of Hilltop functioning in zoned residential districts. It would appear that the unusual conditions surrounding Hilltop as detailed above do not apply generally to other properties in the city.
  
- c) Staying within city objectives for size moderation, clutter reduction, etc. Because of the nature of Hilltop's business, the commercial milieu of the Patterson corridor and the immediate neighborhood and because the sign itself, though covering a 24 foot expanse is quite tasteful and "sparse" in design, in our view Hilltop's request for a building sign is in complete compliance and accord with the city objectives of preserving unobtrusive placement and reduction of visual clutter while achieving the organization's purpose of displaying an attractive and informative locator and designation building sign. Finally, it is interesting to note that if Hilltop conducted business in a zoned commercial district, the linear expanse of the building would allow for a building sign well in excess of 200 sq. ft., is significantly larger than the 192 sq.ft sign requested.

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CITY OF GRAND JUNCTION  
PETITION FOR VARIANCE



222

DATE RECEIVED: \_\_\_\_\_

FILE NO.: \_\_\_\_\_

RECEIVED BY: \_\_\_\_\_

RECEIPT NO.: \_\_\_\_\_

PROPERTY OWNER: MESA COUNTY SOCIETY FOR CRIPPLED CHILDREN AND ADULTS

MAILING ADDRESS: 1100 PATTERSON ROAD, GRAND JUNCTION, COLORADO 81506

PHONE: (HOME) \_\_\_\_\_ (WORK) 303-244-6015

I (We), the undersigned, hereby petition for a variance on the property located at:

ADDRESS: 1100 PATTERSON ROAD, GRAND JUNCTION, COLORADO 81506

TAX SCHEDULE #: \_\_\_\_\_ ZONE CLASSIFICATION RMF-64

1. Section(s) of the City of Grand Junction Zoning and Development Code which are requested to be varied:

5-7-7 A.2.a. sign in residential zone to exceed 24 square feet

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I (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 RESPONSIBILITY TO MONITOR THE STATUS OF THE APPLICATION. WE RECOGNIZE THAT WE, OURSELVES, OR OUR REPRESENTATIVE 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.

[Signature]  
Signature of Property Owner

\_\_\_\_\_  
Signature of Joint Property Owner

12/15/94  
Date

\_\_\_\_\_  
Date

BOARD OF APPEALS - STAFF REVIEW

---

FILE: 222-94

DATE: January 4, 1995

REQUEST: Additional 192 Square Feet of Sign Allowance in Residential Zone

LOCATION: 1100 Patterson Road

APPLICANT: Hilltop Rehabilitation Hospital

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EXISTING LAND USE: Rehabilitation Center

PROPOSED LAND USE: Same

SURROUNDING LAND USE

NORTH: Single Family Residential

SOUTH: Vacant/Dentist Office and Commercial

EAST: Multifamily Residential

WEST: Multifamily Residential

EXISTING ZONING: Residential Multifamily 64 units per acre (RMF-64)

SURROUNDING ZONING:

NORTH: RMF-64

SOUTH: Planned Business (PB) and Limited Business (B-1)

EAST: RMF-64

WEST: PB

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ZONING AND DEVELOPMENT CODE REQUIREMENT:

Section 5-7-7 A. Residential Zones

2. Types Allowed:

- a. A bulletin sign, not to exceed twenty-four (24) square feet per street frontage may be erected upon the premises of a church or other medical, public or charitable institution for the purpose of displaying the name of the institution and its activities or services.

VARIANCE REQUESTED: Additional 192 square feet of sign allowance for a wall sign.

APPLICANT'S REASON FOR REQUEST: The applicant feels there is a need to display an exterior sign for location and designation of this large facility within the community.



**STAFF ANALYSIS:** The Hilltop Rehabilitation Hospital is presently located in a residential zone district which allows only 24 square feet of signage for such a facility. Hilltop has recently placed a small monument sign in front of the facility which meets this allowance; however, the hospital is proposing to place a wall sign on the south facade of the building. The proposed sign is within a rectangle that measures 192 square feet (8' x 24'). In terms of land use, the Hilltop facility and similar uses are not viewed as commercial establishments or ones which necessarily require "advertisement". Evidence of this intent in the Code is the fact that such facilities are even allowed in residential zones at all. Therefore, it is logical that such facilities within residential zones should comply with the signage allowance.

On the other hand, staff is in concurrence that the proposed sign will not be detrimental to surrounding properties and understands the nature of the commercial corridor of Patterson Road within which this facility is located. Staff also feels that the Hilltop facility is unique within the community and its important service to both local and regional patients and visitors seems to justify the need for additional identification signage. Therefore, staff would be willing to support a variance for this request, but at a lesser amount (e.g. equal to the amount of wording but excluding most of the "logo" elements = approximately 85 square feet).

#### FINDINGS OF REVIEW - CRITERIA FOR SIGN VARIANCE:

**Literal Interpretation will Cause Undue Hardship.** While literal interpretation and strict application of the Sign Regulations would not cause undue hardship, there are special circumstances with this facility that warrant some need for additional signage (e.g. more visible locator and identification sign).

**Not Detrimental to Property Owners in the Vicinity.** Although this property is directly adjacent to a single family residential neighborhood, the proposed sign will not be detrimental to the property owners in the vicinity. The sign is to be located on a side that does not face the residential uses (faces Patterson on south facade) and the sign is not proposed to be illuminated.

**Unusual Conditions Do Not Generally Apply to Other Properties.** The Hilltop Rehabilitation Hospital is a unique facility within the Grand Junction community and serves a large regional area. Many patients and visitors come from out of town which would seem to warrant the need for additional identification signage.

**Not Contrary to the General Objectives of Sign Regulations.** The general objectives of the Sign Regulations are to moderate the size, number, and obtrusive placement of signs and reduce the visual clutter caused by uncontrolled signage. If this parcel were zoned similar to the more commercial nature of this portion of the Patterson Road corridor, over

900 square feet of signage would be allowed. Therefore, granting some variance for sign allowance on this parcel, although it is zoned residential, will not allow nearly as much signage as could be allowed for this parcel if it were zoned differently.

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**STAFF RECOMMENDATION:** Denial of 192 square feet. Approval of a maximum of 85 additional square feet.

TYPE LEGAL DESCRIPTION BELOW, USING ADDITIONAL SHEETS AS NECESSARY. USE SINGLE SPACING WITH A ONE INCH MARGIN ON EACH SIDE.

\*\*\*\*\*

*BOA  
Sign variance*

*#222-94*

1100 PATTERSON ROAD:

COMMENCING ON THE SOUTH LINE OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN AT A POINT 324.67 FEET WEST OF THE SOUTHEAST CORNER THEREOF; THENCE NORTH 0°01' EAST 330.56 FEET; THENCE WEST 324.95 FEET; THENCE SOUTH 21°58' WEST 215.43 FEET; THENCE SOUTH 28°46' WEST 149.18 FEET; THENCE EAST 477.23 FEET TO THE POINT OF BEGINNING.

*Dec 14th - last BOA mtg.*

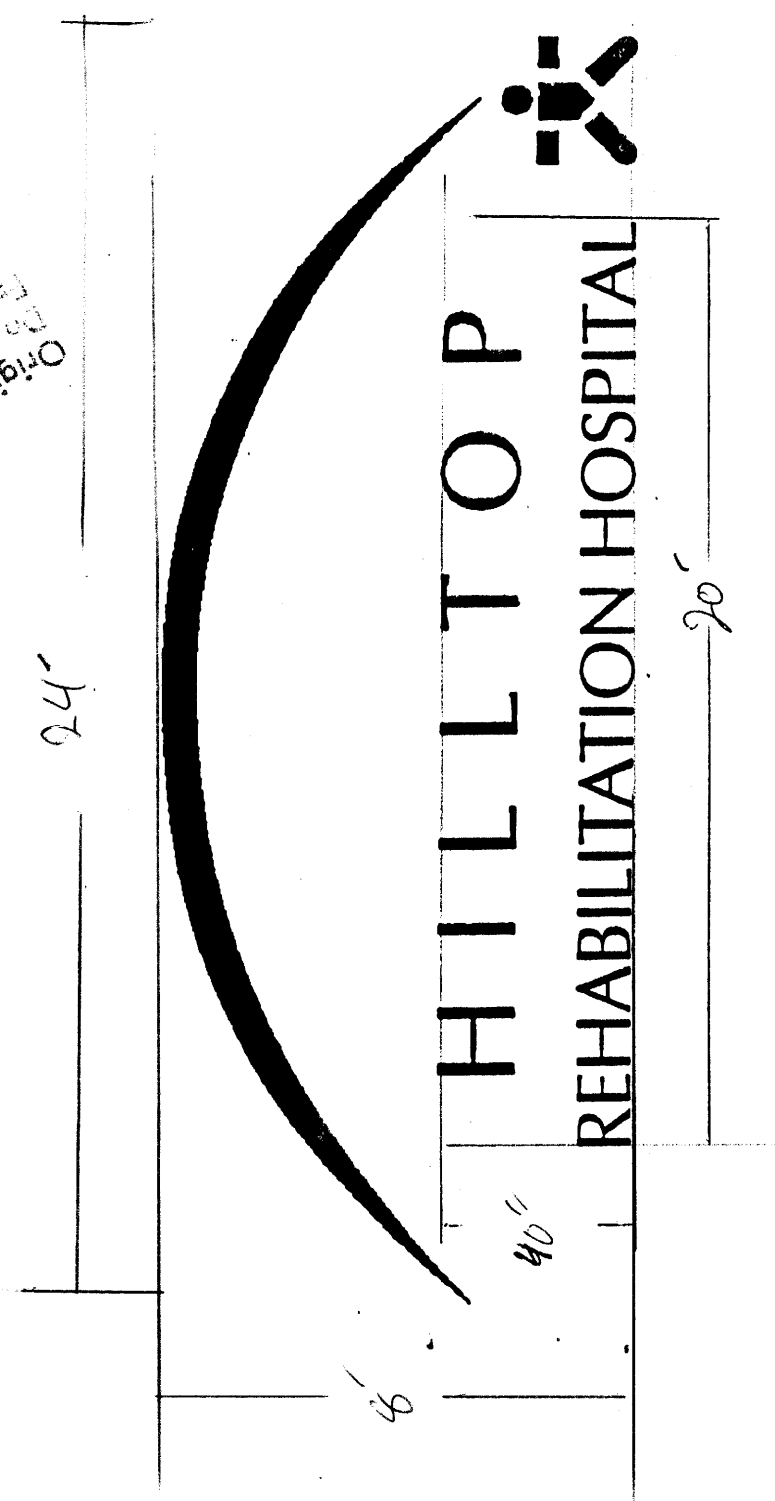
*legal due 28th*

*publish one time  
1-4-95*

*mtg on 1/11/95*

200 94

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# STANDARD LOGO

All letters are Optima typestyle

Post-it Fax Note 7672

To: **KARL MATZNER** CR2-SAN RAYMOND  
Company: **GRAND JUNCTION COMMUNITY PLANNING**  
Location:

No. of Pages: **2** Today's Date: **11-28** Time: **3:00**

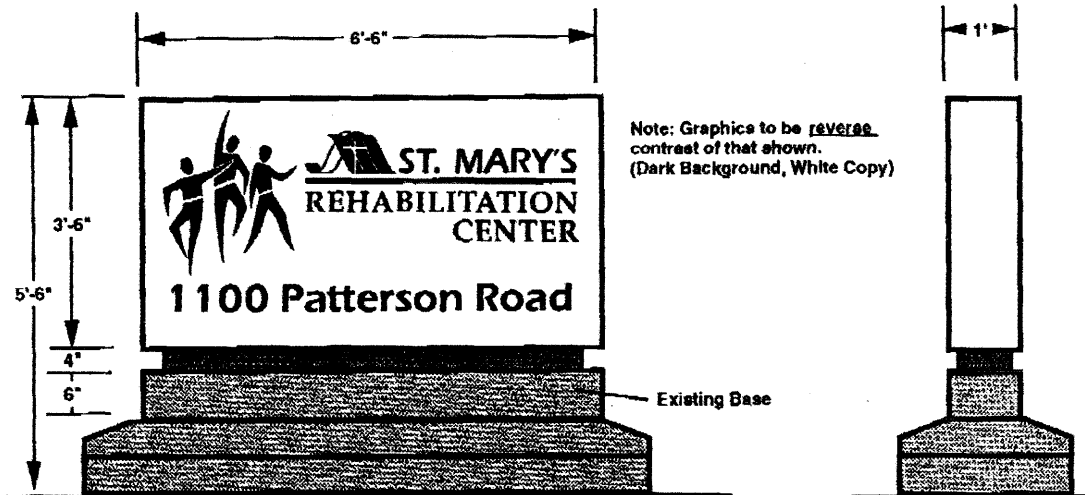
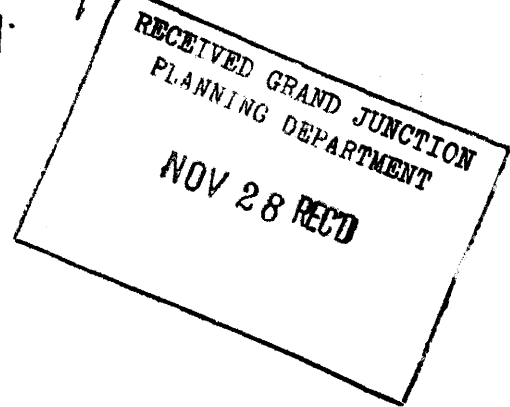
From: **MATT BROWN**  
Company: **INNERFACE**  
Location:

Fax #: **303-244-1599** Telephone #: **303-244-1439**

Fax #: **602-840-3941** Telephone #: **602-952-1812**

Comments: **THESE ARE PROPOSED SIGNS @ REHAB CENTER FOR ADDRESS SEPN. I'D APPRECIATE COMMENTS RELATED TO ANY REQUIRED MODIFICATIONS TO MEET CODES. I WILL CONTACT YOUR OFFICE TO RESOLVE THEM.**

Original Disposition:  Destroy  Return  Call for pickup



Sign Type B  
St. Mary's Rehabilitation Center

Scale: 1/2" = 1'-0"

**INNERFACE**  
ARCHITECTURAL SIGNAGE  
5320 Webb Parkway  
Lilburn, GA 30247  
(800) 445-4796

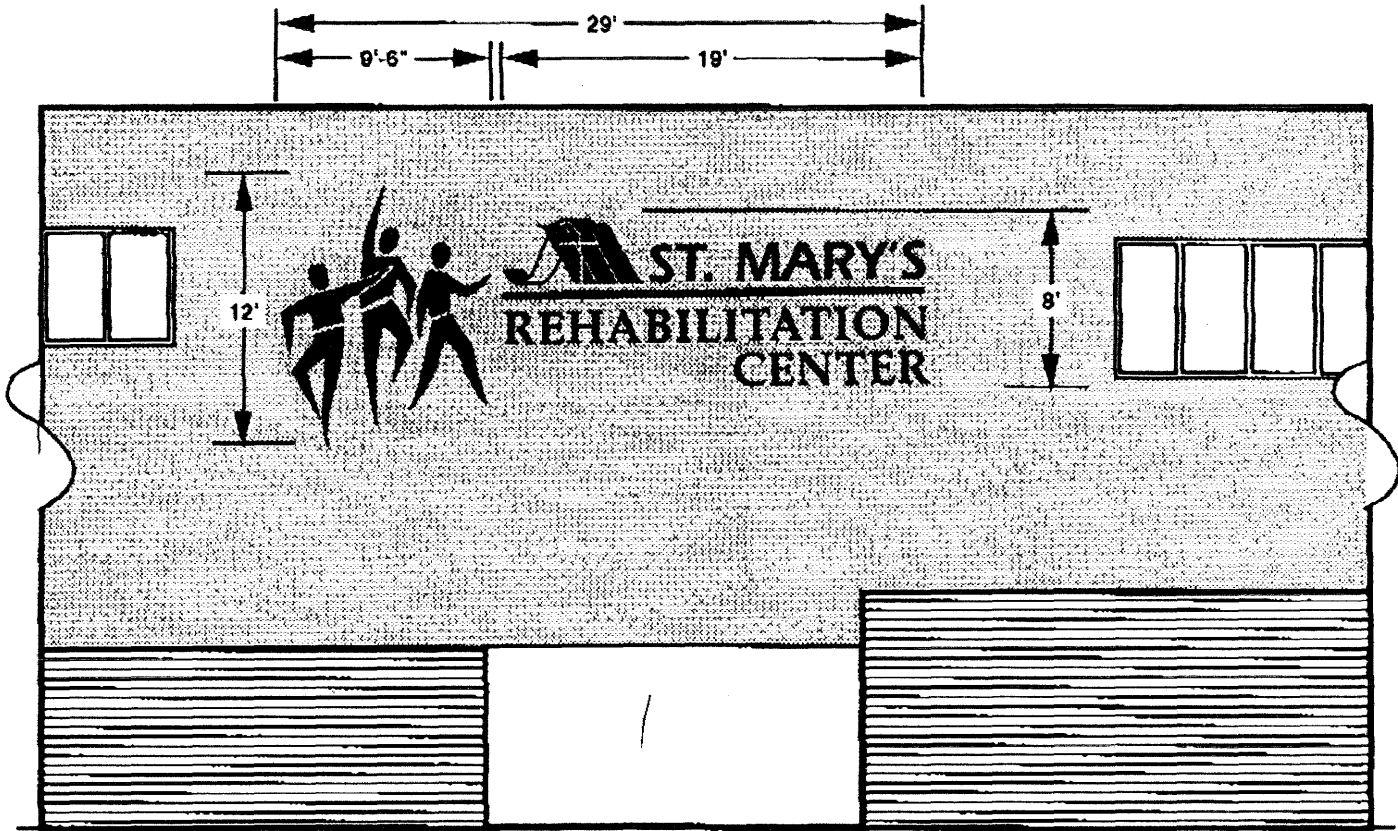
This drawing and the ideas expressed remain the confidential property of INNERFACE. This drawing and its ideas are not to be reproduced, copied, or disclosed to any other person or entity without the express written consent of a representative or agent of INNERFACE.

COLORS:	TYPEFACE:	TYPE SIZE:
Background-Blue Copy/Logo: White	Eras Demi Bold, Palatino Semi Bold	4-1/2", 4", 3"

GRAPHIC METHOD:	INSTALLATION:
Routed aluminum face w/ translucent acrylic backing	Mount into existing base-site survey required.

ISSUED: 9/29/95

APPROVED:



Sign Type A  
 St. Mary's  
 Rehabilitation Center

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

**INNERFACE**  
 ARCHITECTURAL SIGNAGE  
 5320 Webb Parkway  
 Lilburn, GA 30247  
 (800) 445-4796

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**COLORS:**

Letter & Logo Faces  
 & Returns:  
 Blue  
 Halo Wash: White

**TYPEFACE:**

Eras Demi, Palatino  
 Bold

**TYPE SIZE:**

17", 20" cap

**GRAPHIC METHOD:**

Individual Reverse Pan Channel Letters  
 and logo shapes w/ Halo Illumination

**INSTALLATION:**

Mount to concrete wall

ISSUED: 9/29/95

APPROVED: