

# Table of Contents

File VAR-1995-015

Date 7/19/99

**P** **S** A few items are denoted with a (\*) are to be scanned for permanent record on the ISYS retrieval system. In some  
**r** **c** instances, not all entries designated to be scanned, are present in the file. There are also documents specific to certain  
**e** **a** files, not found on the standard list. For this reason, a checklist has been included.  
**s** **n** Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick  
**e** **n** guide for the contents of each file.  
**n** **e** Files denoted with (\*\*) are to be located using the ISYS Query System. Planning Clearance will need to be typed in full,  
**t** **d** as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.

X	X	<b>*Summary Sheet – Table of Contents</b>
X		Application form
X		Receipts for fees paid for anything
X	X	<b>*Submittal checklist</b>
		<b>*General project report</b>
		Reduced copy of final plans or drawings
X		Reduction of assessor's map
X		Evidence of title, deeds – ISYS Query
X	X	<b>*Mailing list to adjacent property owners</b>
X		Public notice cards
		Record of certified mail
X		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 nonbound reports
		Traffic studies
		Individual review comments from agencies
		<b>*Consolidated review comments list</b>
		<b>*Petitioner's response to comments</b>
X	X	<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>
		<b>*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)</b>

## DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:

X	X	Board of Appeals – 2/8/95 – **
X		Memo from Jim Parman to Dennis King, Norwest Bank – 9/24/94 <i>COMPLETE APPRAISEL</i>
X		Posting of Public Signs – 1/25/95 – signs posted 1/28/95
X		Petition for variance – 12/19/94
X		Appeal for variance – 1/16/95
X		Assessor's map
X	X	Drawing of signs
X	X	Site plan

# SUBMITTAL CHECKLIST

## VARIANCE

Location: 125 Grand Ave

Project Name: REMAX / FARMAX

ITEMS		DISTRIBUTION													TOTAL RECD					
DESCRIPTION	SSID REFERENCE	City Community Development	City Dev. Eng.	City Utility Eng.	City Property Agent	City Attorney	City Board of Appeals (5 sets)	City Downtown Dev. Auth.	City Parks and Rec.	County Planning	Walker Field									
● Application Fee \$180	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	1	1	1	1	1	1
● Application Form*	VII-1	1	1	1	1	1	5	1	1	1	1	1	1	1	1	1	1	1	1	1
● 11"x17" Reduction of Assessor's Map	VII-1	1	1	1	1	1	5	1	1	1	1	1	1	1	1	1	1	1	1	1
● Evidence of Title	VII-2	1		1	1															
● Appraisal of Raw Land	VII-1	1		1				1												
● Names and Addresses	VII-3	1																		
● Legal Description	VII-2	1		1																
○ Deed	VII-1	1		1	1															
○ Easement	VII-2	1	1	1	1	1														
○ Avigation Easement	VII-1	1		1	1															
○ ROW	VII-3	1	1	1	1	1														
● General Project Report (narrative)	X-7	1	1	1	1	1	5	1	1	1	1	1	1	1	1	1	1	1	1	1
● Location Map	IX-21	1																		
● Vicinity Sketch	IX-33	1	1	1	1	1	5	1	1	1	1	1	1	1	1	1	1	1	1	1

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.

Raymond C. Landmeier  
190 Hall Avenue  
Grand Junction, CO 81501

Jay Fellhauer  
Far/Max L.L.C.  
359 Main Street, #7  
Grand Junction, CO 81501

Lipson III Properties  
296 W. Morrison Court  
Grand Junction, CO 81503-2500

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

Karen K. Marquette  
9113 Emerald Grove Avenue  
Lakeside CA 92040-3605

Paul Sade  
PO Box 729  
Grand Junction CO 81502-0729

Steven R. Conoley  
203 Grand Avenue  
Grand Junction, CO 81501-7816

Handy Chapel Inc.  
1336 White Avenue  
Grand Junction CO 81501-4538

Shari Ann Raso  
PO Box 2328  
Grand Junction CO 81502-2328

Dwayne Dodd  
420 N. 1st Street  
Grand Junction CO 81501-2230

Barbara Jane Raso  
PO Box 2328  
Grand Junction CO 81502-2328

Shaft I  
PO Box 636  
Grand Junction CO 81502-0636

**STAFF REVIEW**

FILE: #VAR 95-15

DATE: February 1, 1995

STAFF: Tom Dixon, AICP

REQUEST: Two free-standing signs on one site

LOCATION: 125 Grand Avenue

APPLICANTS: Jay Felhauer and Steve Fleming

EXISTING LAND USE: Office

SURROUNDING LAND USE: Office and commercial

EXISTING ZONING: C-1 and C-2

SURROUNDING ZONING:

NORTH: C-2

SOUTH: C-2

EAST: C-1

WEST: C-2

**RELATIONSHIP TO COMPREHENSIVE PLAN/POLICIES/GUIDELINES:** The Grand Avenue Guidelines apply to this site. However, these guidelines make no reference to signs.

**STAFF ANALYSIS:** The office building on this site was approved through Site Plan Review, #138-94. The approved site plan contained one building with one proposed sign. The site contains two separate tax parcels identified by two separate tax parcel numbers. The applicants have stated that the original intention was to sell one of the parcels and the corresponding portion of the building. However, since the building was not constructed with the necessary fire wall to enable these to be two separate parcels, the two parcels will have to be consolidated into one tax parcel prior to the granting of the certificate of occupancy. This precludes the owners from selling one of the parcels, as was originally intended. The only practical option now available to the applicants is to create two condominium units.

The petitioners desire to have two separate freestanding signs since the office building will contain two separate businesses, a real estate sales office and an insurance office. As proposed, the petitioners would add a second freestanding sign near the west property boundary. This sign would be for the insurance office (see Exhibit A). The original sign for the real estate office, to be located near the east property boundary, was approved as part of the #138-94 review. This sign is also indicated on Exhibit A.

Prior to development of the site, a billboard was located on the site. It was removed last summer in anticipation of site preparation and development. The size of that billboard was 300 square feet and had a height of 24 feet.

**VARIANCE CRITERIA:** All variance requests must address the following criteria of Section 10-1 B. 3. of the Zoning and Development Code:

a. The literal interpretation and strict applications of the Sign Regulations would cause undue and unnecessary hardship to the sign owner because of unique or unusual conditions pertaining to the specific building or property in question.

**Finding:** The site is presently composed of two separate tax parcels. Generally, one freestanding sign is allowed for each parcel. The office building, as built, may not cross a property line since it was not constructed to a building code standard that allows common wall separation. Therefore, the two parcels will have to be consolidated into one parcel prior to building occupancy. This presents an unusual condition that pertains to both the building and the property.

b. The granting of a variance would not be materially detrimental to the property owners in the vicinity.

**Finding:** This site benefits from the past year's Grand Avenue street improvement project. This project created an enhanced corridor that emphasizes pedestrian amenities, an attractive streetscape, and a strong relationship between buildings and street. Future development along this corridor should relate to these public improvements by proper building orientation and scale of development. In this instance, the proposed signs are modest in height and dimensions and are appropriate to the scale of surrounding development. With conditions limiting these two signs to the height and dimensions proposed, the second sign should not be materially detrimental to properties in the vicinity. Therefore, this criterion can be met.

c. The unusual conditions applying to the specific property do not apply generally to other properties in the City.

**Finding:** It is undetermined at this time how many other properties in the City share this same circumstance. The vast majority of properties do not. The request to grant a variance in this situation pertains only to this property, its unique situation, the modest size of each of the signs, and the appropriate placement of the second sign (set back from the Grand Avenue right-of-way by 25 feet). These conditions do not apply generally to other properties in the City. This criterion is therefore sufficiently satisfied.

d. The granting of a variance will not be contrary to the general objective of moderating the size, number, and obtrusive placement of signs and the reduction of clutter.

**Finding:** The granting of this variance is not contrary to the objective of limiting the number of signs since two signs would have been allowed if the parcels had been

developed separately. The petitioners have proposed signs that are relatively modest in size considering what would be allowed under existing sign code regulations. The maximum square footage (139) and height (40 feet) that would presently be allowed for one freestanding sign could conceivably have much greater impact than the two proposed signs. The collective impact of the two signs should be less of a visual intrusion than the one billboard previously located on the site. A condition restricting the size of the two signs to the square footages proposed, 40 and 24 square feet respectively, would support this criterion.

**STAFF RECOMMENDATION:** Approval of the request for a variance for a second freestanding sign, subject to the following conditions:

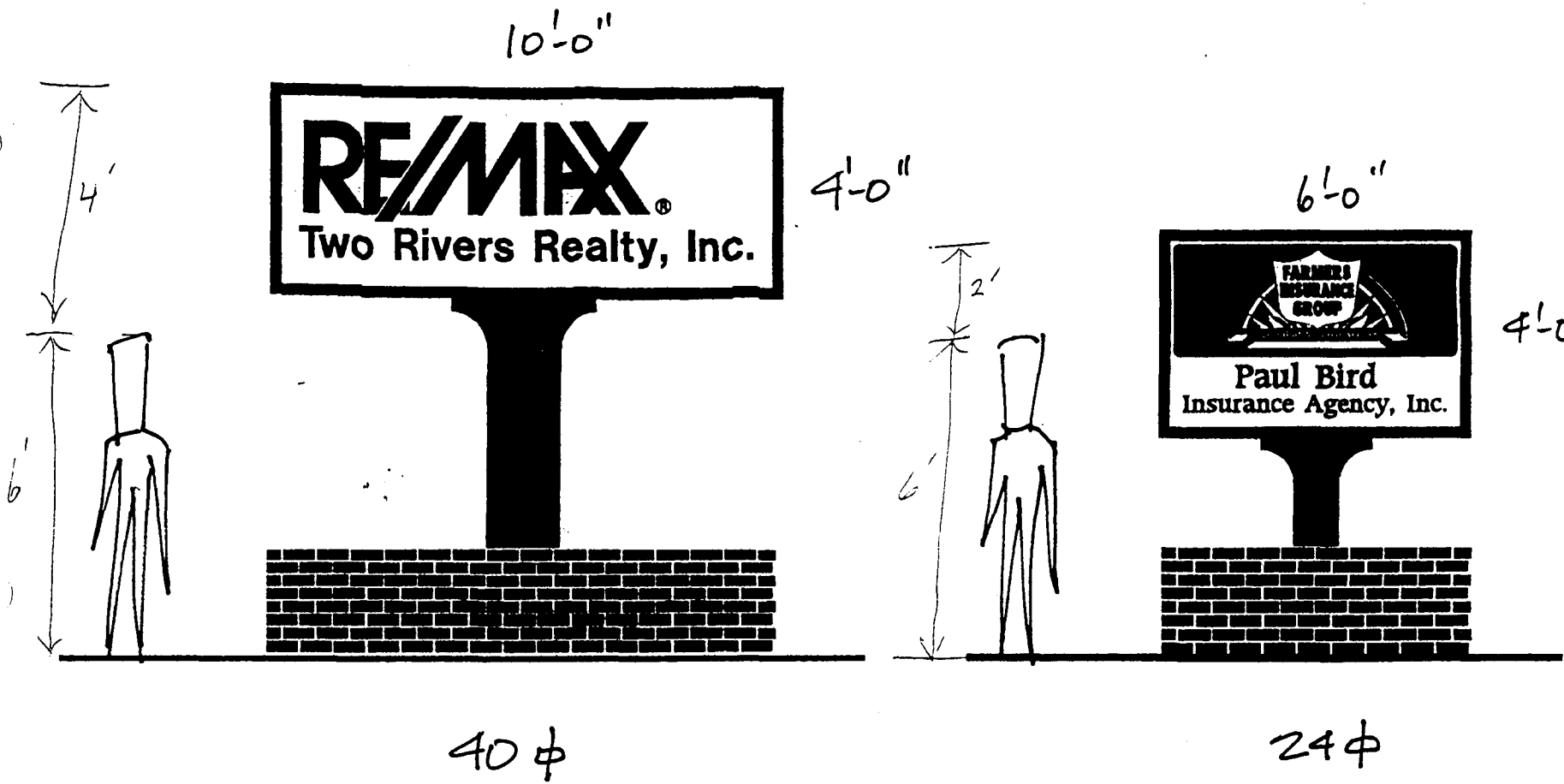
1) The proposed sign on the east side of the site shall have a maximum height of 10 feet and a maximum square footage of 40 square feet. No increases to these dimensions will be allowed. Future sign face changes are permitted. All present and future sign faces require a sign permit.

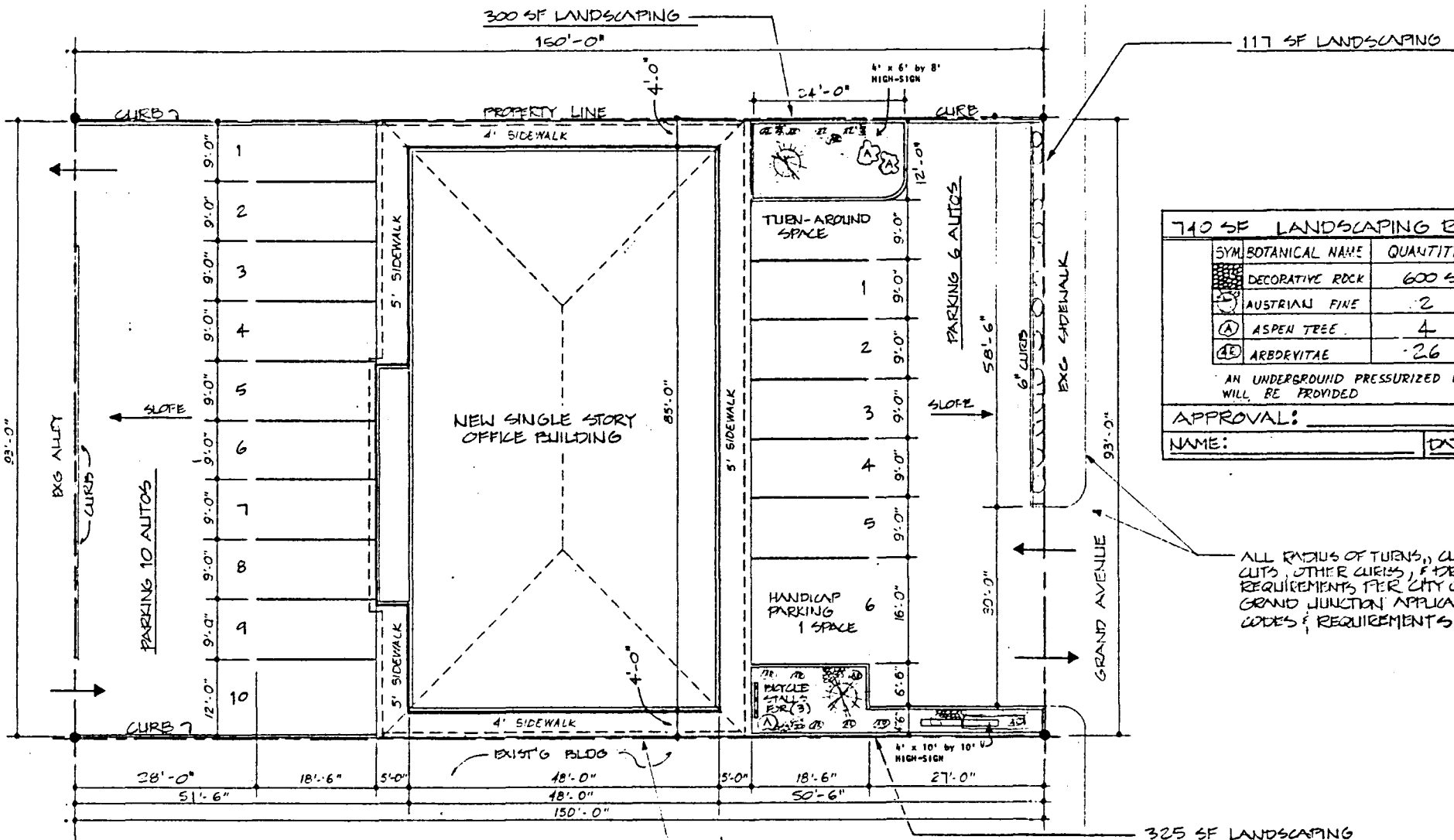
2) The proposed sign on the west side of the site shall have a maximum height of 8 feet and a maximum square footage of 24 square feet. No increases to these dimensions will be allowed. Future sign face changes are permitted. All present and future sign faces require a sign permit.

**SUGGESTED BOARD OF APPEALS MOTION:** Mr. Chairman, on item #VAR-15-95, I move that we approve the request to allow a second freestanding sign on the site, as requested by the petitioners.

Approved 2-8-95 by  
5-0 vote.

EXHIBIT A





**740 SF LANDSCAPING REQUIRED**

SYM	BOTANICAL NAME	QUANTITIES	SIZES
[Pattern]	DECORATIVE ROCK	600 SF	NA
[Symbol]	AUSTRIAN FINE	2	5 GAL
[Symbol]	ASPEN TREE	4	5 GAL
[Symbol]	ARBDEVITAE	26	1 GAL

AN UNDERGROUND PRESSURIZED IRRIGATION SYSTEM WILL BE PROVIDED

APPROVAL: \_\_\_\_\_

NAME: \_\_\_\_\_ DATE: \_\_\_\_\_

ALL RADII OF TURNS, CURB CUTS, OTHER CURBS, & DRAINAGE REQUIREMENTS PER CITY OF GRAND JUNCTION APPLICABLE CODES & REQUIREMENTS

NOTE: THIS DRAWING IS NOT A SURVEY & IS FOR PARKING, SETBACK & LANDSCAPE REQUIREMENTS APPROVAL ONLY.

PROVIDE ADEQUATE DRAINAGE OFF SIDEWALK, PROVIDE SEALANT BETWEEN CONC & EXISTING BLDG.



1 SITE PLAN  
A1 1" = 10'-0"

FAR/MAX OFFICE BUILDING  
125 GRAND AVENUE  
GRAND JUNCTION, COLORADO

ROBERT GREGG ARCHITECTS  
1005 WHITE AVENUE  
GRAND JUNCTION, COLORADO 81501  
PHONE 303 243 2300  
FAX 303 243 2300

DRAWN  
R. ESTES  
CHECKED  
R. ESTES  
DATE  
9-09-94  
SCALE  
1" = 10'-0"  
JOB NO.

SHEET  
A1