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File VAR-1995-073

Date 8/3/99

P	S	<p>A few items are denoted with a (*) are to be scanned for permanent record on the ISYS retrieval system. In some instances, not all entries designated to be scanned, are present in the file. There are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been included.</p> <p>Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick guide for the contents of each file.</p> <p>Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.</p>		
X	X	*Summary Sheet – Table of Contents		
X		Application form		
		Receipts for fees paid for anything		
X	X	*Submittal checklist – Change of Use Review		
		*General project report		
		Reduced copy of final plans or drawings		
X	X	Reduction of assessor’s map		
		Evidence of title, deeds		
X	X	*Mailing list		
		Public notice cards		
		Record of certified mail		
X		Legal description		
		Appraisal of raw land		
		Reduction of any maps – final copy		
		*Final reports for drainage and soils (geotechnical reports)		
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		*Petitioner’s response to comments		
		*Staff Reports – Board of Appeals		
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		*City Council staff report and exhibits		
		*Summary sheet of final conditions		
		*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)		
<b><u>DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:</u></b>				
X	X	Board of Appeals – ** - 5/10/95		
X	X	Board of Appeals Staff Review – 5/1/95		
X	X	Sign Permit – ** - 3/31/95		
X	X	Letter from Michael T. Drollinger to Cynthia Hand-Treece-6/5/95		
X		Letter from Michael Drollinger to Cynthia Hand-Treece – 5/11/95		
X		Action Sheet – Addition to Conditional Use, Conditional Use – Office in R-3, Conditional Use Office in R-3		
X		Board of Appeals Notice of Public Hearing – 5/10/95		
X		Letter from Cynthia Hand-Treece to Michael Drollinger – 4/28/95		
X		Letter to Cynthia Hand-Treece from Michael Drollinger – 4/7/95		
X		Letter to Cynthia Hand-Treece from Michael Drollinger – 4/18/95		
X		Petition for Variance – 4/11/95		
X		Transamerica Title Insurance Company – Owner’s Policy		
X		Collection of photos of existing signs on the 800 Block of Grand Avenue		
X	X	Site Plan		



# DEVELOPMENT APPLICATION

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

Receipt 2247  
 Date 4-17-95  
 Rec'd By RSE  
 File No. VAR-95-73

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 checked="" 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			858 GRAND AVE	RMF-64	OFFICE
<input type="checkbox"/> Special Use					
<input type="checkbox"/> Vacation					<input type="checkbox"/> Right-of Way <input type="checkbox"/> Easement
<input type="checkbox"/> Revoçable Permit					

PROPERTY OWNER                       DEVELOPER                       REPRESENTATIVE

<input checked="" type="checkbox"/> CYNTHIA HAND-TREECE	<input checked="" type="checkbox"/> SAME	<input checked="" type="checkbox"/> SAME
Name	Name	Name
<input checked="" type="checkbox"/> 1037 MAIN ST.	↓	↓
Address	Address	Address
<input checked="" type="checkbox"/> GRAND JUNCTION CO 81501	↓	↓
City/State/Zip	City/State/Zip	City/State/Zip
<input checked="" type="checkbox"/> 243-4171		
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.

Cynthia Hand-Treece                      4-11-95  
 Signature of Person Completing Application                      Date

Cynthia Hand-Treece                      4-11-95  
 Signature of Property Owner                      Date

# SUBMITTAL CHECKLIST

## VARIANCE

UAR-95-73

Location: 858 GRAND AVENUE

Project Name: \_\_\_\_\_

ITEMS		DISTRIBUTION																							
DESCRIPTION	SSID REFERENCE	City Community Development	City Planning	City Public Works	City Public Safety	City Public Health	City Attorney	City Board of Appeals (5 sets)	City Downtown Dev. Auth.	City Parks and Rec.	County Planning	Walker Field	Code Enforcement	Sign Consultants (2 sets)											
● Application Fee \$ 180	VII-1	1																							1
● Submittal Checklist*	VII-3	1																							1
● Review Agency Cover Sheet*	VII-3	1	1	1	1	1		1	1	1	1	1	1	2											6
● Application Form*	VII-1	1	1	1	1	1		5	1	1	1	1	1	2											11
● Reduction of Assessor's Map	VII-1	1	1	1	1	1		5	1	1	1	1	1	2											11
● Evidence of Title	VII-2	1			1	1																			2
* Appraisal of Raw Land	VII-1	1		1					1																1
● Names and Addresses	VII-3	1																							1
● Legal Description	VII-2	1		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	X-7	1	1	1	1	1		5	1	1	1	1	1	2											11
● Location Map - <i>plus site assessment map</i>	IX-21	1																							1
● Vicinity Sketch / <i>Site Plan</i>	IX-33	1	1	1	1	1		5	1	1	1	1	1	2											11
Petition for Variance		1						1	5	1	1	1	1	2											

11 sets total

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.

VAR 5-73

*Cynthia M. Hand-Treese*

1037 MAIN STREET  
GRAND JUNCTION, COLORADO 81501

## GENERAL PROJECT REPORT

**Subject: Request for a Sign Variance**

April 11, 1995

The property is located at 858 Grand Ave. and is on the corner of 9th St. and Grand. A "Sign Variance" is needed in order to amend an old "Conditional Use Permit" which is more restrictive, in its signage requirements, than current codes for identical situations call for today. The owner wishes to maintain a business identification sign in the front of the building on the lawn area facing Grand Ave. with low level ground lighting softly illuminating it. The owner also wishes to have two small directional signs on the back side of the building, by the parking lot. This is currently not allowed by the old permit. The proposed business identification sign on Grand is approximately 18 sq. ft. (3' x 6'). The proposed small directional signs for the parking lot area are approximately 2 sq. ft. each (1' x 2'). Exhibit A-1 shows a photo of the proposed business identification sign in the front of the building. Exhibit B, C & D show existing business identification signs in the 800 and 900 blocks of Grand Ave. The proposed signs are very similar in size and character to all other such business signs in the 800 and 900 blocks, many of which are also indirectly lighted. The small directional signs, at the rear of the building, need to carry the name of the business occupant so that arriving parties are assured they are in the correct parking lot. With so many parking lots behind businesses on Grand this is now needed, however it may not have been needed when the original permit was issued about 15 years ago.

The property is zoned RMF-64 and was granted a "Conditional Use Permit" about 15 years ago when the 800 and 900 blocks of Grand began a transition from mostly residential to the mostly business occupied properties, they are now. With that in mind, the original permit restricted the location of the business identification sign to the building wall, although it allowed it to be approximately the same size as the proposed sign. It also restricted small directional signs from carrying the name of the business occupant. These old restrictions are detrimental to a business and are inappropriate for this location today. The *Grand Avenue Corridor Guidelines* accepted by the City of Grand Junction refer to the 800 block and states that, "Office conversions have already occurred on the majority of the block and are considered appropriate." Since the City has determined that business offices are appropriate in this block and has allowed the subject property to be used for such business offices, it seems only consistent and fair that the subject property be governed by the same signage regulations as its business neighbors.

Historically signs, such as the ones being proposed, have been maintained on the property for over a decade by previous owners who apparently did not realize that were in violation. Exhibit A-2 is an old photo from the assessor's office clearly showing the business identification sign located on the lawn in the early 1980's. This sign went without notice or complaint by any neighbor or government agency for a decade because it was completely in character with all others around it. Due to the historical location of previous signs, some of which were lighted, the sign company was unaware of any violation when it erected the new sign for the current new owner and tenant. The new owner and tenant were also unaware of the situation for the same reasons. It was not until the sign company applied for the permit that this matter came to light.

The proposed business identification sign and small directional signs are very professional looking and well suited to the property and area. They are consistent in every way with all other surrounding business signs and should be allowed.

2945-144-03-005  
JERRY D OTERO  
1851 J 6 RD  
FRUITA CO 81521-9349

2945-144-03-977  
SALAVATION ARMY  
PO BOX 578  
GRAND JUNCTION, CO. 81502 0578

2945-141-39-008  
EDWIN B PORTSON  
LEIGH S  
2217 STANLEY HILLS DR  
LOS ANGELES, CA 90046-1531

2945-141-33-009  
WAYNE P PETEFISH  
902 OURAY AVE  
GRAND JUNCTION, CO 81501-3330

2945-141-33-010  
RICHARD R SCHNEIDER  
SUSAN A  
912 OURAY AVE  
GRAND JUNCTION, CO 81501 3330

2945-141-33-011  
JAMES E EISENHAUER  
LORI ANN  
2676 CAPRA WAY  
GRAND JUNCTION, CO 81506-8207

2945-141-40-001  
LESTER W HIXSON  
ELENA C  
428 N 9TH ST  
GRAND JUNCTION, CO 81501-3354

2945-141-40-002  
WILLIAM S BRITTON  
LINDA L  
1728 N 18TH ST  
GRAND JUNCTION, CO 81501-6606

2945-141-40-003  
VALERY ISHAM  
909 OURAY AVE  
GRAND JUNCTION, CO 81501-3329

2945-141-40-004  
JERRY WAYNE JORDAN  
BETTY  
919 OURAY AVE  
GRAND JUNCTION, CO 81501-3329

2945-141-40-005  
STANLEY L SCHOOLEY  
C/O M L MONTGOMERY TRUST  
661 HIGHWAY 50 TRLR A  
GRAND JUNCTION, CO 81503-4943

*VAR-95-73*

2945-144-03-003  
GEOFFERY A PORTER  
921 GRAND AVE  
GRAND JUNCTION CO 81501-3426

2945-144-03-004  
GEORGE E WHEELER  
3045 TELLER AVE  
GRAND JUNCTION, CO 81504-5861

2945-141-39-006  
LYON O RATHBUN  
CYNTHIA  
841 OURAY AVE  
GRAND JUNCTION, CO 81501

2945-141-39-012  
844 GRAND AVENUE JOINT VENTURE  
336 MAIN ST #206  
GRAND JUNCTION, CO 81501

2945-141-39-011  
ROBERT G LUCAS  
JOAN  
2000 N 8TH ST  
GRAND JUNCTION, CO 81501-2900

2945-141-39-004  
WILLIAM L MCGUIRE  
ETAL  
829 OURAY AVE  
GRAND JUNCTION, CO 81501 3327

2945-141-39-005  
ANNA BELLE LARAMORE  
835 OURAY AVE  
GRAND JUNCTION, CO 81501 3327

2945-141-39-007  
ARLENE E JOHNSEN  
MARLENE H JOHNSEN  
853 OURAY AVE  
GRAND JUNCTION, CO 81501-3327

2945-141-39-009  
KENNETH HUNT  
804 GRAND AVE  
GRAND JUNCTION, CO 81501-3425

2945-141-39-010  
ROBERT LEE RICHARDSON  
KIRSTEN GRUNDAHL  
220 WALNUT AVE # 2  
GRAND JUNCTION, CO 81501-7451

2945-141-39-014  
JERRY D OTERO  
THERESA V  
PO BOX 1374  
GRAND JUNCTION, CO 81502-1374

2945-141-39-012  
844 GRAND AVENUE JOINT VENTURE  
336 MAIN ST #206  
GRAND JUNCTION, CO 81501

2945-144-04-003  
LINDA L CRAFT  
827 GRAND AVE  
GRAND JUNCTION, CO 81501-3424

2945-144-04-006  
GRAND JUNCTION BOARD OF REALTOR  
851 GRAND AVE  
GRAND JUNCTION, CO 81501-3424

2945-144-04-007  
KARL T BLOOM  
THERESA H  
861 GRAND AVE  
GRAND JUNCTION, CO 81501-3424

2945-144-04-009  
LINNIE BROWN  
C/O GARRETT D MCMILLIN  
816 WHITE AVE  
GRAND JUNCTION, CO 81501-3443

2945-144-04-010  
LINNIE BROWN  
C/O GARRETT D MCMILLIN  
816 WHITE AVE  
GRAND JUNCTION, CO 81501-3443

2945-144-04-011  
VINCENT A KING  
838 WHITE AVE  
GRAND JUNCTION, CO 81501-3443

2945-144-04-012  
EDWARD RICHARD MARTINEZ  
842 WHITE AVE  
GRAND JUNCTION, CO 81501-3443

2945-144-04-013  
DOUGLAS K FREEMAN  
848 WHITE AVE  
GRAND JUNCTION, CO 81501-3443

2945-144-04-002  
ROBERT L FARMER  
2246 S BROADWAY  
GRAND JUNCTION, CO 81503-4102

2945-141-40-978  
MESA DEVELOPMENTAL SERVICES  
PO BOX 1390  
GRAND JUNCTION, CO 81502-1390

2945-141-34-010  
CHARLES D HARDY  
DANNA MICHELS  
802 OURAY AVE  
GRAND JUNCTION, CO 81501-3328

2945-141-34-011  
WILLIAM F SCHULTZ  
DORIS J  
1409 MESA AVE  
GRAND JUNCTION, CO 81501-7633

2945-141-34-012  
GEORGE D TURNER  
LINDA C  
820 OURAY AVE  
GRAND JUNCTION, CO 81501-3328

2945-141-34-013  
CHRISTINE D GARREFFA  
C/O BETTY JEAN KEMPTON  
2805 MESA AVE  
GRAND JUNCTION, CO 81501-4915

2945-141-34-014  
MARTIN R LAMB  
830 OURAY AVE  
GRAND JUNCTION, CO 81501-3328

2945-141-34-015  
RICHARD I CARDENAS  
ALMARINE J  
844 OURAY AVE  
GRAND JUNCTION, CO 81501-3328

2945-141-34-016  
NORMA J COOPER  
MARK & KATHY CHIONO  
856 OURAY AVE  
GRAND JUNCTION, CO 81501-3328

2945-141-34-017  
ARTHUR N TAFOYA  
BISHOP OF PUEBLO & J R GRISIER  
2135 N 7TH ST  
GRAND JUNCTION, CO 81501-7421

2945-144-04-015  
GEORGE TRACY  
3035 F 1/2 RD  
GRAND JUNCTION, CO 81504-5591

2945-144-04-008  
JAY W BLISS  
2593 1/2 GALLEY LN  
GRAND JUNCTION, CO 81505-1407

2945-144-04-014  
PHILIP P BOURASSA  
JANIS S BOURASSA  
21852 CONTENTO  
MISSION VIEJO, CA 92691

2945-144-03-009  
LAWRENCE J SLATER  
ED HOKANSON  
1072 MAROON CREEK RD  
ASPEN, CO 81611-3367

2945-144-03-010  
MARGE BROCKLESBY  
916 WHITE AVE  
GRAND JUNCTION, CO 81501-3445

2945-144-03-011  
KATHRN CHRISTIAN  
960 WHITE AVE  
GRAND JUNCTION, CO 81501-3445

2945-144-03-012  
DARRIN R WADE  
2785 MONROE CT  
GRAND JUNCTION, CO 81503-2897

# REVIEW COMMENTS

Page 1 of 1

FILE # VAR-95-73

TITLE HEADING: Sign Variance

LOCATION: 858 Grand Avenue

PETITIONER: Cynthia Hand-Treece

PETITIONER'S ADDRESS/TELEPHONE: 1037 Main Street  
Grand Junction, CO 81501  
243-4171

PETITIONER'S REPRESENTATIVE: Cynthia Hand-Treece

STAFF REPRESENTATIVE: Michael Drollinger

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**NOTE: THE PETITIONER IS REQUIRED TO SUBMIT FOUR (4) COPIES OF WRITTEN RESPONSE AND REVISED DRAWINGS ADDRESSING ALL REVIEW COMMENTS ON OR BEFORE 5:00 P.M., MAY 1, 1995.**

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SIGN CONSULTANTS 04/18/95  
Bruce Bauerle 243-7084

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I believe that the proposed "directional signs" are not a problem, unless they are flourescent pink or yellow (or some other attention getting gimmick).

The proposed "business I.D. sign" also seems appropriate if it is the only other sign for this business. (If it is a "second" sign for the same business - to be added to the existing business I.D. sign - then it would not be appropriate. I was not clear on whether the previous page was 2 signs for 2 different businesses, or 2 signs on Grand Avenue for the one business).

COMMUNITY DEVELOPMENT DEPARTMENT 04/21/95  
Michael Drollinger 244-1439

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See attached comments.



STAFF REVIEW

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FILE: #VAR 95-73  
DATE: April 21, 1995  
STAFF: Michael Drollinger  
REQUEST: Variance  
LOCATION: 858 Grand Avenue  
ZONING: RMF-64

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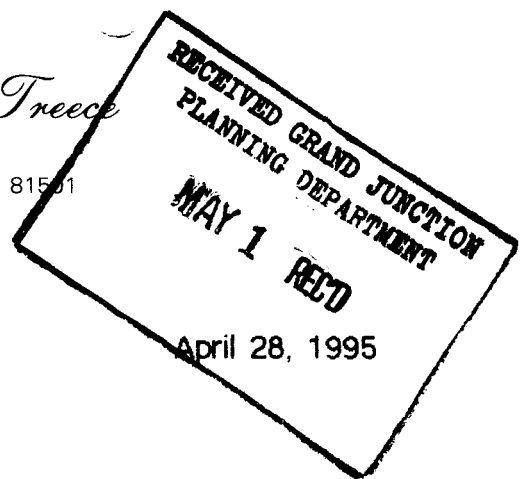
STAFF COMMENTS:

1. Petitioner presently has real estate sign on parcel which indicates additional office space for rent. How will the signage for additional businesses at this location be addressed?
- 

You are urged to contact the Community Development Department if you require clarification or further explanation of any items.

*Cynthia M. Hand-Treece*

1037 MAIN STREET  
GRAND JUNCTION, COLORADO 81501



Grand Junction Community Development Dept.  
250 north Fifth Street  
Grand Junction, Co 81501-2668  
Attention: Mr Drollinger

Dear Mr Drollinger,

Thank you for faxing the comments from your review agencies today. In response to the two questions from your sign consultant, I wish to clarify that the two "directional signs" are both to be located on the back (alley side) of the building facing the parking lot. Their purpose is to direct visitors to the entry door located around the building on the Grand Ave. side. Both of these small signs are white with navy blue lettering and match the colors used in the building trim. We plan to paint the building this summer adding the navy color as an accent in to highlight architectural features, so the signs will tastefully blend in to the general color scheme. The name of the business needs to appear on these directional signs because the parking lot is shared and on the back side of the building. Arriving guests need to confirm exactly where they have arrived and then be directed to the correct entry on the opposite side (Grand Ave side) from where they have parked.

In response to your "Staff Comments": In the future we wish to be able to add an additional small section to the proposed "business identification sign" (located on the lawn in the front of the building) identifying an additional secondary business. This additional signage would be added under and appear as part of the currently proposed sign, but require a slight increase in overall square footage. After discussing this with you today, I realized that it would be better to include this need as part of my original request for the business ID sign. Therefore I would like to amend my original request from 18 sq. ft and instead request that I be allowed a "business ID" sign of 21 sq.ft. This size is still in keeping with other signs in the neighborhood and would still be, in fact, smaller than most.

Thank you for helping me with the variance process and for suggesting this revision in order to make the process easier for all involved.

Sincerely,

  
Cynthia Hand-Treece

BOARD OF APPEALS - STAFF REVIEW

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FILE: #VAR 95-73

DATE: May 1, 1995

STAFF: Michael Drollinger

REQUEST: Sign Allowance of 25 sq. ft. for a non-conforming office use in an RMF-64 zone

LOCATION: 858 Grand Avenue

APPLICANT: Cynthia Hand-Treece

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EXISTING LAND USE: Office

PROPOSED LAND USE: No Change

SURROUNDING LAND USE:

NORTH: Single Family Residential  
SOUTH: Bed and Breakfast  
EAST: Quasi-Public (Mesa Developmental Services)  
WEST: Office (Various)

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

SURROUNDING ZONING:

NORTH: RMF-32 (Residential Multi Family - 32 units per acre)  
SOUTH: B-1 (Limited Business)  
EAST: RMF-64  
WEST: PB (Planned Business)

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ZONING AND DEVELOPMENT CODE REQUIREMENT:

Section 5-7-7A(2) - Type and size of sign permitted in a residential zone district

VARIANCE REQUESTED:

Permit freestanding and building signage as follows:

Freestanding Sign: 21 square feet

Building Signs: 4 square feet

APPLICANT'S REASON FOR REQUEST: Freestanding sign has historically been located at subject premises and the requested signs would not be out of character of with nearby businesses on Grand Avenue.

STAFF ANALYSIS: Office use and signage on subject property were approved with a Conditional Use Permit in 1979. Since that time zoning was modified such that office uses are no longer permitted in residential zones although the subject use is allowed to continue. Signage as approved with the Conditional Use Permit was permitted only on building however previous occupants of building placed freestanding signs (without a permit) on the Grand Avenue frontage. Records supplied by applicant and verified by petitioner's sign contractor indicate that various freestanding signs have existed at the subject premises since the early 1980's.

Present tenant of building did have a sign contractor attempt to pull a permit for the signs which are the subject of this variance request at which time the noncompliance situation came to staff's attention. The permit was not issued and the variance process was pursued by the petitioner. Petitioner did proceed to erect the signs without a permit and was advised to either (1) remove the sign or (2) pay a \$100 fine at the time of permit issuance should the Board favorably consider this application. The petitioner has decided to leave the signs up.

Staff concurs with the petitioner that the requested signage is in keeping with the character of the area which contains many businesses with signage of a similar character. Staff believes that granting of the variance would not have a detrimental impact on the surrounding area.

#### FINDINGS OF REVIEW:

Section 10-1-1B(3) of the Zoning and Development Code (ZDC) details the criteria which need to be satisfied to consider a sign variance request. The criteria, accompanied by staff review findings, are as follows:

- 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;*  
Strict interpretation of the Sign Regulations would not permit the requested signage since the use which obtained Conditional Use approval in 1979 is no longer permitted in the RMF-64 zone but is allowed to continue as a preexisting nonconforming use. The type and area of signage requested is in general conformance with existing business signage in the site vicinity.
- b. *The granting of the variance would not be materially detrimental to the property owners in the vicinity;*

The proposed signage would not be detrimental to adjoining properties since most are also nonresidential uses. The Grand Avenue corridor in the site vicinity has undergone a gradual transition from primarily residential uses to primarily nonresidential uses. This transition is in conformance with the Grand Avenue Corridor guidelines.

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

The conditions applying to the parcel in question are unusual in that the office use is no longer permitted in the RMF-64 zone and the Sign Regulations contain no provisions for the subject use in a residential zone.

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

The variance request would allow for signage that is generally consistent with what has historically been present on the property, albeit without approval. The size and type of signage proposed is of limited size and is consistent with the size and type on nearby properties.

Should the variance be considered favorably, the Board may impose conditions regarding the location, character and other features of the proposed sign(s) as necessary to carry out the intent and purposes of the Sign Regulations. Staff recommends that the approval be subject to the following conditions:

1. Freestanding sign shall not exceed 21 square feet in area and five (5) feet in height and be located on the Grand Avenue frontage only.
2. Building sign(s) shall be of a flush wall type only, shall not exceed a total of four (4) square feet, and may be located on either street frontage.



#### STAFF RECOMMENDATION:

Approval of the signs as proposed with the above conditions.



#### RECOMMENDED BOARD MOTIONS:

Mr. Chairman, on item 95-73, a variance request from the permitted type and size of signs in a residential zone at 858 Grand Avenue, I move that we DENY the request for the following reasons:

Mr. Chairman, on item 95-73, a variance request from the permitted type and size of signs in a

residential zone at 858 Grand Avenue, I move that we APPROVE the request, with conditions # 1&2 in this staff report, for the following reasons:

#VAR 95-73  
858 GRAND AVENUE

EXISTING ZONING

SUBJECT PROPERTY

Grand Avenue

B-1 14

PB

RMF-32

RSF-8

CHIPETA

ORANGE

RMF-64

B-1  
WHITE

RMF-64

ROOD

B-3

MAIN

PB

COLORADO

B-1

C-2

ORANGE

PZ

6

I-1

HO

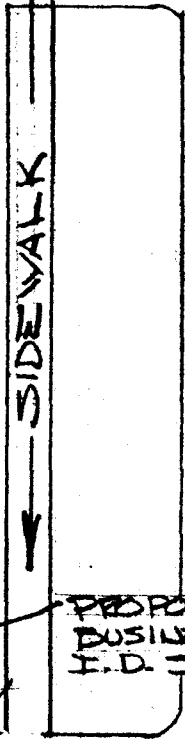
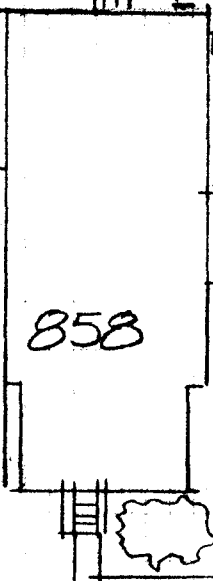
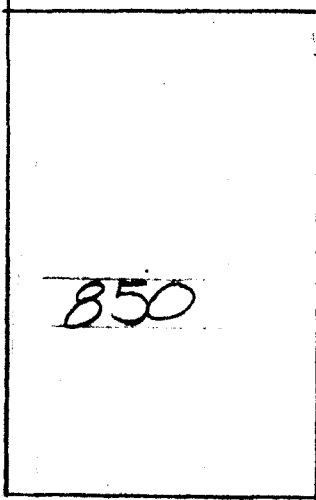
← ALLEY →

DRIVEWAY

PARKING LOT

PROPOSED DIRECTIONAL SIGNS

DRIVEWAY



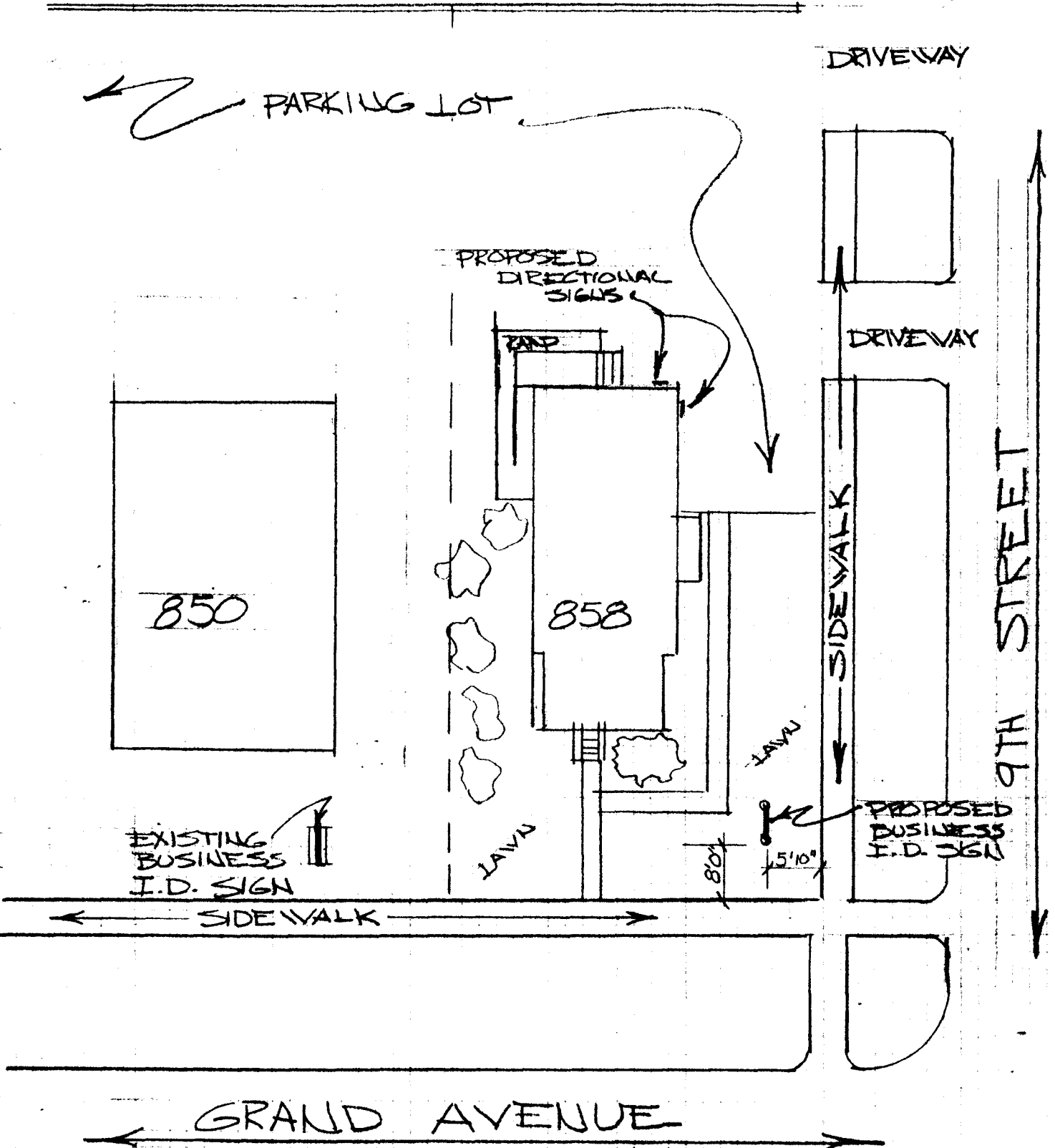
9TH STREET

EXISTING BUSINESS I.D. SIGN

PROPOSED BUSINESS I.D. SIGN

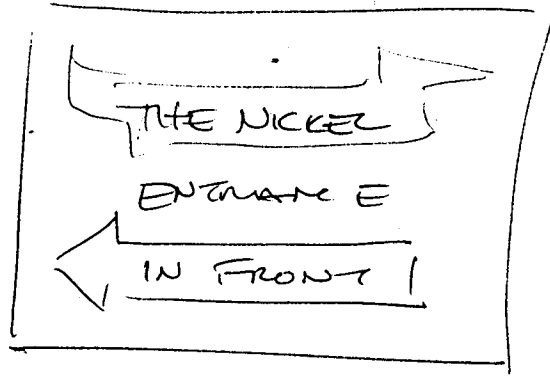
← SIDEWALK →

← GRAND AVENUE →





24"



18"

