



DEVELOPMENT APPLICATION

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

Receipt _____

Date 9-13-95

Rec'd By MR

File No. VAR-95-162

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			<u>Golden Canal</u>	<u>C-2</u>	<u>Commercial</u>
<input type="checkbox"/> Special Use					
<input type="checkbox"/> Vacation					<input type="checkbox"/> Right-of Way <input type="checkbox"/> Easement
<input type="checkbox"/> Revocable Permit					

<input checked="" type="checkbox"/> PROPERTY OWNER	<input checked="" type="checkbox"/> DEVELOPER	<input type="checkbox"/> REPRESENTATIVE
<u>Mr. Fred Turner</u>	<u>IKB, Corp.</u>	<u>James Hathaway</u>
Name <u>NORTH</u>	Name <u>TIM FOSTER</u>	Name
<u>120 4th St.</u>	<u>120 4th St.</u>	<u>6879 So. Prince Way</u>
Address	Address	Address
<u>Frisco, Co. 80443</u>	<u>Frisco, Co. 80443</u>	<u>Littleton, Co. 80120</u>
City/State/Zip	City/State/Zip	City/State/Zip
<u>970-668-5907</u>	<u>970-668-5907</u>	<u>303-730-0696</u>
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.

James R. Hathaway - Architect P.C. 12 September, 1995
 Signature of Person Completing Application Date

Fred Turner 9-12-95
 Signature of Property Owner(s) - attach additional sheets if necessary Date

PROJECT NARRATIVE FOR A VARIANCE REQUEST

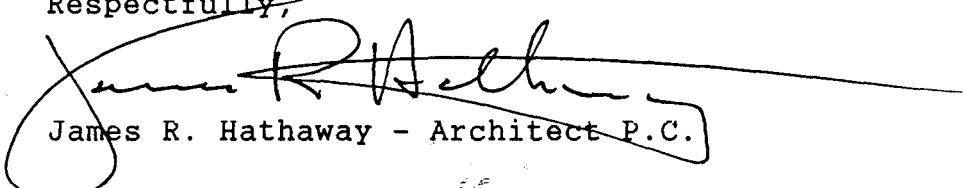
12 September, 1995
Golden Corral Restaurant
1100 Independent Avenue
Grand Junction, Colorado

1. This is a request to allow for more than one free standing sign on a property (section S-7-7B7a of zoning ordinance).
2. The property is located at the NE corner of the Faith Street and Independent Avenue intersection and just south of the Sam's Wholesale Club. The property address is 1100 Independent Avenue.
3. This situation is unique in that one of the mandated contingencies for the sale of this property was that the existing Sam's Wholesale Club sign remain where it is and that the buyers provide an easement. Adequate and properly situated signage on the property is necessary for the success of this development.
4.
 - 1) The existing Sam's Club sign and the Proposed Golden Corral sign are located on the curve of Independent Avenue which is paramount for exposure to the east/west traffic on U.S. Highway 6 and 50 (note that Independent Avenue is a frontage road).
 - 2) The placement of additional signage on the Golden Corral property is not detrimental to surrounding property owners since a possible solution would be to relocate the Sam's Club sign to the east side of the Sam's Club access drive off Independent Avenue. This location would obviously put Sam's Club in a less competitive and less exposed type situation but it would still put two pole signs in close proximity to each other.
 - 3) A contingency for the sale of this property was for the existing Sam's Club signage to remain. The Golden Corral Franchisee (buyer) was in no position to apply muscle or push Sam's Club around during the negotiations to purchase this property.

- 4) As discussed in item #4(2) above, relocating the Sam's Club sign does not change the situation a great deal. You will still have two pole signs approximately 100' apart. The end result would be a competitive disadvantage for Sam's Club. Please note that I have not researched the relocation of Sam's Club signage so I do not know if it would meet zoning ordinances or not. Discussions with a Sam's Club representative indicate that their sign stays per purchase agreement.

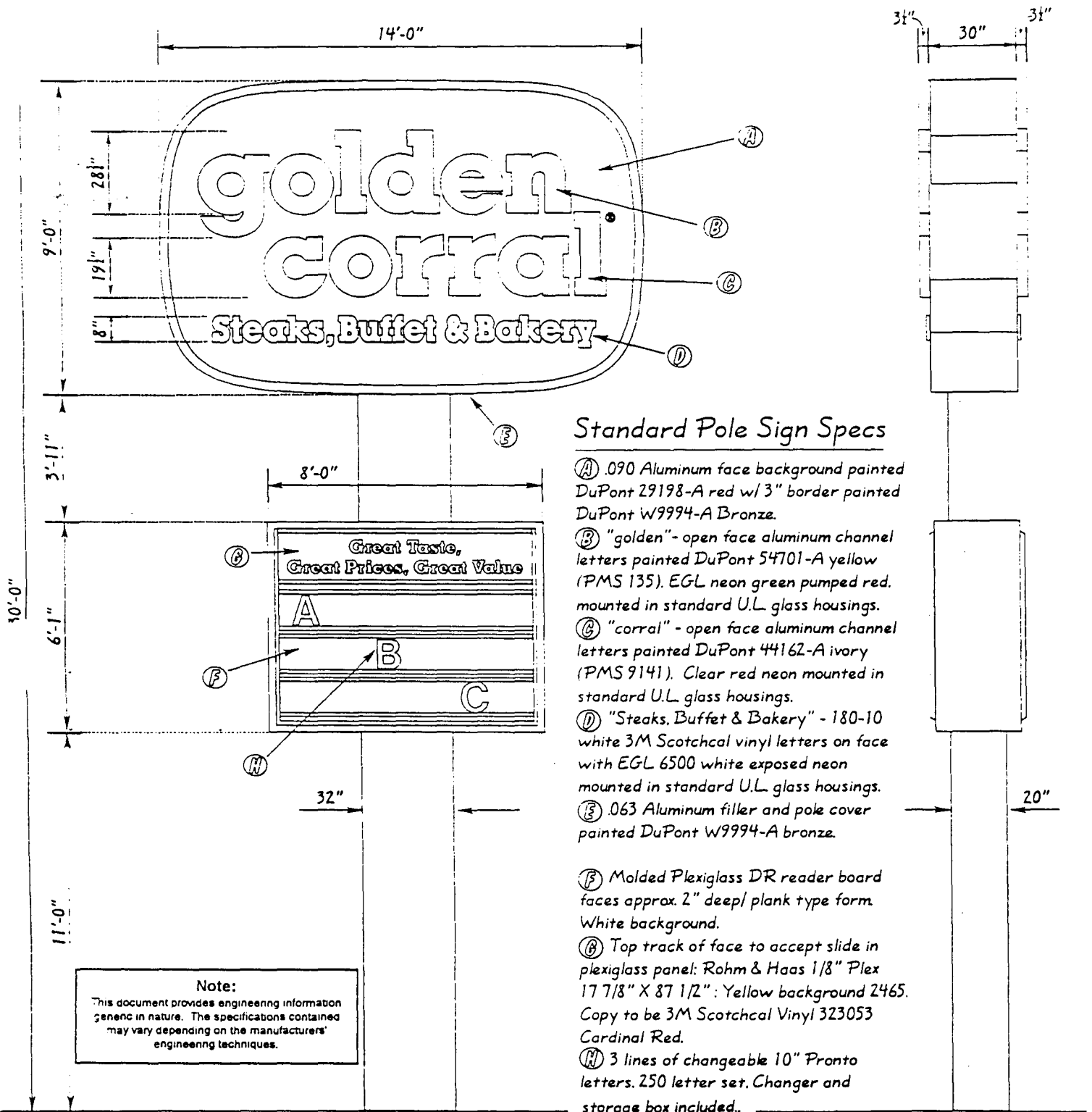
It is hopeful that during consideration of this variance request, no other restrictions be placed on the signage allowed for this property. Please do not hesitate to contact me should you have any questions regarding this variance proposal package prior to the hearing.

Respectfully,



James R. Hathaway - Architect P.C.

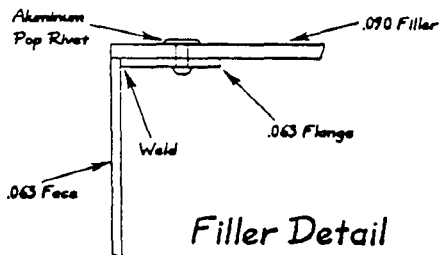
114 S.F.



Standard Pole Sign Specs

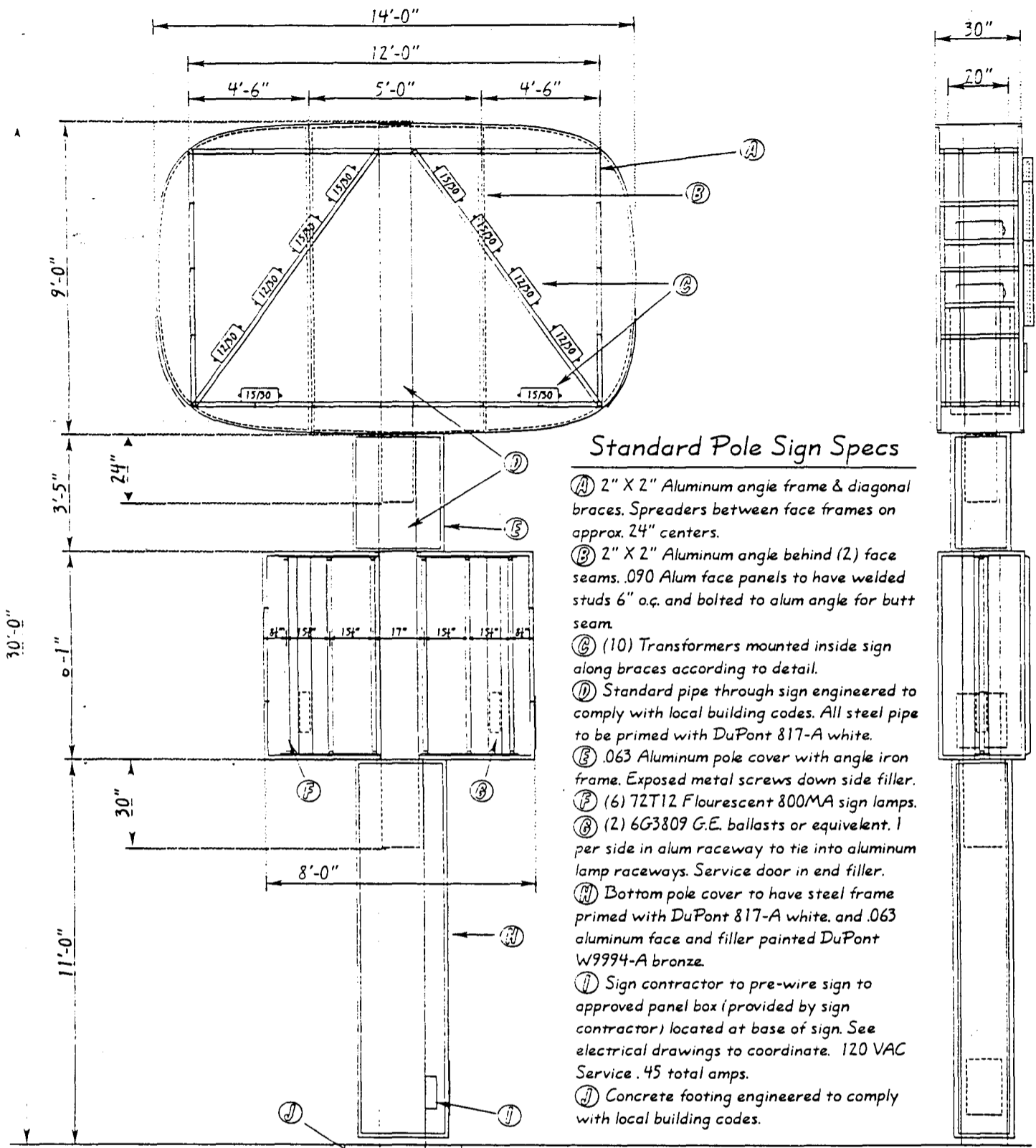
- Ⓐ .090 Aluminum face background painted DuPont 29198-A red w/ 3" border painted DuPont W9994-A Bronze.
- Ⓑ "golden" - open face aluminum channel letters painted DuPont 54701-A yellow (PMS 135). EGL neon green pumped red. mounted in standard U.L. glass housings.
- Ⓒ "corral" - open face aluminum channel letters painted DuPont 44162-A ivory (PMS 9141). Clear red neon mounted in standard U.L. glass housings.
- Ⓓ "Steaks, Buffet & Bakery" - 180-10 white 3M Scotchcal vinyl letters on face with EGL 6500 white exposed neon mounted in standard U.L. glass housings.
- Ⓔ .063 Aluminum filler and pole cover painted DuPont W9994-A bronze.
- Ⓕ Molded Plexiglass DR reader board faces approx. 2" deep/ plank type form. White background.
- Ⓖ Top track of face to accept slide in plexiglass panel: Rohm & Haas 1/8" Plex 17 7/8" X 87 1/2" : Yellow background 2465. Copy to be 3M Scotchcal Vinyl 323053 Cardinal Red.
- Ⓜ 3 lines of changeable 10" Pronto letters. 250 letter set. Changer and storage box included.

Note:
This document provides engineering information generic in nature. The specifications contained may vary depending on the manufacturers' engineering techniques.



Filler Detail

	525 Bell Fork Road Jacksonville, NC 28540 (910) 347-6161
	FAX (910) 347-3751
DATE: _____	SCALE: _____
APPROVED BY: _____	



Standard Pole Sign Specs

- Ⓐ 2" X 2" Aluminum angle frame & diagonal braces. Spreaders between face frames on approx. 24" centers.
- Ⓑ 2" X 2" Aluminum angle behind (2) face seams. .090 Alum face panels to have welded studs 6" o.c. and bolted to alum angle for butt seam.
- Ⓒ (10) Transformers mounted inside sign along braces according to detail.
- Ⓓ Standard pipe through sign engineered to comply with local building codes. All steel pipe to be primed with DuPont 817-A white.
- Ⓔ .063 Aluminum pole cover with angle iron frame. Exposed metal screws down side filler.
- Ⓕ (6) 72T12 Flourescent 800MA sign lamps.
- Ⓖ (2) 6G3809 G.E. ballasts or equivalent. 1 per side in alum raceway to tie into aluminum lamp raceways. Service door in end filler.
- Ⓗ Bottom pole cover to have steel frame primed with DuPont 817-A white. and .063 aluminum face and filler painted DuPont W9994-A bronze.
- Ⓙ Sign contractor to pre-wire sign to approved panel box (provided by sign contractor) located at base of sign. See electrical drawings to coordinate. 120 VAC Service .45 total amps.
- Ⓚ Concrete footing engineered to comply with local building codes.

Note:

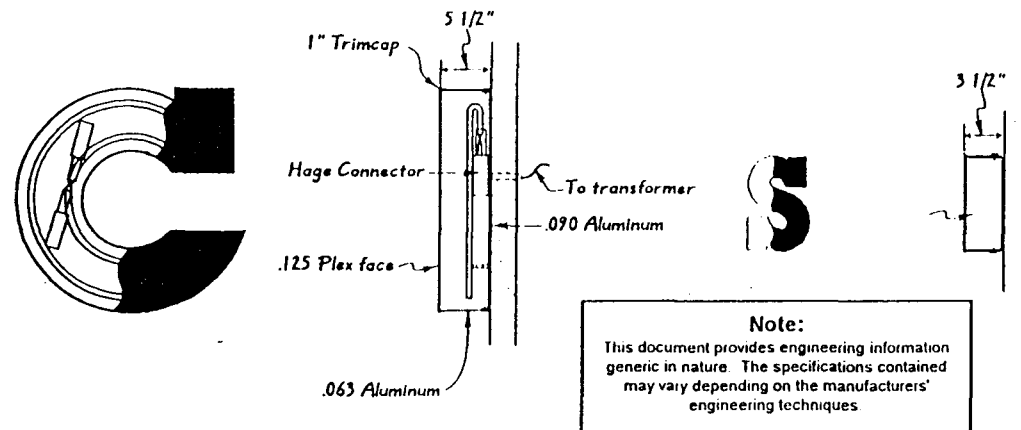
This document provides engineering information generic in nature. The specifications contained may vary depending on the manufacturers' engineering techniques.

	525 Bell Fork Road Jacksonville, NC 28540 (910) 347-6161
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DATE: SCALE: APPROVED BY:	

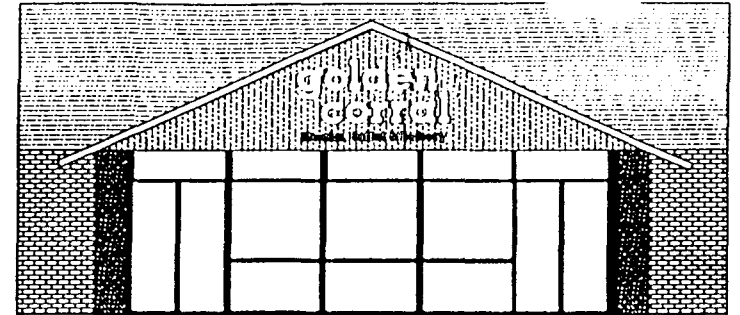


* Sign contractor to wire to switched conductor provided in wiraway (by electrical contractor) above ceiling. See electrical drawings to coordinate.

Typical Channels



Note:
This document provides engineering information generic in nature. The specifications contained may vary depending on the manufacturers' engineering techniques



Entrance Channel Letter Specs

GOLDEN CORRAL

- 5 1/2" Deep Internally Illuminated Channel Letters
- (A) "golden" - 2793 Plexiglas faces (Rohm & Haas) with 1" anodized gold aluminum trimcap. Clear red neon in Hage connectors. .063 aluminum channel returns welded to .090 aluminum backs. Channel painted to match face color: Dupont 29198-A Red (PMS 187).
- (B) "corral" - 2662 Plexiglas faces (Rohm & Haas) with 1" anodized gold aluminum trimcap. EGL green neon pumped red in Hage connectors. .063 aluminum channel returns welded to .090 aluminum backs. Channel painted to match face color: Dupont 6282-A Red (PMS 179).

STEAKS, BUFFET & BAKERY

- 3 1/2" Deep Non-Illuminated Reverse Channel Letters
- (C) Aluminum channels and faces painted DuPont 99-A Black. Individual letters stud mounted to wall.

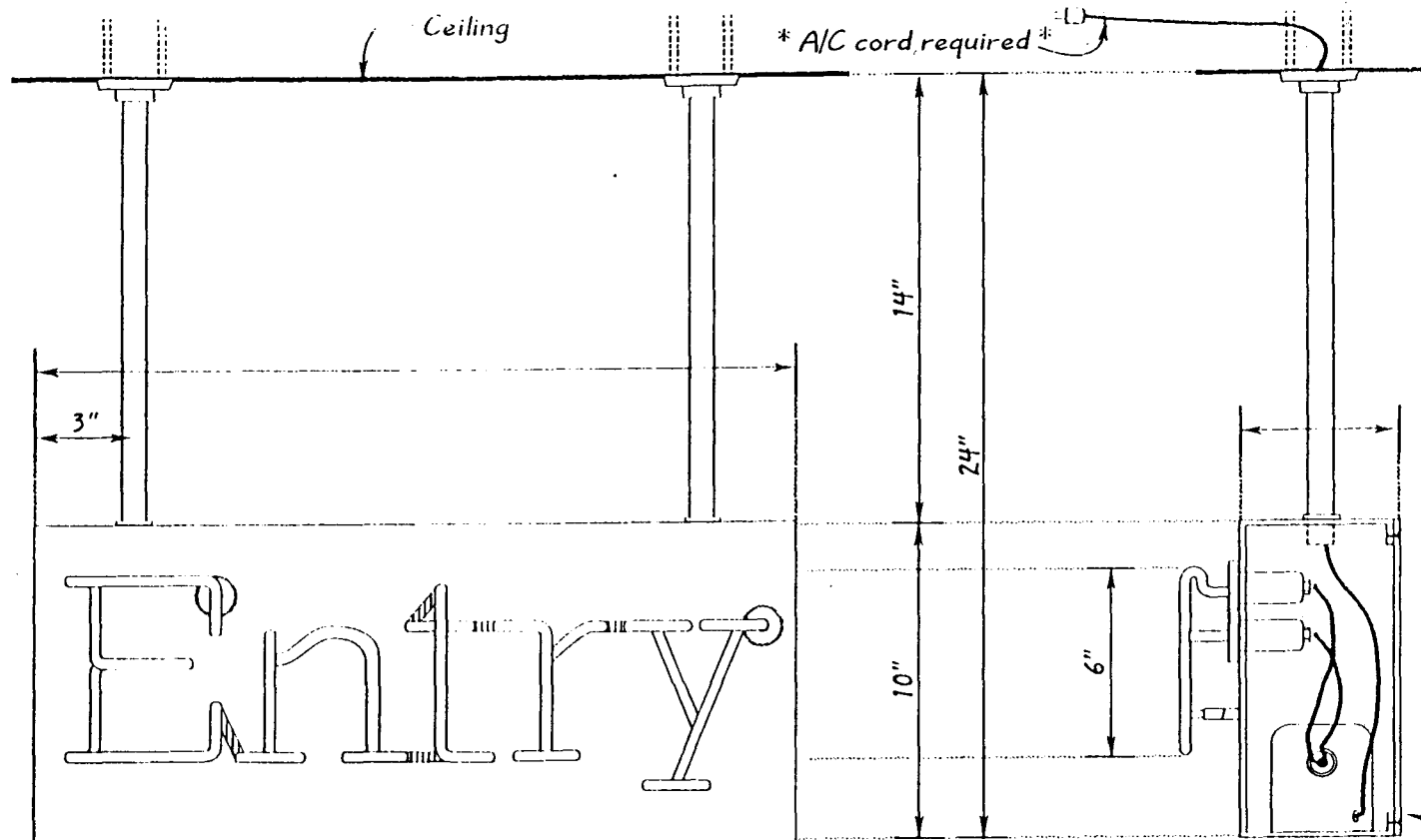
REGISTRATION MARK

- 3 1/2" Diameter Circle with 2 7/8" R in center
- (D) 2662 red Plex face w/ 1" anodized aluminum gold trimcap and

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DATE: _____	SCALE: _____
APPROVED BY: _____	

43.29 s.f.

sign 3



1.7 S.F. sign 4

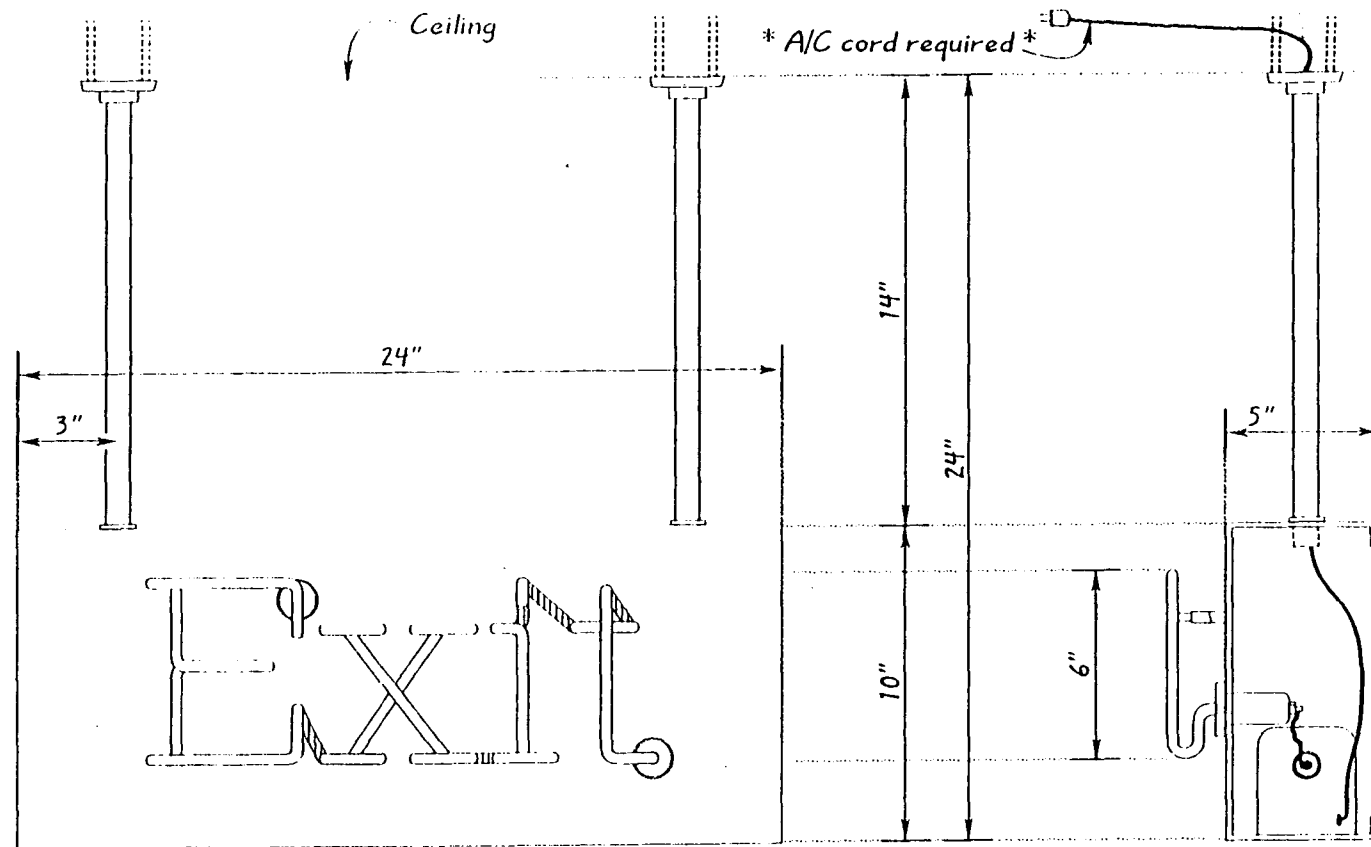
Removable back for service.

Note:
This document provides engineering information generic in nature. The specifications contained may vary depending on the manufacturers' engineering techniques.

Entry Sign Specs

- 063 Aluminum cabinet painted DuPont 99A black semi-gloss.
- 10MM Voltarc classic red exposed neon in glass housings with transformer inside.
- Sign hung with 3/4" rigid conduit & pipe mounts painted to match DuPont 99A black semi-gloss.

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	FAX (910) 347-3751
DATE:	SCALE:
APPROVED BY:	



1.7 S.F.
sign 5

Removable back
for service.


Note:
This document provides engineering information
generic in nature. The specifications contained
may vary depending on the manufacturers'
engineering techniques

Exit Sign Specs

063 Aluminum cabinet painted black.

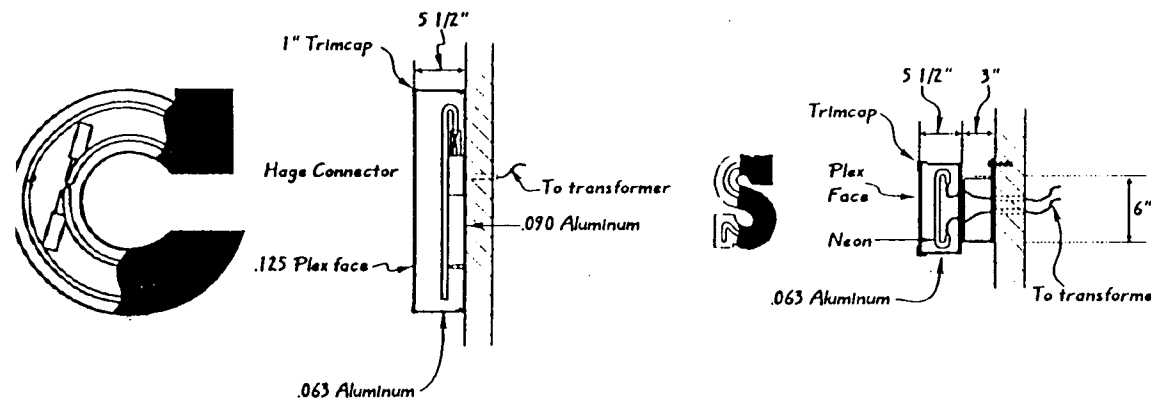
10MM Voltarc classic red exposed neon in glass housings.

Sign hung with 3/4" rigid conduit & pipe mounts painted to match Dupont 99A black semi/gloss.

	525 Bell Fork Road Jacksonville, NC 28540 (910) 347-6161	
	FAX (910) 347-3751	
DATE:	SCALE:	APPROVED BY:



Typical Channels



Note:
 This document provides engineering information generic in nature. The specifications contained may vary depending on the manufacturers' engineering techniques.



Front Channel Letter Specs

GOLDEN CORRAL

5 1/2" Deep Internally Illuminated Channel Letters

A "golden" - 2793 Plexiglas faces (Rohm & Haas) with 1" anodized gold aluminum trimcap. Clear red neon in Hage connectors. .063 aluminum channel returns welded to .090 aluminum backs. Channel painted to match face color: Dupont 29198-A Red (PMS 187).

B "corral" - 2662 Plexiglas faces (Rohm & Haas) with 1" anodized gold aluminum trimcap. EGL green neon pumped red in Hage connectors. .063 aluminum channel returns welded to .090 aluminum backs. Channel painted to match face color: Dupont 6282-A Red (PMS 179).

STEAKS, BUFFET & BAKERY

5 1/2" Deep Internally Illuminated Channel Letters.

C Aluminum channels and faces painted DuPont 99-A Black and mounted to 6" high X 3" deep raceway painted Dupont 78930-A beige semi-gloss. Channel interiors painted DuPont 817-A white. Faces are 4mm Rohm & Haas 3063 black & white with 1" black jewelite trimcap. EGL 6500 neon in glass housings.

REGISTRATION MARK

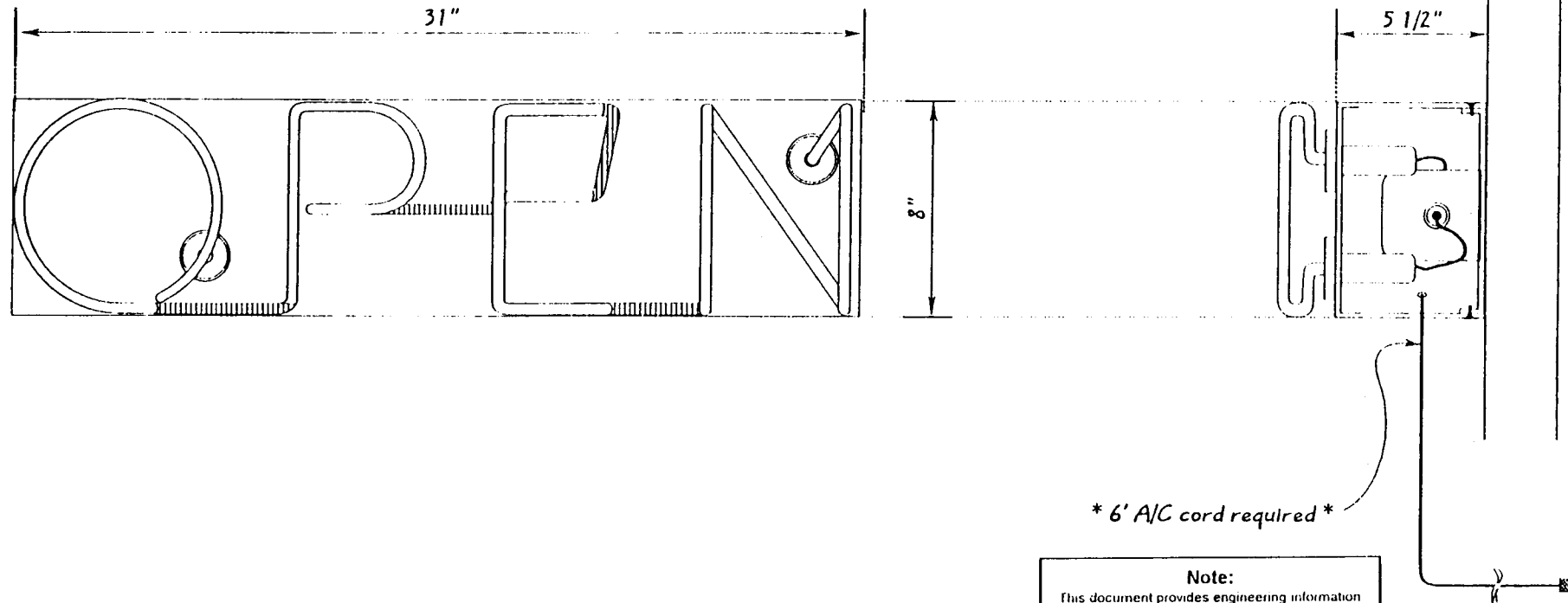
5 1/2" deep Non-Illuminated Channel Letter.

D 6" diameter circle with 4 7/8" R in center. 2662 Red Plex face with 1" anodized aluminum gold trimcap and 180-10 white 3M Scotchcal vinyl letter.

	525 Bell Fork Road Jacksonville, NC 28540 (910) 347-6161
	FAX (910) 347-3751
DATE:	SCALE:
APPROVED BY:	

114.38 S.F.

sign 6



1.7 s.f. sign 7

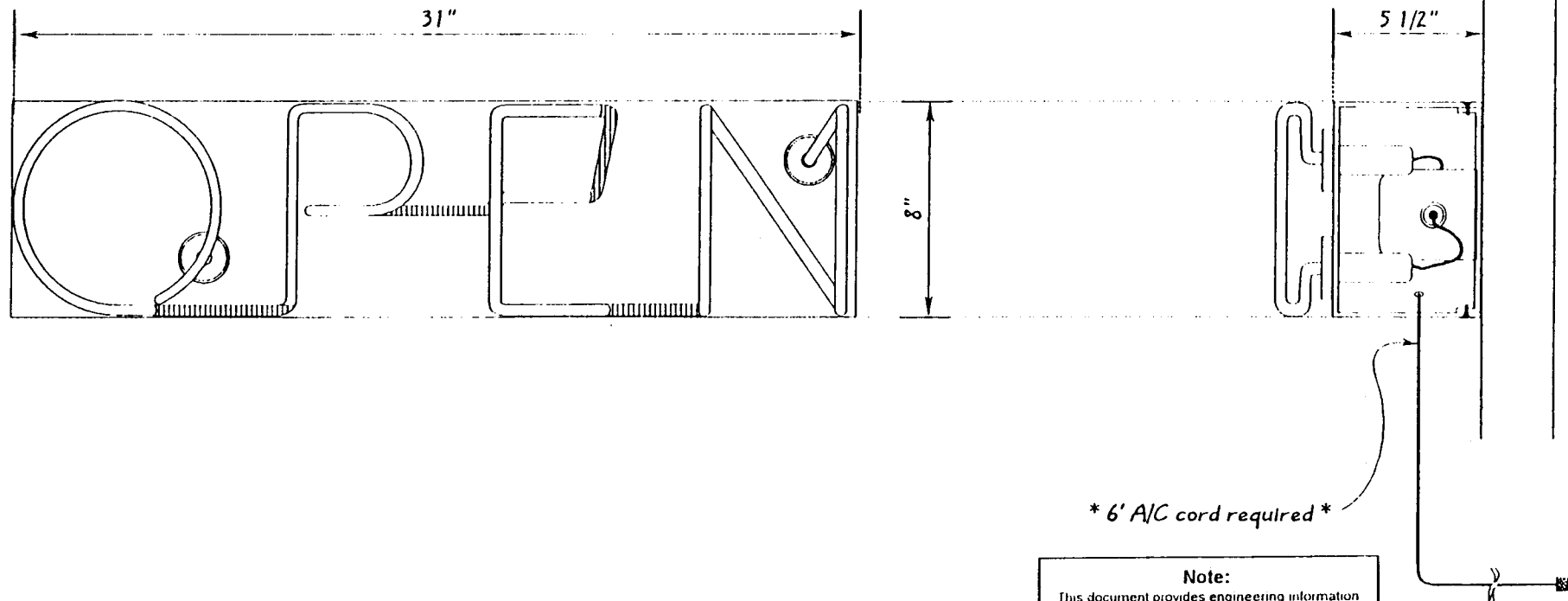
* 6' A/C cord required *

Note:
 This document provides engineering information generic in nature. The specifications contained may vary depending on the manufacturers' engineering techniques.

Open Sign Specs

- .063 aluminum cabinet painted to match DuPont 78390A beige semi/gloss.*
- "OPEN" to be 12MM Voltarc Clear Red Exposed Neon.*
- Neon mounts in glass housings with transformer inside.*
- Cord set to exterior weatherproof 110V plug.*

	525 Bell Fork Road Jacksonville, NC 28540 (910) 347-6161	
	FAX (910) 347-3751	
DATE:	SCALE:	APPROVED BY:



1.7 S.F.
sign 8

* 6' A/C cord required *

Note:
This document provides engineering information generic in nature. The specifications contained may vary depending on the manufacturers' engineering techniques

Open Sign Specs

- .063 aluminum cabinet painted to match DuPont 78390A beige semi/gloss.
- "OPEN" to be 12MM Voltarc Clear Red Exposed Neon.
- Neon mounts in glass housings with transformer inside.
- Cord set to exterior weatherproof 110V plug.

	525 Bell Fork Road Jacksonville, NC 28540 (910) 347-6161	
	FAX (910) 347-3751	
DATE:	SCALE:	APPROVED BY:

REVIEW COMMENTS

Page 1 of 2

FILE #VAR-95-162

TITLE HEADING: Additional Free-standing Sign

LOCATION: 1100 Independent Avenue

PETITIONER: IKB, Corporation

PETITIONER'S ADDRESS/TELEPHONE: 120 N 4th Street
Frisco, CO 80443

PETITIONER'S REPRESENTATIVE: James Hathaway

STAFF REPRESENTATIVE: Kristen Ashbeck

NOTE: THE PETITIONER IS REQUIRED TO SUBMIT NINE (9) COPIES OF WRITTEN RESPONSE AND REVISED DRAWINGS ADDRESSING ALL REVIEW COMMENTS ON OR BEFORE 5:00 P.M., OCTOBER 3, 1995.

COMMUNITY DEVELOPMENT DEPARTMENT

9/27/95

Kristen Ashbeck

244-1437

1. Provide more detailed information (9 copies) regarding the existing Sam's Club pole sign and the proposed Golden Corral signage:
 - a. May need to review total signage proposed on site when considering this variance request. Therefore, provide drawing of each sign proposed for Golden Corral (including free-standing and any on proposed structure). Show size, height (as applicable) and location of each sign.
 - b. Provide drawing of existing Sam's Club pole sign showing height and size.
2. As shown on drawing submitted, the proposed Golden Corral pole sign appears to overhang into the Highway 6 & 50 right-of-way. This is typically not allowed by the Colorado Department of Transportation (CDOT). Unless an easement has been obtained from CDOT, the sign may not extend into the right-of-way. The variance request cannot be considered unless proof of easement is provided or the drawing is revised so no part of the sign extends into the right-of-way (beyond - south of - property line). If drawing is revised, provide nine (9) copies of the revised plan.

SIGN CONSULTANT

9/29/95

Dr. Bruce Bauerle

243-7084

This particular site has "plenty" of exposure to U.S. Highway 6 & 50. There is no reason to provide more signage. This would result in just the kind of clutter that our code was constructed to avoid. The variance request should not be approved.

CITY CODE ENFORCEMENT

9/29/95

Jan Koehn

244-1593

1. Two (2) free-standing signs are allowed on corner lots. The Golden Corral sign could be considered a use-by-right by adjusting the location of either the Golden Corral sign or the Sams Club sign to meet the street frontage requirements.
2. Another issue which is raised by the sale of the property is the location of an off-premise sign (Sams) - does it meet the distance requirements in Section 5-7-7-B-8?
3. The Golden Corral sign was not described - how large is it and can the signage allowance be accommodated on the site - are there any wall signs proposed?

October 2, 1995

Ms. Kristen Ashbeck
City of Grand Junction
25 NORTH^{5th} Street
Grand Junction, Colorado 81501

Re: Sign Variance Request
Golden Corral Restaurant
1100 Independent Avenue

Dear Kristen,

This letter and attached drawings is in response to your review letter comments of 9/27/95 and my receipt of same via fax of Sept. 29, 1995.

Response to item #1a: The free standing Sam's Club pole sign (existing) and the proposed Golden Corral pole sign locations are shown on the attached site plan sheet A1B. The locations of all surface mounted building signage is shown on the attached exterior building elevations sheet A4. Please note the exterior elevations sheet A5 is attached (no signage shown, required

or requested on these elevations) for reference only. Detailed 8 1/2" x 11" sign spec sheets are attached for your review as requested.

Response to item 1B: Details and spec sheets of the existing Sam's Club pole sign are attached and noted as sign 1.

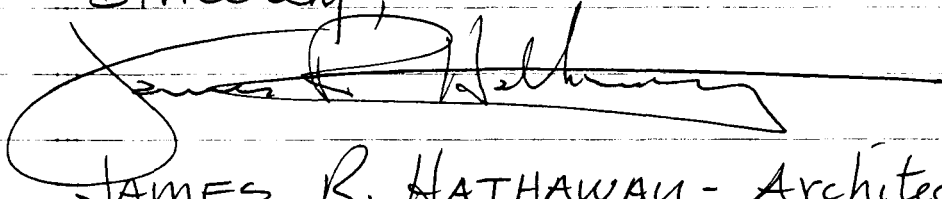
Response to item #2: The attached site plan sheet A1B has been revised to show the proposed Golden Corral pole sign within the Golden Corral property lines so a variance request with the D.O.T. will not be required.

Please note that all the signs numbered 1 thru 9 are shown on the site plan sheet A1B and exterior elevations sheet A4. The corresponding details and spec sheets are attached for review also.

Nine copies of revised plans, details and spec sheets including individual

sign descriptions are attached for review also. Should you require additional information please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "James R. Hathaway". The signature is stylized with a large, looping initial "J" and a long horizontal stroke extending to the right.

JAMES R. HATHAWAY - Architect P.C.

encl.

cc: LKB Corp.

CITY OF GRAND JUNCTION PETITION FOR VARIANCE

DATE RECEIVED: _____

FILE NO. _____

RECEIVED BY: _____

RECEIPT NO. _____

PROPERTY OWNER: IKB, Corp.

MAILING ADDRESS: 120 N. 4th St., Frisco, Co. 80443

PHONE: (HOME) 970-668-2085 (WORK) 970-668-5907

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

ADDRESS: 1100 Independent Avenue

TAX SCHEDULE #: 2945-103-32-003 ZONE CLASSIFICATION: C-2

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

Section S-7-7B/a

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.

Sted Turner

Signature of Property Owner

9-12-95

Date

Signature of Joint Property Owner (if applicable)

Date

TID #2945-103-00-147
Alvis D. Fetter
581 - 36 Road
Palisade,CO 81526-9305

TID #2945-103-00-080
Harold & Betty Woolard
DBA The Corner Store
2541 Hwy 6 & 50
Grand Junction CO 81506-7168

TID #2945-103-00-146
Independent Plaza Ltd.
1048 Independent Avenue
Grand Junction,CO,81505-7585

TID #2945-103-00-081
Fred Ligrani
Roxy
2956 River Road
Grand Junction CO 81505-7244

TID #2945-103-00-144
Jack Hall - Trustee
2572 - Hwy 6 & 50
Grand Junction, CO,81505-7166

TID #2945-103-26-001
TID #2945-103-26-002
Robert G. Wilson
PO Box 60221
Grand Junction,CO 81506-8758

TID #2945-103-00-143
Joseph Richard Watkin
9943 Radcliff Road-N.W.
Albuquerque,N.M. 67114-4410

TID #2945-103-27-005
TID #2945-103-27-006
John C. Bauman Jr.
541 1/2 Commercial Road
Grand Junction,CO 81505-6111

TID #2945-103-00-141
Fred Smid Realty Associates II
PO Box 17809
Denver,CO 80217-0809

TID #2945-103-32-002
Walmart Stores Inc.
Property Tax Dept.
704 S.W. 8th Street #6360
Bentonville AZ 72716-0621

TID #2945-103-00-150
Ellen & Donald D. Johnson
Co.Trustees
PO Box 9010
Grand Junction, CO 81501-9000

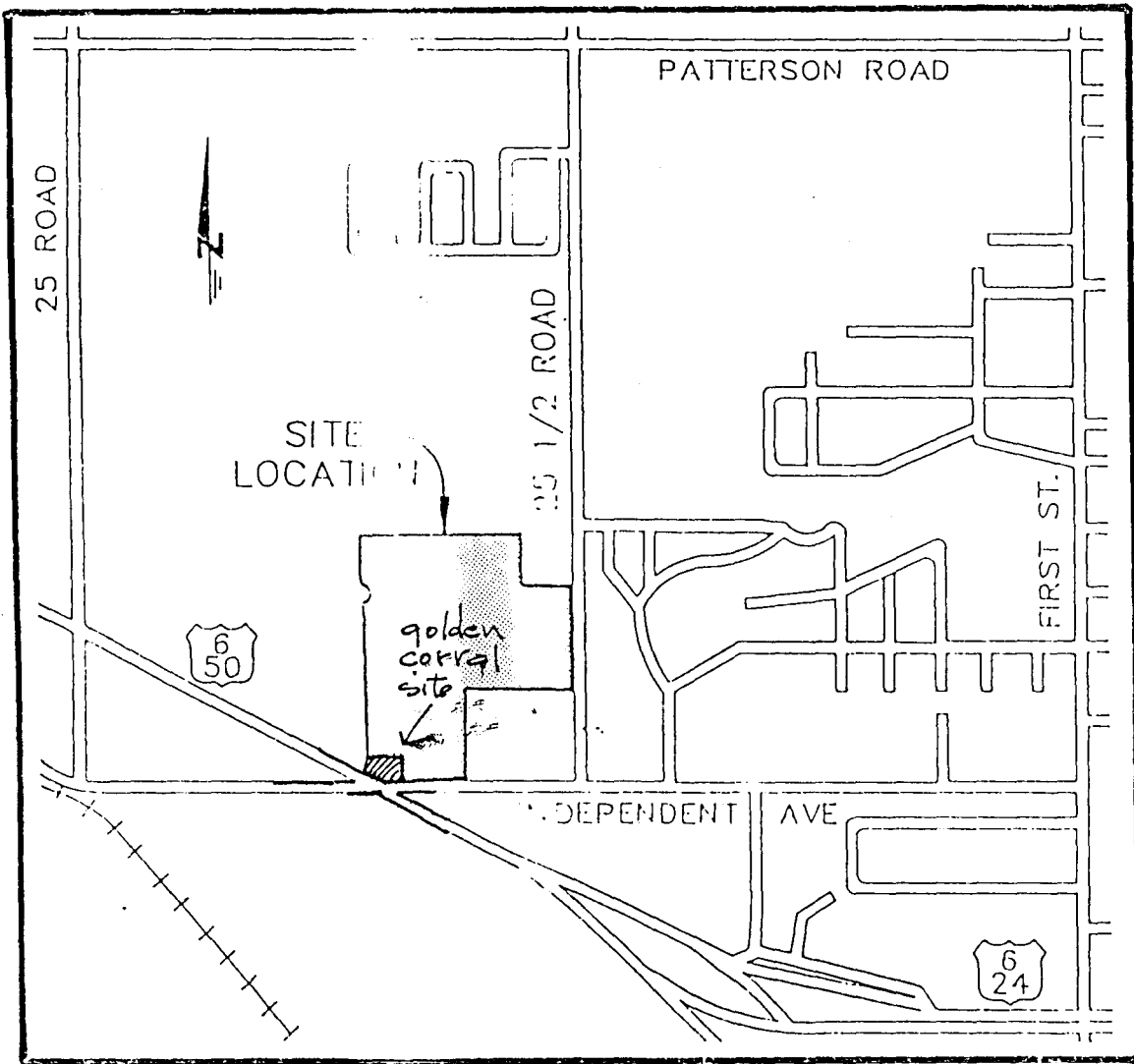
TID #2945-103-00-079
H.N.L. Company
PO Box 1239
Grand Junction,CO 81502

TID #2945-103-00-075
P. Lloyd & F. Holmes
c/o Gulf Western Ind.
640-26 Road
Grand Junction, CO 81505-9689

TID #2945-103-00-076
C.R. Brown Oil Co.
c/o Monument Oil Co.
793-23 1/2 Road
Grand Junction CO 81505-9689

TID #2945-103-00-077
Gamble Enterprises
PO Box 2906
Grand Junction,CO 81502-2906

HIGHWAY 6 & 50 AND INDEPENDENT AVE.



VICINITY MAP

NOT TO SCALE

BOARD OF APPEALS - STAFF REVIEW

FILE: VAR 95-162

DATE: October 5, 1994

REQUEST: Sign Variance for Additional Free-standing Sign

LOCATION: 1100 Independent Avenue

APPLICANT: IKB Corporation

EXISTING LAND USE: Vacant

PROPOSED LAND USE: Restaurant

SURROUNDING LAND USE:

North: Commercial - Sam's Club

South: Vacant

East: Commercial - Sam's Club Parking Lot

West: Commercial

EXISTING ZONING: Heavy Commercial (C-2)

SURROUNDING ZONING: All C-2

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.

VARIANCE REQUESTED: An additional free-standing sign along the south (Independent Avenue) frontage.

APPLICANT'S REASON FOR REQUEST: A contingency for the sale of the property from Sam's Club to Golden Corral was that the existing Sam's Club sign along Independent Avenue remain on the property. An additional free-standing sign along the frontage would not be detrimental to the surrounding property owners. Relocating the existing sign to the Sam's Club property would still result in two free-standing signs along the Independent Avenue frontage, approximately the same distance apart.

STAFF ANALYSIS: Per section 5-7-7 B.7.a. of the Grand Junction Zoning and Development Code, this parcel (Lot 2 of Independence Center Replat) alone would be allowed two free-standing signs, one along the Faith Street frontage and one along the Independent Avenue frontage. Sam's Club placed a sign along the Independent Avenue frontage in the southeast corner of the proposed Golden Corral property when the store opened in early 1992. By code, this precludes the location of a second sign along the Independent frontage of Lot 2 unless a variance is granted. The Golden Corral restaurant is proposing to place a second free-standing sign on the parcel (Lot 2) approximately 100 feet to the east of the existing Sam's Club sign.

The Sam's Club sign was placed prior to the plat being recorded which created the separate lot which Golden Corral has purchased (plat recorded in June 1993). Thus, at that point, the Sam's Club sign became an off-premise sign. It is also interesting to note that the Sam's Club sign was permitted as if it were to be located along the Faith Street frontage--perhaps to allow for future signage for other businesses along Independent Avenue. When the sign was actually placed, it was located on Independent Avenue instead of Faith Street.

Staff feels that this entire subdivision could be treated as a shopping center where, typically, there are pad sites for outlying businesses separate from the primary store or building. In this regard and based on the entire subdivision, the total sign allowance for the site is well over what exists as well as what is proposed. This application could be viewed as simply redistributing the total allowance across the site to the various businesses and buildings. Sam's Club has 615 square feet of existing signage and the Golden Corral is proposing 331.7 square feet of signage on the proposed free-standing sign and two wall signs. This total of 947 square feet of signage is still under what could be allowed on the site.

The other point to consider is that the City could require that the existing Sam's Club sign be moved. The most likely scenario would be that the Sam's sign be relocated to the most westerly location possible while still being located on Lot 1 of the subdivision (the Sam's Club lot--near the outbound lanes of the Sam's Club access). While the result would be that the two free-standing signs were on two different parcels, this scenario would still result in having two free-standing signs along Independent Avenue, approximately 110 feet apart--a result not much different than if the requested variance is approved.

FINDINGS OF REVIEW:

No Conflict with Public Interest. Granting this variance will not conflict with the public interest. It is within the public interest to allow for appropriate business advertisement.

Exceptional Conditions / Undue Hardship not Self-Inflicted. The exceptional condition in this case is the timing of the placement of the Sam's Club sign on the property prior to subdivision which created a separate parcel. This is an unusual situation which was not self-inflicted by the applicant.

Not Detrimental to Public Health, Safety or Welfare. Granting this variance will not be detrimental to the public health, safety or welfare.

No Reasonable Use of Property without a Variance. While the property may still have a reasonable use without the variance being granted, it is also reasonable to allow for appropriate advertisement for a proposed business.

Not Injurious to or Reduce Value of Surrounding Properties. Granting the variance will not be injurious to or reduce the value of the surrounding properties. The development of this vacant site should have a positive impact on surrounding properties.

STAFF RECOMMENDATION: Approval of free-standing sign variance request, with the understanding that the entire subdivision has used up any sign allowance for free-standing signs for the Independent Avenue frontage (one for each frontage).



November 17, 1995

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

Mr. James Hathaway, Architect
6879 South Prince Way
Littleton, Colorado 80120

RE: Golden Corral Sign Variance (VAR 95-162)

Dear Mr. Hathaway,

The City of Grand Junction Board of Appeals, at its October 11, 1995 hearing, granted approval of a variance to allow an additional freestanding sign on the Independent Avenue frontage for the Golden Corral property (1100 Independent Avenue -- tax schedule number 2945-103-32-003). This approval was granted with the condition that the owner of Lot 1 of the Independence Center Replat subdivision not erect another sign on Independent Avenue without removing the existing sign on Lot 2 (i.e., the entire subdivision has used up any sign allowance for free-standing signs for the Independent Avenue frontage).

Please call you have any questions regarding this variance.

Sincerely,

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

Kristen Ashbeck
Planner

