Table of Contents

File_	<u>1994-001.6</u>	Name: <u>Sign Cod</u>	e – Text Amendme	ent		
P S r c e a s n e n n e t d	A few items are denoted with an retrieval system. In some instances file because they are already scann be found on the ISYS query systen Documents specific to certain files, Remaining items, (not selected for s the contents of each file.	items are found on t ned elsewhere on the s n in their designated c not found in the stand	the list but are ystem. These ategories. lard checklist 1	not present in the second comments not present in the second documents materials, are listed	canned electronic dev are denoted with (**) at the bottom of the p	elopment and will age.
X X	Tuble of Contents					
	*Review Sheet Summary					
	*Application form				5	
	Review Sheets					
	Receipts for fees paid for anything					
	*Submittal checklist					
	*General project report					
	Reduced copy of final plans or drav	vings				
	Reduction of assessor's map.					÷
	Evidence of title, deeds, easements				and the second second second second	~
	*Mailing list to adjacent property of	owners				· .
	Public notice cards			and the second	a fato de succeso de la	
	Record of certified mail					
	Legal description					
	Appraisal of raw land				1	
	Reduction of any maps – final copy					
	*Final reports for drainage and soil	ls (geotechnical report	ts)	· · · ·		-
	Other bound or non-bound reports				the set of the	· · ·
	Traffic studies	·			Contraction and the	
	*Review Comments				e ta leta v Granda a t	
	*Petitioner's response to comments	• •				
X X	*Staff Reports					
	*Planning Commission staff report					
	*City Council staff report and exhi		****			
	*Summary sheet of final conditions			<u></u>		
		DOCUMENT I	DESCRIPTIO	<u>N:</u>		
X X	City Council Minutes – 3/15/96, 4/17	/96, 5/1/96, - **				
X X	Ordinance No. 2919 - **					
		· · · · · · · · · · · · · · · · · · ·				

STAFF REVIEW

FILE:	TAC-96-1.6
DATE:	March 27, 1996
STAFF:	Kathy Portner
REQUEST:	Text AmendmentSign Code
APPLICANT:	City of Grand Junction

EXECUTIVE SUMMARY:

Amending Section 5-7-7.B.5 of the Zoning and Development Code base the allowance for flush wall signs on the longer facade of a building oriented perpendicular to the street.

STAFF ANALYSIS:

Currently the sign allowance for flush wall signs is based on the length of the building facade most nearly parallel to the street it faces. This provision assumes that most buildings will face the street. Often buildings are designed to be perpendicular to the street with parking to the side. This provision of the sign code makes it more difficult to provide the flush wall signage businesses desire along the front entrances.

Staff proposes to amend the sign code to allow for the flush wall sign allowance to be calculated on the longer building facade for buildings that are perpendicular to the street. That sign allowance could be transferred to other building facades, as the code currently allows, however, the transferred amount could not exceed the allowance based on that building facade size. The amendment would not change the allowance for free-standing signs, roof signs or projecting signs.

Proposed Amendment

Section 5-7-7.B.5

a. The sign allowance shall be calculated on the basis of the area length of the one building facade which is most nearly parallel to the street it faces. Each building facade which faces a dedicated public street shall have its own separate and distinct sign allowance. The sign allowance for flush wall signs on buildings located on interior lots which are oriented perpendicular to the street shall be based on the longer building facade. The total sign allowance, or any percentage thereof, of one frontage may be transferred to a building facade that has no frontage allowance on a dedicated public street provided the transferred amount does not exceed what would have been allowed on that building facade based on its length.

Cnot a corner lot

STAFF RECOMMENDATION:

Staff recommends approval of the proposed text amendment.

RECOMMENDED PLANNING COMMISSION MOTION:

Mr. Chairman, on item TAC-96-1.6, I move we forward this onto City Council with a recommendation of approval.

STAFF REVIEW

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FILE:	TAC-96-1.6
DATE:	April 10, 1996
STAFF:	Kathy Portner
REQUEST:	Text AmendmentSign Code
APPLICANT:	City of Grand Junction

EXECUTIVE SUMMARY:

Amending Section 5-7-7.B.5 of the Zoning and Development Code to base the allowance for flush wall signs on the longer facade of a building oriented perpendicular to the street.

STAFF ANALYSIS:

Currently the sign allowance for flush wall signs is based on the length of the building facade most nearly parallel to the street it faces. This provision assumes that most buildings will face the street. Often buildings are designed to be perpendicular to the street with parking to the side. This provision of the sign code makes it more difficult to provide the flush wall signage businesses desire along the front entrances.

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Proposed Amendment

Section 5-7-7.B.5

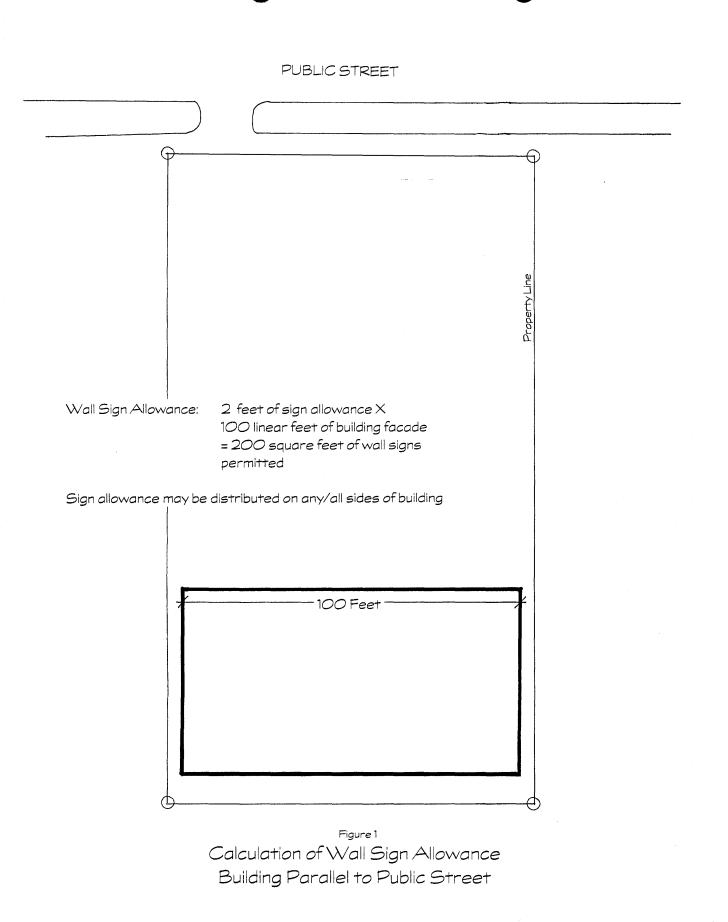
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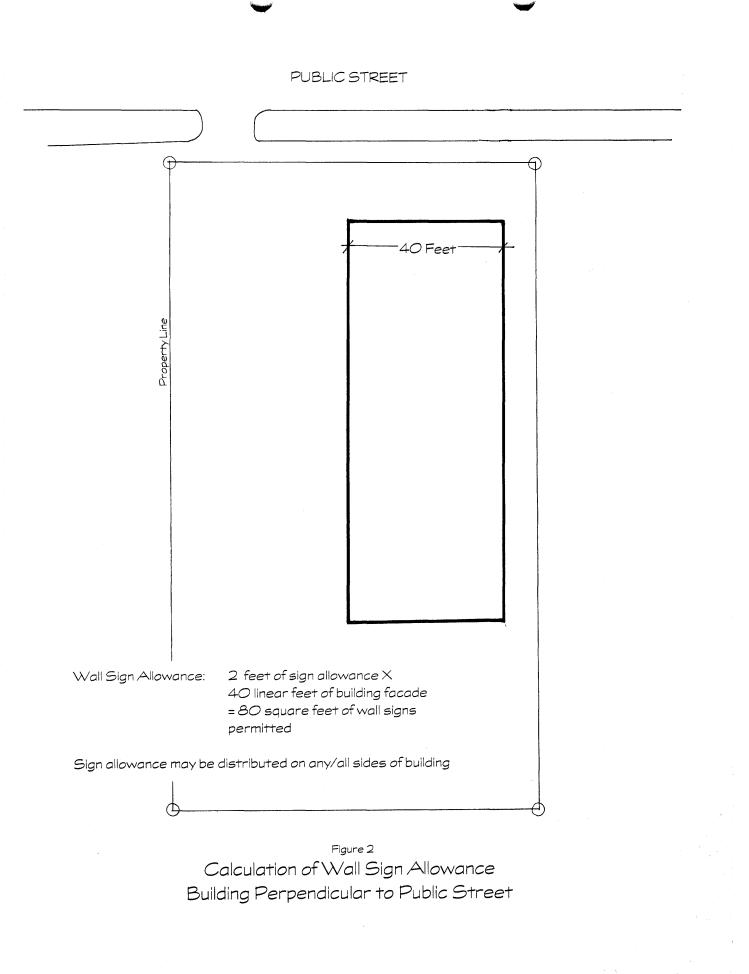
STAFF RECOMMENDATION:

Staff recommends approval of the proposed text amendment.

PLANNING COMMISSION RECOMMENDATION:

At their April 9, 1996 hearing, the Planning Commission recommended approval of the proposed text amendment adding a clarification of an interior lot.





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