

Table of Contents

File VAR-1996-100

Name: Monument Mortuary Sign – 2403 North 12th Street

P r e s e n t	S c a n n e d	<p>A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS retrieval system. In some instances, items are found on the list but are not present in the scanned electronic development file because they are already scanned elsewhere on the system. These scanned documents are denoted with (**) and will be found on the ISYS query system in their designated categories.</p> <p>Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page. Remaining items, (not selected for scanning), will be listed and marked present. This index can serve as a quick guide for the contents of each file.</p>
--	--	--

X	X	Table of Contents
		*Review Sheet Summary
X	X	*Application form
X		Review Sheets
		Receipts for fees paid for anything
X	X	*Submittal checklist
X	X	*General project report
		Reduced copy of final plans or drawings
X		Reduction of assessor's map.
		Evidence of title, deeds, easements
X	X	*Mailing list to adjacent property owners
		Public notice cards
		Record of certified mail
X	X	Legal description
		Appraisal of raw land
		Reduction of any maps – final copy
		*Final reports for drainage and soils (geotechnical reports)
		Other bound or non-bound reports
		Traffic studies
X		*Review Comments
X	X	*Petitioner's response to comments
		*Staff Reports
		*Planning Commission staff report and exhibits
		*City Council staff report and exhibits
		*Summary sheet of final conditions

DOCUMENT DESCRIPTION:

X		Deed of Trust – Bk 2196 / Pg 469 – not conveyed to City		
X		Owner's Title Policy – First American Title Co.		
X		Board of Appeals – Notice Public Hearing – sent 4/26/96		
X	X	Petition for Variance – 4/11/96		
X	X	Posting of Public Notice Signs Form signed 4/26/96		
X	X	Board of Appeals Staff Review – 5/8/96 - **		
X	X	Plat		
X	X	Site Location		
X	X	Sign Illustration		
X	X	Site Plan / Vicinity Map Site Details		
X		E-mails		



DEVELOPMENT APPLICATION

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

Receipt _____

Date _____

Rec'd By _____

File No. _____

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			2403 N. 12th St.	B-1	Buliding Const.
<input type="checkbox"/> Special Use					
<input type="checkbox"/> Vacation					<input type="checkbox"/> Right-of Way <input type="checkbox"/> Easement
<input type="checkbox"/> Revocable Permit					

PROPERTY OWNER

DEVELOPER

REPRESENTATIVE

Personal Properties

Dale Bowen

Richard J. Fryer

Name

Name

Name

2530 N. 8th St. #204

812 24 Road

Address

Address

Address

Grand Jct., CO 81501

Grand Jct., CO 81503

Grand Jct., CO 81505

City/State/Zip

City/State/Zip

City/State/Zip

(970) 245-3505

(970) 245-3505

(970) 243-6063

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.

Richard J. Fryer
 Signature of Person Completing Application

Date

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

Date

4/11/96

2945-111-00-014
SCOTT G HOWARD
421 BRACH DR
GRAND JUNCTION, CO 81503-2757

2945-111-00-015
SCOTT HOWARD
421 BRACH DR
GRAND JUNCTION, CO 81503-2757

2945-111-00-016
BETTY J WHITE
1160 BOOKCLIFF AVE
GRAND JUNCTION, CO 81501-8116

2945-111-00-017
DONALD E LOVATO
804 JAMAICA DR
GRAND JUNCTION, CO 81506-8635

2945-111-00-148
AMERICAN LEGION - DEPT OF
COLO - POST 20
759 CENTAURI DR
GRAND JUNCTION, CO 81506

2945-111-00-941
HOUSING AUTHORITY OF THE CITY
OF GRAND J
2236 N 17TH ST
GRAND JUNCTION, CO 81501-4221

2945-111-27-002
GRANBER INC
2531 N 12TH ST
GRAND JUNCTION, CO 81501-8202

2945-111-27-003
VILLAGE FAIR INC
C/O REAL ESTATE SERVICE
COMPANY
PO BOX 1082
GRAND JUNCTION, CO 81502-1082

2945-111-27-004
VILLAGE FAIR INC
C/O REAL ESTATE SERVICE CO
PO BOX 1082
GRAND JUNCTION, CO 81502-1082

2945-111-27-006
VILLAGE FAIR
C/O REAL ESTATE SERVICES
PO BOX 1082
GRAND JUNCTION, CO 81502-1082

2945-122-00-015
DILLON REAL ESTATE CO INC

C/O DIRECTOR OF REAL ESTATE
PO BOX 729
GRAND JUNCTION, CO 81502-0729

2945-122-00-020
NORA C PETERSON
2540 N 12TH ST
GRAND JUNCTION, CO 81501-8203

2945-122-00-021
DILLON REAL ESTATE CO INC

C/O DIRECTOR OF REAL ESTATE
PO BOX 729
GRAND JUNCTION, CO 81502-0729

2945-122-00-022
ED CLEMENTS
VOLINE L - CO-TRUSTEES
2528 N 12TH ST
GRAND JUNCTION, CO 81501-8203

2945-122-00-023
EDWARD L CLEMENTS
VOLINE L -CO-TRUSTEES
2528 N 12TH ST
GRAND JUNCTION, CO 81501-8203

2945-122-00-032
JEFF W WHITLOCK
SUSIE WHITLOCK
1238 WELLINGTON AVE
GRAND JUNCTION, CO 81501-8854

2945-122-00-033
DILLON REAL ESTATE CO INC

PO BOX 729
GRAND JUNCTION, CO 81502-0729

2945-122-00-034
W B SWISHER
CAROL L-TRUST
1640 O RD
LOMA, CO 81524-9414

2945-122-00-141
DILLON REAL ESTATE CO INC

C/O DIRECTOR OF REAL ESTATE
PO BOX 729
GRAND JUNCTION, CO 81502-0729

2945-122-00-142
DILLON REAL ESTATE CO INC

PO BOX 729
GRAND JUNCTION, CO 81502-0729

2945-111-25-021
PERSONAL PROPERTIES
2530 N 8TH ST
GRAND JUNCTION, CO 81501

2945-111-25-005
GREGG K OMURA
ETAL
1120 WELLINGTON AVE
GRAND JUNCTION, CO 81501-6129

2945-111-25-005
GREGG K OMURA
ETAL
1120 WELLINGTON AVE
GRAND JUNCTION, CO 81501-6129

2945-111-25-020
WELLINGTON III CONDOMINIUM
ASSN INC
1120 WELLINGTON AVE
GRAND JUNCTION, CO 81501-6129

2945-111-25-008
C/N LIMITED LLC
1120 WELLINGTON AVE STE 104
GRAND JUNCTION, CO 81501-6130

2945-111-25-008
C/N LIMITED LLC
1120 WELLINGTON AVE STE 104
GRAND JUNCTION, CO 81501-6130

2945-111-25-009
C/N LIMITED LLC
1120 WELLINGTON AVE STE 105
GRAND JUNCTION, CO 81501-6130

2945-111-25-009
C/N LIMITED LLC
1120 WELLINGTON AVE STE 105
GRAND JUNCTION, CO 81501-6130

2945-111-25-019
LEPISTO-ROTTMAN LIMITED
LIABILITY CO
1120 WELLINGTON AVE STE 106
GRAND JUNCTION, CO 81501-6130

2945-111-25-019
LEPISTO-ROTTMAN LIMITED
LIABILITY CO
1120 WELLINGTON AVE STE 106
GRAND JUNCTION, CO 81501-6130

2945-111-25-011
BARBARA P MARUCA
1120 WELLINGTON AVE STE 202
GRAND JUNCTION, CO 81501-6131

2945-111-25-011
BARBARA P MARUCA
1120 WELLINGTON AVE STE 202
GRAND JUNCTION, CO 81501-6131

2945-111-25-014
PETER WALSH
1120 WELLINGTON AVE STE 205
GRAND JUNCTION, CO 81501-6131

2945-111-25-014
PETER WALSH
1120 WELLINGTON AVE STE 205
GRAND JUNCTION, CO 81501-6131

2945-111-25-006
GREGG K OMURA
PO BOX 3025
GRAND JUNCTION, CO 81502-3025

2945-111-25-006
GREGG K OMURA
PO BOX 3025
GRAND JUNCTION, CO 81502-3025

2945-111-25-010
CAROL B SCOTT
PO BOX 3025
GRAND JUNCTION, CO 81502-3025

2945-111-25-010
CAROL B SCOTT
PO BOX 3025
GRAND JUNCTION, CO 81502-3025

2945-111-25-012
JOHN C COLOSIMO
JUNE C
PO BOX 3025
GRAND JUNCTION, CO 81502-3025

2945-111-25-012
JOHN C COLOSIMO
JUNE C
PO BOX 3025
GRAND JUNCTION, CO 81502-3025

2945-111-25-013
RICHARD A JANSON
PO BOX 3025
GRAND JUNCTION, CO 81502-3025

2945-111-25-013
RICHARD A JANSON
PO BOX 3025
GRAND JUNCTION, CO 81502-3025

2945-111-25-016
WILLIAM J FRANK
C/O PROPERTY MANAGEMENT INC

2945-111-25-016
WILLIAM J FRANK
C/O PROPERTY MANAGEMENT INC

2945-111-25-017
TERRY D FINE
PO BOX 3025
GRAND JUNCTION, CO 81502-3025

PO BOX 3025
GRAND JUNCTION, CO 81502-3025

PO BOX 3025
GRAND JUNCTION, CO 81502-3025

2945-111-25-017
TERRY D FINE
PO BOX 3025
GRAND JUNCTION, CO 81502-3025

2945-111-25-018
JOHN M FEILD
PO BOX 3025
GRAND JUNCTION, CO 81502-3025

2945-111-25-018
JOHN M FEILD
PO BOX 3025
GRAND JUNCTION, CO 81502-3025

2945-111-25-003
WESTERN COLORADO SURGERY
CENTER ASSOCIAT
WOMEN'S HEALTH CARE
2550 I RD
GRAND JUNCTION, CO 81505-9531

2945-111-19-004
ABBOTT E FAY
JOAN R FAY
1750 HIGHWAY 133
PAONIA, CO 81428-9709

2945-111-19-004
ABBOTT E FAY
JOAN R FAY
1750 HIGHWAY 133
PAONIA, CO 81428-9709

2945-111-19-005
JEFFREY F PARKER
1156 BOOKCLIFF AVE APT 5
GRAND JUNCTION, CO 81501-8198

2945-111-19-005
JEFFREY F PARKER
1156 BOOKCLIFF AVE APT 5
GRAND JUNCTION, CO 81501-8198

2945-111-19-007
SUSAN RHODES
1156 BOOKCLIFF AVE APT 7
GRAND JUNCTION, CO 81501-8198

2945-111-19-007
SUSAN RHODES
1156 BOOKCLIFF AVE APT 7
GRAND JUNCTION, CO 81501-8198

2945-111-19-010
SHARON L TOW
1156 BOOKCLIFF AVE APT 10
GRAND JUNCTION, CO 81501-8198

2945-111-19-010
SHARON L TOW
1156 BOOKCLIFF AVE APT 10
GRAND JUNCTION, CO 81501-8198

2945-111-19-011
KIRSTEN D KING
1156 BOOKCLIFF AVE APT 11
GRAND JUNCTION, CO 81501-8198

2945-111-19-011
KIRSTEN D KING
1156 BOOKCLIFF AVE APT 11
GRAND JUNCTION, CO 81501-8198

2945-111-19-012
PHILLIP R SNYDER
JAMES C
1156 BOOKCLIFF AVE APT 12
GRAND JUNCTION, CO 81501-8198

2945-111-19-012
PHILLIP R SNYDER
JAMES C
1156 BOOKCLIFF AVE APT 12
GRAND JUNCTION, CO 81501-8198

2945-111-19-008
RICHARD P LITTLE
MARILYN URBANICH-
PO BOX 13
GRAND JUNCTION, CO 81502-0013

2945-111-19-008
RICHARD P LITTLE
MARILYN URBANICH-
PO BOX 13
GRAND JUNCTION, CO 81502-0013

2945-111-19-009
FRANCIS L EGGERS
PO BOX 428
CLIFTON, CO 81520-0428

2945-111-19-009
FRANCIS L EGGERS
PO BOX 428
CLIFTON, CO 81520-0428

2945-111-19-006
ROBERT A DALPORTO
2212 COLONIAL CT
BYRON, CA 94514-9216

2945-111-19-006
ROBERT A DALPORTO
2212 COLONIAL CT
BYRON, CA 94514-9216

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

Personal Properties
Dale Bowen
2530 N. 8th St. Ste. #204
Grand Junction, CO 81501

Richard Fryer
812 24 Rd.
Grand Junction, CO 81505

PRE-APPLICATION CONFERENCE

Date: _____
Conference Attendance: _____
Proposal: _____
Location: _____

Tax Parcel Number: _____

Review Fee: _____

(Fee is due at the time of submittal. Make check payable to the City of Grand Junction.)

Additional ROW required? _____

Adjacent road improvements required? _____

Area identified as a need in the Master Plan of Parks and Recreation? _____

Parks and Open Space fees required? _____ Estimated Amount: _____

Recording fees required? _____ Estimated Amount: _____

Half street improvement fees/TCP required? _____ Estimated Amount: _____

Revocable Permit required? _____

State Highway Access Permit required? _____

On-site detention/retention or Drainage fee required? _____

Applicable Plans, Policies and Guidelines _____

Located in identified floodplain? FIRM panel # _____

Located in other geohazard area? _____

Located in established Airport Zone? Clear Zone, Critical Zone, Area of Influence? _____

Avigation Easement required? _____

While all factors in a development proposal require careful thought, preparation and design, the following "checked" items are brought to the petitioner's attention as needing special attention or consideration. Other items of special concern may be identified during the review process.

Access/Parking

Screening/Buffering

Land Use Compatibility

Drainage

Landscaping

Traffic Generation

Floodplain/Wetlands Mitigation

Availability of Utilities

Geologic Hazards/Soils

Other _____

Related Files: _____

It is recommended that the applicant inform the neighboring property owners and tenants of the proposal prior to the public hearing and preferably prior to submittal to the City.

PRE-APPLICATION CONFERENCE

WE RECOGNIZE that we, ourselves, or our representative(s) must be present at all hearings relative to this proposal and it is our responsibility to know when and where those hearings are.

In the event that the petitioner is not represented, the proposed item will be dropped from the agenda, and an additional fee shall be charged to cover rescheduling expenses. Such fee must be paid before the proposed item can again be placed on the agenda. Any changes to the approved plan will require a re-review and approval by the Community Development Department prior to those changes being accepted.

WE UNDERSTAND that incomplete submittals will not be accepted and submittals with insufficient information, identified in the review process, which has not been addressed by the applicant, may be withdrawn from the agenda.

WE FURTHER UNDERSTAND that failure to meet any deadlines as identified by the Community Development Department for the review process may result in the project not being scheduled for hearing or being pulled from the agenda.

Signature(s) of Petitioner(s)

Signature(s) of Representative(s)

CITY OF GRAND JUNCTION PETITION FOR VARIANCE

DATE RECEIVED: _____

FILE NO. _____

RECEIVED BY: _____

RECEIPT NO. _____

PROPERTY OWNER: Personal Properties, Dale Bowen President

MAILING ADDRESS: #204
2530 N. 8th St. Grand Jct., Colorado 81501

PHONE: (HOME) (970) 241-6352 (WORK) (970) 245-3505

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

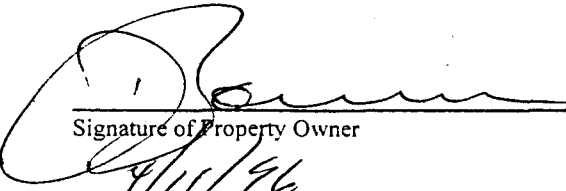
ADDRESS: 2403 N. 12th St. Grand Jct., Colorado 81501

TAX SCHEDULE #: _____ ZONE CLASSIFICATION: B-1

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

City of Grand Junction Sign Code

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 of Property Owner

9/11/94

Date

Signature of Joint Property Owner (if applicable)

Date

City of Grand Junction
Board of Appeals

A request for Variance of the sign code of the city of Grand Junction, for the property located at 2403 N. 12th St.

As you can see by the map, this property has no street frontage on 12th Street, and therefore has no provision for a sign. A funeral home is to be built on the property, and the need for a sign is very important for this type of business. Funeral homes do not normally do a lot of public advertising, so the sign is quite valuable as a source of advertisement. Also, the client base for a funeral home is elderly people, who can become quite confused in finding the location of a place of business. Additionally, there are usually many people who come from out of town to attend a funeral, and naturally, are unfamiliar with this area. A sign on the premises would make it much easier for all to find our location.

The sign that we would like to put on the property is very attractive. We feel that it would not detract from the area in which it would be located, nor would it be obtrusive or detrimental to the other businesses and property owners in the vicinity.

The sign will be 4'X 10'X 12", with a metal frame and Lexan panels, and will be illuminated from within. It will be placed on a stucco base, which will sit on two metal posts it will be located approximately 37 to 40 feet north-west of the southeast corner of the property boundary.

POSTING OF PUBLIC NOTICE SIGNS

The posting of the Public Notice Sign is to make the public aware of development proposals. The requirement and procedure for public notice sign posting are required by the City of Grand Junction Zoning and Development Code.

To expedite the posting of public notice signs the following procedure list has been prepared to help the petitioner in posting the required signs on their properties.

1. All petitioners/representatives will receive a copy of the Development Review Schedule for the month advising them of the date by which the sign needs to be posted. **IF THE SIGN HAS NOT BEEN PICKED UP AND POSTED BY THE REQUIRED DATE, THE PROJECT WILL NOT BE SCHEDULED FOR THE PUBLIC HEARING.**
2. A deposit of \$50.00 per sign is required at the time the sign is picked up.
3. You must call for utility locates before posting the sign. Mark the location where you wish to place the sign and call 1-800-922-1987. You must allow two (2) full working days after the call is placed for the locates to be performed.
4. Sign(s) shall be posted in a location, position and direction so that:
 - a. It is accessible and readable, and
 - b. It may be easily seen by passing motorists and pedestrians.
5. Sign(s) **MUST** be posted at least **10 days** before the Planning Commission hearing date and, if applicable, shall stay posted until after the City Council Hearing(s).
6. **After the Public Hearing(s) the sign(s) must be taken down and returned to the Community Development Department within FIVE (5) working days to receive a full refund of the sign deposit.** For each working day thereafter the petitioner will be charged a \$5.00 late fee. After eight working days Community Development Department staff will retrieve the sign and the sign deposit will be forfeited in its' entirety.

The Community Development Department staff will field check the property to ensure proper posting of the sign. If the sign is not posted, or is not in an appropriate place, the item will be pulled from the public hearing agenda.

I have read the above information and agree to its terms and conditions.

<i>R.J. Fryer</i>	4-26-96
SIGNATURE	DATE
FILE #/NAME <u>VAR-96-100</u> <i>(Richard J. Fryer)</i>	RECEIPT # <u>3914</u>
PETITIONER/REPRESENTATIVE: <u>Monument Mortuary</u>	PHONE # <u>243-1398</u>
DATE OF HEARING: <u>5/8/96</u>	POST SIGN(S) BY: <u>4/26/96</u>
DATE SIGN(S) PICKED-UP: <u>4/26/96</u>	RETURN SIGN(S) BY: <u>5/14/96</u>
DATE SIGN(S) RETURNED: <u>5-8-96</u>	RECEIVED BY: <u>me</u>

✓ #40004071

REVIEW AGENCY COMMENTS

REVIEW COMMENTS

Page 1 of 1

FILE # VAR-96-100

TITLE HEADING: Sign Location Variance

LOCATION: 2403 N. 12th Street

PETITIONER: Personal Properties

PETITIONER'S ADDRESS/TELEPHONE: 2530 N. 8th St., #204
Grand Junction, CO 81501
245-3505

PETITIONER'S REPRESENTATIVE: Dale Bowen

STAFF REPRESENTATIVE: Michael Drollinger

NOTE: THE PETITIONER IS REQUIRED TO SUBMIT FOUR (4) COPIES OF WRITTEN RESPONSE AND REVISED DRAWINGS ADDRESSING ALL REVIEW COMMENTS NO LATER THAN 5:00 P.M., APRIL 26, 1996.

CITY UTILITY ENGINEER 4/16/96
Trent Prall 244-1590

No Comment.

SIGN CONSULTANT 4/18/96
Bruce Bauerle 243-7084

I believe this request to be okay. If not for the canal, they would have frontage on 12th Street. I hope they will use very low light to illuminate their sign, or consider a solid sign, lighted tastefully from "below".

COMMUNITY DEVELOPMENT DEPARTMENT 4/22/96
Michael Drollinger 244-1439

For clarification, please confirm that the sign will be oriented facing north/south (a two-sided sign oriented to 12th Street).

Please contact the Community Development Department if you have any questions or require further explanation of any item.

CITY DEVELOPMENT ENGINEER 4/22/96
Jody Kliska 244-1591

No Comments.

To Date, no comments received from:
City Property Agent
City Attorney

City Of Grand Junction
Sign Variance Committeee

Response to review comments for Monument Mortuary.

The sign as proposed will be illuminated with fluorescent light from within. Fluorescent light is typically not a harsh light. The panels will be colored. This will also help to keep the light more subtle. The sign will be very attractive so as to enhance the area and not detract from.



Richard J. Fryer

BOARD OF APPEALS - STAFF REVIEW

FILE: VAR-96-100

DATE: May 1, 1996

STAFF: Michael T. Drollinger

REQUEST: Variance from Section 5-7-7B.5.b regarding calculation of maximum sign allowance based on the linear front foot of property on a public street right-of-way.

LOCATION: 2403 N. 12th Street

APPLICANT: Dale Bowen

EXISTING LAND USE: Mortuary (under construction)

PROPOSED LAND USE: No Change

SURROUNDING LAND USE:

NORTH: Office
SOUTH: Residential
EAST: Office/Residential
WEST: Office/Vacant

EXISTING ZONING: B-1 (Limited Business)

SURROUNDING ZONING:

NORTH: B-1
SOUTH: RMF-64
EAST: RMF-64
WEST: B-1

ZONING AND DEVELOPMENT CODE REQUIREMENT:

Section 5-7-7B.5.b regarding calculation of maximum sign allowance based on the linear front foot of property on a public street right-of-way.

VARIANCE REQUESTED:

Applicant has no lot frontage on a public right-of-way and requests a variance of Section 5-7-7B.5.b to permit a monument-style freestanding sign near 12th Street with an area not to exceed 40 square feet (see attached maps and drawing).

APPLICANT'S REASON FOR REQUEST:

The subject parcel is configured with no frontage on a public street. There is access to the property, however, via access easements to 12th Street and 11th Street. The applicant has received approval to construct a mortuary on the property which is presently under construction. The access easement to 12th Street is 24 feet wide and if it were real property would permit a freestanding sign with a maximum size of 36 feet.

The applicant proposes a one-sided internally illuminated sign with an orientation facing 12th Street. The size of the proposed sign will not exceed 40 square feet with a height not to exceed six feet. The requested sign would not be out of character of with nearby businesses on 12th Street.

STAFF ANALYSIS:

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 nature. 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 property has no frontage on a public street. 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 many are also nonresidential uses. The 12th Street corridor in the site vicinity has undergone a gradual transition from principally residential uses to a mixture of residential and nonresidential uses. The subject property has been zoned for business uses since 1980. This use is in

conformance with the 12th Street Corridor guidelines.

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

The subject parcel was first subdivided in the early 1980's and was configured without frontage on a public street, however sufficient access is provided to the parcel via access easements. The parcel is a developable, business-zoned property which because of its location and configuration, is unusual and presents a hardship for a person wishing to identify the nature and location of a business. The type and size of signage proposed is modest and less than what would generally be requested by other types of business uses allowed in the B-1 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 the size and type on nearby business 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 condition:

1. Freestanding monument-type sign shall not exceed 40 square feet in area and six feet in height and be located on the 12th Street frontage only.

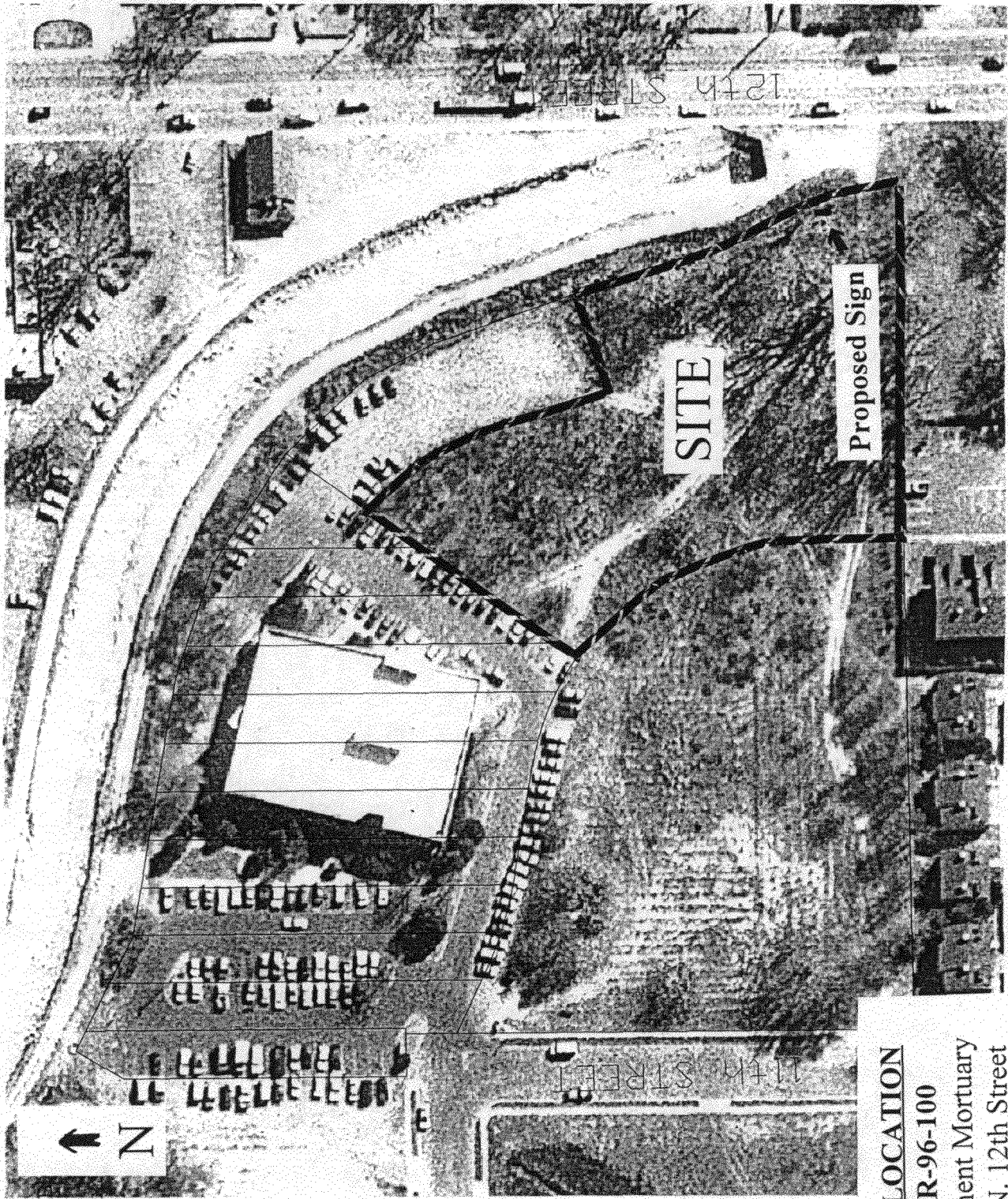
STAFF RECOMMENDATION:

Approval of the signs as proposed with the above conditions.

RECOMMENDED BOARD MOTIONS:

Mr. Chairman, on item VAR-96-100, a variance request from the calculation of maximum sign allowance based on the linear front foot of property on a public street right-of-way in a business zone at 2403 N. 12th Street, I move that we DENY the request for the following reasons:

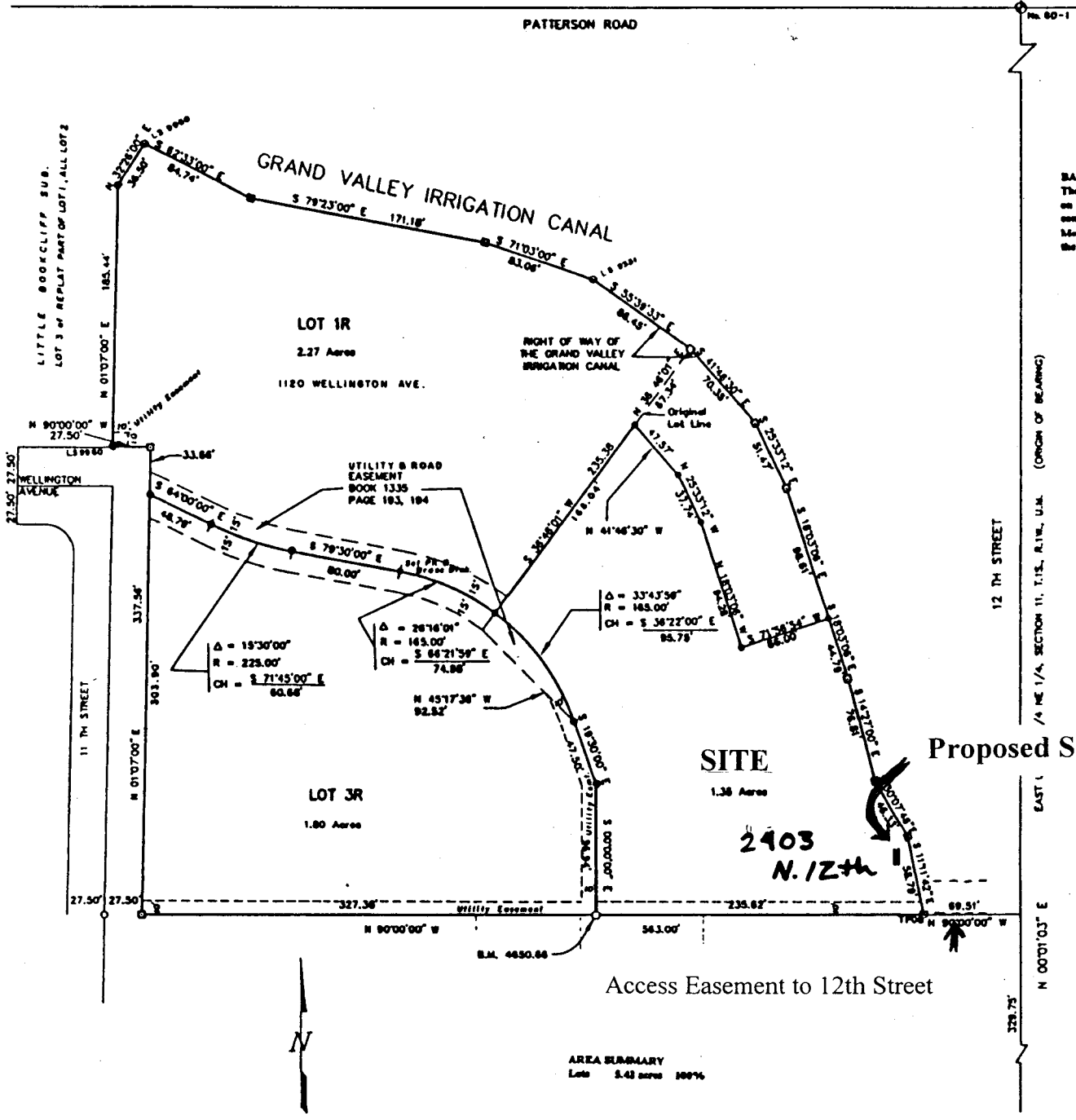
Mr. Chairman, on item VAR-96-100, a variance request from the calculation of maximum sign allowance based on the linear front foot of property on a public street right-of-way in a business zone at 2403 N. 12th Street, I move that we APPROVE the request with condition #1 in this staff report dated May 1, 1996, for the following reasons:



SITE LOCATION

VAR-96-100
Monument Mortuary
2403 N. 12th Street

NE CORNER, SECTION 11
T.15., R.1W., U.M.



BASIS OF
The bearings
on the original
monument the
northern

1/4 NE 1/4, SECTION 11, T.15., R.1W., U.M. (ORIGIN OF BEARING)

CIT
T.M.

Proposed Sign

SITE

2403
N. 12th

Access Easement to 12th Street

AREA SUMMARY
Lots 5.43 acres 100%

SCALE 1" = 30'

- LEGEND
- Set No. 5 rebar and 1.5" diam. cap
 - Found No. 5 rebar
 - ⊕ Meas County Brass Cap
 - Found Original Rebar and Cap L.S. 5073

NOTE: All interboundary angle point corners are set in concrete

BOOKCLIFF AVE.

SOUTH LINE NE 1/4 NE 1/4 SECTION 11, T.15., R.1W., U.M.

PLAT
VAR-96-100
Monument Mortuary
2403 N. 12th Street

STAFF REVIEW

FILE: #VAR-96-100
DATE: April 22, 1996
STAFF: Michael Drollinger
REQUEST: Sign Variance
LOCATION: 2403 N. 12th Street
ZONING: B-1

STAFF COMMENTS:

1. For clarification, please confirm that the sign will be oriented facing north/south (a two-sided sign oriented to 12th Street).

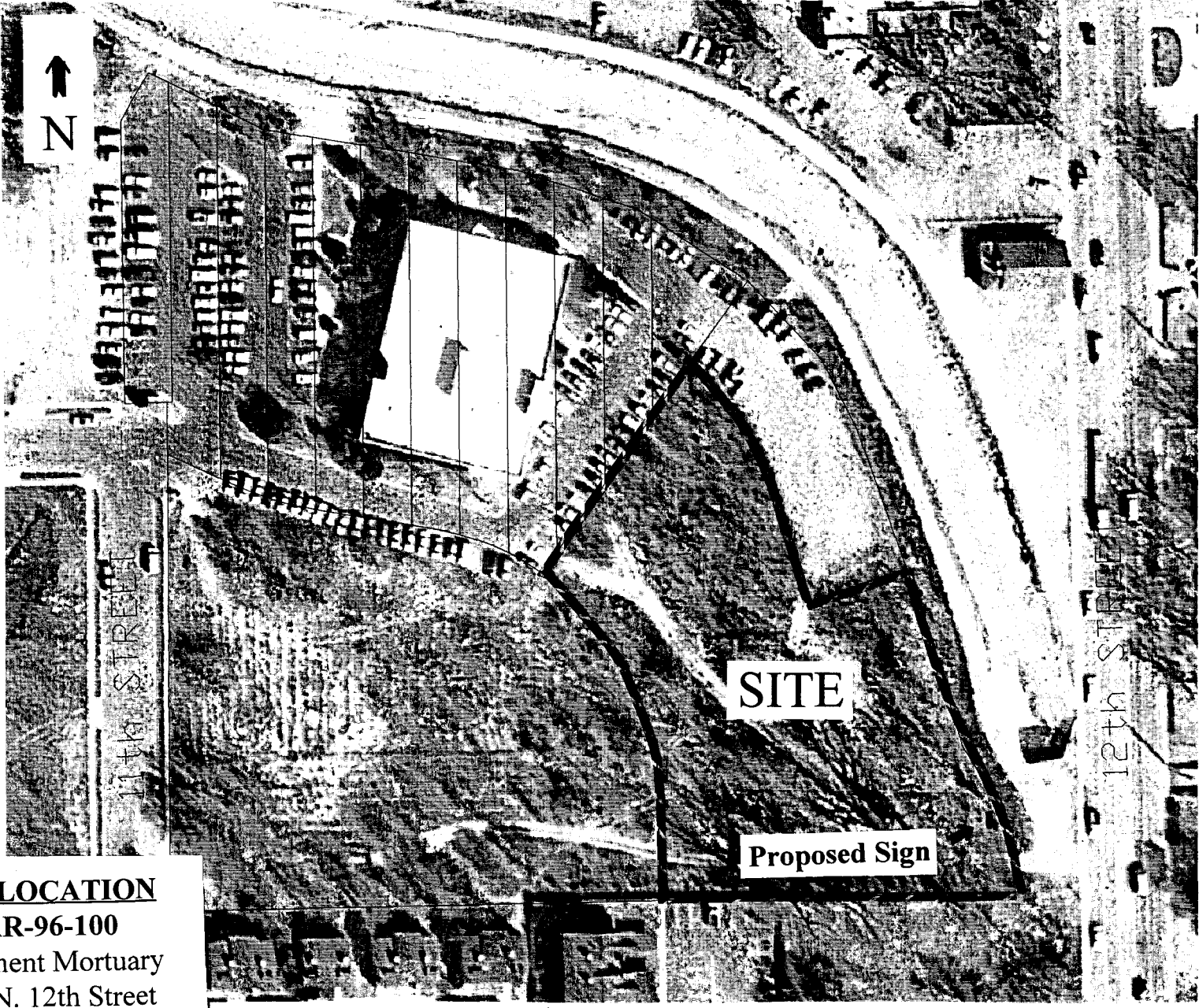
Please contact the Community Development Department if you have any questions or require further explanation of any item.

LAP

*Jody
Prop. Agent
Attorney*

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

Lot 2 of Wellington Business Park;
EXCEPT the following described parcel:
Beginning at the Southwest corner of said Lot 2, Wellington Business Park;
thence North 01°07'00" East 303.90 feet;
thence South 64°00'00" East 48.79 feet;
thence along the arc of a curve to the left whose radius is 225.00 feet and whose long chord bears South 71°44'00" East 60.68 feet;
thence South 79°30'00" East 80.00 feet;
thence along the arc of a curve to the right whose radius is 165.00 feet and whose long chord bears South 49°30'00" East 165.00 feet;
thence South 19°30'00" East 47.50 feet;
thence South 00°00'00" West 96.94 feet to a point on the South line of said Lot 2, Wellington Business Park;
thence North 90°00'00" West along South line of Lot 2, Wellington Business Park a distance of 327.38 feet to the point of beginning;
AND EXCEPT a part of Lot 2 of the Wellington Business Park, City of Grand Junction, described as follows:
Beginning at the Northeasterly corner of said Lot 2;
thence South 41°46'30" East 70.35 feet;
thence South 25°33'12" East 51.47 feet;
thence South 18°03'06" East 98.61 feet;
thence South 71°56'54" West 66.00 feet;
thence North 18°03'06" West 94.28 feet;
thence North 25°33'12" West 37.74 feet;
thence North 41°46'30" West 47.57 feet;
thence North 36°46'01" East 67.34 feet to the point of beginning.

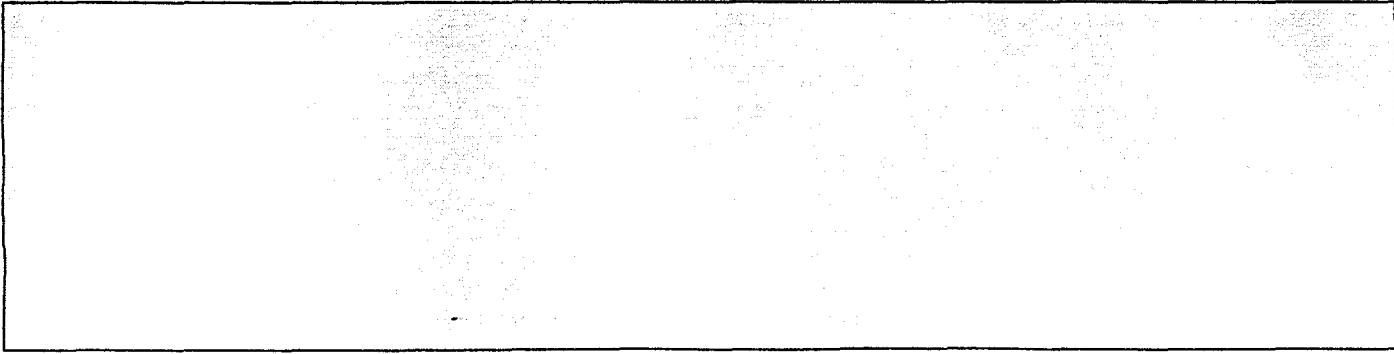


SITE LOCATION
VAR-96-100
Monument Mortuary
2403 N. 12th Street



Monument

M • O • R • T • U • A • R • Y

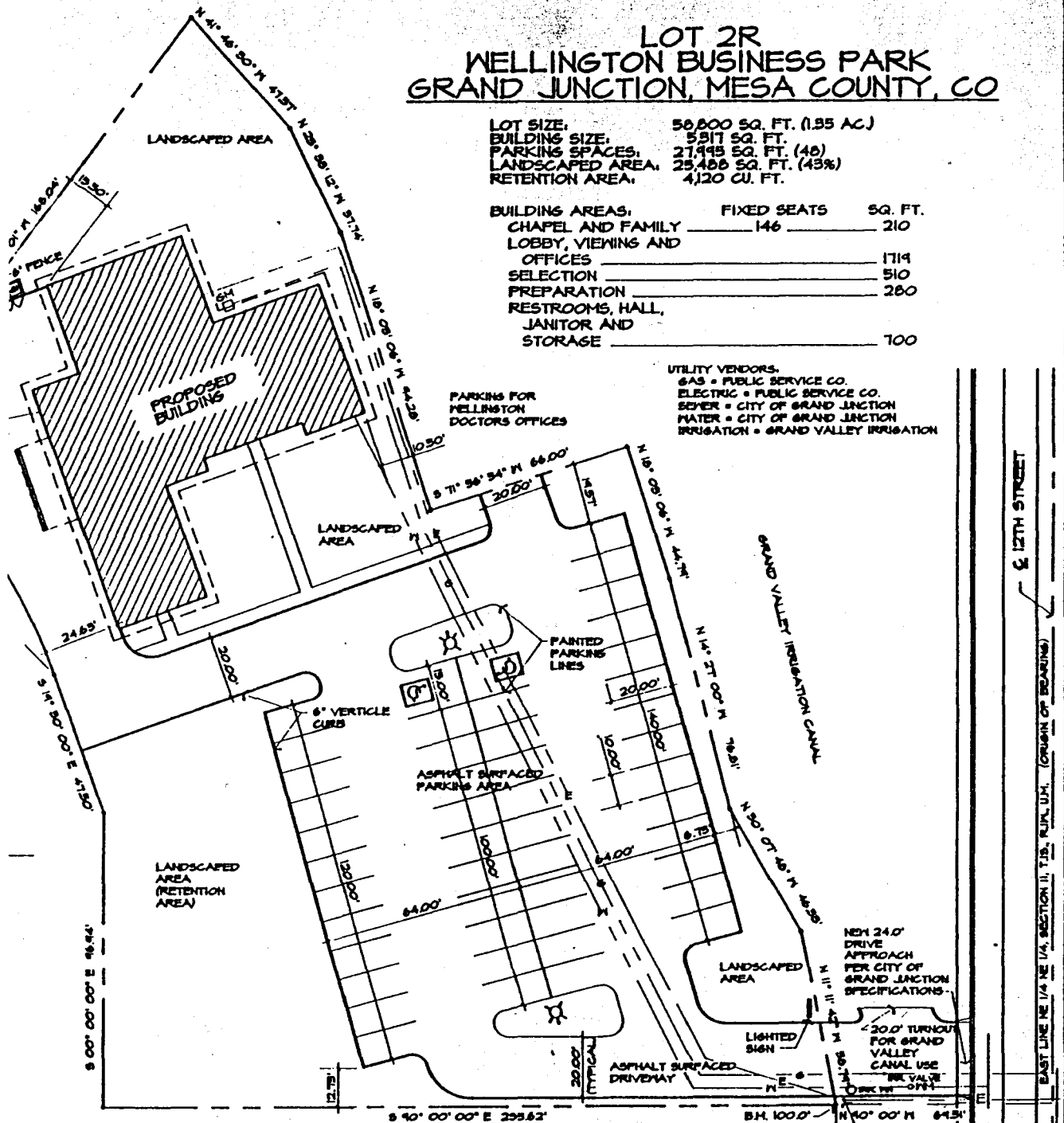


LOT 2R WELLINGTON BUSINESS PARK GRAND JUNCTION, MESA COUNTY, CO

LOT SIZE: 58,000 SQ. FT. (1.35 AC.)
BUILDING SIZE: 5,917 SQ. FT.
PARKING SPACES: 21,995 SQ. FT. (48)
LANDSCAPED AREA: 25,488 SQ. FT. (43%)
RETENTION AREA: 4,120 CU. FT.

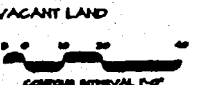
BUILDING AREAS:	FIXED SEATS	SQ. FT.
CHAPEL AND FAMILY	146	210
LOBBY, VIEWING AND SELECTION		1719
OFFICES		510
PREPARATION		280
RESTROOMS, HALL, JANITOR AND STORAGE		700

UTILITY VENDORS:
 GAS • PUBLIC SERVICE CO.
 ELECTRIC • PUBLIC SERVICE CO.
 SEWER • CITY OF GRAND JUNCTION
 WATER • CITY OF GRAND JUNCTION
 IRRIGATION • GRAND VALLEY IRRIGATION

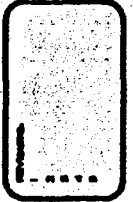


LEGEND

- H — WATER LINE
- S — SEWER LINE
- G — GAS LINE
- E — ELECTRIC LINE
- M — WATER METER
- M — GAS METER
- C — SEWER CLEAN-OUT
- ⊗ — PARKING AREA LIGHT



SITE PLAN



NEW BUILDING
MONUMENT MORTUARY
 GRAND JUNCTION, COLORADO

SITE PLAN
 VICINITY MAP
 SITE DETAILS

DRAWN BY: [Signature]
 DATE: 05/17/12

OF 13 SHEETS
AI

SE CORNER NE 1/4 NE 1/4 SECTION II, T.15, R.1W, U.M.
 BOOKCLIFF AVENUE
 SOUTH LINE NE 1/4 NE 1/4 SECTION II, T.15, R.1W, U.M.

EAST LINE NE 1/4 NE 1/4 SECTION II, T.15, R.1W, U.M. (ORIGIN OF BEARINGS)
 § 12TH STREET