

CITY OF GRAND JUNCTION

ORDINANCE NO. 4041

AN ORDINANCE AMENDING SECTIONS 1.12 AND 4.2, TABLES 2.1 AND 2.3, AND ADDING SECTION 2.21 OF THE ZONING AND DEVELOPMENT CODE, SIGN REGULATIONS, TO ALLOW FOR SIGN PERMITS AS A SEPARATE APPLICATION

RECITALS:

The City of Grand Junction wishes to revise the Zoning and Development Code to allow any site or sites that function as one site through the sharing of access and/or parking to be considered for a sign package by receiving approval from the Planning Commission.

Currently, signage for any site or commercial project being approved under a Planned Development (PD) or Conditional Use Permit (CUP) must be approved as part of the PD or CUP process. This option is not available to other applications, such as projects reviewed through the Site Plan Review process.

The City would like to create a new permit to be known as a Sign Package Permit that will allow the maximum sign allowance for the site or sites to be aggregated and then allow the total allowance to be redistributed over the entire site.

The City Council finds that the request is consistent with the goals and policies of the Growth Plan.

The Planning Commission, having heard and considered the request, found the proposed amendments further several goals and policies of the Growth Plan and the purpose of the Code regarding signs, and recommended approval of the proposed revisions to the Zoning and Development Code.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE ZONING AND DEVELOPMENT CODE BE AMENDED AS FOLLOWS:

Chapter 1

Add new Section 1.12.H.3.I. Delete the word “and” at the end of the phrase lettered j, delete the period at the end of the phrase lettered k and insert “; and”, and add the following:

- I. Sign Packages.

Chapter 2

Table 2.1

Addition to the table under **OTHER APPLICATIONS**. Insert Sign Package. No general or neighborhood meeting is needed. The Acting Body shall show the Director as the review body and the Planning Commission as the Decision Maker. It shall be mandatory that notice be given by Public, Mail and Sign.

Table 2.3

Insert under the Type of Submittal or Request - Sign Package. Notice shall be published 7 calendar days in advance. Mailed Notice shall be First Class and sent to Owners within 500 feet. Sign Notice is Required and a Yes shall be inserted in that column.

Add following new Section 2.21:

SECTION 2.21 SIGN PACKAGE

- A. **Purpose.** A Sign Package allows the review and approval of signs on a developed site or abutting developed sites that function as one with the sharing of vehicular access through, across, over, entrance onto, and/or exit from the site(s) and/or parking.
- B. **Applicability.** The Sign Package provides detailed graphical information of the location, height, illumination, sign dimensions, and sign design, including but not limited to letter heights.
- C. **Approval Criteria.**
 - 1. All sign(s) included on the site(s) shall be in conformance with the criteria set forth in Section 2.2.E.2.b, except as allowed to deviate based on the other criteria in this Section.
 - 2. The application of the Sign Package is not contrary to and better implements the goals and objectives of the Growth Plan, including but not limited to applicable neighborhood plans, corridor plans, and other adopted plans.
 - 3. The application of the Sign Package is not contrary to and better implements the goals and objectives of moderating the size and number of signs as well as the reduction of clutter and obtrusive placement of signs.
 - 4. The Sign Package is found to be compatible with the signs and uses on the adjacent parcels.
- D. **Decision-Maker.** The Director shall make recommendations and the Planning Commission shall approve, conditionally approve or deny all applications for a Sign Package Permit.
- E. **Application and Review Procedures.** Application requirements and processing procedures are described in Table 2.1 and Section 2.3.B.
- F. **Validity.**
 - 1. The Sign Package Permit must be established within 180 days of the approval by Planning Commission. A Sign Package is established upon the installation of the first sign included within the package. Once established the Sign Package Permit shall run with the land as long as a use on a site has not changed and the site(s) continue to share vehicular access through, across, over, entrance

onto, and/or exit from the site(s) and/or parking. All the parcels functioning as one shall be considered the land to which the Sign Package Permit is applicable.

2. A Sign Package Permit limits the characteristics of each sign within the Sign Package. Any increase in any sign characteristic must be reviewed and approved as a new Sign Package. Any changes to the Sign Package Permit, including modification or termination, other than termination due to change of use on a site or termination of the shared access or parking, shall require the written consent of all landowners of each of the sites included within the approved Sign Package.

Add the following Section 4.2.G.6.

6. **Sign Packages.** A site or sites that consist of more than one developed parcel of land that are abutting and function as one through the sharing of vehicular access through, across, over, entrance onto, and/or exit from the site(s) and/or parking, (such as a shopping center) may be considered for a Sign Package through a Sign Package Permit. Variance of the maximum total sign allowance shall not be permitted, but the maximum sign allowance for the entire site or sites may be aggregated and the total allowance redistributed for the same type of sign. For example, freestanding sign allowance may be redistributed among freestanding signs, but a freestanding sign allowance may not be redistributed for a façade sign.

Introduced for first reading on this 21st day of February, 2007

PASSED and ADOPTED this 7th day of March, 2007.

ATTEST:

/s/ James J. Doody
President of City Council

/s/ Stephanie Tuin
City Clerk