



REGULAR PLANNING COMMISSION MEETING AGENDA
Wednesday, July 27, 2022 5:00 PM
City Council Chambers, Elks Civic Building - 107 S. Cascade Ave.

The Montrose Planning Commission is pleased to have residents of the community take time to attend Planning Commission Meetings. We encourage your attendance and participation. Individuals wishing to be heard during public hearing proceedings are encouraged to be prepared and will generally be limited to three minutes to allow everyone the opportunity to be heard. The 11:00 p.m. rule will be enforced in accordance with City of Montrose Regulations (Sec. 7-15-2).

Additional written comments are welcome. If you would like to comment on an agenda item, please email planningmail@cityofmontrose.org. Written comments must be received by noon one week prior to the meeting in order to be included in the Planning Commission packet. After that deadline, comments received by noon the day prior to the meeting will be distributed to the Planning Commission on the meeting day.

Hearing assistance devices are available for public use. Please let us know if you need accommodation. The City also offers interpretation for Spanish speakers. In order to allow time to book this resource, please email planningmail@ci.montrose.co.us at least three days before the meeting.

- 1) Planning Commission meeting called to order
- 2) Roll call by the Planning Commission Chair
- 3) Approval of Minutes of the July 13, 2022 meeting
- 4) Additions or Deletions
- 5) **FAIRFIELD BY MARRIOTT SIGN VARIANCE** This proposed variance to the sign code would allow 283.721 sq ft of signage across 4 signs in the "I-1" Light Industrial District. Properties in the "I-1" District are ordinarily allowed 200 sq ft across 2 signs. The applicant is San Juan Lodging Group, LLC.
- 6) Other Business
- 7) Next Meeting will be August 10, 2022
- 8) Motion to Adjourn



AGENDA JUNTA REGULAR DE LA COMISIÓN DE PLANIFICACIÓN

Miércoles, julio 27 de 2022 5:00 PM

Cámaras del Consejo de la Ciudad, Elks Civic Building - 107 S. Cascade Ave.

El Comité de Planificación de Montrose se complace en tener a residentes de la comunidad que se toman el tiempo para asistir a las juntas del Comité de Planificación. Les animamos a asistir y a participar. A los individuos que deseen ser escuchados durante los procedimientos de la audiencia pública se les anima a que estén preparados y por lo general se les limitará a tres minutos para permitir que todos tengan la oportunidad de ser escuchados. La regla de las 11:00 p.m. será implementada de acuerdo con las regulaciones de la Ciudad de Montrose (Sec.7-15-2).

Comentarios adicionales por escrito son bienvenidos. Si le gustaría comentar en algún punto de la agenda envíe un correo electrónico a planningmail@cityofmontrose.org. Los comentarios por escrito deben ser recibidos para el mediodía una semana antes de la junta para ser incluidos en el paquete de la Comisión de Planificación. Después de este plazo, los comentarios recibidos al mediodía el día antes de la junta serán distribuidos a la Comisión de Planificación el día de la junta.

Hay asistencia de aparatos auditivos disponibles para el uso público. Por favor déjenos saber si usted necesita esta adaptación. La ciudad también ofrece interpretación para hispanohablantes. Para poder reservar esta asistencia, por favor envíe un email a planningmail@ci.montrose.co.us por lo menos tres días antes de la junta.

- 1) Comisión de Planificación llamado a orden de la junta
- 2) Toma de asistencia por el Presidente de la Comisión de Planificación
- 3) Aprobación de la minuta de la junta de julio 13, 2022
- 4) Adiciones o eliminaciones
- 5) **VARIANZA DE SIGNO PARA FAIRFIELD BY MARRIOT** Esta varianza propuesta al código de letreros permitiría 283.721 pies cuadrados de letreros en total a través de 4 letreros en el distrito industrial ligero "I-1". A las propiedades en el distrito "I-1" normalmente se les permite 200 pies cuadrados en 2 letreros. El solicitante es San Juan Lodging Group, LLC.
- 8) Otros Asuntos

9) Próxima junta será el 10 de agosto, 2022

10) Moción para levantar la sesión



The Montrose City Planning Commission held a meeting on July 13, 2022 at 5:00 p.m. in City Hall Council Chambers. The meeting agenda was posted in accordance with the Colorado Open Meetings Act (C.R.S. §24-6-401, et.seq.).

Planning Commissioners Present: David Fishering (Chair), Chad Huffman (Vice-Chair), Jan Chastain, Delphine Jadot, Richard Rogers, Phoebe Benziger, Steve Ball and Ronald Cairns (alternate). Absent: none

Staff Members Present: William Reis (Planner I), Ann Morgenthaler (Deputy City Manager), Ben Morris (City Attorney), Chris Dowsey (Assistant City Attorney), Sharon Dunning (Building Services Technician), Greg Story (Information Systems Director), Montrose Police Officer.

There were 3 members of the public in attendance.

CALL TO ORDER

Chairperson David Fishering called the meeting to order at 5:00 p.m.

APPROVAL OF MINUTES

Chad Huffman moved to approve the minutes of the June 22, 2022 meeting as submitted. Phoebe Benziger seconded, and the motion carried.

ADDITIONS OR DELETIONS

Introduction of new Planning Commissioner, Ronald Cairns, and new City Attorney, Ben Morris.

CEDAR CREEK TOWNHOMES SUBDIVISION PRELIMINARY PLAT.

This proposed preliminary plat will subdivide Lot 46 of the Cedar Creek Subdivision, also known as 708 Cedar Creek Ave, into 5 townhome sublots within a parent parcel. The parcel will contain a 5-unit multifamily residential building. The property is zoned "R-4" High Density District. The applicant is Garret Smith with Color Red Construction.

Staff Presentation

William Reis introduced this item. All public requirements have been fulfilled and the official files and exhibits have been entered into the record.

Questions for Staff

None.

Applicant Presentation

Garret Smith, applicant, came forward to answer questions.

Questions for Applicant

Planning Commissioners and applicant briefly discussed parking space size.

Public Comment

None.

Discussion

None.

Motion and Vote

Delphine Jadot moved to recommend to City Council approval of the Preliminary Plat application with the following condition(s). The approval of this Preliminary Plat is expressly conditioned upon City staff ensuring that all policies, regulations, ordinances and municipal code provisions are met and that the Applicant adequately addresses all of staff's concerns prior to the execution of the Final Plat. The City staff is not authorized by this approval to execute the Final Plat prior to all conditions being satisfied. The request meets the Code criteria based on the evidence and testimony presented at this hearing and in the staff report. Richard Rogers seconded, and the motion carried unanimously.

OTHER BUSINESS

A Planning Commissioner and staff discussed possible conflicts of interest of serving on both county and city planning commissions.

NEXT MEETING

The next Planning Commission meeting is scheduled for July 27, 2022.

PUBLIC COMMENT

None.

ADJOURNMENT

Phoebe Benziger moved to adjourn the meeting. Delphine Jadot seconded, and the meeting ended at 5:15 p.m.

CHAIRPERSON

ATTEST



CITY OF MONTROSE

Planning Services

MEMO

TO: Planning Commission
FROM: William Reis, Planner II
DATE: July 27, 2022
RE: 22-0061 – Fairfield by Marriott Sign Variance
ATTACHMENTS:

- Exhibit A: Maps
- Exhibit B: Sign Plan
- Exhibit C: Excerpt from Code – Sign Regulations
- Exhibit D: Excerpt from Code – Variances

Public notice requirements have been fulfilled in accordance with Section 4-4-31(D) of the City of Montrose Municipal Code. A sign was posted on the property, letters sent to property owners within 100 feet, and an ad appeared in the Montrose Daily Press.

Planning Commission Consideration:

The Planning Commission is reviewing an application for a variance to sign regulations to be granted to the Fairfield by Marriott, located at 25 Tributary St. The Planning Commission shall approve or deny the variance application. The Planning Commission will consider all of the information in this memo in making a decision.

Application Background:

This project is a variance that would allow for a total of 283.721 square feet of signage across 4 signs. The property is located in the “I-1” Light Industrial District. Businesses in this zoning district are ordinarily limited to the lesser of one and a half square feet per linear foot of principal street frontage or 200 square feet of signs, across 2 signs. Due to the large façade of the building, the location off of the main drag of Townsend Ave, and the PD Plan’s plat note granting “B-3” General Commercial District uses within the “I-1” Light Industrial District, the applicant is requesting an increase in the allowable square footage and number of signs.

Applicant: San Juan Lodging Group, LLC

Staff Analysis:

1. The criteria for granting variances to sign regulations are listed below. Municipal Code, Section 4-4-28 (D). Variances shall be granted only if the following criteria are met:
 - a. The variance will not adversely affect the public health, safety and welfare.
 - b. The variance requested is the minimum variance that will afford relief.
 - c. The variance will not result in signage incompatible with other properties in the area and will not affect or impair the value, use or development of such properties.
 - d. Strict compliance with the regulation presents practical difficulties or unnecessary hardships, and the variance sought falls within the spirit of the sign code as a whole.
2. Sign Provisions
 1. Businesses in the I-1 zoning district may have up to two signs, with a maximum of 200 square feet.
 2. Uses as allowed in the “B-3” General Commercial District are also allowed in the Colorado Outdoors Subdivision, as per the PD Plan.

Zoning District	Maximum Number of Signs	Maximum Square Footage of Signs Per Lot- All Signs Combined
B-2, B-2A, B-3	Two Primary, One Secondary	The lesser of one and a half sq. ft. per linear foot of principal street frontage or 300 sq. ft.
I-1, I-2	One Primary	The lesser of one and a half sq. ft. per linear foot of principal street frontage or 200 sq. ft.
(Nonresidential Zones only) Secondary Sign	One	

3. The Variance does not appear to be adverse to the public health, safety and welfare, and is consistent with Municipal Code requirements and the City of Montrose Comprehensive Plan.

Staff Recommendation:

The staff finds that the criteria have been met, and recommend approval of the request.

Planning Commission Motion Alternatives:

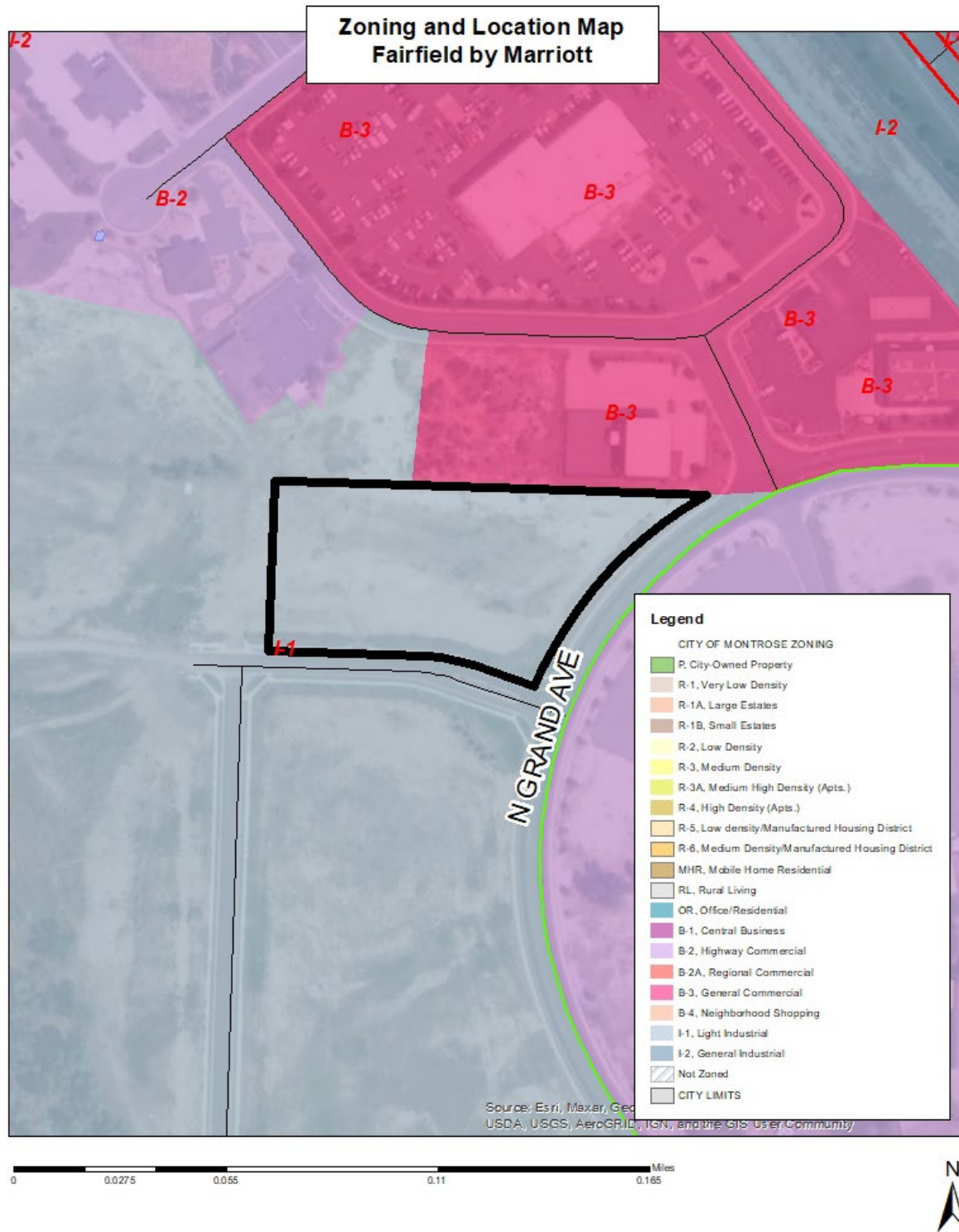
Approval Motion Recommendation:

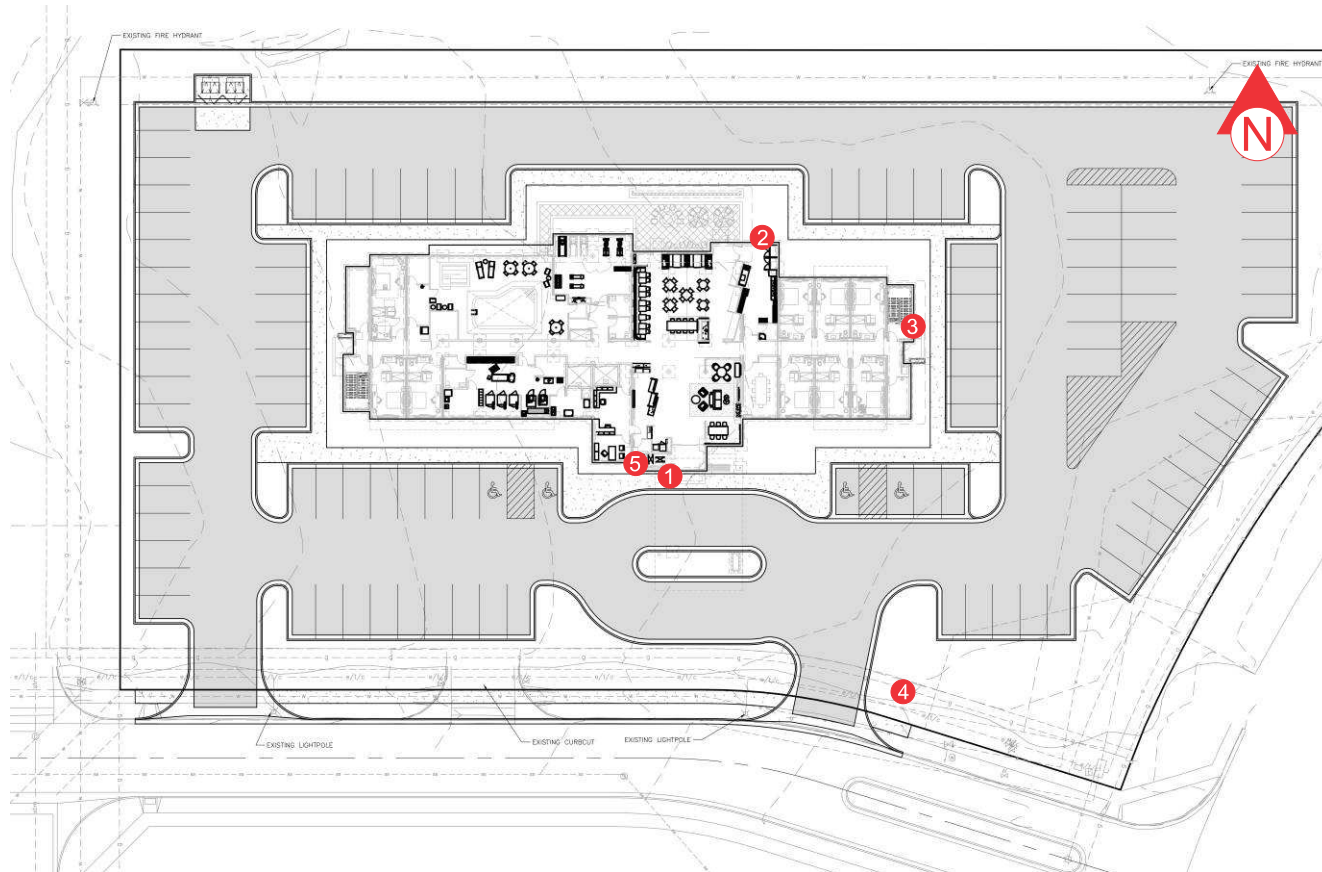
"I hereby make a motion to approve the request to allow a variance for 283.721 square feet of signage for Fairfield by Marriott at 25 Tributary St. The request meets the Code criteria and standards based on the evidence and testimony presented at this hearing and in the staff report."

Denial Motion Recommendation:

"I hereby make a motion to deny the request. The request does not meet the Code criteria based on the evidence and testimony presented at this hearing and in the staff report."

EXHIBIT A: Maps
Zoning and Location Map





INN CODE:

FAIRFIELD
1191 NORTH GRAND AVE
MONTROSE, CO 81401

PROPOSED SIGNS:

- ① 48" CHANNEL LETTERS
- ② 48" CHANNEL LETTERS
- ③ 36" CHANNEL LETTERS
- ④ 4'-3" x 7'-5 9/16" MONUMENT @ 6' OAH
- ⑤ COUNTOUR LIGHTING
- ⑥ 4'-3" x 7'-5 9/16" MIDRISE SIGN AND 4'-3" x 7'-5 9/16" TENANT SIGN AT 20' OAH



APPROVAL BOX - PLEASE INITIAL

CUSTOMER APPROVAL

Date

NOTE: Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation.

Customer: FAIRFIELD	Date: 06/14/22	Prepared By: JR/MW/ AL/CTM/AL	Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.
Location: MONTROSE, CO	File Name: 313637 - R8 - MONTROSE, CO	Eng: -	

persona
SIGNS | LIGHTING | IMAGE

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700 21st Street Southwest
PO Box 210
Watertown, SD 57201-0210
1.800.843.9888 • www.personasigns.com

1

FRONT ELEVATION

SCALE: 1/32" = 1'-0"

CHANNEL LETTERS SHOWN ON EXISTING WALL COLOR OR AS NOTED ON ELEVATIONS.
CUSTOMER TO VERIFY WALL COLOR PRIOR TO PRODUCTION

FAIRFIELD BOXED FOOTAGE: 81.583 SQ. FT.
BY MARRIOTT BOXED FOOTAGE: 16.758 SQ. FT.

GRAPHIC DETAIL
SCALE: 1/4" = 1'-0"

NOTE: TECH SURVEY IS REQUIRED

APPROVAL BOX - PLEASE INITIAL

CUSTOMER APPROVAL

Date

NOTE: Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation.

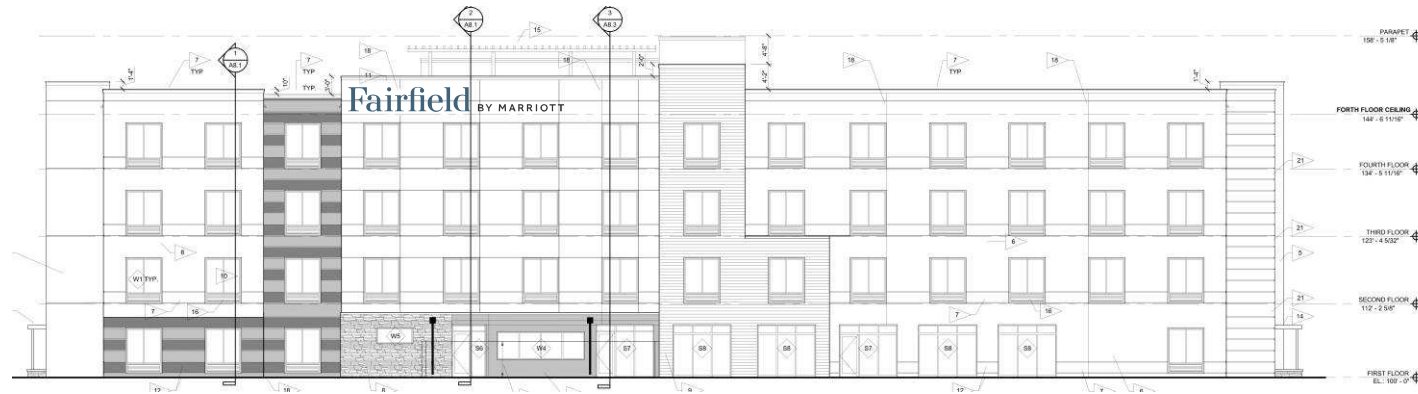
Customer: FAIRFIELD	Date: 06/29/22	Prepared By: JR/MW/AL/PG/TT	Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.
Location: MONTROSE, CO	File Name: 313637 - R8 - MONTROSE, CO	Eng: -	

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REAR ELEVATION

SCALE: 1/32" = 1'-0"



FAIRFIELD BOXED FOOTAGE: 81.583 SQ. FT.
BY MARRIOTT BOXED FOOTAGE: 16.758 SQ. FT.

CHANNEL LETTER DETAIL
SCALE: 1/4" = 1'-0"

NOTE: TECH SURVEY IS REQUIRED

APPROVAL BOX - PLEASE INITIAL

CUSTOMER APPROVAL

Date

NOTE: Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation.

Customer: FAIRFIELD	Date: 06/29/22	Prepared By: JR/MW/AL/PG/TT	Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.
Location: MONTROSE, CO	File Name: 313637 - R8 - MONTROSE, CO	Eng: -	

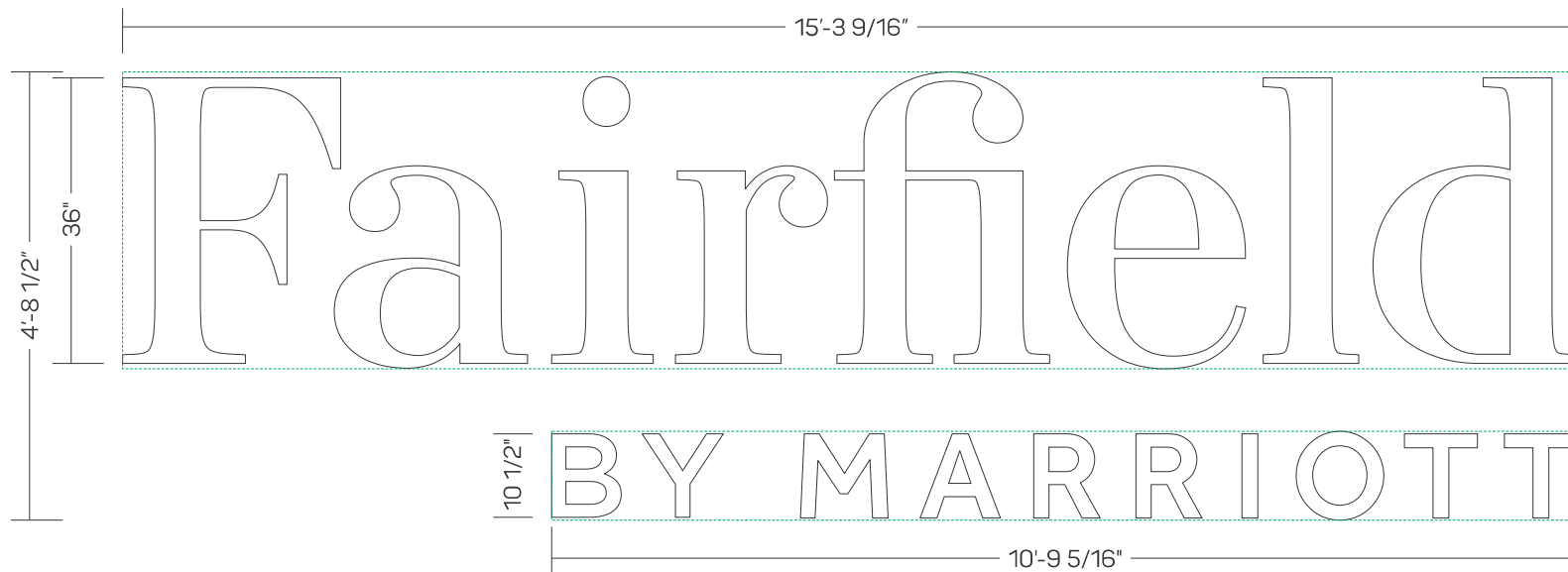
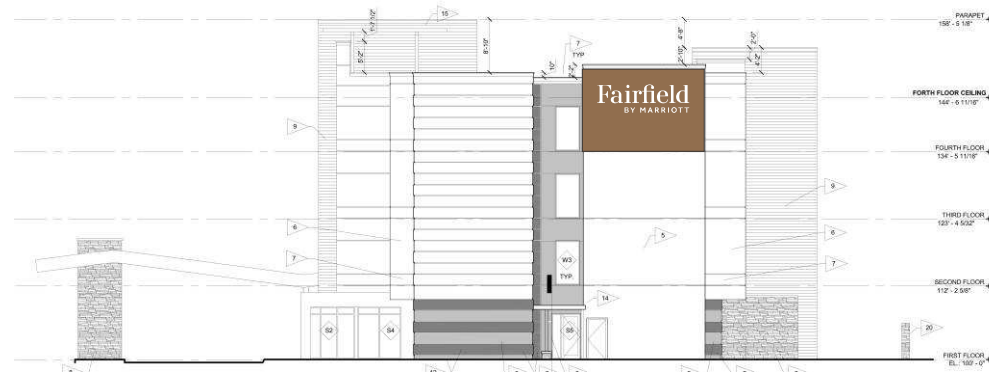
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CHANNEL LETTERS SHOWN ON EXISTING WALL COLOR OR AS NOTED ON ELEVATIONS.
CUSTOMER TO VERIFY WALL COLOR PRIOR TO PRODUCTION

SIDE ELEVATION

SCALE: 1/32" = 1'-0"



FAIRFIELD BOXED FOOTAGE: 45.89 SQ. FT.
BY MARRIOT BOXED FOOTAGE: 9.429 SQ. FT.

CHANNEL LETTER DETAIL
SCALE: 1/2" = 1'-0"

NOTE: TECH SURVEY IS REQUIRED

APPROVAL BOX - PLEASE INITIAL

CUSTOMER APPROVAL

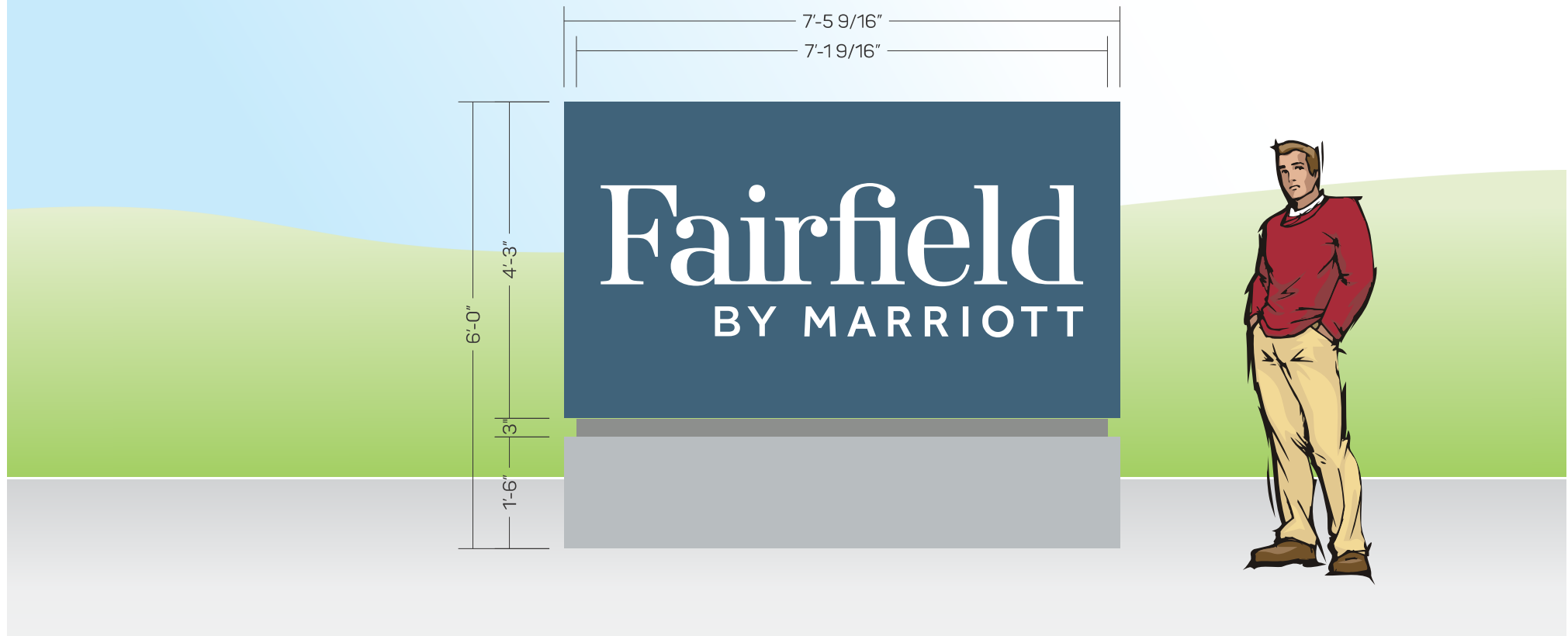
Date

NOTE: Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation.

Customer: FAIRFIELD	Date: 06/29/22	Prepared By: MW/AL/PG/TT	Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.
Location: MONTROSE, CO	File Name: 313637 - R8 - MONTROSE, CO	Eng: -	

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BOXED FOOTAGE: 31.72

MONUMENT SIGN

SCALE: 1/2" = 1'-0"

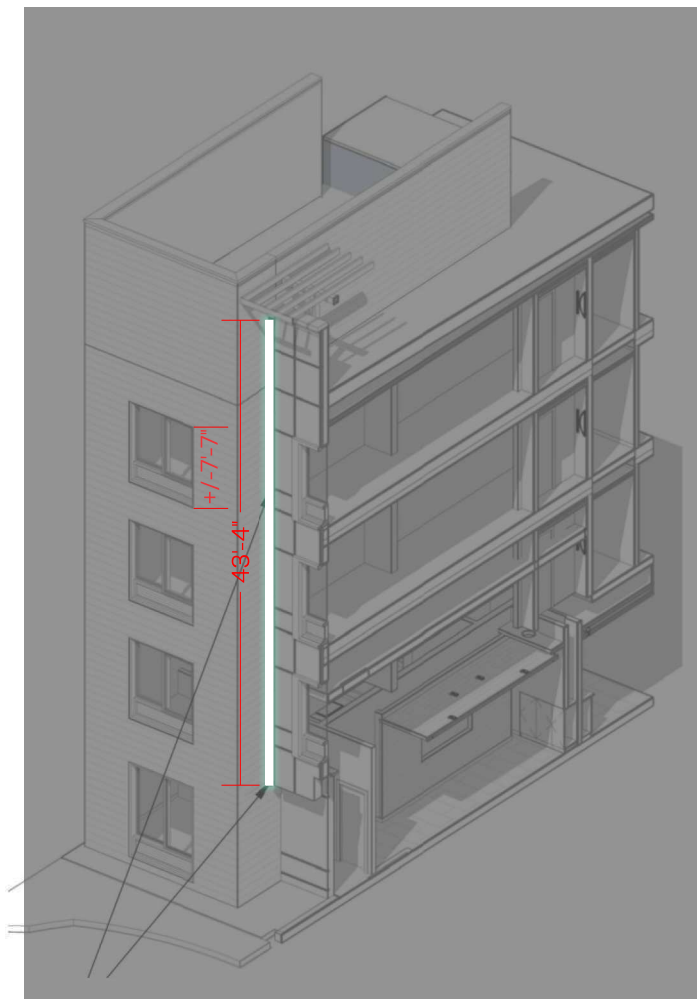
APPROVAL BOX - PLEASE INITIAL

CUSTOMER APPROVAL

Date

NOTE: Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation.

Customer: FAIRFIELD	Date: 06/14/22	Prepared By: JR/MW/AL	Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.	 persona SIGNS LIGHTING IMAGE	DISTRIBUTED BY SIGN UP COMPANY 700 21st Street Southwest PO Box 210 Watertown, SD 57201-0210 1.800.843.9888 • www.personasigns.com
Location: MONTROSE, CO	File Name: 313637 - R8 - MONTROSE, CO	Eng: —			



EXAMPLE

NOTE: TECH SURVEY IS REQUIRED

APPROVAL BOX - PLEASE INITIAL

CUSTOMER APPROVAL

Date

NOTE: Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation.

Customer: FAIRFIELD	Date: 1/4/22	Prepared By: JR	Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.
Location: MONTROSE, CO	File Name: 313637 - R8 - MONTROSE, CO	Eng: -	

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Sec. 4-4-25. Sign regulations.

(A) *Purpose and Intent.*

- (1) It is the purpose of this Section to promote the public health, safety and general welfare through a comprehensive system of reasonable, consistent and nondiscriminatory sign standards and requirements. The provisions in this Section are intended to:
 - (a) Enable the identification of places of residence and business.
 - (b) Allow for the communication of information necessary for the conduct of commerce.
 - (c) Lessen hazardous situations, confusion and visual clutter caused by proliferation, improper placement, illumination, animation and excessive height, area and bulk of signs which compete for the attention of pedestrian and vehicular traffic.
 - (d) Enhance the attractiveness and economic well-being of the City as a place to live, vacation and conduct business.
 - (e) Protect the public from the dangers of unsafe signs.
 - (f) Permit signs that are compatible with their surroundings and aid orientation, and preclude placement of signs in a manner that conceals or obstructs adjacent land uses or signs.
 - (g) Encourage signs that are appropriate to the zoning district in which they are located.
 - (h) Establish sign size in relationship to the scale of the lot and building on which the sign is to be placed or to which it pertains.
 - (i) Preclude signs from conflicting with the principal permitted use of the site or adjoining sites.
 - (j) Regulate signs in a manner so as to not interfere with, obstruct vision of or distract motorists, bicyclists or pedestrians.
- (2) On private property and traditional public fora, subject to the land owner's consent, a noncommercial message of any type may be substituted for any duly permitted or allowed commercial message or any duly permitted or allowed noncommercial message, provided that the sign structure or mounting device is legal without consideration of message content. A noncommercial substitution of message may be made without any additional approval or permitting; a commercial substitution of message shall require approval and permitting as set forth herein. This provision prevails over any more specific provision to the contrary within this Chapter. The purpose of this provision is to prevent any inadvertent favoring of commercial speech over noncommercial speech, or favoring of any particular noncommercial message over any other noncommercial message. This provision does not create a right to increase the total amount of signage on a parcel, nor does it affect the requirement that a sign structure or mounting device be properly permitted.
- (3) If any part, Section, Subsection, paragraph, subparagraph, sentence, phrase, clause, term, or word of this Section and/or any other provisions are declared invalid or unconstitutional by the valid judgment or decree of any court of competent jurisdiction, the declaration of such unconstitutionality shall not affect the validity or enforceability of any other prohibition herein.

(B) *Definitions.* The following words, terms and phrases, when used in this Section, shall have the meanings ascribed to them in this Subsection, except where the context clearly indicates a different meaning:

Animated sign means any sign or part of a sign which changes, or appears to change, physical position by any movement or rotation, including search lights, streamers, balloons, inflatable signs and figures, and air- or wind-driven signs.

Bulletin board signs means a sign used for the purpose of notification to the public of an event or occurrence of public interest such as a church service, school activity, political rally, civic meeting or other similar event.

Canopy or hanging sign means a sign suspended from a permanent roofed structure. Canopy or hanging signs are allowed in all zones.

Dispenser type display means a facility whose primary purpose is to dispense goods and products, including gas pumps, beverage, candy or ice machines, wiper blades, motor oil displays or similar products.

Electric sign means any sign containing electrical wiring, including signs illuminated by an exterior light source.

Electronic reader board means any sign that displays text over a fixed background by digital or electronic means.

Electronic sign means any sign that contains a digital or electronic display that can be changed, similar to a computer or television screen.

Flashing sign means any electronic or illuminated sign, either stationary or animated, which exhibits changing natural or artificial light or color effects by any means whatsoever.

Free-standing sign means a non-movable sign which is entirely supported by one or more uprights, poles, braces, or a base in or upon the ground. Free-standing signs are allowed in all zones.

Home occupation sign means a sign intended to advertise a home occupation.

Portable sign means signs designed to be physically moved and changed periodically to attract attention to a special circumstance, price or sale situation.

Primary sign means a sign related to or facing a public right-of-way.

Principal street frontage means the street or frontage with the highest functional classification under the most current version of the City's Comprehensive or Master Plan.

Projecting sign means a sign (other than a wall sign) which projects from and is supported by a wall of a building. Projecting signs are allowed only within commercial zones.

Roof sign means a sign erected upon or constructed directly over any part of the roof or parapet of a building whether or not actually attached to the roof.

Secondary sign means a sign on a public right-of-way or alley in addition to the primary sign.

Sign means an object or device which is used for the primary purpose of conveying a message by means of letters, numbers, figures, symbols, colors or other similar medium. The term "sign" shall exclude on-premises directional signs used for the sole purpose of providing information related to access to the premises, house numbers, and any signs which are required by local, state or federal laws, so long as the City determines that the intent of this Section is maintained. Signs merely describing a secondary commercial use or business within a structure shall not be considered directional signs.

Sign area means:

- (1) The area of signs with regular geometric shapes shall be measured using standard mathematical formulas. Regular geometric shapes shall include, but not be limited to, squares, rectangles, triangles, parallelograms, circles, or combinations thereof.
- (2) The area of signs with irregular shapes or of individual letter signs shall be the entire area within a single continuous perimeter of not more than eight straight lines enclosing the extreme limits of the sign.
- (3) The total measured area of a sign shall include the area of all writing, representation, lines, emblems or figures contained within all modules, together with any air space, material or color, forming an integral part or background of the display if used to differentiate such sign from the backdrop or structure against which it is placed.
- (4) On all signs other than projecting signs, the sign area shall be figured on one side only.
- (5) The area of all freestanding signs shall include the area of the sign face as calculated in Subsections (1) through (4) of this definition, together with any portion of the sign structure which exceeds 75 percent

of the area of the sign face. The intent of this Subsection is to encourage architectural decoration, ornamentation, or embellishment without deducting from the allowed sign area.

Temporary sign means any sign, banner, pennant, valance, or advertising display constructed of cloth, cardboard, wallboard, or other light materials, with or without frames.

Vehicle means any device which is capable of moving itself, or of being moved, from place to place upon wheels or endless tracks. The term "vehicle" includes any bicycle, but does not include any wheelchair, or any device moved by muscular power or moved exclusively over stationary rails or tracks or designed to move primarily through the air.

Vehicle-mounted signs means any sign affixed to or mounted upon any type of vehicle, as the term "vehicle" is defined herein.

Wall sign means any sign attached to or erected with the exposed face of the sign parallel to the wall of a building or structure. Wall signs are allowed in all zones.

Window sign means a temporary or permanent sign attached to the window of a building.

(C) *General Provisions.*

- (1) All allowed signs, except temporary signs, official traffic control devices, signs and notices erected, owned and maintained by the City of Montrose, signs within outdoor athletic venues, such as ballparks, golf courses, football fields, and soccer fields which are directed to spectators and participants in a manner to minimize visual impact outside of the venue, window and portable signs, and dispenser type displays, shall require a sign permit, on forms acceptable to the City, issued by the City Manager or his designee following the same procedure as a building permit, and with administrative fees as set forth in the City Regulation Manual. Said permits shall include an elevation drawing of all proposed and existing signs, and a plot plan showing the proposed location of the subject sign on the permittee's property.
- (2) Signs shall identify or advertise only that activity conducted on the premises upon which the sign is located, except for the following circumstances:
 - (a) Collective identification signs for churches and service clubs.
 - (b) Signs within the boundary of a new subdivision unless less than ten percent of the lots remain for initial sale.
 - (c) Signs on City-owned property.
 - (d) Signs within outdoor athletic venues, such as ballparks, golf courses, football fields, and soccer fields which are directed to spectators and participants in a manner to minimize visual impact outside of the athletic venue.
 - (e) Signs included within a coordinated sign plan.
 - (f) All signs whether on- or off-premises shall be located on a premises with a permanent building consisting of a foundation and at least 500 square feet of floor area.
 - (g) Signs described in Subsection (A)(2) of this Section and signs allowed by Subsection (D)(5) of this Section.
 - (h) Circumstances specifically provided for elsewhere in this Section 4-4-25.
- (3) No sign shall be located so that the safety of a moving vehicle or pedestrian will be impaired by obscuring their vision or obstructing their travel.
- (4) The color or format shall not resemble or conflict with traffic signs or signals, as shown or described by the Manual of Uniform Traffic Control Devices (MUTCD), as amended from time to time.
- (5) All signs must be maintained in good repair.
- (6) Illumination of signs shall be arranged to reflect away from residential properties, and shall otherwise comply with Chapter 4-13.

- (7) This Section is not intended to control or limit appropriate seasonal decorations which do not constitute a public nuisance or hazard.
 - (8) Dispenser type displays such as soft drink machines, gasoline pumps, tire displays and ice machines, with information printed by the manufacturer on the dispenser shall be allowed without a permit, provided the City determines they are not detrimental to the general appearance and character of the area.
 - (9) Signs may be placed on City property by other parties only if authorized by the City or specifically allowed by City ordinances or regulations, a revocable encroachment permit, easement, or other specific authorization. The City may issue a revocable encroachment permit to the owner of abutting premises on street rights-of-way with at least a 100-foot right-of-way width, on terms appropriate to protect the City's interests, when the area encroached is not currently needed for vehicular or pedestrian traffic, so long as no nuisance or safety hazard will be created. Signs placed on City property without authorization are subject to removal and disposal by the City.
 - (10) Existing signs on nonconforming uses may be permitted to continue for as long as the nonconforming use exists, but may not be extended or altered in any way.
- (D) *Special Requirements.*
- (1) No rotating, flashing, roof, or animated signs or signs containing a moving message shall be permitted. This does not prohibit scrolling signs in windows.
 - (2) Time and temperature signs shall be permitted in all commercial and industrial zoning districts. Electronic reader boards and electronic signs, and any portion of the sign face thereof may be changed no more frequently than once every eight seconds. Non-electronic changeable signs shall not be changed more often than once every eight seconds. Use of electronic reader boards and electronic signs shall be limited to the "B2," "B2-A" and "B3" zoning districts, and said signs shall be no larger than 48 square feet. The City may inspect the settings for electronic reader boards and electronic signs at any time during business hours for the business operating the sign, to determine compliance with these provisions.
- The burden shall be upon the applicant for a sign permit to prove compliance with applicable provisions of the City's outdoor lighting ordinances and regulations. (Municipal Code Title 4-13.)
- (3) Window and electric signs shall only be permitted in commercial and industrial zones, except that a sign may be permitted in a window to temporarily advertise property for sale or rent.
 - (4) Each business may have one temporary sign or banner at a time, in all nonresidential zoning districts without a permit so long as the sign or banner is no larger than 64 square feet in area, complies with applicable height limitations, is maintained in accordance with Subsection (c)(5) of this Section, and does not interfere with the reasonable use of adjoining property, or create a nuisance. The area of such a temporary sign shall not be included in the maximum sign area subject to a permit.
 - (5) Festivals, fairs, markets, commercial or noncommercial sales, and public events shall obtain a Special Event sign permit for all signage, and shall be exempt from the temporary sign limitations of this Subsection (D)(5), provided said festival, fair, market, commercial or noncommercial sale or event is open for public use no more than 96 consecutive hours, or four calendar days, including those times when the festival, fair, market, commercial or noncommercial sale or event is not in actual operation. The sign face area of Special Event signs shall not be included in the maximum sign area subject to a sign permit. All signage related to the festival, fair, market commercial or noncommercial sale or event shall be promptly removed at the conclusion thereof. Festivals, fairs, markets, commercial or noncommercial sales, and public events may obtain Special Event sign permits up to 12 times per calendar year; said permits may run consecutively. Balloons, streamers, flags and pennants may be allowed up to the maximum height of a freestanding sign allowed in the zone in which the event is located. All balloons of any shape must fit within a three-foot cube (three feet high by three feet deep by three feet wide). Human-held and human-powered signs, and live, costumed advertisers or

performers shall also be allowed; all other animated signs not listed specifically in this Subsection (D)(5) shall be prohibited. All signage subject to a Special Event sign permit shall be on-premises. The permit may contain conditions as appropriate to protect the reasonable use of adjoining property, and the public.

- (6) Temporary signs not maintained in good condition, including, but not limited to, those that have faded, torn, become tattered, droopy, hazardous, or untethered, shall be removed or repaired. Temporary signs not maintained in good condition shall be considered a nuisance, and may be abated by the City in accordance with the City's nuisance abatement procedures. The City's sight triangle requirements shall apply to temporary signs, and all signs used pursuant to a Special Event sign permit.
- (7) One portable sign per business or use may be erected without a City sign permit in all commercial zones, not to exceed 16 square feet in sign area and four feet in height, in addition to the maximum sign area permitted as indicated in the tabulated provisions of this Section. The permittee shall be required to obtain additional permits from other agencies, if required by law. Such signage shall not create a nuisance; nuisances created by such signs may be abated in accordance with the City's nuisance laws.

In the "B-1" zone only, a business may place one portable sign directly in front of, or directly beside their business premises, so long as the sign does not create a traffic or other safety hazard, or unreasonably impede pedestrian traffic on the sidewalk, and conforms substantially to the design guidelines developed by the applicable retail merchants' association or downtown merchants' association for such signs, if any; responsibility for enforcement of said retail merchants' design guidelines shall not be upon the City.

- (8) Development Identification Signs. Developments, including subdivisions, planned developments, multifamily dwelling complexes, mobile home parks, and industrial parks, may have a total of two signs. The sign message shall be limited to identifying the development and businesses therein. The total sign area of the two signs taken together shall not exceed 80 square feet. No part of either sign shall exceed ten feet in height. Such signs are not allowed upon any City property, including public rights-of-way. The signs shall be kept in good repair by the sign owner or owner of the appurtenant property.
- (9) The permanent sign base of a freestanding sign shall have an aggregate width of at least 40 percent of the width of the sign cabinet or face. All supporting structures of a freestanding sign shall match the primary finish and colors of the associated building.
 - (a) One freestanding sign shall be permitted per multitenant lot or parcel.
 - (b) One hundred fifty square feet of landscaping shall be required around the base of any freestanding sign located within 50 feet of a public right-of-way.
 - (c) Permanent freestanding signs 12 feet or lower in total height shall be exempt from the 40 percent base width requirements set forth in this Section, provided that the sign shall have a sign face area not to exceed 40 square feet per sign face.
- (10) If a business has more than one frontage on streets and alleys, it may have one additional wall sign not to exceed 32 square feet.
- (11) The maximum sign area and number of signs allowed by the table contained in the tabulated provisions of this Section shall apply to a lot or parcel which has more than one separately owned or operated business or function thereon. The allowable sign area shall be computed based upon the linear feet of principal street frontage. The total allowable sign area may be apportioned by the owner or landlord of said lot or parcel to each of the businesses or functions on the lot or parcel, which may each then have one separate primary sign per street and/or parking lot frontage. The total area of such signs with respect to such lot or parcel shall be limited to the maximum set forth in the tabulated provisions of this Section.

One freestanding sign shall be allowed per lot or parcel, as set forth in Subsection (D)(8) of this Section; the area of any freestanding signage shall be counted toward the maximum allowed signage area.

- (12) Sight Triangle Provisions. For traffic safety reasons, whenever practicable, a 15-foot minimum setback shall apply to all freestanding signs in all zoning districts except "B-1."
- (13) A projecting sign shall be a minimum height of nine feet above ground level. A projecting sign shall not extend more than five feet over the public right-of-way, and it shall not be higher than the roofline of the building at the point where it is attached. An encroachment permit on forms acceptable to the City, as set forth in Chapter 9-8 herein, shall be required for signs projecting over City-owned rights-of-way. Other agencies may have requirements in addition to those set forth herein.
- (14) The maximum sign area permitted per business or function present upon a single lot or parcel shall be as specified in the table contained in the tabulated provisions of this Section. Where the maximum sign area is based upon a computation determined by the linear feet of principal street frontage, the allowed maximum shall be applied to the entire lot or parcel, regardless of the number of businesses or functions thereon, in accordance with the provisions of Subsection (D)(10) of this Section.
- (15) All vehicle-mounted signs shall be permanently affixed, painted, magnetically applied or otherwise mounted upon a vehicle and shall not project more than 18 inches above the surface to which they are attached; and any sign which is mounted upon the roof, hood or trunk of a vehicle and which projects above such surface upon which it is mounted shall not exceed two square feet in area per face.

Banners displayed on vehicles shall be subject to the provisions contained in Subsection (D)(5) of this Section.

(E) *Nonconforming Signs.*

- (1) The following nonconforming signs may continue to be used and maintained only in accordance with and subject to the limitations, criteria and requirements of this Subsection:
 - (a) Signs which were or are lawfully erected and maintained under applicable existing federal, state and County regulations prior to and at the time of annexation to the City and which have been or are maintained as legally nonconforming signs in accordance with City regulations thereafter.
 - (b) Signs which were or are lawfully erected and maintained in accordance with City sign regulations in effect at the time of their erection, but which became or become nonconforming on account of subsequent amendment to the City sign regulations.
 - (c) Signs which would otherwise not be permitted may be temporarily allowed, for a period of up to 12 months, in the discretion of the City Manager or its designee, if an emergency, hardship, or new business in that location requires such temporary forbearance from this Section, and the owner submits a cash escrow in the amount of 150 percent of the estimated cost, to the City for installation of signage compatible with current City regulations.
- (2) Signs which are nonconforming in the following respects shall not be permitted and shall be brought into conformity immediately, or upon annexation, notwithstanding any other provision of this Subsection.
 - (a) Any rotating, flashing or animated sign.
 - (b) Any sign which was erected in violation of the requirements of applicable federal, state, County or City regulations in effect at the time of erection.
 - (c) Any sign which creates a hazard to pedestrians or vehicular traffic by creating sight barriers, by having a color or format which resembles or conflicts with traffic control devices, or otherwise.
 - (d) Any sign which is not maintained in reasonably good repair or which creates a safety hazard to persons or property.
 - (e) Any sign which creates a public or private nuisance.
- (3) Signs which were lawfully nonconforming on February 1, 1984, or upon annexation subsequent thereto may be used and maintained only substantially as such sign existed on February 1, 1984, or the

date of annexation. No material change or alteration may be made which increases the nonconformity, or which alters the size or the message of the sign; provided, however, ordinary maintenance of the sign is permitted.

- (4) The right provided herein to maintain a nonconforming sign shall be terminated and the sign removed or brought into compliance with these regulations along with any other signs related to the same business under the following conditions:

- (a) Abandonment of the sign, abandonment or termination of the related business, or an interruption in continuance of the related business for a period of 90 days.
- (b) A change in the name of the business or change in the sign message.
- (c) A violation of any provision of this Section by the owner or party in lawful possession of the sign. The destruction of the sign, or damage to the sign such that the cost of repair is greater than 50 percent of the replacement cost of the sign.

(F) *Coordinated Sign Plan Regulations.*

- (1) General Provisions.

- (a) The coordinated Sign Plan Regulations as enacted by Ordinance No. 2155 shall continue in full force and effect solely as to properties which have recorded a Coordinated Sign Plan Declaration of Covenants. The Declarant, his heirs, successors and assigns may, at any time, elect to record a document revoking said Declaration of Covenants, making the property encumbered thereby subject to the current version of the Sign Code.

(G) *Tabulated Provisions.* The following tabulated provisions apply with respect to the zones and uses indicated.

<i>Zoning District</i>	<i>Maximum Number of Signs</i>	<i>Maximum Square Footage of Signs Per Lot-All Signs Combined</i>	<i>Maximum Height of a Freestanding Sign</i>	<i>Maximum Size of a Freestanding Sign*</i>
B-1	Two Primary, One Secondary**	The lesser of one and a half sq. ft. per linear foot of principal street frontage or 200 sq. ft.	20'	Single-tenant: 96 sq. ft., Multi-tenant: 144 sq. ft.
B-1A, B-4	Two Primary, One Secondary**	The lesser of 1½ sq. ft. per linear foot of principal street frontage or 200 sq. ft.	ten feet	Single-tenant: 96 sq. ft., Multi-tenant: 144 sq. ft.
B-2, B-2A, B-3	Two Primary, One Secondary**	The lesser of one and a half sq. ft. per linear foot of principal street frontage or 300 sq. ft.	25'	Single-tenant: 96 sq. ft., Multi-tenant: 144 sq. ft.
Lots with two or more separate businesses in the B-1A, B-2, B-2A, and B-3 zones	One Freestanding, One Primary wall sign for each business frontage on a street or parking lot	1½ sq. ft. per linear foot of principal street frontage (no maximum sq. ft.). Building wall signs are limited to one and a half sq. ft. per	25'	144 sq. ft.

		linear foot of business frontage.		
I-1, I-2	One Primary	The lesser of one and a half sq. ft. per linear foot of principal street frontage or 200 sq. ft.	Ten feet	Single-tenant: 96 sq. ft., Multi-tenant: 144 sq. ft.
OR	One Primary, One Secondary	Buildings 2,000 sq. ft. or less: six sq. ft. Buildings over 2,000 sq. ft.: 32 sq. ft. Secondary sign: six sq. ft.	Six feet	Buildings 2,000 sq. ft. or less: four sq. ft., Buildings over 2,000 sq. ft.: 32 sq. ft.
RL, R-1, R-1A, R-1B, R-2, R-3, R-3A, R-4, R-5, R-6	One Primary, One Secondary***	Buildings 3,000 sq. ft. or less: six sq. ft. Buildings more than 3,000 sq. ft.: 32 sq. ft.	Buildings 3,000 sq. ft. or less: six sq. ft. Buildings over 3,000 sq. ft.: six sq. ft.	Buildings 3,000 sq. ft. or less: six sq. ft. Buildings over 3,000 sq. ft.: 32 sq. ft.
MHR	One Primary, One Secondary***	12 sq. ft.	Four'	Six sq. ft.
Other Tabulated Requirements	Number	Sign Size	Maximum Height of a Freestanding Sign	Permit Required
All Zones			—	
(B-2, B2-A and B-3 Only) Electronic Reader Boards	—	May be no larger than 48 sq. ft.	25'	Yes
(Nonresidential zoning only) Temporary signs and Banners	One Temporary, Sign or Banner	64 sq. ft.	25'	No
(Commercial Zones only) Portable Sign	One sign per business or use	16 sq. ft.		No
All Zones Development Identification Sign	Two	80 sq. ft.	Ten feet	Yes
(Nonresidential Zones only) Secondary Sign	One	—	—	Yes
* Freestanding sign square footage shall be included in the maximum square footage of signage per lot.				
** Secondary signs in commercial zones are limited to 32 sq. ft.				
***Secondary signs in residential zones are allowed only for buildings over 3,000 sq. ft., and are limited to six sq. ft.				

(Ord. No. 2472 , § 4-4-25, 5-7-2019)

Sec. 4-4-28. Variances.

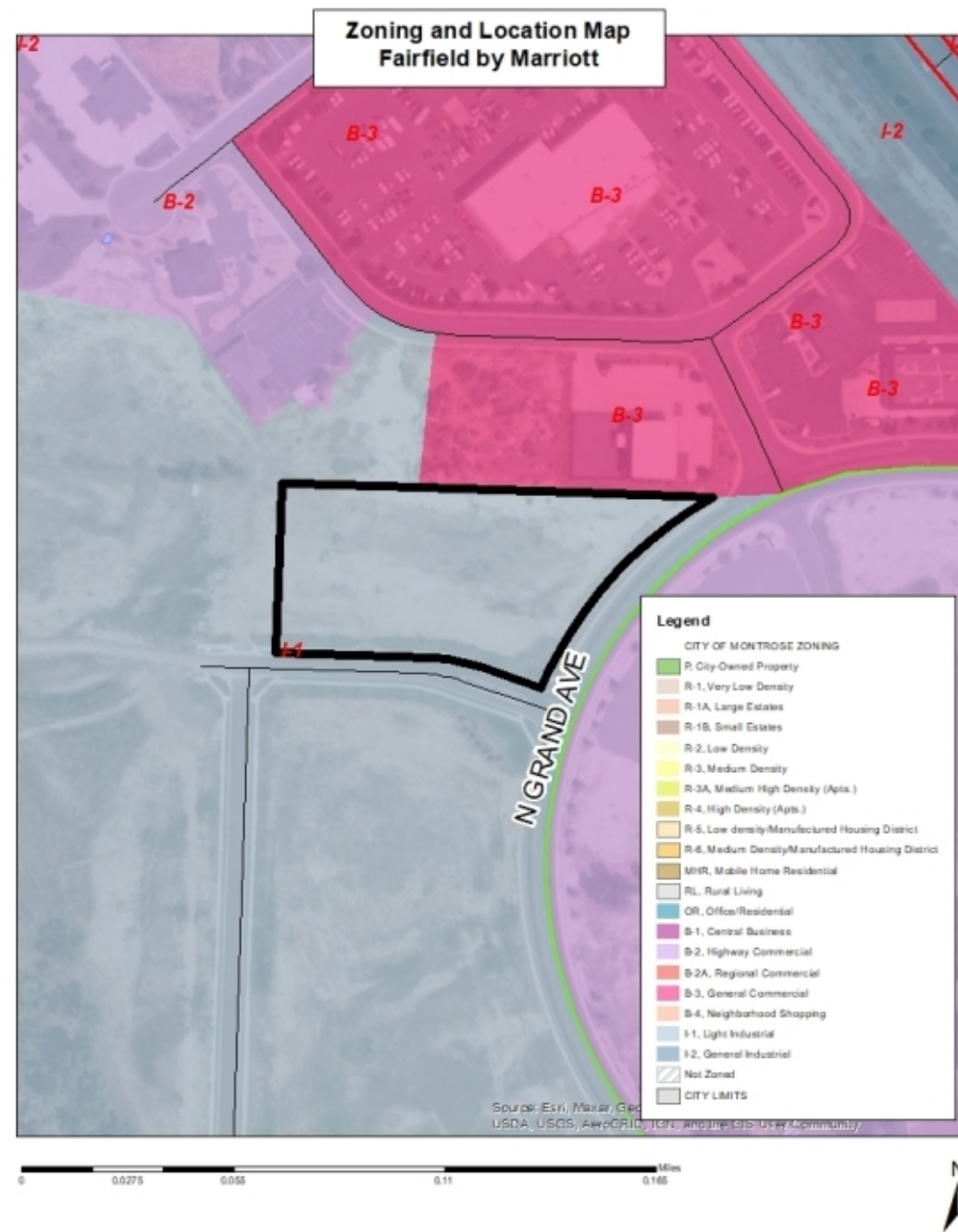
- (A) The Review Board may grant a variance from the requirements set out in this Chapter, if it determines, following the review procedure of Section 4-4-31, that the criteria of this Section will be met. Provided, however, no variance shall be granted from provisions restricting uses by right and conditional uses within any zoning district.
- (B) Variances shall be granted only if all the following criteria are met:
 - (1) The variance will not adversely affect the public health, safety and welfare.
 - (2) Unusual physical circumstances shall exist, such as unusual lot size or shape, topography, or other physical conditions peculiar to the affected property, and violations of code shown by clear and convincing evidence that they were made in good faith, which make it unfeasible to develop or use the property in conformity with the provisions of this Chapter in question.
 - (3) The unusual circumstances have not been created as a result of the action or inaction of the applicants, other parties in interest with the applicant, or their or his predecessors in interest.
 - (4) The variance requested is the minimum variance that will afford relief and allow for reasonable use of the property.
 - (5) The variance will not result in development incompatible with other property or buildings in the area, and will not affect or impair the value or use or development of other property.
- (C) The burden shall be on the applicant to show that these criteria have been met.
- (D) Variances shall be granted for sign regulations only if all of the following criteria are met, in lieu of the criteria of Subsection (B) of this Section.
 - (1) The variance will not adversely affect the public health, safety and welfare.
 - (2) The variance requested is the minimum variance that will afford relief.
 - (3) The variance will not result in signage incompatible with other properties in the area and will not affect or impair the value, use or development of such properties.
 - (4) Strict compliance with the regulation presents practical difficulties or unnecessary hardships, and the variance sought falls within the spirit of the sign code as a whole.

(Ord. No. 2472 , § 4-4-28, 5-7-2019)



Project Site: 25 Tributary St

- Located in the “I-1” Light Industrial District.
- Uses-by-right in the “B-3” General Commercial District are also allowed in this subdivision per the Colorado Outdoors PD.
- Applicant is requesting a variance to the sign code to allow 283.721 sq ft of signage across 4 signs in the “I-1” Light Industrial District.



Fairfield by Marriott Sign Variance

- The applicant seeks a variance to sign regulations for businesses in the “I-1” Light Industrial District.
- Businesses are limited to the lesser of one and a half square feet per linear foot of principal street frontage or 200 square feet of signage, across 2 signs.
- Due to the building’s large façade, large amount of street frontage, location set back from N Townsend Ave, and allowability of “B-3” uses in the “I-1” zone, the applicant is seeking a variance to allow 283.721 sq ft of signs across 4 signs.

Variances – Sec. 4-4-28

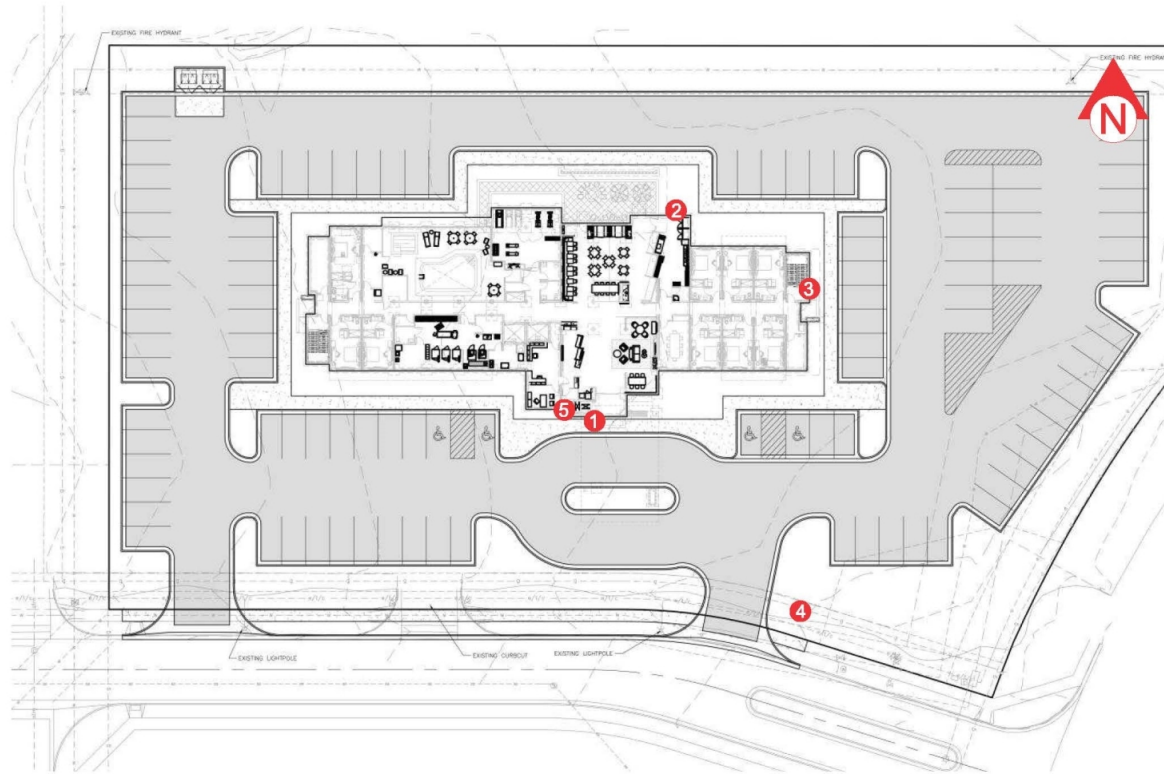
Variances shall be granted only if all the following criteria are met:

The variance will not adversely affect the public health, safety and welfare.

The variance requested is the minimum variance that will afford relief.

The variance will not result in signage incompatible with other properties in the area and will not affect or impair the value, use or development of such properties.

Strict compliance with the regulation presents practical difficulties or unnecessary hardships, and the variance sought falls within the spirit of the sign code as a whole.



INN CODE:

FAIRFIELD
1191 NORTH GRAND AVE
MONTROSE, CO 81401

PROPOSED SIGNS:

- ① 48" CHANNEL LETTERS
- ② 48" CHANNEL LETTERS
- ③ 36" CHANNEL LETTERS
- ④ 4'-3" x 7'-5 9/16" MONUMENT
@ 6' OAH
- ⑤ COUNTOUR LIGHTING
- ⑥ 4'-3" x 7'-5 9/16" MIDRISE SIGN AND
4'-3" x 7'-5 9/16" TENANT SIGN
AT 20' OAH



APPROVAL BOX - PLEASE INITIAL

CUSTOMER APPROVAL

Date

NOTE: Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation.

Customer: FAIRFIELD	Date: 06/14/22	Prepared By: JR/MW/ AL/CTM/AL	Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.	 SIGNS LIGHTING IMAGE	DISTRIBUTED BY SIGN UP COMPANY 700 21st Street Southwest PO Box 210 Watertown, SD 57201-0210 1.800.843.9888 • www.personasigns.com
Location: MONTROSE, CO	File Name: 313637 - R8 - MONTROSE, CO	Eng: -			

1

FRONT ELEVATION
SCALE: 1/32" = 1'-0"

CHANNEL LETTERS SHOWN ON EXISTING WALL COLOR OR AS NOTED ON ELEVATIONS.
CUSTOMER TO VERIFY WALL COLOR PRIOR TO PRODUCTION



FAIRFIELD BOXED FOOTAGE: 81.583 SQ. FT.
BY MARRIOT BOXED FOOTAGE: 16.758 SQ. FT.

GRAPHIC DETAIL
SCALE: 1/4" = 1'-0"

NOTE: TECH SURVEY IS REQUIRED

APPROVAL BOX - PLEASE INITIAL

CUSTOMER APPROVAL

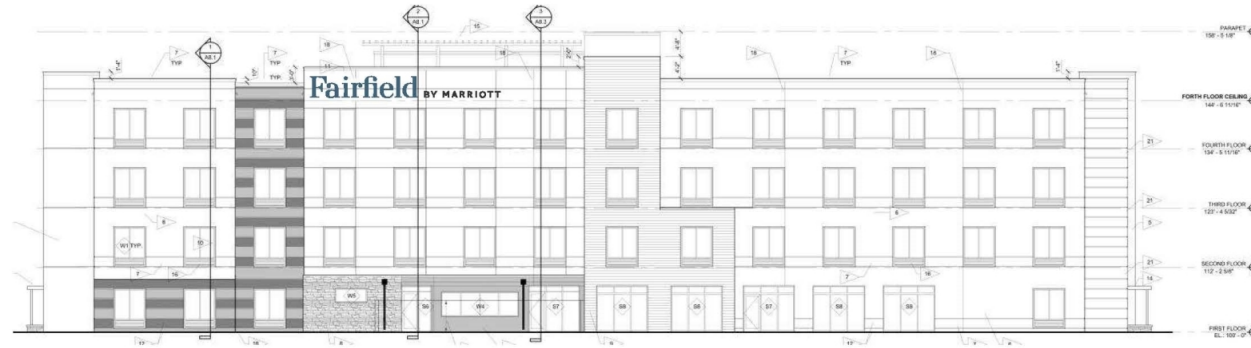
Date

NOTE: Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation.

Customer: FAIRFIELD	Date: 06/29/22	Prepared By: JR/MW/AL/PG/TT	Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.		DISTRIBUTED BY SIGN UP COMPANY 700 21st Street Southwest PO Box 210 Watertown, SD 57201-0210 1.800.843.9888 • www.personasigns.com
Location: MONTROSE, CO	File Name: 313637 - R8 - MONTROSE, CO	Eng: -			

REAR ELEVATION
SCALE: 1/32" = 1'-0"

CHANNEL LETTERS SHOWN ON EXISTING WALL COLOR OR AS NOTED ON ELEVATIONS.
CUSTOMER TO VERIFY WALL COLOR PRIOR TO PRODUCTION



FAIRFIELD BOXED FOOTAGE: 81.583 SQ. FT.
BY MARRIOTT BOXED FOOTAGE: 16.758 SQ. FT.

CHANNEL LETTER DETAIL
SCALE: 1/4" = 1'-0"

NOTE: TECH SURVEY IS REQUIRED

APPROVAL BOX - PLEASE INITIAL

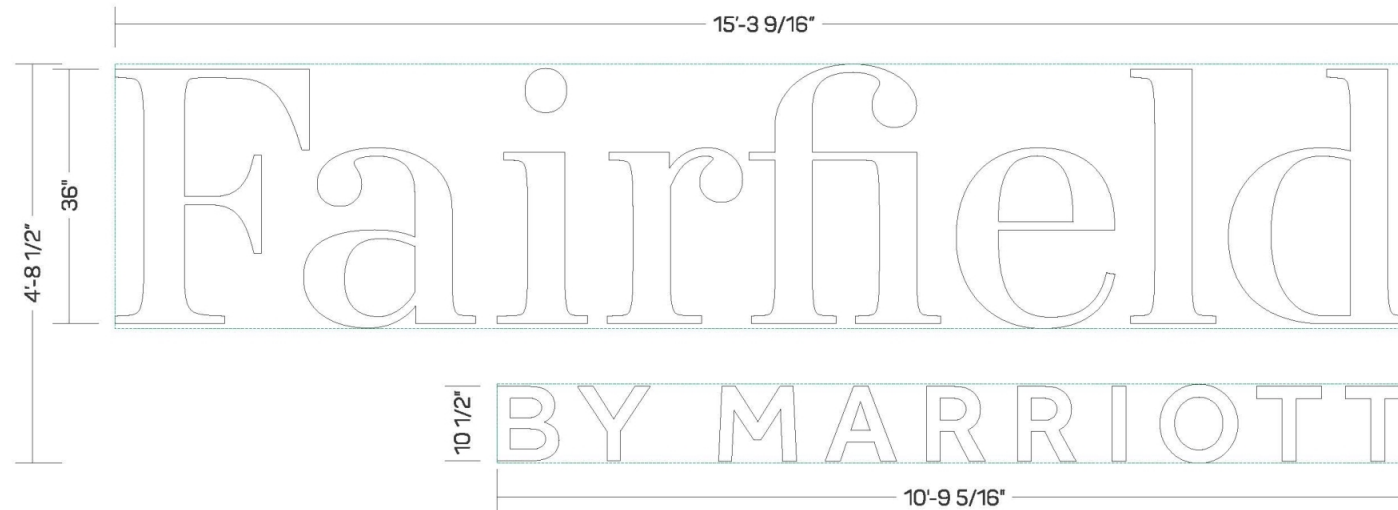
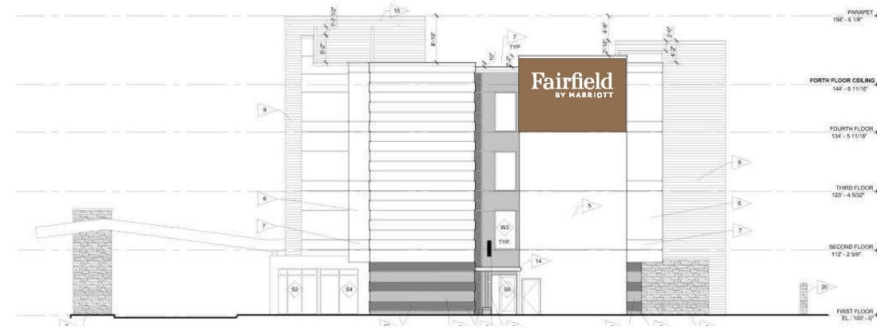
CUSTOMER APPROVAL Date

NOTE: Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation.

Customer: FAIRFIELD	Date: 06/29/22	Prepared By: JR/MW/AL/PG/TT	Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.	persōna SIGNS LIGHTING IMAGE	DISTRIBUTED BY SIGN UP COMPANY 700 21st Street Southwest PO Box 210 Watertown, SD 57201-0210 1.800.843.9888 • www.personasigns.com
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SIDE ELEVATION
SCALE: 1/32" = 1'-0"

CHANNEL LETTERS SHOWN ON EXISTING WALL COLOR OR AS NOTED ON ELEVATIONS.
CUSTOMER TO VERIFY WALL COLOR PRIOR TO PRODUCTION



FAIRFIELD BOXED FOOTAGE: 45.89 SQ. FT.
BY MARRIOTT BOXED FOOTAGE: 9.429 SQ. FT.

CHANNEL LETTER DETAIL
SCALE: 1/2" = 1'-0"

NOTE: TECH SURVEY IS REQUIRED

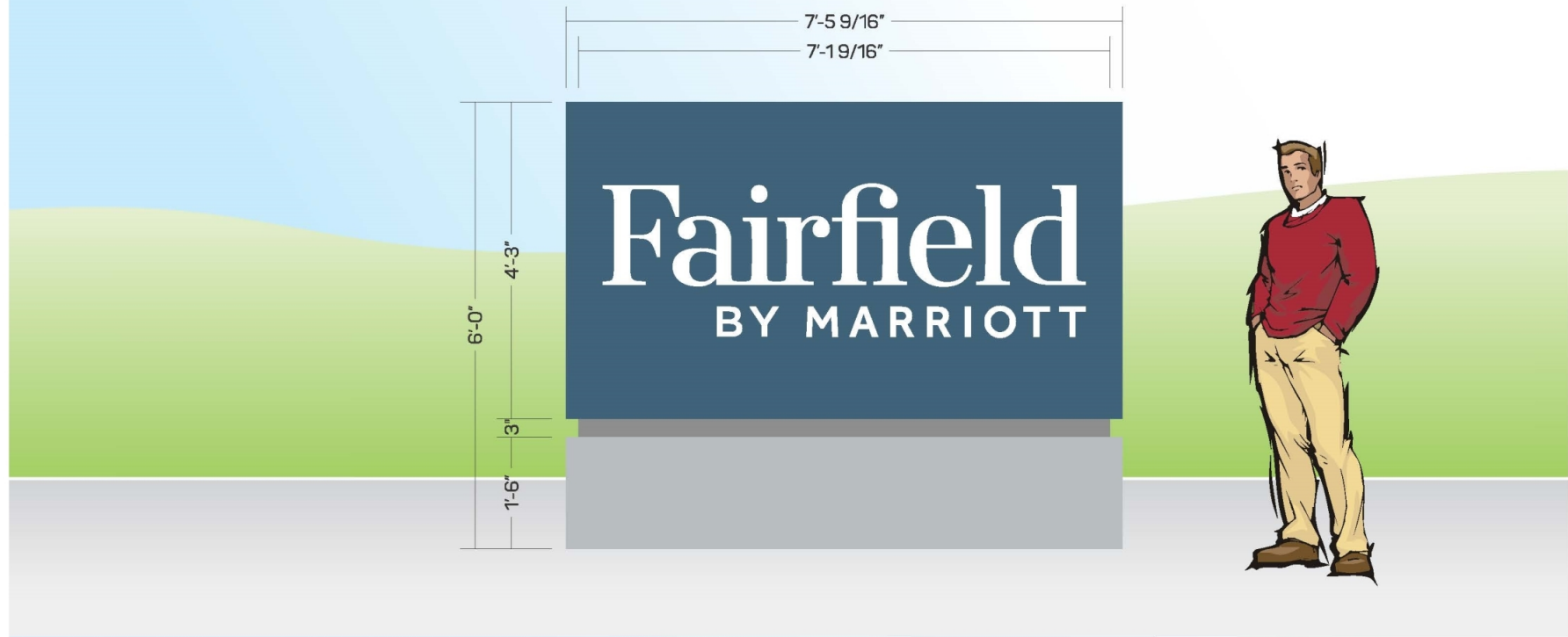
APPROVAL BOX - PLEASE INITIAL

CUSTOMER APPROVAL

Date

NOTE: Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation.

Customer: FAIRFIELD	Date: 06/29/22	Prepared By: MW/AL/PG/TT	Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.	 SIGNS LIGHTING IMAGE	DISTRIBUTED BY SIGN UP COMPANY 700 21st Street Southwest PO Box 210 Watertown, SD 57201-0210 1.800.843.9888 - www.personasigns.com
Location: MONTROSE, CO	File Name: 313637 - R8 - MONTROSE, CO	Eng: -			



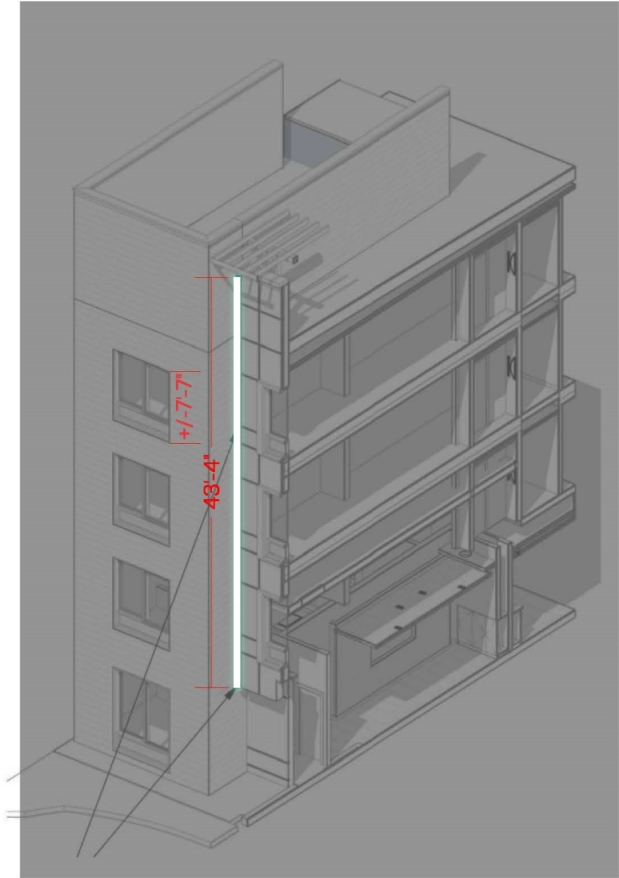
BOXED FOOTAGE: 31.72

MONUMENT SIGN
SCALE: 1/2" = 1'-0"

APPROVAL BOX - PLEASE INITIAL		
CUSTOMER APPROVAL		Date

NOTE: Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation.

Customer: FAIRFIELD	Date: 06/14/22	Prepared By: JR/MW/AL	Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.	 SIGNS LIGHTING IMAGE	DISTRIBUTED BY SIGN UP COMPANY 700 21st Street Southwest PO Box 210 Watertown, SD 57201-0210 1.800.843.9888 • www.personasigns.com
Location: MONTROSE, CO	File Name: 313637 - R8 - MONTROSE, CO	Eng: -			



EXAMPLE

NOTE: TECH SURVEY IS REQUIRED

APPROVAL BOX - PLEASE INITIAL		
CUSTOMER APPROVAL		Date

NOTE: Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation.

Customer: FAIRFIELD	Date: 1/4/22	Prepared By: JR	Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.	 SIGNS LIGHTING IMAGE	DISTRIBUTED BY SIGN UP COMPANY 700 21st Street Southwest PO Box 210 Watertown, SD 57201-0210 1.800.843.9888 • www.personasigns.com
Location: MONTROSE, CO	File Name: 313637 - R8 - MONTROSE, CO	Eng: -			

Analysis – Further Comments

- Staff finds that the proposed variance meets the requirements set forth in Sec. 4-4-28.
- It is compatible with other signage in the area, and falls within the spirit of the sign code as a whole.
- Staff recommends approval of the variance application.

