



AGENDA
CITY OF GLENWOOD SPRINGS
Planning and Zoning Commission
Regular Meeting
OCTOBER 25, 2022
Council Chambers, First Floor
101 W. 8TH STREET
6:00 PM

1 Attendance Instructions

- A. Please click the link below to join the webinar:

<https://us02web.zoom.us/j/85138309453?pwd=V0VIMTZKZHB4ZDIOWUgxVmxmNHh3QT09>

Passcode: 177366

Or One tap mobile :

US: +17193594580,,85138309453# or +16699006833,,85138309453#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 719 359 4580 or +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799 or +1 669 444 9171 or +1 360 209 5623 or +1 386 347 5053 or +1 564 217 2000 or +1 646 931 3860 or +1 929 205 6099 or +1 301 715 8592 or +1 309 205 3325 or +1 312 626 6799

Webinar ID: 851 3830 9453

International numbers available: <https://us02web.zoom.us/j/85138309453?pwd=V0VIMTZKZHB4ZDIOWUgxVmxmNHh3QT09>

2 Roll Call

3 Receipt of the Minutes

- A. August 23, 2022 Draft Meeting Minutes

4 Comments from citizens appearing for items not on the agenda

5 New Items

- A. Planning File 24-22 Variance Qdoba Signage 510 Laurel

6 Commissioner Comments

7 Director Comments

8 Adjournment



MINUTES
CITY OF GLENWOOD SPRINGS
Planning and Zoning Commission
Regular Meeting
August 23, 2022
Council Chambers,
First Floor 101 W. 8TH STREET

1. Roll Call
 - a. Present: Commissioners Jim Hardcastle, Amy Connerton, Carolyn Cipperly, and George Shaver
 - b. Also present: Assistance City Manager Jenn Ooton, Asst. City Attorney Richard Peterson, Planner I, Emery Ellingson.
2. Vice Chair Waller motioned to seat alternate Commissioner Mitchell Weimer. Commissioner White seconded the motion. Unanimously approved.
3. Receipt of Minutes June 28, 2022 Planning and Zoning Commission Meeting. Commissioner White motions to approve. Commissioner Weimer seconded the motion. Unanimously approved with a vote of 4-0. Commissioner Wissing abstains.
4. Comments from citizens appearing for items not on the agenda
No public comment was received.
5. New Items
 - a. **Planning File #23-22– Code Text Amendments to Section 070.040.110 and Section 070.030.030.**

Planner I Emery Ellingson presented the proposed code text amendments for Section 070.040.110 Signs to amend code for freestanding signs associated with residential uses as well as minor language changes to Section 070.030.030 Use-Specific Standards for accessory tourist rentals. Ellingson explained that Planning & Zoning Commission's role was as a recommending body and that any final decision would be rendered by City Council.

Staff recommended approval with findings and conditions on pages 9 and 10 of the staff report.

Commissioner questions and discussion included the following topics:

- Commissioner Shaver asked how monument sign area is calculated. Further discussion on how monument sign base was limited to 50% of the total sign height. Planning & Zoning Commission proposed changing language to allow the base to limited to 50% of area rather than height.
- Sign area definition
- Sign illumination restrictions for residential zoning districts
- Differences between pole signs and monument signs
- Discussion on changing maximum height for monument sign, Commission arrived at keeping 6' maximum for residential uses. Commission also proposed changing maximum height for all other uses at 6' as well.
- Reducing maximum size of monument sign to 120 square feet for non-downtown sign districts.

- Compatibility of signs with residential uses

No members of the public were present to comment in person or online. No public comments were received.

Commissioner Cipperly made a motion to amend Section 070.040.110. Motion seconded by Commissioner Connerton. Commissioner Shaver asked to confirm if motion included amending pole signs. Commissioner Cipperly withdrew motion with intent to further discuss pole signage size. Further discussion on pole signs. Staff explained intent of proposed amendment was to prohibit pole signs for residential use where it was currently allowed. Staff also explained further analysis would be required prior to further amending pole sign size and height. Assistant City Manager explained that further outreach would need to be done prior to any amendments for pole sign height and size. Planning & Zoning Commission suggested staff further consider potential changes to pole sign size, height, and sign districts. Commissioner Cipperly made a motion to approve suggested revisions to Section 070.040.110 for monument signs and poles signs including the following changes and including findings and conditions on pages 9 & 10 of the staff report:

- Allowing freestanding monument signs for residential uses excluding single family detached, two family dwelling units, and accessory dwelling units
- Limiting sign area for monument signs for residential uses to 64 square feet
- Limiting sign height for monument signs for residential uses to 6' maximum height
- Limiting sign area for monument signs for mixed use and non-residential application in all sign districts to 120 square feet for all sign districts other than downtown sign districts
- Amend the limit for a monument sign base to be 50% of the monument sign area rather than 50% of the height
- Limit sign area for monument signs for mixed use and non-residential applications in all sign districts to a maximum 6'
- Limit pole signage to only mixed-use and nonresidential applications in the Midtown, West Sixth Street, West Highway 6, South Highway 82, and Red Mountain Districts.

Motion was seconded by Commissioner Connerton. Commissioner Shaver called the item to vote.

Motion passed unanimously.

Ellingson then presented the second proposed code amendment item for Section 070.030.030 Use Specific Standards to remove obsolete reference to a family definition which was removed in a previous code revision.

Commissioner Connerton made motion to approve the change as proposed in the staff report with findings and conditions on pages 9 & 10 of the staff report. Motion was seconded by Commissioner Hardcastle.

Commissioner called the item to vote.

Motion passed unanimously.

6. Commissioner Comments

Commissioner Cipperly had several questions about how a member of the public could initiate a code amendment.

Commissioner Shaver expressed gratitude for Trent Hyatt's service to the City.

7. Director Comments

Assistant Manager Jen Oton provided brief update on public input process for ongoing Comprehensive Plan.

8. Meeting Adjourned at 7:33PM.

DRAFT

Planning and Zoning Commission Report

Date: October 25, 2022
To: Planning & Zoning Commission
From: Emery Ellingson, Planner II
Subject: Planning File 24-22 Sign Variance 510 Laurel

REQUEST	Consideration of variances from Sign Code to exceed limit of one attached sign per use in a multi-tenant building and to allow an interior illuminated sign within the Downtown Core.
APPLICANT	Bud's Signs on behalf of Qdoba Mexican Grill
OWNER	Kurt Anderson Living Trust
LOCATION	510 Laurel, parcel number 2185-091-06-010
ZONE	Mixed Use Corridor Zoning District (M1)
SURROUNDING LAND USES	North: Residential South: Commercial East: Residential West: Commercial
LOT SIZE	28,087 square feet

ACTION ITEM

Per Section 070.060.070 of the *Glenwood Springs Municipal Code* (Code), the Planning and Zoning Commission (Commission) is the reviewing body for Variance Requests. The proposed request is relief from Section 070.040.110 Signs to allow a second sign for a single use for a multi-tenant building and to allow an interior illuminated sign within the Downtown Core.

Action 1 – Variance Request – to allow applicant to exceed limit of one wall, projecting, or roof sign per tenant or use in a multi-tenant building as limited by Section 070.040.110(i)(2)

Staff recommendation: Staff recommends **denial** of the Variance Request with the findings and conditions on page 8 & 9.

Action 2 – Variance Request – to allow an interior illuminated sign in the Downtown Core as prohibited by Section 070.040.110(j)(3)(c)(1)

Staff recommendation: Staff recommends **denial** of the Variance Request with the findings and conditions on page 8 & 9.

BACKGROUND

Project Summary

The application was submitted by Bud's Signs on behalf of Qdoba Mexican Grill. The applicant seeks to install two interior illuminated wall signs, one on the south frontage and one on the west frontage.

There are two existing wall signs on the south frontage and one on the west frontage. These signs are existing legal non-conforming signs. When these signs were installed they were compliant with Code. As legal, non-conforming signs, these signs may remain but any change in signage is required to meet current Code standards. The proposed changes do not meet requirements for number of signs and illumination style which is why the applicant has submitted a variance application.



Photo of property location

Location and Background

The restaurant is located at 510 Laurel Street on a property legally described as Block 62 Lot 21 thru 31 of the Original Townsite. The property is zoned M1 Mixed Use and is surrounded by a mix of commercial and residential uses including a gas station convenience store, hotels, and residential uses.

The property is located within the Downtown Core which has additional standards for signage including a prohibition on interior illuminated signage.

The building is a multi-tenant building and Qdoba shares the building with another tenant, a day spa. For any multi-tenant building, Code limits attached wall signage to one attached sign per use or tenant.

All multi-tenant buildings must have an updated master sign permit in place before any individual sign permit is issued. The master sign permit does not permit any signage, its sole purpose is to allocate available signage among multiple tenants. The current master sign permit allocates 108 square feet of signage on the west frontage and 108 square feet of signage on the south frontage to the Qdoba Mexican Grill. The total amount of allowable signage is calculated at a rate of 2 square feet of signage per 1 linear foot of building frontage.



Existing signage looking north, wall signage on west and south frontages.

Downtown Core Boundary

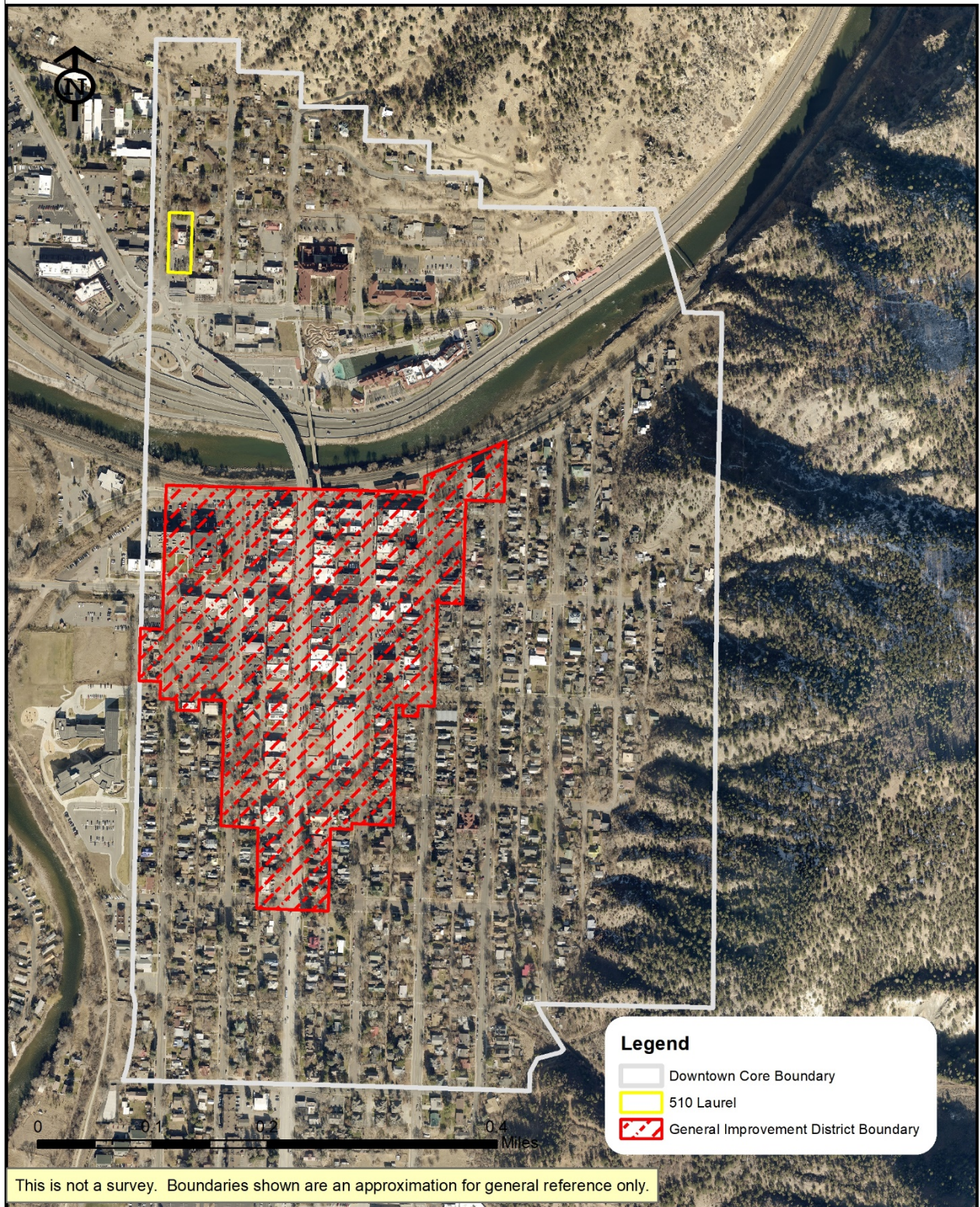


Image of Downtown Core and subject property

Project Analysis

Analysis of requested variance items as follows:

Wall Sign

Code limits attached wall signage to one sign per use or tenant of a multi-tenant building. The intent of this requirement is to prevent oversignage in multi-tenant buildings. An example of this requirement in practice is the West Glenwood Plaza or Roaring Fork Marketplace. If this building were a single unit building and Qdoba was the sole occupant, it would be allowed two signs. However, this is a multi-tenant building and is limited to one attached wall sign. The denial of this variance does not completely prevent Qdoba from advertising on both the west and south frontages. The applicant could have one suspended sign with a maximum size of four square feet which could be used on whichever frontage did not have a new wall sign.

Interior Illumination

Interior illuminated signs are not allowed within the Downtown Core, with the only exception being neon lighting. Qdoba has proposed an interior illuminated sign with interior lit channel letters which is considered an interior illuminated sign. The reason for this requirement is to encourage signage which is compatible with the character, material, color, and detail of the historic context of downtown Glenwood. The denial of this variance would not eliminate all options for sign illumination as exterior illuminated signs are allowed in the Downtown Core.

Regardless of illumination style, any illuminated sign would need to meet Section 070.040.100 Exterior Lighting which includes limits on brightness. In addition, because the property is located within three hundred feet of a residential zoning district, any illuminated sign would be required to be turned off no later than 10:00 PM or one (1) hour after the close of business, whichever later.

VARIANCE CRITERIA

There are seven criteria for variance approval, all of which must be met. Staff finds that this application meets one of the seven criteria which is why staff has recommended denial. Analysis of the criteria below.

VARIANCE CRITERIA	
	The Subject property has exceptional shape, topography, building configuration, or other exceptional site condition that is not a general condition throughout the zone district
	The strict application of the Code standards for which a variance is sought would produce undue hardship
	The applicant did not create the hardship by his/her own actions
	The variance requested does not harm the public and does not impair the intent or purposes of this Code, goals, and policies, including the specific regulation for which the variance is sought
	The variance request demonstrates exceptional hardship not related to purposes of convenience or financial burden
✓	The variance request will not violate building or fire code requirements
	The variance is the minimum variance that will afford relief of the subject standards of the Code.

1. The subject property has an exceptional shape, topography, building configuration or other exceptional site condition that is not a general condition throughout the zone district

The subject property does not have an exceptional shape, topography, building configuration, or other exceptional site condition that is not a general condition throughout the zone district. The building is a multi-tenant structure, which is common throughout the M1 Mixed Use Zoning District. Lot sizes and building configurations vary throughout the zoning district but a larger lot with a mixed commercial use and parking area in front of building is not uncommon.

2. The strict application of the Code standards for which a variance is sought would produce undue hardship

Strict application of the Code standards does not produce undue hardship. Code compliant alternative options exist.

3. The applicant did not create the hardship by his/her own actions

When the applicant originally installed the signage, it was approved with a sign permit and Code compliant. Although it has been the change in Sign Code which has made these signs non-conforming, the applicant has created the hardship by proposing two attached wall signs rather than the one allowed per Code for a multi-tenant building. The applicant is also creating the hardship for illumination as there are alternative illumination methods.

4. **The variance requested does not harm the public and does not impair the intent or purposes of this Code, goals, and policies, including the specific regulation for which the variance is sought**

The variance requested does not harm the public. However, it does impair the intent or purposes of this Code, including the specific regulation for which the variance is sought. The purpose of this specific regulation is to provide a limit for signage on a multi-tenant building which this request seeks to exceed. Additionally, the purpose of the regulation for interior illumination is to maintain a compatible context for signage within the Downtown Core and this variance also impairs that intent.

5. **The variance request demonstrates exceptional hardship not related to purposes of convenience or financial burden**

The variance request does not demonstrate exceptional hardship not related to purposes of convenience or financial burden. As stated, alternative code compliant options exist for number of signs and illumination.

6. **The variance request will not violate building or fire code requirements**

The requested variances would not violate building or fire code requirements. Any new signage would require an approved sign permit prior to installation which would be reviewed by City staff for building and fire code requirements.

7. **The variance is the minimum variance that will afford relief of the subject standards of the Code.**

The variance is not the minimum variance that will afford relief of the subject standards of the Code. The applicant has code compliant alternatives for advertising on both frontages as well as illumination.

REVIEWING AGENCY COMMENTS

No reviewing agency comments received

PUBLIC COMMENT

Neighbors have inquired about the variance but no official written public comment has been submitted .

ACTION ALTERNATIVES AND STAFF RECOMMENDATION:

The Planning and Zoning Commission may approve, approve with conditions, or deny the variance. The Commission may also continue the hearing with a request for specific information necessary to determine compliance with the Municipal Code and city goals and policies.

Action 1 – Variance Request – to allow applicant to exceed limit of one wall, projecting, or roof sign per tenant or use of a multi-tenant building as limited by Section 070.040.110(i)(2)

Staff Recommendation/Suggested Motion

Staff recommends **denial** of the Variance Request with the following **findings**:

Suggested Findings:

1. The subject property does not have an exceptional shape, topography, building configuration, or other exceptional site condition that is not a general condition throughout the zone district.
2. The strict application of the Code standards for which a variance is sought would not produce undue hardship.
3. The applicant has had a part in the creation of the hardship by their own actions.
4. The variance requested does harm the public and does not impair the intent or purposes of this Code, goals, and policies, including the specific regulation for which the variance is sought. Specifically, the variance requested impairs the intent of the specific regulation for which the variance is sought, which is a required setback to provide space for utility installation and maintenance.
5. The variance requested does not demonstrate exceptional hardship not related to purposes of convenience or financial burden.
6. The variance request will not violate building or fire code requirements.
7. The variance is not the minimum variance that will afford relief of the subject standards of the code.

Action 2 – Variance Request – to allow an interior illuminated sign in the Downtown Core as prohibited by Section 070.040.110(j)(3)(c)(1)

Staff Recommendation/Suggested Motion

Staff recommends **denial** of the Variance Request with the following **findings**:

Suggested Findings:

1. The subject property does not have an exceptional shape, topography, building configuration, or other exceptional site condition that is not a general condition throughout the zone district.
2. The strict application of the Code standards for which a variance is sought would not

produce undue hardship.

3. The applicant has had a part in the creation of the hardship by their own actions.
4. The variance requested does not harm the public and does not impair the intent or purposes of this Code, goals, and policies, including the specific regulation for which the variance is sought. Specifically, the variance requested impairs the intent of the specific regulation for which the variance is sought, which is a required setback to provide space for utility installation and maintenance.
5. The variance requested does not demonstrate exceptional hardship not related to purposes of convenience or financial burden.
6. The variance request will not violate building or fire code requirements.
7. The variance is not the minimum variance that will afford relief of the subject standards of the code.

Alternative Motion

*** If the Planning and Zoning Commission finds this application to meet all seven criteria for variance approval, an alternative motion for approval shall be based on the application meeting all seven of the variance criteria. An approval motion must be supported with information supporting how the application meets all the criteria. An example motion shown below:

MOTION TO DENY

Action 1:

Consideration of code amendments, I move to **APPROVE** finding that -

1. The subject property **does have** an exceptional shape, topography, building configuration, or other exceptional site condition that is not a general condition throughout the zone district.
2. The strict application of the Code standards for which a variance is sought **would** produce undue hardship.
3. The applicant has **not** had a part in the creation of the hardship by their own actions.
4. The variance requested **does not** harm the public and **does not** impair the intent or purposes of this Code, goals, and policies including the specific regulation for which the variance is sought.
5. The variance request **does demonstrate** exceptional hardship not related to purposes or convenience or financial burden.
6. The variance request **will not** violate building or fire code requirements; and
7. The variance **is** the minimum variance that will afford relief of the subject standards of the Code.

QDOOBA

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002119 Glenwood Springs

510 Laurel St

Glenwood Springs, CO 81601

8/26/22

Variance Presentation



2655 International Parkway • Virginia Beach, VA 23452 • 757.427.1900 • agisign.com

APPLICANT	Kurt Anderson Living Trust
OWNER	M1 Mixed Use Corridor/Down Town North.
ZONE	
LOCATION:	510 Laurel Street Parcel number: 218509106010
SURROUNDING LAND USES	North: Wooded Lot - zoned RH South: Gas Station - zoned CO East: Business, residential - Zoned - M1 West: commercial, hotel - Zoned - M1
LOT SIZE	28,087 sq ft

Applicant would like to point out that according to 070.040.110(j)(3)(c)(3) Non-flashing Neon Signs shall be allowed. The options we are presenting are energy efficient and low density.



Consideration of variance applications are reviewed and decided upon by the Planning and Zoning Commission. Variance requests must meet all seven of the following criteria:

1. **The subject property has an exceptional shape, topography, building configuration or other exceptional site condition that is not a general condition throughout the zone district.**
 - The Qdoba Mexican Eats Restaurant at 510 Laurel Street has an exceptional site condition due to other businesses building interference reducing visibility from 6th Ave on the main thoroughfare.
 - The Kum & Go Gas Station is located in front of the restaurant. To the immediate right, you'll find Subway and lodging. Please see the Visibility Study for more information.
2. **The strict application of the Code standards for which a variance is sought would produce undue hardship.**
 - There are currently three illuminated wall signs at Qdoba Mexican Eats Restaurant.
 - The current code reduces the number to one. Vehicle and foot traffic will not see the store, resulting in a significant loss of business.
3. **The applicant did not create the hardship by his/her own actions.**
 - The applicant points out that Qdoba currently has three illuminated wall signs that were legally obtained in 2002. Because the Sign Ordinance has changed since then, the applicant did not cause the hardship.
4. **The variance requested does not harm the public and does not impair the intent or purposes of this Code, goals, and policies, including the specific regulation for which the variance is sought.**
 - The applicant opines that the intent of the regulation in question is to protect residences and residential neighborhoods from large scale commercial signs that are out of character with the neighborhood. The applicant believes the proposed signs will be more in character with the neighborhood vs the existing signs.
 - The signs proposed are less square footage than existing. Existing Square Ft = 145 Proposed = 74
 - The existing signs are red / green in color. Proposed signs are earth tones (White / Poppy Orange)
 - The existing signs are illuminated with neon. Two alternatives are presented which are more efficient and low energy:
 - (1) Channel Letters Internally illuminated with Pure White LED
 - (2) Back-Lit Halo Letters illuminated with Pure White LED

5. **The variance request demonstrates exceptional hardship not related to purposes of convenience or financial burden**
 - The applicant stated that the code restriction of one sign is difficult because it limits the restaurant's ability to identify itself. This establishment is located in the heart of the city, and the majority of its customers are tourists, increasing the need for visible signs as well as reducing possible traffic concerns for those unfamiliar with the area.
6. **The variance request will not violate building or fire code requirements.**
 - The requested variance will necessitate the submission of a sign permit application, which will be reviewed for compliance with the regulations. All signs are engineered and manufactured to meet Building code requirements. However, additional signage would benefit the Fire Dept and First Responders.
7. **The Variance is a minimum variance that will afford relief of the subject standards of the code.**
 - Applicant believes the proposal to reduce square footage by 50% reflects that minimum relief has been requested.

SCOPE OF WORK

- N01** Remove existing signage
-Install (1) VM-22-AL-TWE-RW
- N02** Remove existing signage
-Install (1) VM-22-AL-TWE-RW
- N03** Remove existing signage
-Install (2) Face Replacements
- N04** Tenant B
Spa Salon Wall Sign
Remain as is
- N05** Remove Existing Sign
Do not replace.

Wall Sign Square Footage

Existing 145 sq ft.
Proposed 74 Sq Ft

Wall Sign Qty

Existing - 4
Proposed - 3



PLAN VIEW
N.T.S.



Current: 46.67 SF

- The existing signs are illuminated with Neon.
Two Alternatives are presented.
- (1) Channel Letters Internally Illuminated with Pure White LED
 - (2) Back-Lit Halo Letters illuminated with Pure White LED



Proposed: WM-22-ALTIME RW 33.6 SF

Remove Existing Sign

Wall to be patched. Painted by others.

Wall Paint - New Providence Navy 1651

NO.1

Created: 05/22/22 - JK

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Sign Standards Package
510 Laurel St
Glenwood Springs, CO 81601





Current: 46.67 SF

- The existing signs are illuminated with Neon.
Two Alternatives are presented.
- (1) Channel Letters Internally illuminated with Pure white LED
 - (2) Back-Lit Halo Letters illuminated with Pure White LED



Proposed: WM-22-ALTIME RW 33.6 SF

Wall Paint - New Providence Navy 1651

N02

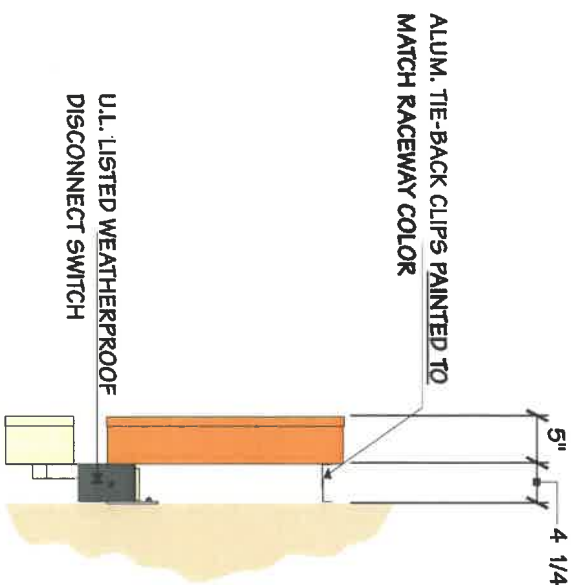
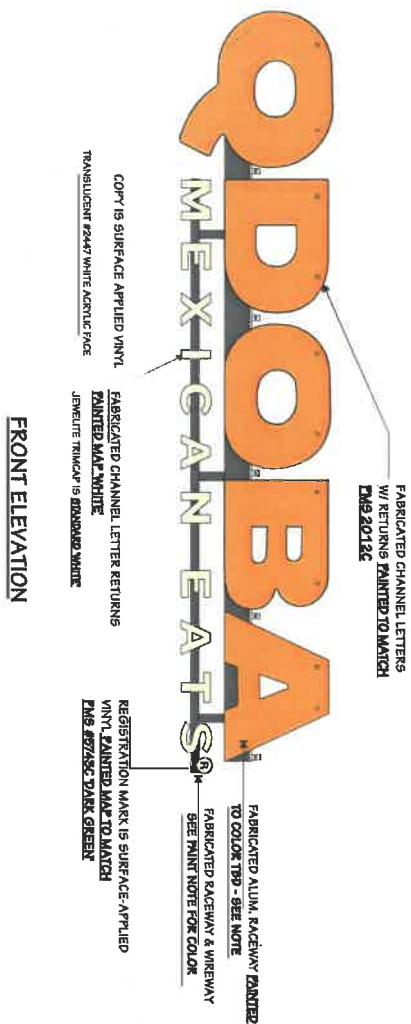
Created: 05/22/22 - JK

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(1) Channel Letters on raceway. Internally illuminated with
Pure White LED- Foot candles =



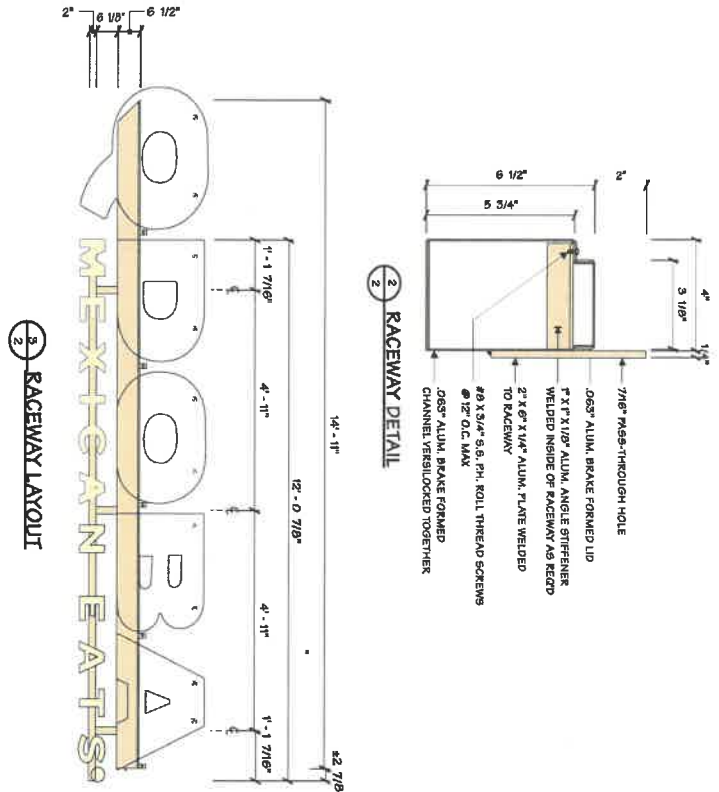
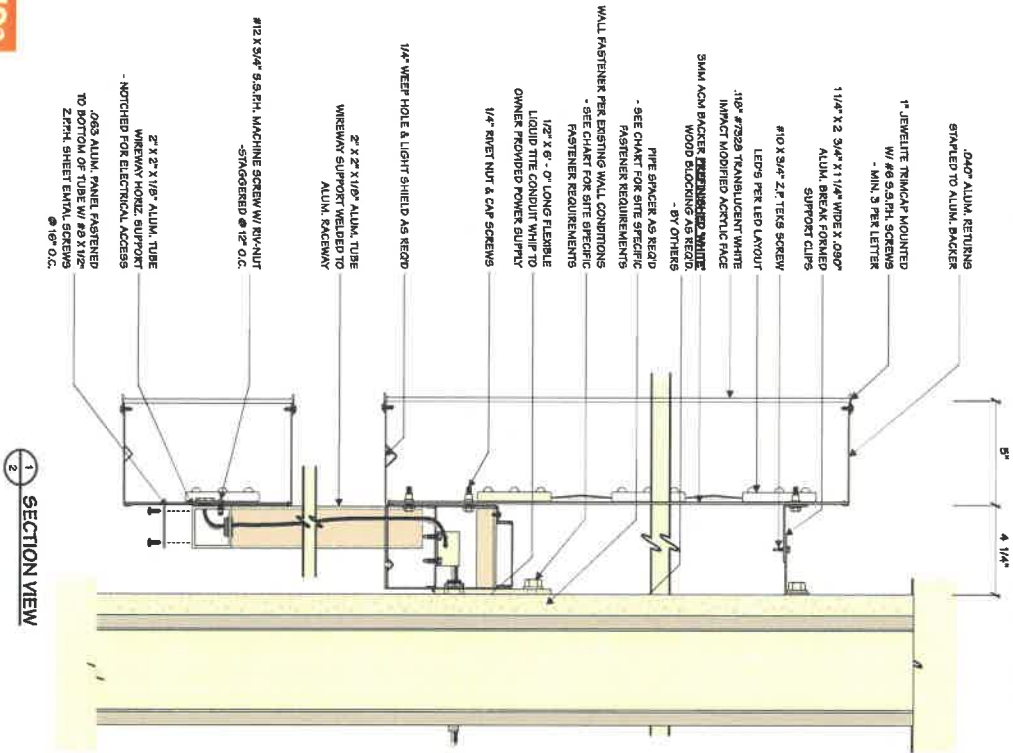
NO1 NO2

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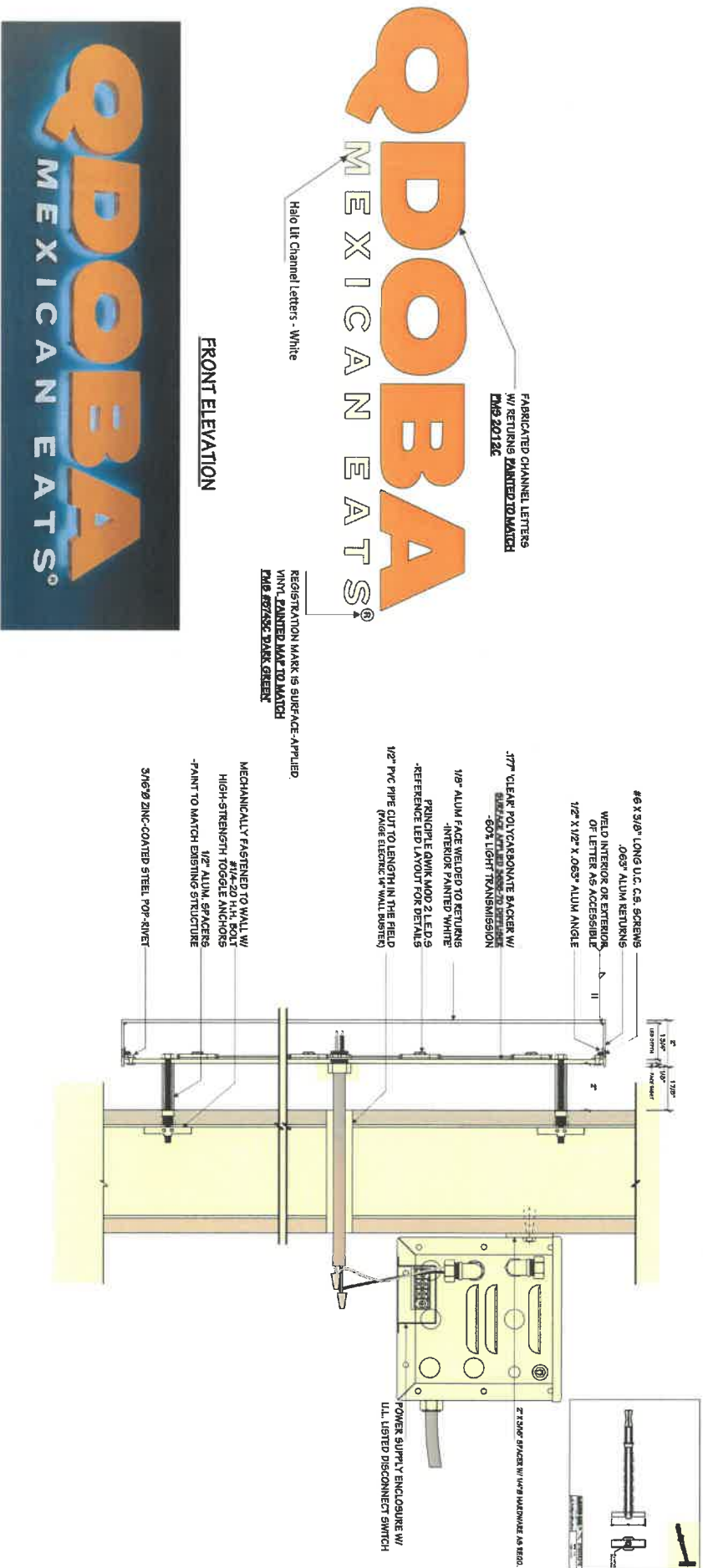


QDOBA WALL SIGN - ILLUMINATION - OPTION 1



QDOBA WALL SIGNS - ILLUMINATION - OPTION 2

Back Lit Halo Letters Illuminated with
Pure White LED- Foot candles =



N01 N02

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Current: 44.71 SF



No replacement proposed

Remove Existing Sign. Wall to be patched. Painted by others.

Wall Paint - New Providence Navy 1651

N04

Created:05/22/22 - JK

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AGI



Current: 8 SF



Proposed: Remain as is

N04

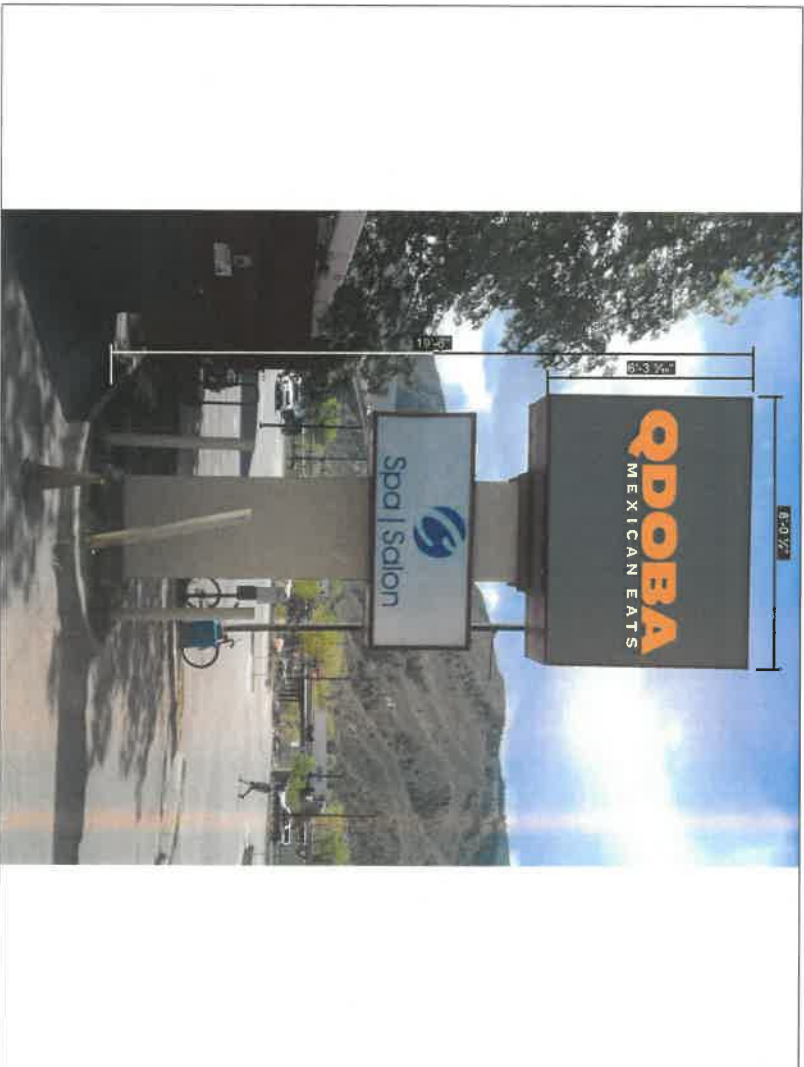
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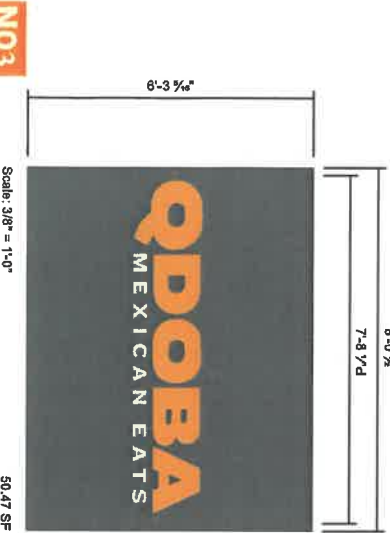


Current: 50.47 SF



Proposed: Face Replacement 50.47 SF

- Benjamin Moore 1651 New Providence Navy
- PMS 2012C Orange Woodmark
- White Woodmark



Scale: 3/8" = 1'-0"

50.47 SF

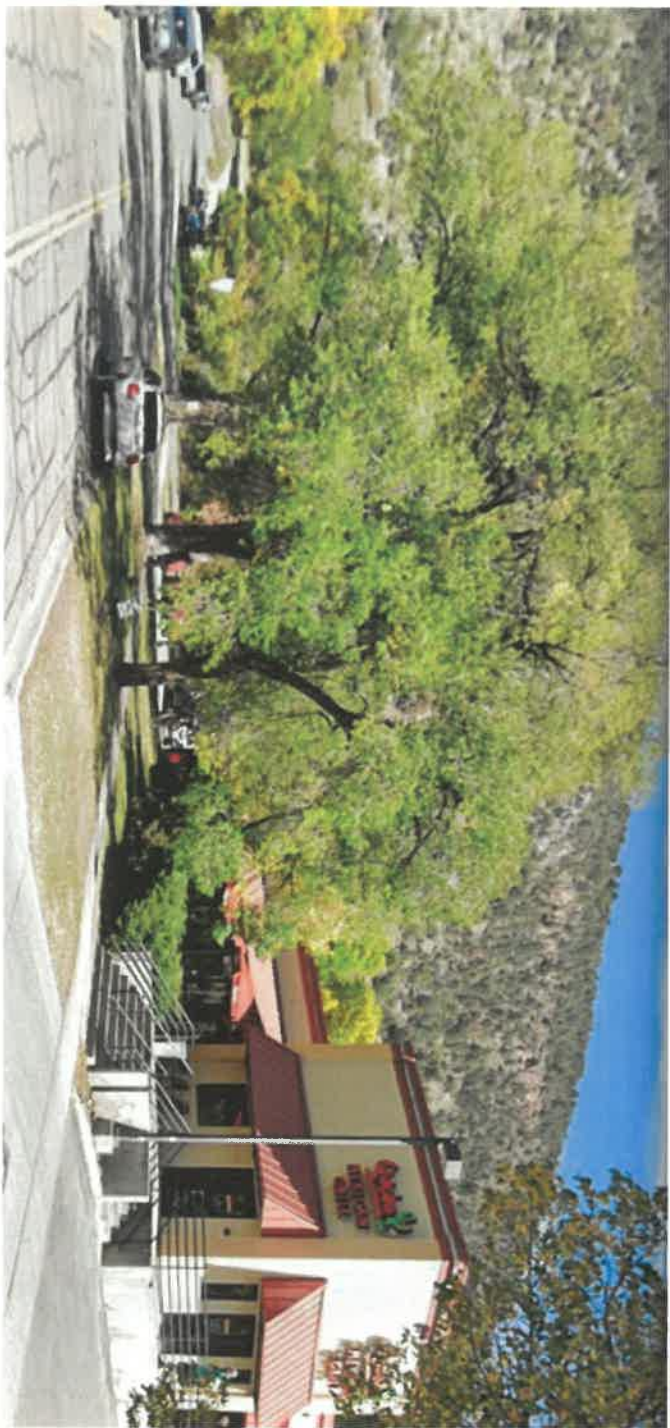
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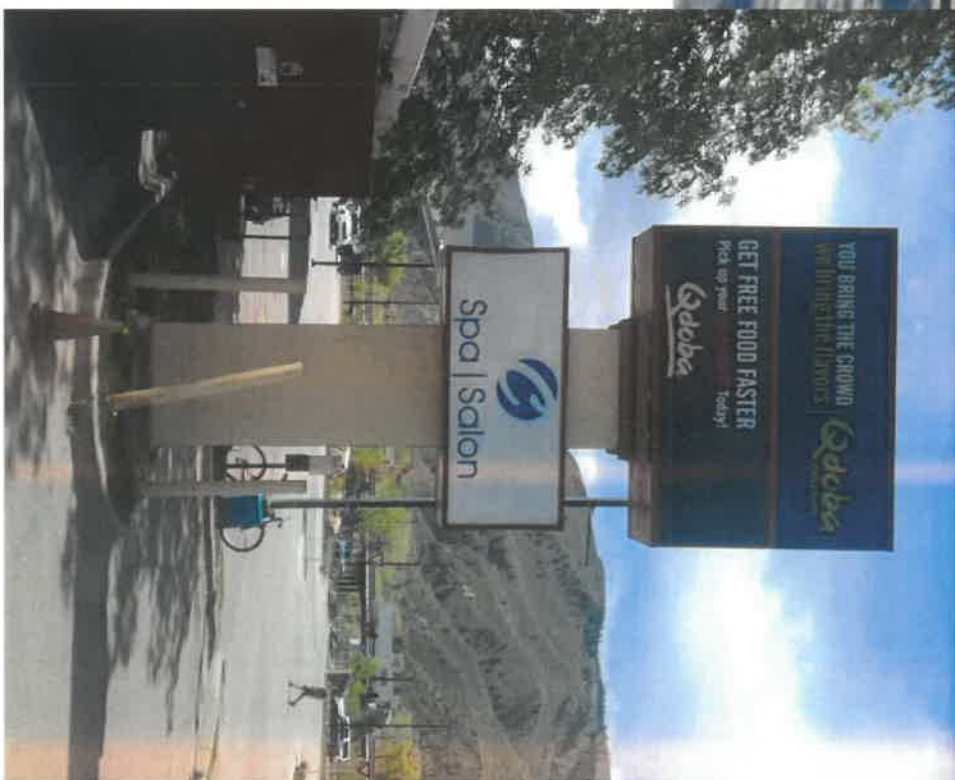
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Created: 05/21/21 - JK

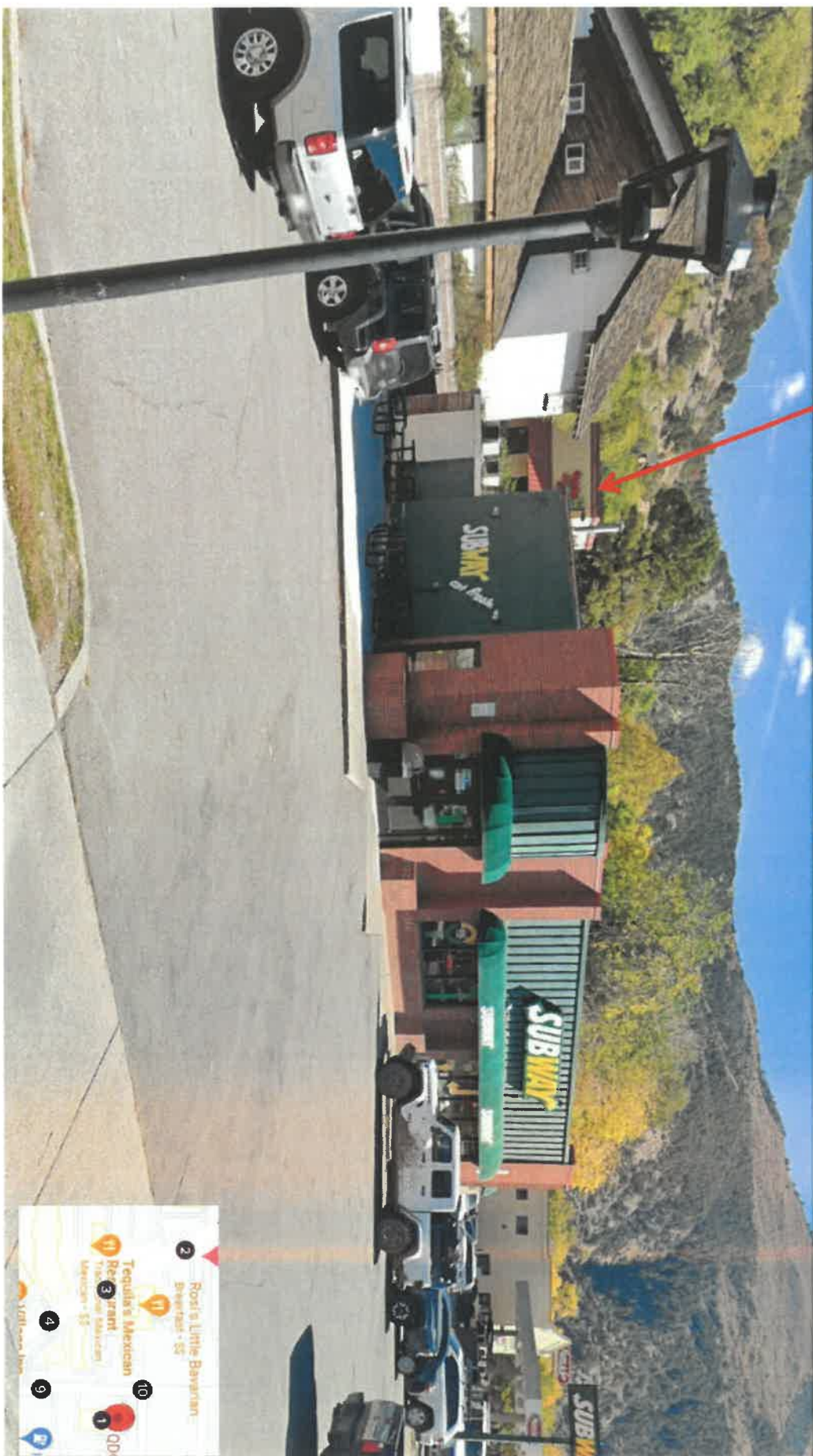


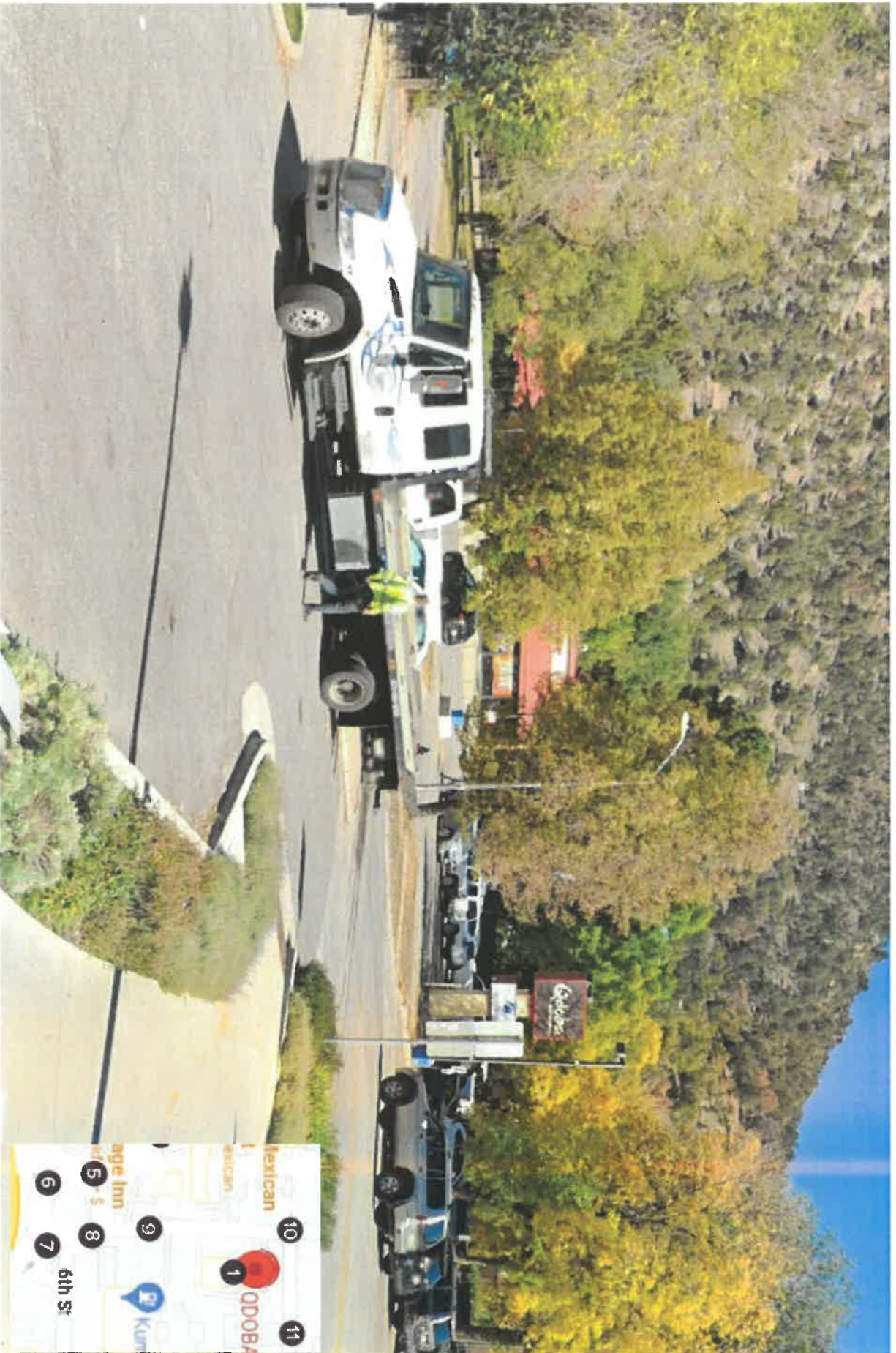


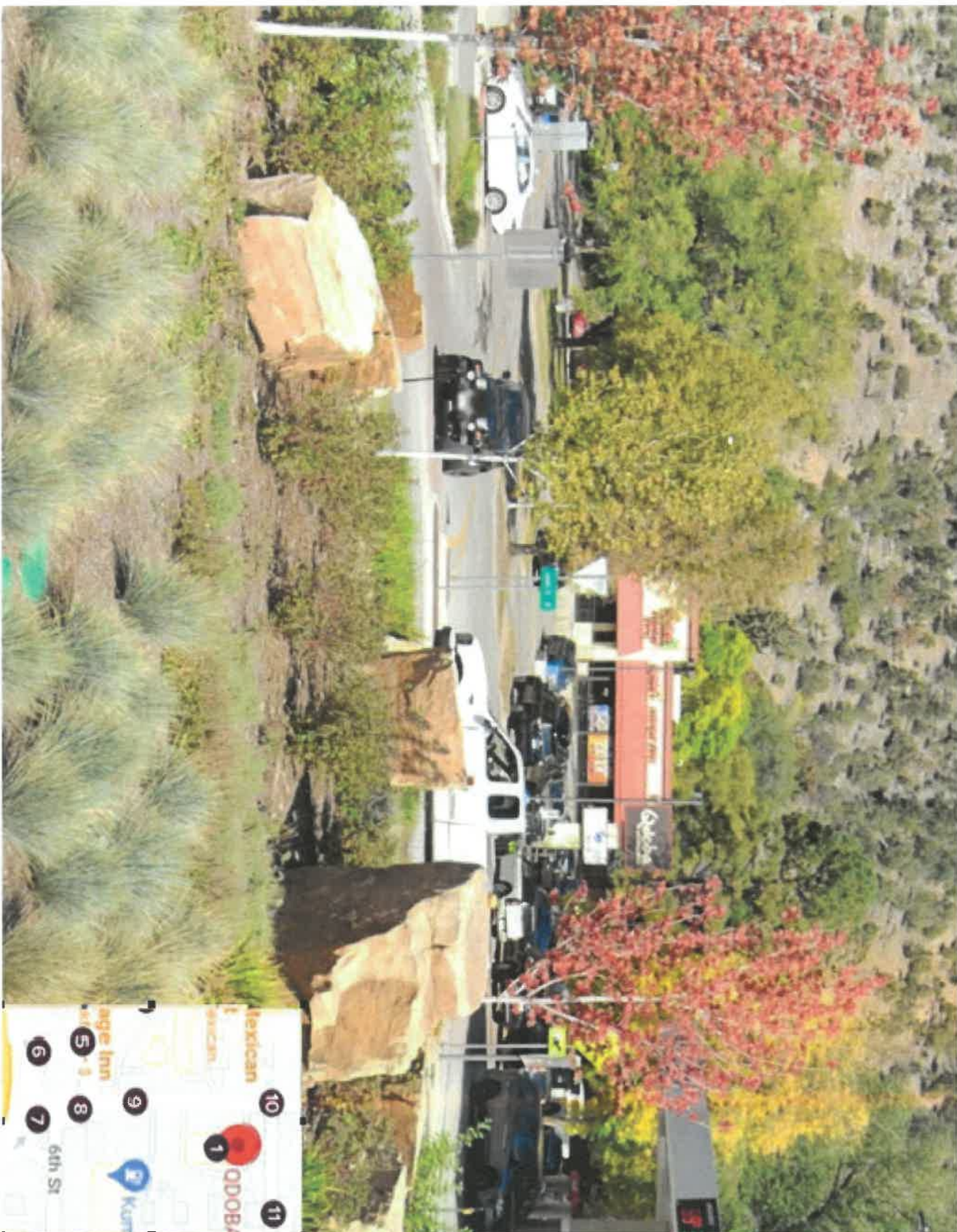






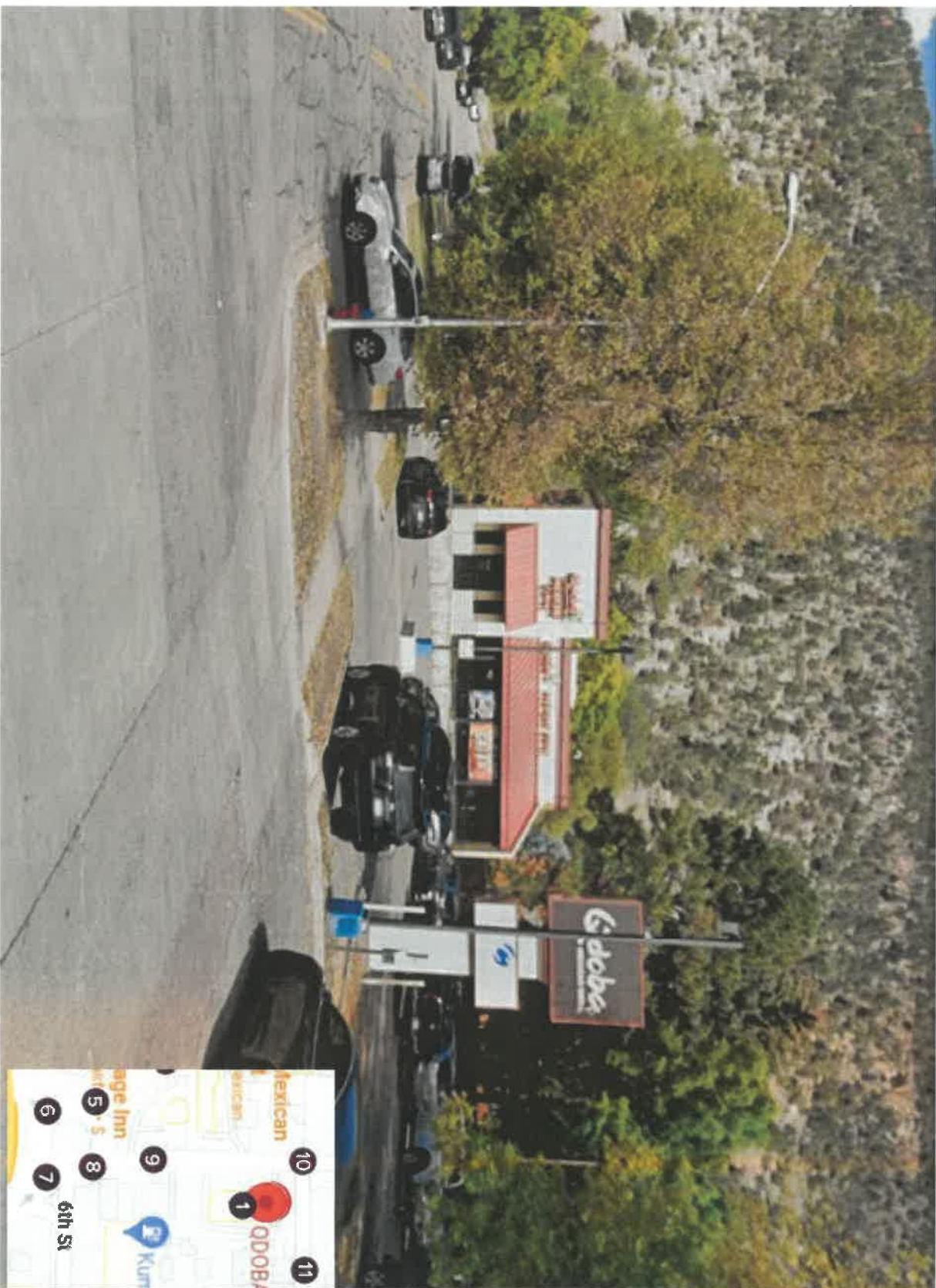


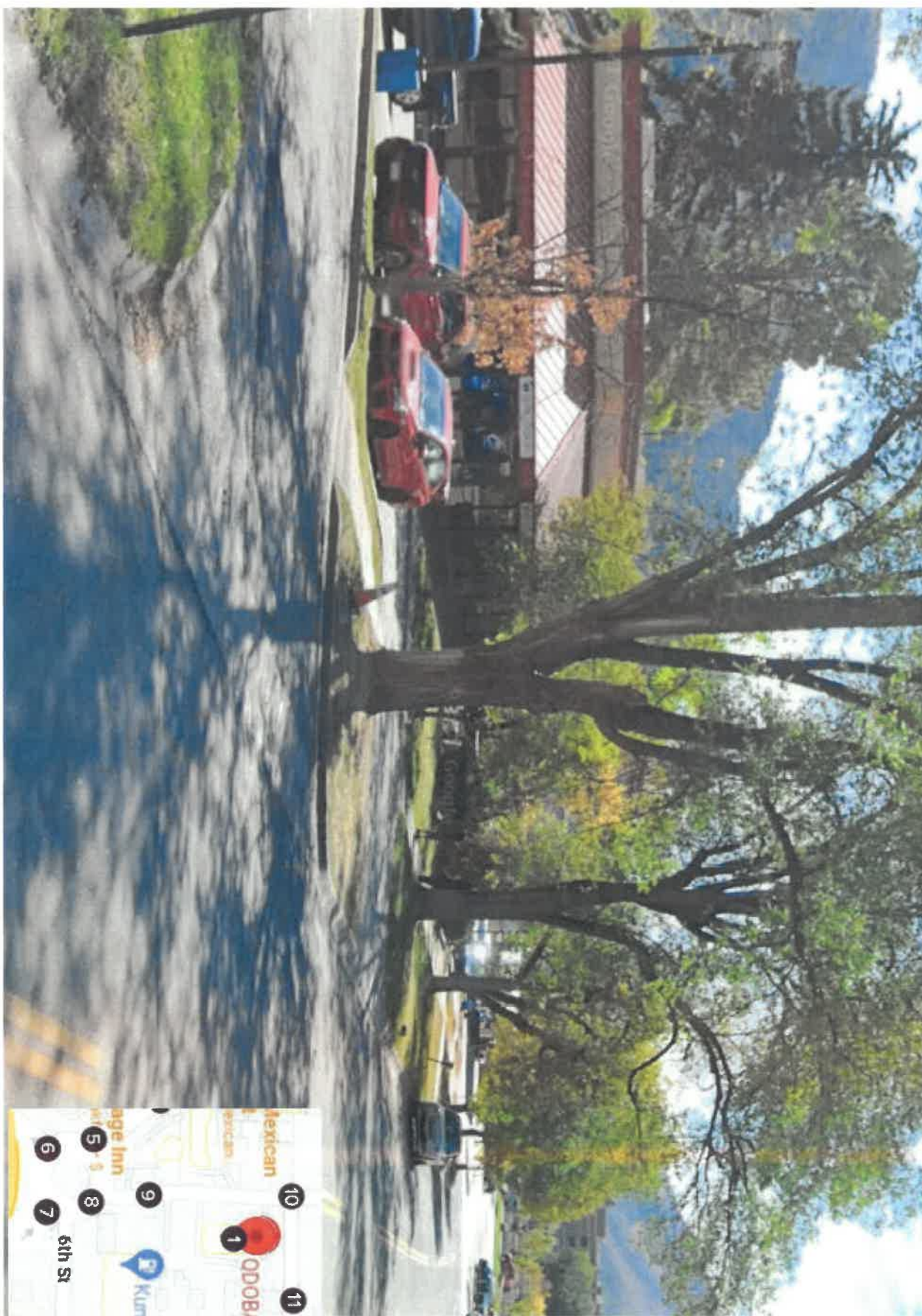








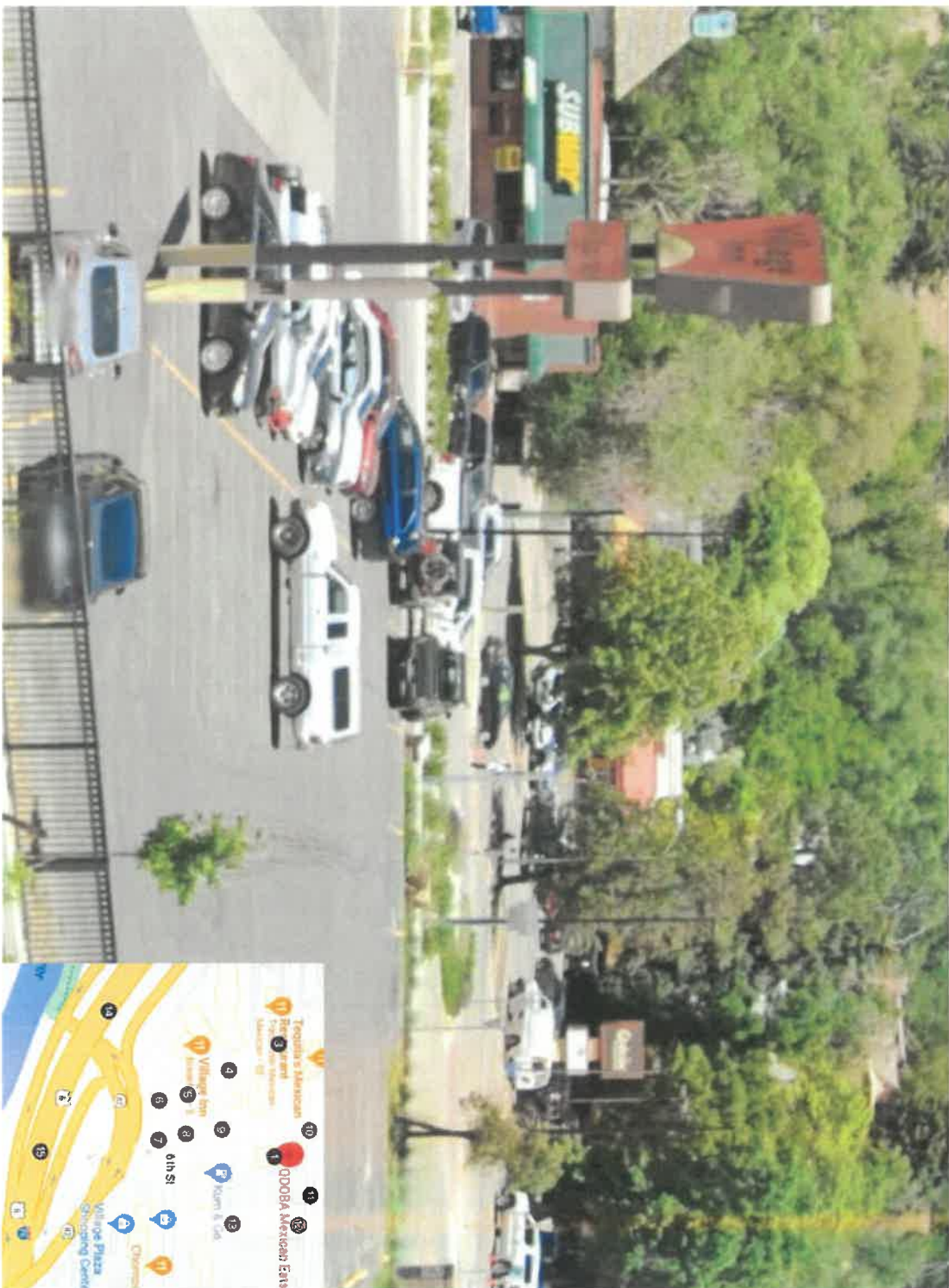


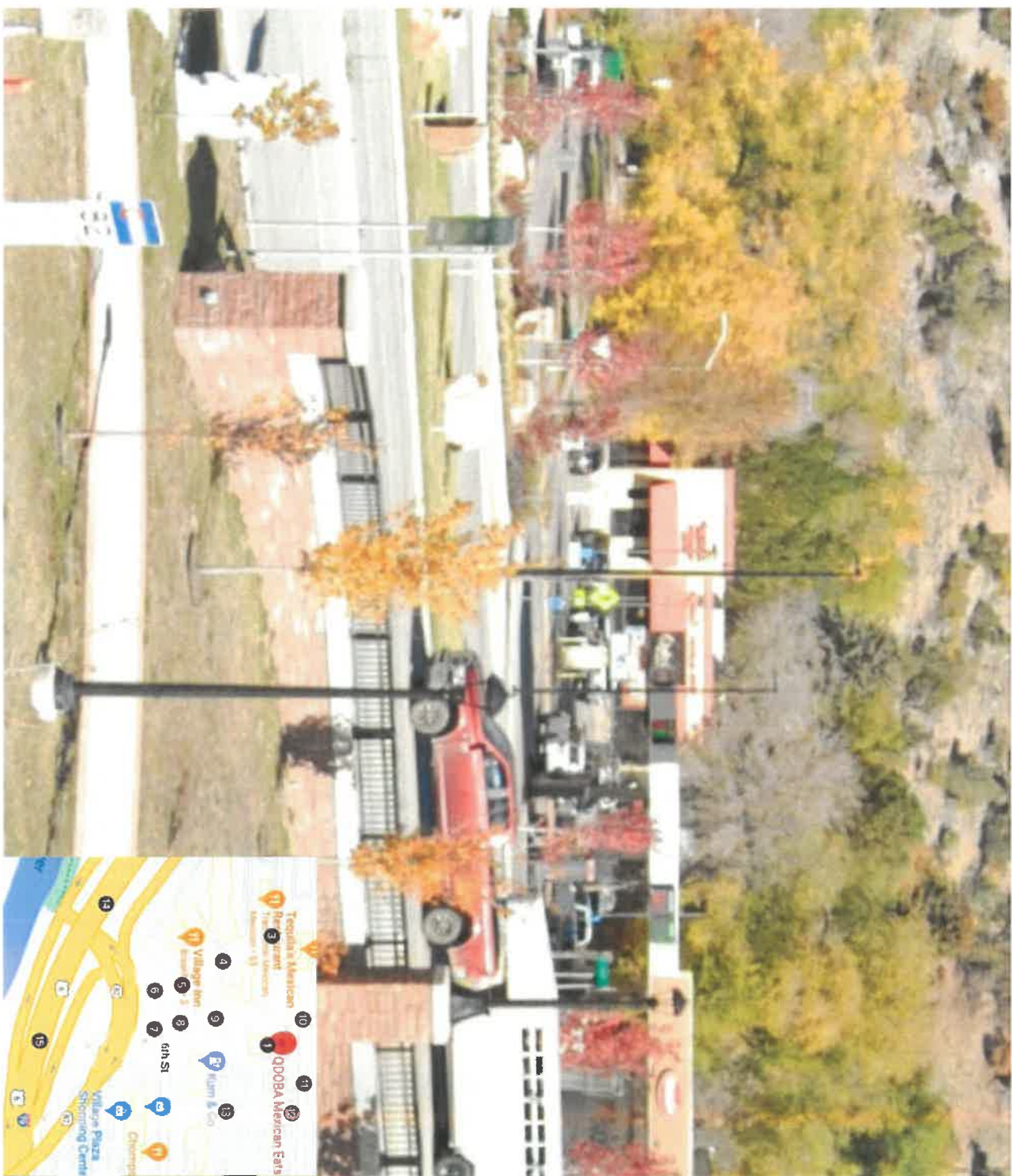








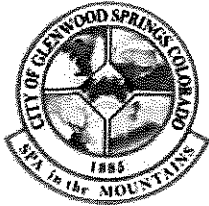




To whom it may concern,

We, in partnership with Qdoba of Glenwood Springs located at 510 Laurel St, are seeking a variance to the current Municipal Code section 070.040.110 - Signs. We are asking to replace the existing signs already in place that are considered compliant with the Code at the time of their installation.

Due to a change in the wording of the Code in the recent Code modification, our customer is no longer able to have the same quantity of signs that were installed previously.



LAND USE APPLICATION

City of Glenwood Springs
Economic and Community Development Dept.
101 West 8th Street
Glenwood Springs, CO 81601
970-384-6411

Ordinance Amendments		Development Permits	
☐	Rezoning	☐	Site/Architectural Plan Review
☐	Rezoning to Planned Unit Development (PUD)	☐	Administrative
☐	Annexation	☐	Minor
☐	Condominiumization	☐	Major
☐	Annexation	☐	Master Plan
☐	Street Vacation	☐	Construction Plans
		☐	Location & Extent
Subdivisions		☐	Right of Way Encroachment License
☐	Minor Subdivision	☐	Floodplain Development Permit
☐	Preliminary Plat	☐	Special Use Permit
☐	Final Plat	Flexibility and Relief Procedures	
☐	Vacation of Right-of-Way	☒	Variance
		☐	Administrative Adjustment
Other Land Use Applications		☐	Appeal
☐	Outdoor Seating	☐	

Applicant/Property Owner Information:			
Applicant	BUD'S SIGNS	Owner	KURT ANDERSON LIVING TRUST
Relationship to Owner	CONTRACTOR	Owner	
Applicant Address	1040 PITKIN AVE GRAND JUNCTION CO	Owner Address	2706 W. COLFAX DENVER, CO 80204
Phone	970-245-7150	Email Address	PAKE@BUDS-SIGNS.COM
		Phone	303-607-6079
		Email Address	KANDERS@CLOVERE1.COM

Property Information:	
Address	510 LAUREL ST
Parcel Number	218509106010
Subdivision	ORIGINAL TOWNSTE, GLENWOOD MIXED USE CORRIDOR
Lot and Block Number	LOT 21-31 BLOCK 62
Zone District	DOWNTOWN NORTH
Existing Land Use	RETAIL

General Project Description:
SEEKING VARIANCE FROM 2-WALL SIGN RESTRICTION AND LIGHTING RESTRICTIONS OF CURRENT CODE - ASKING TO REPLACE CURRENTLY INSTALLED SIGNS WITH NEW SIGNS

Signatures:	
The owner or applicant must be present at the hearing. All public hearings must be properly noticed according to G.S.M.C. Section 070.010.030. Signatures of all owners of the property must appear before the application is accepted. Partnerships or corporations may have the authorized general partner or corporate officer sign the	
Applicant	7/19/2022
Mark Alan Hampton	7/19/2022
Owner	Date



LAND USE APPLICATION

City of Glenwood Springs
Economic and Community Development Dept.
101 West 8th Street
Glenwood Springs, CO 81601
970-384-6411

Ordinance Amendments		Development Permits	
☐	Rezoning	☐	Site/Architectural Plan Review
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☐	Vacation of Right-of-Way	☒	Variance
		☐	Administrative Adjustment
Other Land Use Applications		☐	Appeal
☐	Outdoor Seating	☐	

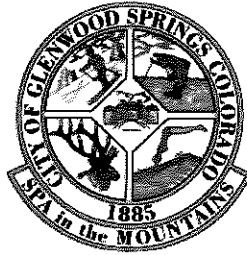
Applicant/Property Owner Information:			
Applicant BUD'S SIGNS		Owner KURT ANDERSON LIVING TRUST	
Relationship to Owner CONTRACTOR		Owner	
Applicant Address 1040 PITKIN AVE		Owner Address 2706 W. GLADE DENVER, CO 80204	
GRAND JUNCTION CO			
Phone 970-245-7700	Email Address PAUL@BUDS-SIGNS.COM	Phone 303-607-6079	Email Address KANDERSON@ELECTRONIC1.COM

Property Information:	
Address 510 LAUREL ST	Parcel Number 218509106010
Subdivision ORIGINAL TOWNSTE, GLENWOOD	Lot and Block Number LOT 21 → 31 BLOCK 62
MIXED USE CORRIDOR	
Zone District DOWNTOWN NORTH	Existing Land Use RETAIL

General Project Description:
SEEKING VARIANCE FROM 2-WALL SIGN RESTRICTION AND LIGHTING RESTRICTIONS OF CURRENT CODE - ASKING TO REPLACE CURRENTLY INSTALLED SIGNS WITH NEW SIGNS

Signatures:	
The owner or applicant must be present at the hearing. All public hearings must be properly noticed according to G.S.M.C. Section 070.010.030. Signatures of all owners of the property must appear before the application is accepted. Partnerships or corporations may have the authorized general partner or corporate officer sign the	
	7/19/20
Applicant	Date
Owner	Date

application. (Attach additional incorporation documents if necessary.) I declare under the penalty of perjury that the above information is true and correct to the best of my knowledge.		
	Owner	Date



DATE: 2/10/2022

MASTER SIGN PERMIT APPLICATION

Master Sign Permits are required per the Glenwood Springs Municipal Code Section 070.060.050 (c) (1) as follows:

“(1)Master sign plan. A master sign plan (MSP), conforming to all and only those provisions of this Article, shall be required for all multi-use buildings and commercial developments containing more than one (1) building. The MSP must be approved prior to the issuance of a building permit for all new buildings, additions or renovations. All existing multi-use building and commercial buildings must submit a MSP to the Community Development Director for approval upon application for a sign permit on the premises after the effective date of this Article. All signs must be brought into compliance with the MSP in accordance with the amortization schedule set forth in Section 070.060.070. The MSP shall run with the multi-use building or commercial center and not with the individual tenants. The MSP shall include all the information required in Subsection 070.060.020(c), in addition to total sign area calculations for the project. If the MSP meets all the conditions of this Article, it may be approved by the Director. Any variance from the provisions herein shall require approval from the Planning and Zoning Commission.”

If you are the owner of a property in the City of Glenwood Springs which has more than one building on site; or, which has more than one tenant in the building, you must obtain a Master Sign Permit before any individual sign permits will be issued on your property.

If you are a tenant within a multi-tenant building, please obtain a copy of the approved Master Sign Permit for the property to submit with your sign permit application. Individual sign permits for businesses must comply with the approved Master Sign Permit and the Glenwood Springs Municipal Code. An individual sign permit will not be issued to a tenant until a Master Sign Permit has been approved and is on file with the City.

Address(es) of the property that this master sign plan will apply to:

Qdoba Mexican Eats 510 Laurel Street
Glenwood Springs CO 81601

C Spa and Salon 510 Laurel Street
Glenwood Springs CO 81601

(Note: Include all addresses, with suite numbers and name of tenant within the individual suite number. You may attach a separate sheet if necessary.)

V: publicinfochecklists,etc.

Name and Address of Person
Completing this Form:

Mark Hampton

2706 W. Colfax Ave

Denver CO 80204

Relationship to Owner of
the Property:

CEO

Contact Information:

Telephone Number:

303-607-6078

Fax Number:

NA

E-mail Address:

mhampton@lovevi.com

Legal Name of Property
Owner:

Kurt Anderson Living Trust

Property Owner's
Mailing Address

2706 W. Colfax Ave

Denver, CO 80204

Property Owner's

Telephone Number

303-607-6079

Fax Number:

NA

E-mail Address:

kanderson@lovevi.com

Please answer the questions below and provide the following information with this application:

Is there more than one building on the property? No

If yes to the above, how many buildings? _____

If yes, you will need to provide the information requested below for each building on site.

REQUIRED ATTACHMENTS:

- _____ 1. Scaled floor plans for each floor within each building clearly labeled with suite numbers to correspond to the list of addresses provided above.
- _____ 2. Building elevations for those sides of the building that qualify as a "building frontage," as defined below. (*Plans must be drawn to scale. If plans are not available, a photograph of each side of the building appropriately labeled as north, south, east or west may be submitted. Each photograph must indicate what the length is of the side of the building that is depicted in the photograph.*)

Building frontage means the horizontal, linear dimension of that side of a building that abuts a street, parking area, mall or other circulation area open to the general public **and** that has either a main window display of the business or a public entrance to the building.

V: publicinfochecklists,etc.

ATTACHED SIGNAGE CALCULATION:

Attached signage is only allowed on that side of a building that qualifies as a "building frontage" per the definition above. Multi-tenant buildings are allowed 2 square feet of signage per each building frontage.

Alley frontages: Businesses that front and have sole access on an alley or public walkway/path shall be allowed a total sign area equal to the allowed sign area for the alley building frontage. Businesses that have secondary public entrance on an alley or public walkway/path shall be allowed 0.2 square feet of sign area per lineal foot of building frontage in the alley.

The method for calculating attached signage is as follows:

STEP 1: List Frontage (i.e. North, South, East, West)

South 55' x 2 = 110 maximum total of attached signage on this wall.
 Front (List qualifying building frontage dimension. **Example:** north frontage at 75 ft.)

North 55' x 2 = 110 maximum total of attached signage on this wall.
 Faces (List qualifying building frontage dimension.)
 5th St 96' x 2 = 192 maximum total of attached signage on this wall.
 (List qualifying building frontage dimension.)

West _____ x 2 = _____ maximum total of attached signage on this wall.
 faces (List qualifying building frontage dimension.)
 Laurel _____

STEP 2: Identify which tenant space with the largest exterior building frontage.

(**Example:** Suite 101 has exterior building frontage of 50 ft.) Qdoba = 151' of building frontage

STEP 3: List tenant name, address, and the amount of signage that will be allocated to the tenant:

(**Example:** Suite 101 has 50 feet of west building frontage. The owner allocates 25 square feet of signage to Suite 101 tenant. Note that the owner does not have to allocate the full amount of available signage to a tenant. This information will be compared to the scaled floor plans provided with this application. The largest individual tenant frontage is used to determine the largest single sign that can be placed on a building façade).

Tenant Name	Address/Suite Number	Building Frontage (N, S, E, W)	Building Frontage (width in feet)	Signage Allocation (in square feet)
C Spa	510 Laurel St Glenwood Springs			10

I AUTHORIZE THE ABOVE ALLOCATION OF SIGNAGE PER THIS MASTER PERMIT:

Mark Alan Hampton
 Owner/Authorized Agent Signature

04/14/2022

Date

V: publicinfochecklists,etc.

PLAN VIEW - SIGN LOCATION

2

SCOPE OF WORK

- N01** Remove existing signage
-Install (1) WM-22-RW
- N03** Remove existing signage
-Install (1) WM-22-RW
- N04** Remove existing signage
-Install (2) Face Replacements



PLAN VIEW
N.T.S.

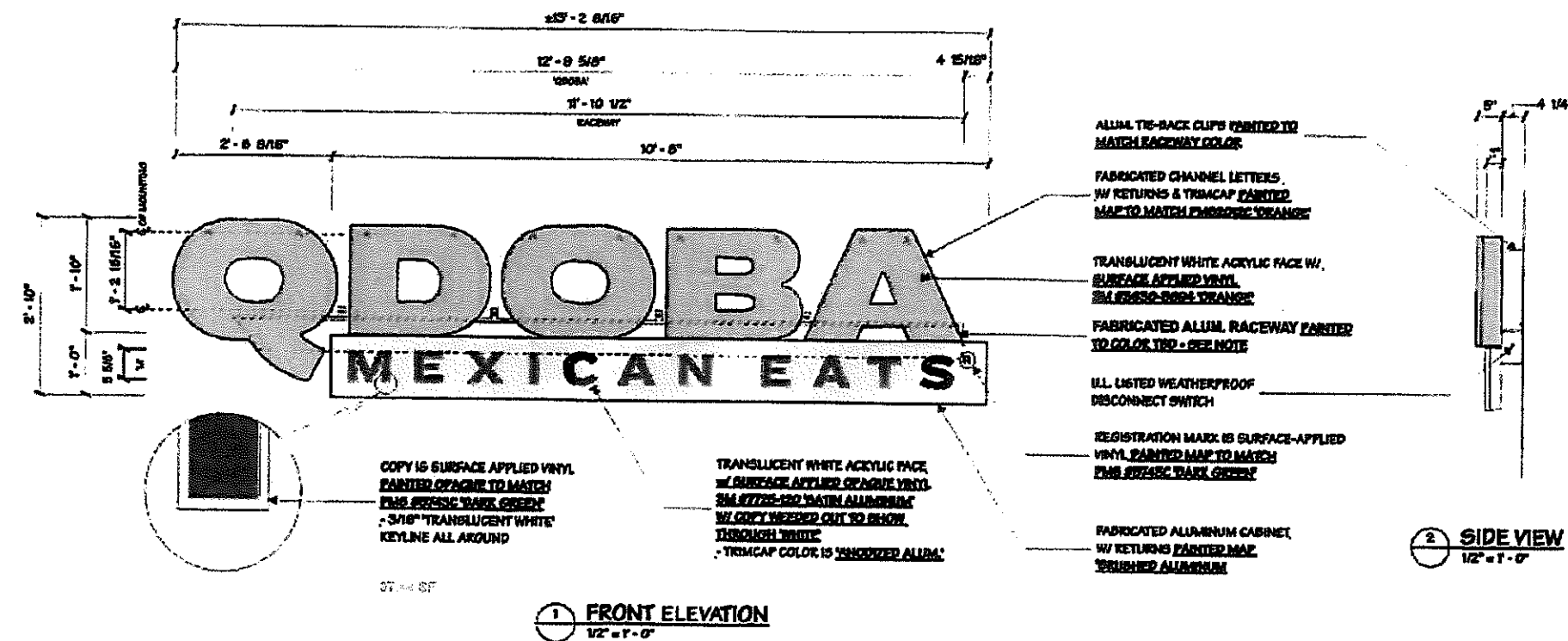
Created: 05/21/21 - JK
Rev1: 07/21/21 - JK

QDOBA
MEXICAN EATS®

002119 Glenwood Springs, CO Qdoba
Sign Standards Package
510 Laurel St
Glenwood Springs, CO 81601



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N01 N03

QDOBA
MEXICAN EATS

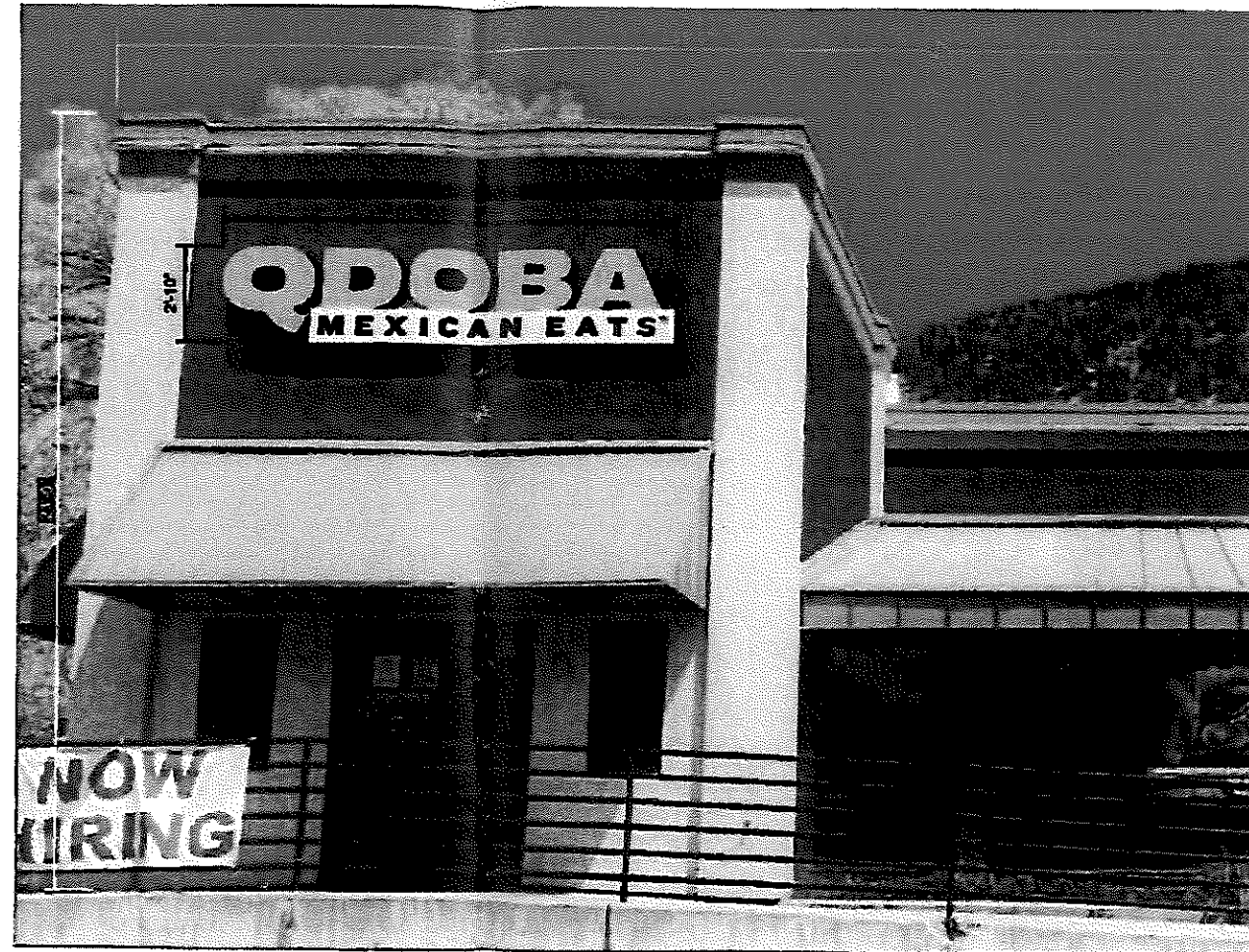
002119 Glenwood Springs, CO Qdoba
Sign Standards Package
510 Laurel St
Glenwood Springs, CO 81601

AGI

Created: 05/21/21 - JK
Rev1: 07/21/21 - JK



Current: 46.67 SF



Proposed: WM-22-RW 37.44 SF

Remove Existing Sign

Wall to be patched. Painting done by others.

NOT

Wall Paint - New Providence Navy 1651

Created: 05/21/21 - JK
Rev1: 07/21/21 - JK**QDOBA**
MEXICAN EATS®002119 Glenwood Springs, CO Qdoba
Sign Standards Package
510 Laurel St
Glenwood Springs, CO 81601**AGI**



Current: 46.67 SF



Proposed: WM-22-RW 37.44 SF

Remove Existing Sign

Wall to be patched. Painting done by others.

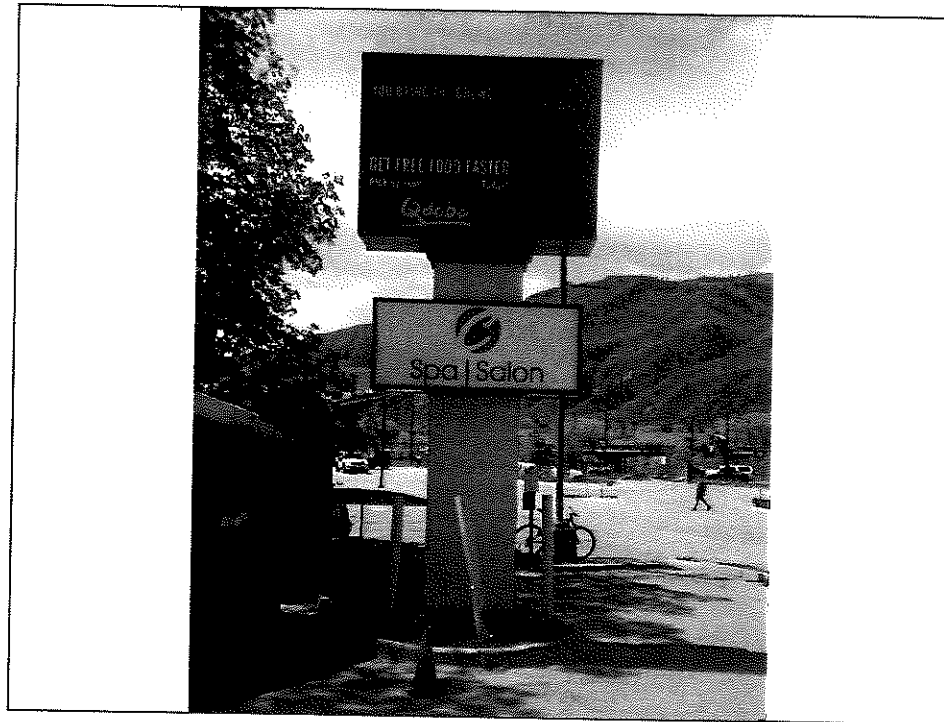
N03

Wall Paint - New Providence Navy 1651

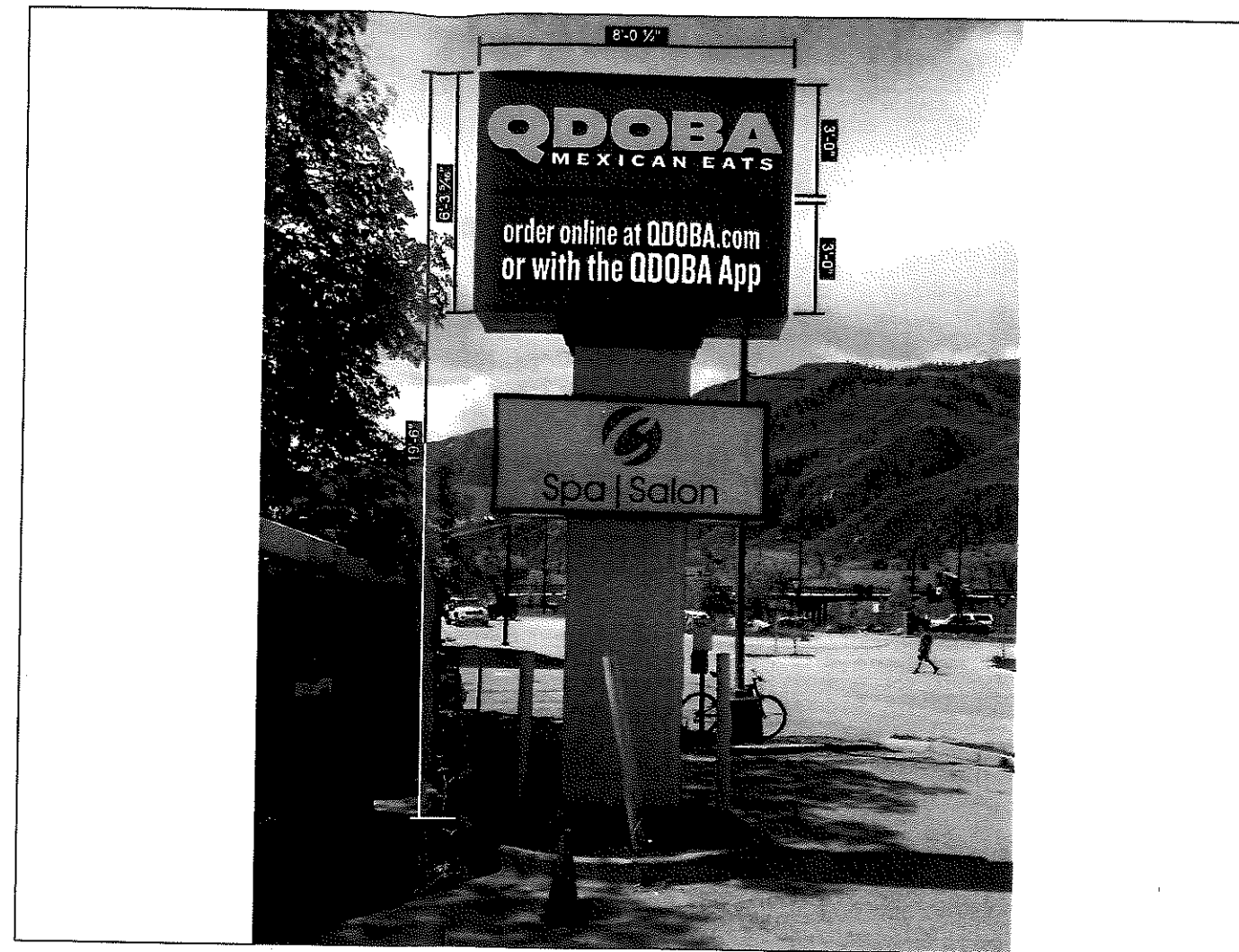
Created: 05/21/21 - JK
Rev1: 07/21/21 - JK**QDOBA**
MEXICAN EATS®002119 Glenwood Springs, CO Qdoba
Sign Standards Package
510 Laurel St
Glenwood Springs, CO 81601**AGI**

FACE REPLACEMENT

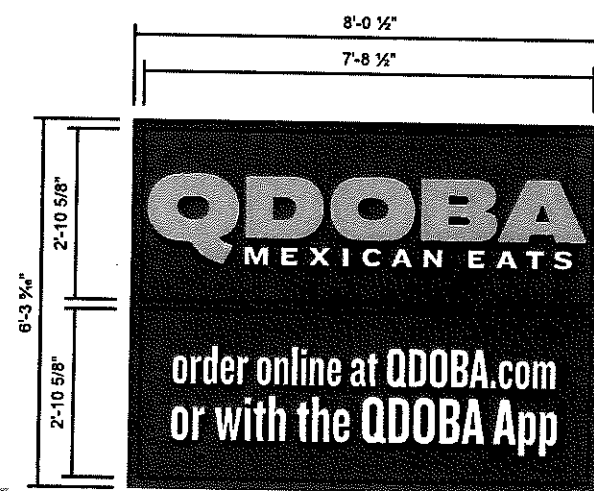
7



Current: 50.47 SF



Proposed: Face Replacement 50.47 SF



Scale: 3/8" = 1'-0"

50.47 SF

- Benjamin Moore 1651 New Providence Navy
- PMS 2012C Orange Wordmark
- White Wordmark

Orange and white copy would illuminated; background is opaque

N04

Created: 05/21/21 - JK
Rev1: 07/21/21 - JK

QDOBA
MEXICAN EATS®

002119 Glenwood Springs, CO Qdoba
Sign Standards Package
510 Laurel St
Glenwood Springs, CO 81601

AGI