



**The Buena Vista Planning & Zoning Commission
September 16, 2020 at 7:00 PM**

**Virtual Regular Meeting
Meeting will not be held
at the Buena Vista Community Center**

The meeting may be accessed virtually via ZOOM. To participate in Public Comment and/or Public Hearings you must connect to the video conference.

**Conferencing Access Information: <https://us02web.zoom.us/j/81002293079>
Listen via phone at [1-346-248-7799](tel:1-346-248-7799) Meeting ID: [81002293079](https://us02web.zoom.us/j/81002293079) Passcode: [s19tR4](https://us02web.zoom.us/j/81002293079)**

AGENDA

REGULAR MEETING OF THE PLANNING & ZONING COMMISSION

- I. Call to Order**
- II. Pledge of Allegiance**
- III. Roll Call**
- IV. Agenda Adoption**
- V. Approval of Minutes – August 5, 2020**
- VI. Public Comment**
- VII. New Business**
 - 1. Discussion of Nuisance Code Regulations with Code Enforcement Officer Grant Bryans**
 - 2. LaGree's Comprehensive Sign Plan – A request for a Comprehensive Sign Plan for the The LaGree's Food Store located at 415 N. Highway 24 to allow for opaque window signs as wall signs, and to exceed the maximum size limits for wall signs located a commercial property in the Highway Commercial (HC) zone district.**
 - 3. Staff/Commission Interaction**
- VIII. Adjournment**



Minutes of the Regular Meeting of the Buena Vista Planning and Zoning Commission August 5, 2020

CALL TO ORDER

A regular meeting of the Planning and Zoning Commission was called to order at 7:00 pm, Wednesday, August 5, 2020 via Zoom virtual meeting by Chair Preston Larimer. Also present were Vice Chair Lynn Schultz-Writsel, Commissioners Estes Banks, Thomas Doumas, Craig Brown, and Alternate Commissioner Tony LaGreca.

Staff Present: Principal Planner Mark Doering, Planning Technician Doug Tart.

PLEDGE OF ALLEGIANCE

Chair Larimer led in the Pledge of Allegiance.

ROLL CALL

Doering proceeded with the roll call and declared a quorum.

AGENDA ADOPTION

Larimer called for approval of the agenda. Doumas motioned to adopt the agenda as presented, **Motion #1** seconded by Banks. Motion carried.

APPROVAL OF MINUTES

Schultz-Writsel suggested minor changes to the minutes. The first was at the bottom of page 2, to change "...the staff recommended" to "...the staff recommends". On page 3, third paragraph from the bottom, remove "to". The third change was on page 3, third paragraph from the bottom, to add "...heard at a public meeting" to the second sentence of the paragraph. This was to clarify who the Board of County Commissioners first heard the IGA from.

Larimer suggested that the first condition of approval on page 2 be updated to change "long-term residential and retail" to "long-term residential and retail *uses*".

Banks suggested adding that this was the first time that the UDC, Comprehensive Plan, and Historic Preservation Committee came together, making it easier to approve the project. This was added as the second paragraph of page 3.

Larimer motioned for approval of the July 15, 2020 minutes as amended. **Motion #2** was seconded by Schultz-Writsel. Motion carried.

PUBLIC COMMENT

Public comments opened at 7:10 pm. With no comments, public comment was closed at 7:10 pm.

NEW BUSINESS

The only item for new business was the Sangre de Cristo annexation. Doering introduced Mike Allen, the Energy Use Advisor from Sangre de Cristo Electric. Sangre de Cristo has requested to annex its headquarters into the Town of Buena Vista in fulfillment of the terms of the water service agreement which was executed in 2009 to address future growth of the headquarters and the need to be serviced by Town water.

Allen then turned the floor over to Doering. Doering explained that the goal was to discuss the annexation of the Sangre de Cristo headquarters, as well as to change the zoning to Highway Commercial. The property consists of two parcels for a total of approximately 14.6 acres located at 29780 US Hwy 24 N. A portion of Highway 24 will be annexed along with the Sangre de Cristo property which surrounds the Tri-State substation. The request is to accept three petitions for annexation, with the public hearing date for the Board of Trustees on August 25, 2020. Along with the annexation there is an application for zoning the property in accordance to state statutes. The Board will make a decision for both the annexation application and zoning on August 25. Due to requirements for contiguity with Town boundary, the annexation must occur in portions, hence the three petitions. A portion of Highway 24 will be annexed along with the Sangre de Cristo property which surrounds the Tri-State substation.

There is criteria in the state statutes that states that 1/6 of the perimeter has to be contiguous with the Town boundary. Second, a community of interest must exist between the area of interest and the Town. This is met due to existing water service to the property. The property is not hooked up to Town sanitation. Additionally, due to the existing mutual aid agreements, the Town provides backup emergency services to the property. Third, the area proposed to be annexed is urban or will be urbanized in the near future and is integrated or capable of being integrated with the Town. Water and road connections already exist.

There are several items in the UDC, with at least one being necessary, to review a zoning application. First, it is consistent with the Comprehensive Plan. Second, the zoning is consistent with the proposed zoning district. Third, significant changes in the area warrant a zoning change. Due to significant commercial growth in the area, this criteria is met. Fourth, there is no error in the establishment of the current zoning. This is not applicable because this will establish the first and correct zoning for the property. Fifth, it must not create a significant adverse impact to the area. Sixth, public facilities can adequately serve the property.

Staff recommends that the Planning and Zoning Commission approve the applications for both the annexation and zoning of the Sangre de Cristo headquarters, storage yard, and Tri-State substation located at 29780 US Hwy 24 N.

Doumas motioned to accept the staff's recommendation to approve the annexation and zone the property as Highway Commercial. Brown seconded. **Motion #3** was unanimously approved.

STAFF / COMMISSION INTERACTION

Larimer pointed out a mistake in the packet. On page 2, under Process, the date was typed out as 202 instead of 2020. This has been corrected.

Code Enforcement Officer, Grant Bryans, will join the Planning and Zoning Commission meeting in September to discuss the Town's new RV and Camping regulations.

LaGreca left the meeting at 7:58 p.m.

ADJOURNMENT

There being no further business to come before the Commission, Banks motioned to adjourn the meeting at 8:17 p.m. Doumas seconded. **Motion #4** was unanimously approved.

Respectfully submitted:

Preston Larimer, Chair

Doug Tart, Planning Technician



TOWN OF BUENA VISTA

P.O. Box 2002
Buena Vista, CO 81211
Phone: (719) 395-8643
Fax: (719) 395-8644

DATE: September 16, 2020

TO: Planning and Zoning Commission

FROM: Grant Bryans, Code Enforcement Officer

AGENDA ITEM: Discussion on Citations dealing with Nuisance Issues

As the job of Code Enforcement has progressed over the last four years, the need to be able to handle nuisance issues in a timelier manner has come up. While our current way of enforcing Town Code has been productive, there is a need for another enforcement tool. Take for example our snow shoveling ordinance (7-14): instead of taking the offender to court for such a minor offense, the Town could issue a citation if the property owner fails to mitigate the violation. The property owner could then pay the citation or go to court to fight the charge. This mechanism gives the officer more teeth with carrying out their duties, and it also serves as a reminder to the offender that the Town does take its rules seriously. The burden of the offense shifts from the Town to the offender in a timelier manner.

The proposed structure does not give the officer unlimited authority for issuing citations. Instead, the officer is limited on what they can cite. We feel this is important as it continues in the spirit of collaboration and compliance which has been working well with most cases. As mentioned, the ability to cite at the time of the offense takes out the burden of the current process for offenses that can be dealt with immediately rather than having to send letters to gain compliance. The proposed structure is as follows:

- Limit citable offences
 - o 7-2 Nuisance as defined
 - o 7-14 Snow and Ice
 - o 7-15 Unlawful use of trash
 - o 7-73 Weeds and brush duty of owner to cut
 - o 8-42 Parking on private
 - o 8-43 Parking on public
 - o 8-44 Short-term and/or long-term storage of recreational/camping vehicles and utility trailers
 - o 7-201/7-202 Camping on private/public property
- First offense \$50
- Second offense \$100
- Third offense \$150

The intent of this structure is for offense that need an extra reminder. This process does not have to be exercised on every case. Some cases require more fees or requests that only a summons to Court can handle. Having this enforcement mechanism allows for the officer to use their discretion in order to fairly and justly serve their duties.



TOWN OF BUENA VISTA

P.O. Box 2002
Buena Vista, CO 81211
Phone: (719) 395-8643
Fax: (719) 395-8644

DATE: September 10, 2020

HEARING DATE: September 16, 2020

TO: Planning and Zoning Commission

FROM: Mark N. Doering, Principal Planner

AGENDA ITEM: A request for a Comprehensive Sign Plan for the The LaGree's Food Store located at 415 N. Highway 24 to allow for opaque window signs as wall signs, and to exceed the maximum size limits for wall signs located a commercial property in the Highway Commercial (HC) zone district.

Staff Recommendation

That the Planning and Zoning Commission approve the Comprehensive Sign Plan to allow window signs to be considered as wall signs for the LaGree's Food Store at 415 N. Highway 24, with the following conditions:

1. The property is allowed to have the window signs identified in this application. The 100% opaque window signs will be considered wall signs for future regulation purposes. The 221.86 square feet area shall not be transferable to the other portions of the building's walls and must remain in the windows as shown.
2. Any changes to the number, size, or location of the signs as shown in Attachments D and E to the staff report shall require an amendment to the Comprehensive Sign Plan, as identified in the Unified Development Code (UDC).
3. Any changes to the signs, including face changes, shall require an approved sign permit prior to installation. Face changes of existing signs that do not increase the size of any individual sign or the total area of all of the signs identified in Attachments D and E of the Comprehensive Sign Plan shall not require an amendment to the comprehensive sign plan and shall be reviewed by Town staff as a sign permit.

Attachments to the Report:

Attachment A – Vicinity Map

Attachment B – Zoning Map

Attachment C – Site Plan and Site Photos

Attachment D – Comprehensive Sign Plan

Attachment E – Approved Sign Permit Application

Attachment F – Draft Resolution

I. SUMMARY OF REQUEST

Megan LaGree, representative for LaGree’s Food Store, submitted a Comprehensive Sign Plan application to allow for window signs that are 100% opaque to be allowed on the grocery store. The property owner, Sam Mick, has given permission for the applicant to apply for a Comprehensive Sign Plan.

The proposed signs for the request are used to screen the administrative customer service portion of the store for security purposes. They are located on a portion of the store that has no access into the building. The former access for the Shopko store was removed during remodeling for LaGree’s and the new windows and entry doors for the store are located to the south. The proposed window signs in the plan are placed on the three sides of the former entry and as wall signs because the signs are 100% opaque and do not allow people to see into the store from the exterior and vice versa. The signs shown in Attachment D are along the north, west, and south sides of the former entry. For purposes of the application, those proposed signs have been shown in one drawing as if they were on the same wall. The other signs for the property are shown in Attachment E.

II. HISTORY AND BACKGROUND

The property was developed as a big box store in 1985. Prior to LaGree’s Food Store, it was last occupied as Shopko Home Store. After Shopko closed in 2018, the owner Samuel Mick remodeled the existing building for LaGree’s and they opened in June 2020. When the building permit for LaGree’s was submitted, their sign contractor submitted a sign permit (See Attachment E) for reuse of the existing pole sign, the existing large wall sign above the portico face and two new wall signs on the main building wall. They met the Town’s sign code that allowed up to 150 square feet for the wall signs. Staff worked extensively with the contractor to discuss what was allowed and not allowed for that application. No window signs were a part of that application, because the town does not regulate window signs, if they do not cover more than 50% of the the area of each window.

After the signs shown in the sign permit were installed, they were inspected for compliance, approved, and the store opened. Sometime after that inspection and approval, the proposed signs on the windows were installed prior to opening day. On opening day, staff identified that those window signs were not a part of the application and that they were covering 100% of the windows. The 100% opaque signs exceed what is allowed for window signs in town (maximum 50% of window area), regardless of the property’s zoning. Staff identified that a Comprehensive Sign Plan was an option available to the applicants to keep the signs, if approved. Because of the size of those window signs (221.86 square feet), and because the windows are completely covered, staff proposes to regulate them as a wall sign for future consideration, if approved by the Planning and Zoning Commission.

III. PROCESS – REQUIRED APPROVALS

The applicant submitted a Comprehensive Sign Plan application for the signs for the grocery store as specified in Section 16.04.4.7.6.F. of the Town of Buena Vista Municipal Code. Comprehensive Sign Plans that are minor in nature (less than 48 square feet above maximum sizes, small off-premise signs, murals, neon signs, and statuary signs) are reviewed by the Town Administrator for a final decision. Signs that do not meet the criteria for administrative review, as identified above, are referred to the Planning and Zoning Commission for review and a final decision. Comprehensive Sign Plans are not forwarded to the Board of Trustees.

IV. ANALYSIS – ZONING AND LAND USE

	North	South	West	East
Adjacent Zoning Designation	Highway Commercial (HC)	Highway Commercial (HC)	Highway Commercial (HC)	Highway Commercial (HC)
Adjacent Land Use	Commercial	Commercial	Commercial	Vacant

See Attachment A - Vicinity Map and Attachment B - Zoning Map and Attachment C - Site Plan.

V. ANALYSIS – COMPREHENSIVE SIGN PLAN CRITERIA

Section 16.04.4.7.6. of the Buena Vista Municipal Code provides specific review criteria for a Comprehensive Sign Plan. Each criterion is shown below in **bold text** and staff’s analysis follows each criterion in standard text.

1. The proposed Comprehensive Sign Plan results in a greater community benefit than otherwise achieved through the strict application of the sign regulations in this Section 4.7.

The proposed signs provide for security of the building’s occupants while also providing some color decoration on the building which is otherwise neutral colors. The windows on the south and north walls of the entry are murals of food without specific advertising for the store It also helps to distinguish that the former entrance is no longer in use as the building’s entry. The other wall signs and pole sign are included in the Comprehensive Sign Plan for future reference.

2. The features of the sign(s), including the illumination, support structure, color, lettering, height and location, are designed so that the signs are an attractive, effective, and complementary feature of the building or property.

The signs in the window are an opaque film applied to the windows themselves and are photos of produce and the logo of the store. They are not illuminated from the outside and are only backlit from the store’s interior lighting. They function as a wall sign because they prevent anyone from seeing past the glass of the windows and serve to hide the customer service area and counter in that former entry portion of the building. For security reasons, they want the signs to not be translucent or only cover a maximum of 50 % of the windows’ area. They are professionally designed and compliment the building’s scale and massing. They complement the building’s design and do not overwhelm the scale of the sign to the scale of the building’s facade

The other signs were also professionally created to reuse the previous tenant’s pole and wall signs along with the two additional wall signs added on the building’s main wall for the Pharmacy and Deli signs. The pole sign was reused using the internally illuminated sign and pole structure and it was refurbished to continue that sign and is an attractive and effective sign that compliments the site along the highway.

3. The scale and placement of the signs are appropriate for the building and the site and are sensitive to the context in which they are used.

As mentioned above, the windows that have the signs are along three different sides of the former entry so they are not all seen at the same time and are relatively large in comparison to

the allowed signage for wall signs (150 square feet) but do not seem out of scale compared to the large building façade of the store. Also, they are relatively appropriate for the building because there is a large parking lot between the building and sidewalk/street whereas they would not be appropriate to a building on Main Street. While that amount of signage would dominate a smaller building next to the sidewalk and street, it is appropriate for one of the larger buildings in town along the highway.

The other wall signs and pole sign Shown in Attachment E are appropriate for the building and the site and are appropriate for the highway context in town.

4. The signs are professionally designed and fabricated of high-quality, durable materials.

The signs were prepared by the applicant’s sign contractor and are professionally prepared on a plastic film that has been directly applied to the glass of the windows. They are not exposed to the weather and were installed to provide the screening for the customer service area operations for the store.

The other wall signs were professionally prepared by the same sign contractor using the existing sign infrastructure or installed in a professional manner for the two new wall signs. All of those signs are made of appropriate sign materials that will last, as long as they are maintained.

VI. CONCLUSION AND RECOMMENDATION

Based upon the information and materials provided by the applicant and provided in the staff report, staff supports the Comprehensive Sign plan application to allow the 221.86 square feet of opaque window signs and to consider them as wall signs for future regulatory purposes. Therefore, staff recommends that the Planning and Zoning Commission approve the Comprehensive Sign Plan with the conditions listed in this staff report.

1. Applicant has requested approval of a Comprehensive Sign Plan for the opaque window signs and to have them considered as wall signs for the property located at 415 N. Highway 24; and
2. Notice of the public hearing was posted on the property and published in the newspaper as required by the Unified Development Code; and
3. The request was reviewed by the appropriate referral agencies for their review; and
4. The application is consistent with the applicable standards for a Comprehensive Sign Plan.

THEREFORE

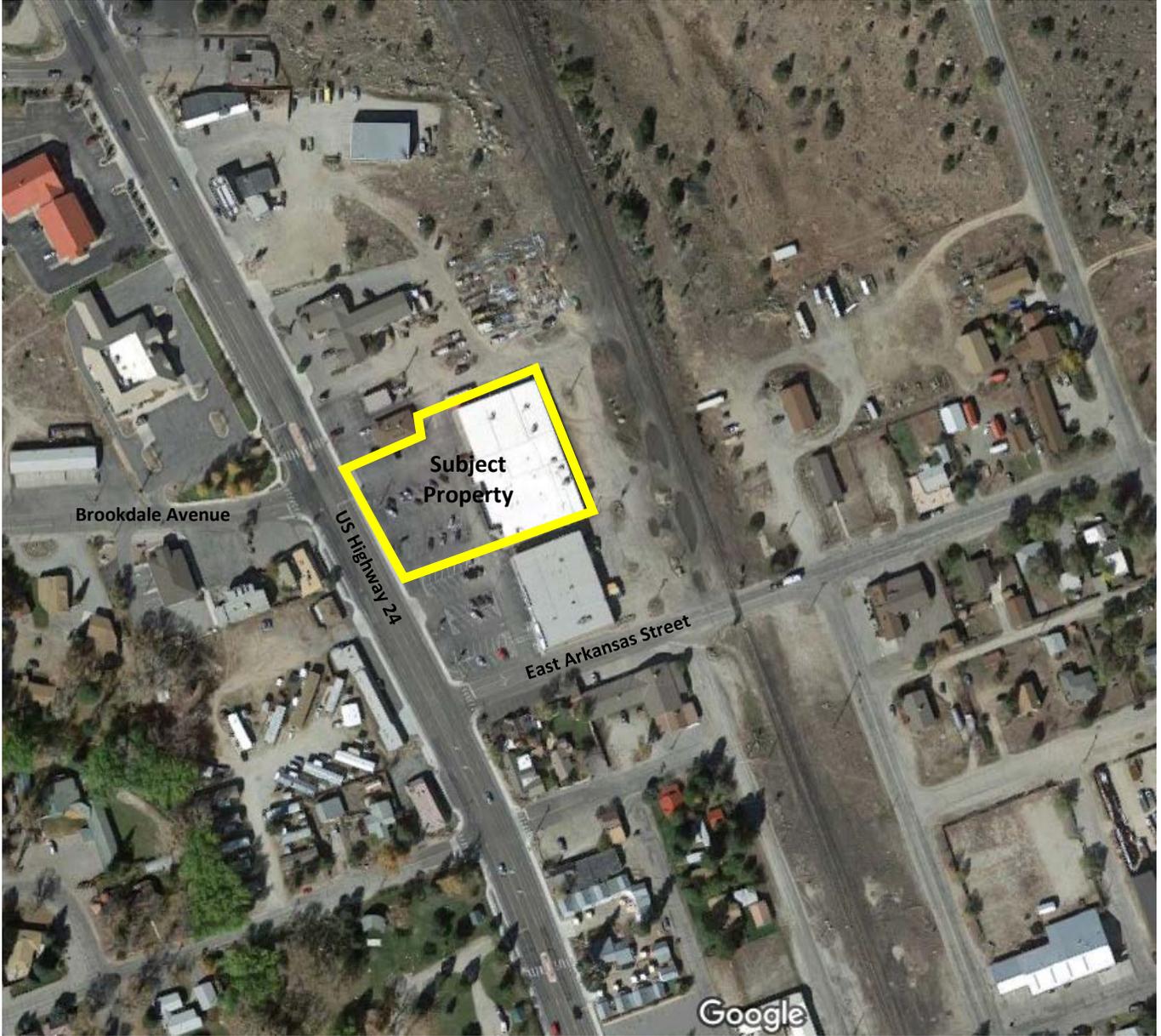
If the Planning and Zoning Commission accepts the conclusion and recommendations as presented in the staff report, it should APPROVE the Comprehensive Sign Plan, with the following conditions:

1. The property is allowed to have the window signs identified in this application. The 100% opaque window signs will be considered wall signs for future regulation purposes. The 221.86 square feet area shall not be transferable to the other portions of the building’s walls and must remain in the windows as shown.

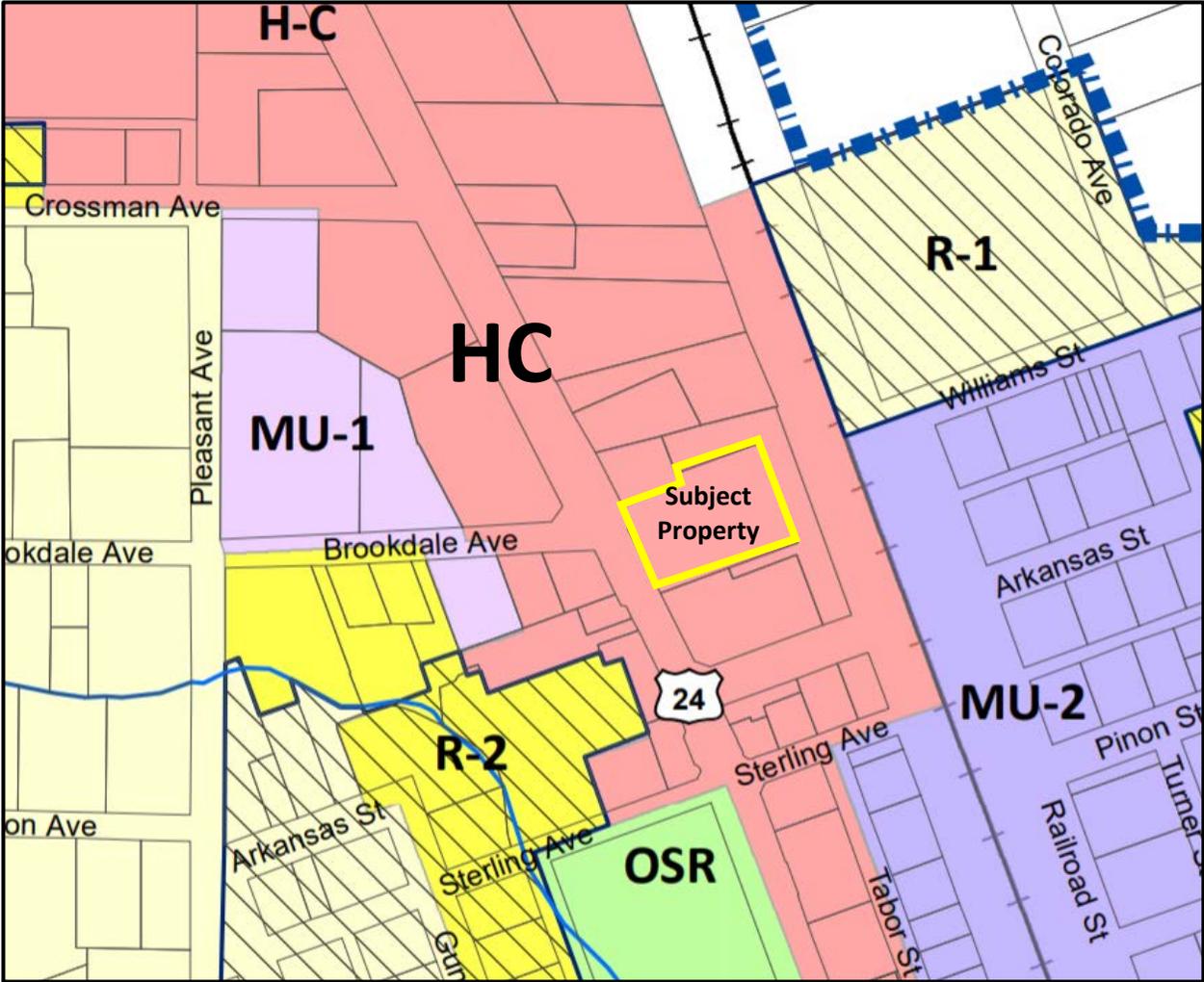
2. Any changes to the number, size, or location of the signs as shown in Attachments D and E to the staff report shall require an amendment to the Comprehensive Sign Plan, as identified in the Unified Development Code (UDC).
3. Any changes to the signs, including face changes, shall require an approved sign permit prior to installation. Face changes of existing signs that do not increase the size of any individual sign or the total area of all of the signs identified in Attachments D and E of the Comprehensive Sign Plan shall not require an amendment to the comprehensive sign plan and shall be reviewed by Town staff as a sign permit.

Cc: Megan LaGree, representative for LaGree's Food Store
Samuel Mick, property owner

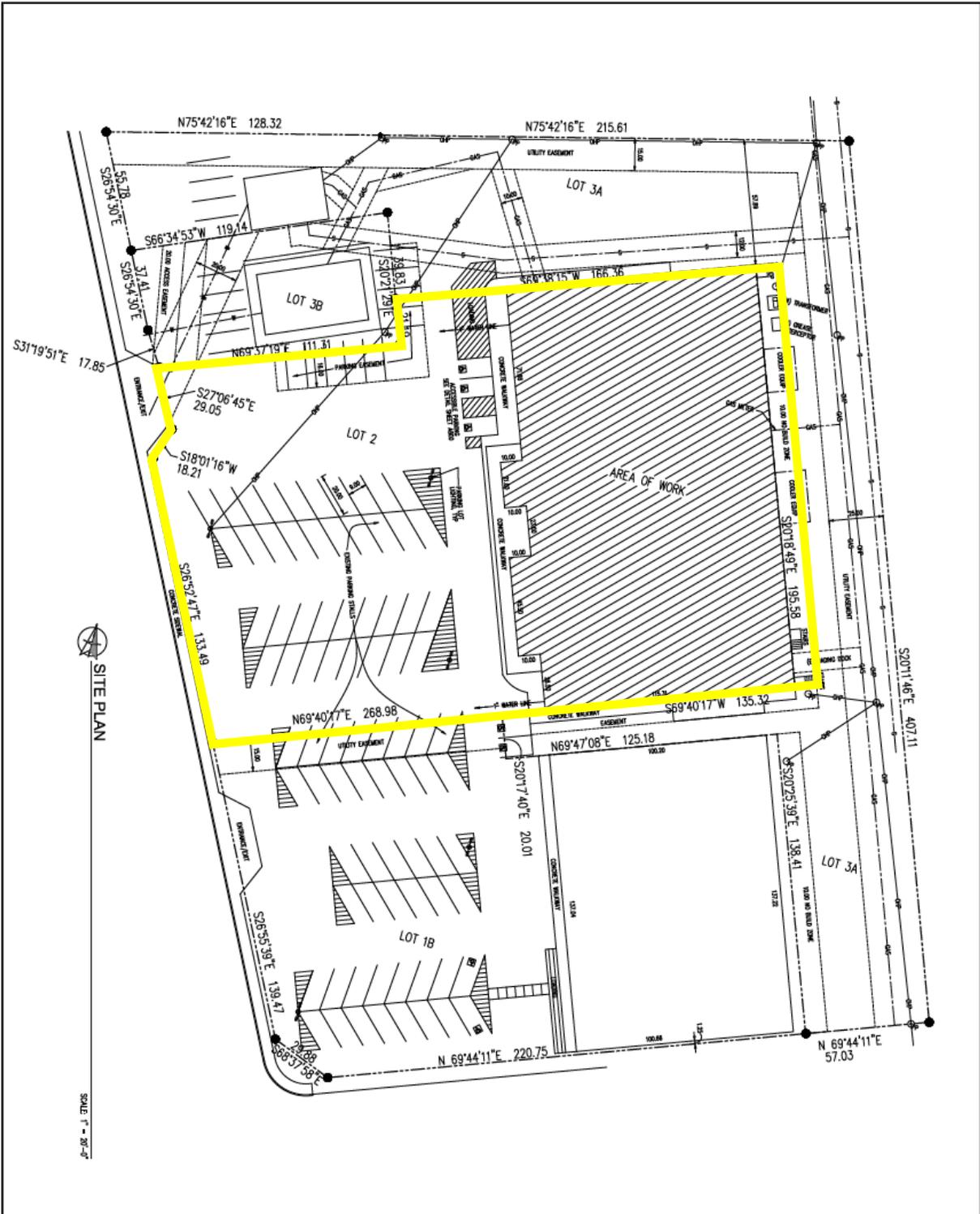
Attachment A - Vicinity Map



Attachment B – Zoning Map



Attachment C – Site Plan and Site Photos



Attachment C – Site Plan and Site Photos (continued)



View looking northeast



View looking southeast



View looking east



View of Wall Signs 1



View of Wall Signs 2



View of Wall Signs 3

Attachment D – Comprehensive Sign Plan

See the following two pages.



Date: 8/13/20

Buena Vista Planning Department
Mark Doering

To Whom It May Concern:

Window graphics were placed on our store front glass for the following reasons:

The customer service area directly in front of the store front glass is very sensitive in that we have multiple computers and Colorado Lottery Equipment housed there. This is also our primary money handling area for cashiers when they end their shifts, as well as an under counter safe where money is stored during the day. For the safety of our employees it is necessary for that area to be hidden from view of the general public.

In addition to the obvious operational security issues, direct sunlight is very damaging to computers, computer screens and the eyesight of the employees trying to read the computer screens. The window wrap provides muted light during the day and was made of a material that makes the glass extremely difficult to break when the store is closed.

In the process of opening our business in the community we hired an outside sign company to handle all things related to signage. We were only made aware of your ban on window signage on our opening day by Mark Doering. On that day Mark's tone implied that we had put up something offensive and were intentionally trying to violate City codes. We hired that professional sign company that we have used in other towns, for the express purpose of following code. Whether the window code was missed or the language of that code was unclear, I can say no one involved was intentionally trying to break the sign code.

In closing, we feel that by covering the store front glass, we created a safe working environment and graphically improved the looks of the building with images relating to our industry. We clearly understand the intent of city codes to guide development in a manner that enhances the community, however from our perspective when window graphics are done tastefully, they don't detract from the image of Buena Vista, and it allows us to showcase our family independent business logo.

Sincerely,

Megan LaGree
Director of Operations
LaGree Enterprises, Inc.

PURPOSE OF PRINTED SECURITY FILM IS TO COVER VIEWABLE OFFICE AREA WITH HIGHLY SENSITIVE CONTENTS FROM THE PUBLIC !!! YET MAKING IT'S APPEARANCE BLEND WITH THE STORE!



JC SIGNS WILL ENDEAVOR TO CLOSELY MATCH COLORS, INCLUDING PMS, WHERE SPECIFIED. WE CANNOT GUARANTEE MATCHES DUE TO VARYING COMPATIBILITY OF SURFACE MATERIALS AND PAINTS USED. ALL ILLUMINATED DISPLAYS BUILT 120 VOLT UNLESS OTHERWISE SPECIFIED. 120 VAC. PRIMARY POWER TO AND FINAL HOOKUP BY OTHERS. SIGN CIRCUIT(S) REQUIRE DEDICATED HOT, NEUTRAL AND GROUND TERMINATING AT PANEL.

JC SIGNS
7301 W. 9th Ave.
Lakewood, CO 80214
(303) 233-2424 (O)
(303) 238-4777 (F)
jcsigns1@comcast.net
www.signsbuiltbetter.com

CLIENT: **Orin LaGree**
JOB: **LaGree's Food Store**
DATE: **04/15/2020**
SALES/PERSON: **Jarred**
DESIGNER: **Jarred**
EMAIL: **719-640-7426**
orin@lagreesfoodstores.com

W.O.#:
ADDRESS:
415 N Hwy 24
Buena Vista, CO 81211

ARTWORK PHASE:
 CONCEPTUAL
 REVISION:
 FINAL ARTWORK
 PRODUCTION
 SHOP DRAWING

NOTE:
THIS DESIGN IS THE PROPERTY OF JC SIGNS AND IS SUBMITTED FOR YOUR USE IN CONNECTION WITH A PROJECT BEING PLANNED FOR YOU BY JC SIGNS. IT CANNOT BE REPRODUCED EITHER IN WHOLE OR PART WITHOUT THEIR WRITTEN CONSENT.

CLIENT APPROVAL	DESIGN APPROVAL TO MFR.	LANDLORD APPROVAL
SIGNATURE:	SIGNATURE:	SIGNATURE:
DATE:	DATE:	DATE:

DO NOT MANUFACTURE WITHOUT APPROVALS
THE BOXES ABOVE MUST BE INITIALED AND DATED PRIOR TO MANUFACTURING



Sign Location



LaGree's Food Store
415 N Hwy 24
Buena Vista, CO 81211



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DATE:	DATE:	DATE:

DO NOT MANUFACTURE WITHOUT APPROVALS
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Attachment E – Approved Sign Permit Application

See the following six pages.



SIGN CHANGE PERMIT FOR PERMANENT SIGNS

*signs must have been previously permitted

P.O. Box 2002
 Buena Vista, CO 81211
 719-395-8643
 www.buenvistaco.gov

Project Address 415 HWY 24 N
Submit Date 4/29/2020
Town Use Only

CONTACT INFORMATION

Applicant Name **JC Signs** Phone Number **720-298-1906**
 Email Address **jcsigns1@comcast.net** Job Address: **415 N Hwy 24**
 Property Owners Name **Sam Mick** Owners Mailing Address **PO Box 1008**
 Phone Number **719-839-1001** City, State, ZIP **Salida, CO 81201**
 Email Address **samuelmick61@live.com**

SIGN & PROPERTY INFORMATION

1) Zone District: **MU-1 ??**

e.g. MU-1, MU-2, MU-MS, H-C, or I-1

2) Home Occupation: Yes / No

3) New Electrical Connection: Yes / No

4) Business License Number:

Will any sign(s) be located on/over the Town Right-of-Way: **no**

Will any sign(s) be located within CDOT Right-of-Way: **no**

Please describe existing sign:

SIGN TYPE	ILLUMINATED	SIZE (SQ. FT.)	HEIGHT
<input type="checkbox"/> Awning	Yes / No		
<input type="checkbox"/> Projecting	Yes / No		
<input type="checkbox"/> Wall - North Facade	Yes / No		
<input type="checkbox"/> Wall - East Facade	Yes / No		
<input type="checkbox"/> Wall - South Facade	Yes / No		
<input checked="" type="checkbox"/> Wall - West Facade	Yes / No	155.5	12'-1"
<input type="checkbox"/> Freestanding Monument	Yes / No		
<input type="checkbox"/> Service Station	Yes / No		
<input type="checkbox"/> Drive Thru Boards	Yes / No		
<input type="checkbox"/> Portable A-Frame	Yes / No		
<input checked="" type="checkbox"/> Other - Pole Sign	Yes / No	48	13'

Please provide any known information about the existing sign, including original permit date or business that originally acquired the permit: **Hometown Shopko was previous tenant. We are removing just the letters from existing wall sign panel and replacing them with the new tenant signs. The same with the pole sign. All structures of permanent signs will remain the same.**

REFACE ACKNOWLEDGEMENT Please initial by each statement indicating that you have read and understood the statement.

I hereby certify that the Permanent Sign has not changed in size, location, and method of attachment and request that the permit be extended for **Lagree's Food Store** (new business). I understand that if the dimensions, size, method of attachment, type of sign, or location change, a new Permanent Sign Permit must be applied for by my business.

I understand that if the existing sign was not legally permitted, I am required to apply for a new Permanent Sign Permit.

I understand that if the existing sign is not in compliance, any changes made to the sign require that the sign be brought into compliance. I understand that if that is the case, a new Permanent Sign Permit must be obtained and any necessary changes to bring the sign into compliance must be made.

[Handwritten initials/signatures]

Continued on Page 2

LEGAL DISCLAIMER

I hereby certify that I have read and examined all application submitted at this time and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction. It is my responsibility to review the approved plans and any comments that are contained thereon and see that the structure and/or project is built in compliance with all applicable codes.

Applicant Signature Jarred Griess Jarred Griess 04 / 26 / 20 20
Date

Owner Signature Sam Mick Sam Mick 04 / 26 / 20 20
Date

Applicant	Required Item for all Signs	Town Staff
	County Sign Application (If Applicable) Is the new sign needing electrical work? <input type="checkbox"/> YES <input type="checkbox"/> NO Is the sign a free standing monument over 6 ft. tall? <input type="checkbox"/> YES <input type="checkbox"/> NO If YES to <i>either</i> question, a County Permit is required.	
	All Sign Fees - Town, County (if Applicable), Encroachment (if Applicable) <input type="checkbox"/> Permanent: \$60 <input type="checkbox"/> Temporary Sign: \$20 <input type="checkbox"/> Comprehensive Sign Plan: \$100 + \$20 per Sign <input type="checkbox"/> Special Review Sign: \$100 <input type="checkbox"/> Sign Change: \$10	
	Proof of Ownership - Used to confirm full ownership of the property. One extra copy will need to be provided if a County Sign Application is pulled.	
	Elevation(s) - The Elevation(s) should show: - Mounting Apparatus / Footing Foundations - How will the sign be attached - Height - From ground to the highest point on the sign - Material - What Material will the sign be made from - Lighting Components - All existing and proposed lighting units - Color Design of the proposed Sign(s) w/ Dimensions and total square footage	
	Supporting Material - Depending on the application, the Town may require: - (If Applicable) Photos or Drawings of existing signs w/ Dimensions and total square footage	
	Projecting Signs Only - A sign which is supported by an exterior wall of a building or other structure and which is constructed and displayed perpendicular to the face of the building or other structure so that both side of the sign are visible. A projecting sign extends out from the building. - Distance of ALL projection from the building / structure - Encroachment Permit with revocable license agreement 16-04-7-5 (A)(4)	
	Off Premise Signs Only (Special Review / Comprehensive Sign Plan process) - A sign that advertises a business, commodity, service or entertainment not related to the premises where the sign is located. - Site Plan describing the location of the sign (see site plan requirements above) - Off Premise Owner(s) Permission by Owner Authorization Form. (Will need warranty deed to prove ownership)	

For Town Staff Only

Date Submitted: 4 / 29 / 20 20
 Date Reviewed: 5 / 3 / 20 20 Reviewer Name: MARK N. DOERING
 Planning Approval: Mark N. Doering

Notes APPROVING WALL SIGNS & POLE SIGN REPLACEMENT

Admin Approval: Phillip Meyer Date: 5 / 3 / 20 20

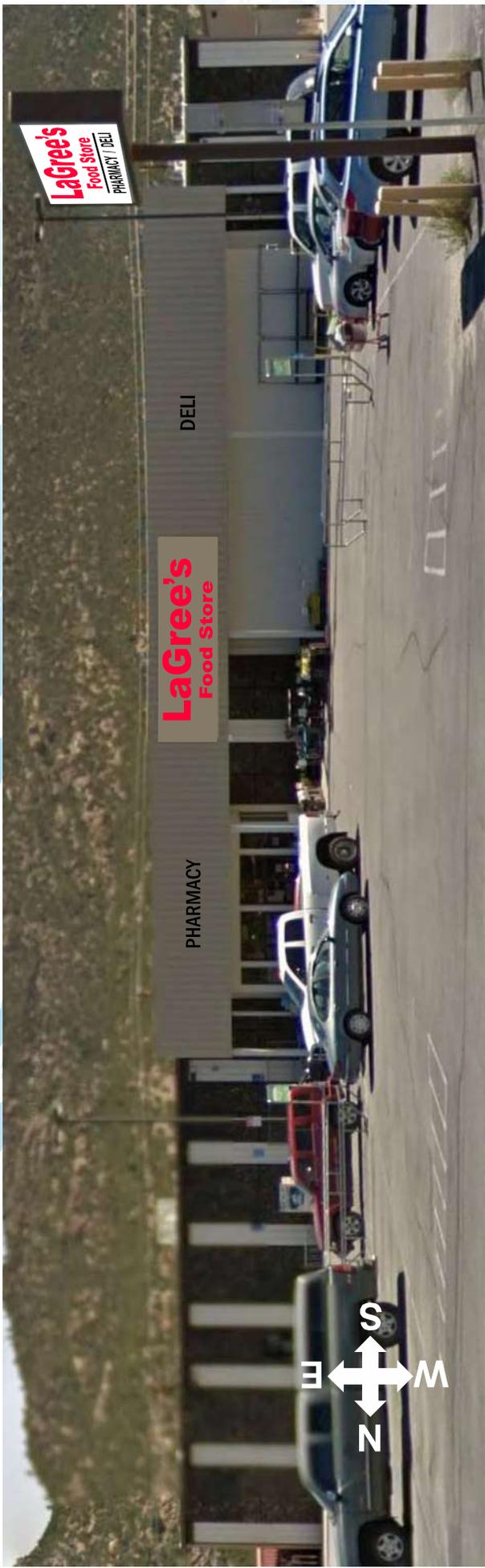
Sign Location

INTERNALLY ILLUMINATED LED CHANNEL LETTERS WALL/POLE SIGN LOCATION

LaGree's Food Store

415 N Hwy 24

Buena Vista, CO 81211



ALL ILLUMINATED DISPLAYS BUILT 120 VOLT UNLESS OTHERWISE SPECIFIED. ALL ILLUMINATED DISPLAYS BUILT 120 VOLT UNLESS OTHERWISE SPECIFIED.

CLIENT: **Orin Lagree**
 JOB: **LaGree's Food Store**
 DATE: **04/15/2020**
 SALESPERSON: **Jarred**
 DESIGNER: **Jarred**
 EMAIL: **719-640-7426 orin@lagreesfoodstores.com**

7301 W. 9th Ave.
 Lakewood, CO 80214
 (303) 233-2424 (O)
 (303) 238-4777 (F)
 jcsigns@comcast.net
 www.signsbuiltbetter.com

320-238-1000

NOTE: THIS DESIGN IS THE PROPERTY OF J.C. SIGNS AND IS SUBMITTED FOR YOUR USE IN CONJUNCTION WITH A PROJECT BEING PLANNED OR PART WITHOUT THEIR WRITTEN CONSENT. INITIAL: _____

ARTWORK PHASE:	CONCEPTUAL	DESIGN APPROVAL	DESIGN APPROVAL TO MFR.	LANDLORD APPROVAL
	REVISION:	SIGNATURE:	SIGNATURE:	SIGNATURE:
	FINAL ARTWORK	DATE:	DATE:	DATE:
	PRODUCTION			
	SHOP DRAWING			

DO NOT MANUFACTURE WITHOUT APPROVALS
 THE BOXES ABOVE MUST BE INITIALED AND DATED PRIOR TO MANUFACTURING

UL

X-SIGNS WILL endeavor to closely MATCH COLORS, INCLUDING PMS, WHERE SPECIFIED. WE CANNOT GUARANTEE MATCHES DUE TO VARYING COMPATIBILITY OF SURFACE MATERIALS AND PAINTS USED.

Elevation with superimposed sign

INTERNALLY ILLUMINATED LED CHANNEL WALL POLE SIGNS

SIGN ELEVATION 12'-6" ground to bottom of sign
101.73 ACTUAL SIGN SQ. FT.



POLE SIGN ELEVATION
13' ground to bottom of sign

48 ACTUAL SIGN SQ. FT.

TOTAL SQ. FT. OF ALL SIGNAGE = 149.73

150 ACTUAL SIGN SQ. FT. ALLOWED

JO SIGNS
DESIGN • BUILD • MAINTENANCE
720-238-1000

CLIENT: **Orin LaGree**
JOB: **LaGree's Food Store**
DATE: **04/15/2020**
SALESPERSON:
DESIGNER: **Jarred**
EMAIL: **719-640-7426**
orin@lagreesfoodstores.com

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W.O.#:
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Buena Vista, CO 81211

ARTWORK PHASE:
 CONCEPTUAL
 REVISION:
 FINAL ARTWORK
 PRODUCTION
 SHOP DRAWING

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INITIAL:

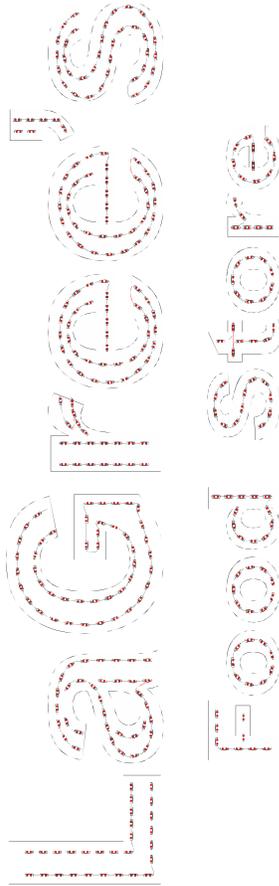
120 VAC PRIMARY POWER TO AND FINAL HOOKUP BY OTHERS. SIGN CIRCUIT(S) REQUIRE DEDICATED HOT, NEUTRAL, AND GROUND TERMINATING AT PANEL.

CLIENT APPROVAL	DESIGN APPROVAL TO MFR.	LANDLORD APPROVAL
SIGNATURE:	SIGNATURE:	SIGNATURE:
DATE:	DATE:	DATE:

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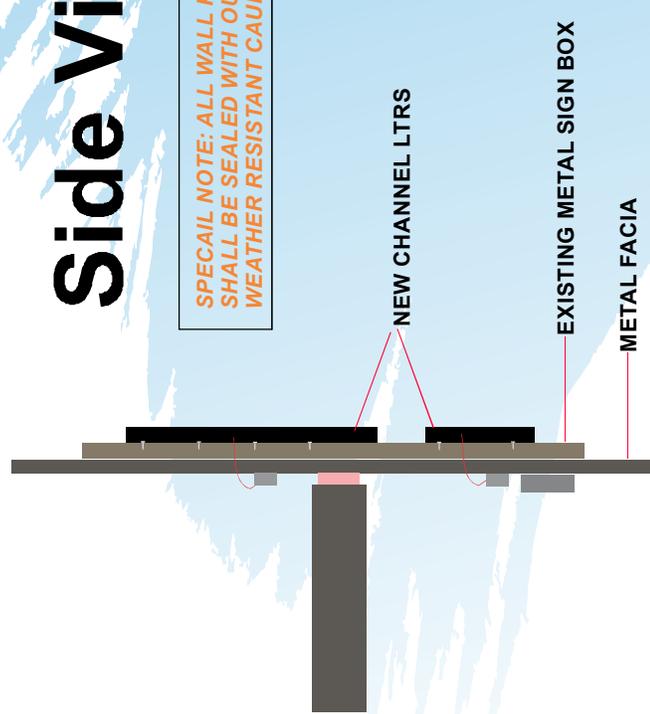
INSTALL IN ACCORDANCE WITH THE NEC AND LOCAL ELECTRICAL CODES

LaGree's Food Store



Side View

SPECAIL NOTE: ALL WALL PENETRATIONS SHALL BE SEALED WITH OUTDOOR WEATHER RESISTANT CAULK!



FLUSH MOUNT/FRONT-LIT LED CNL. LTR. (TYP) - REMOTE NTS

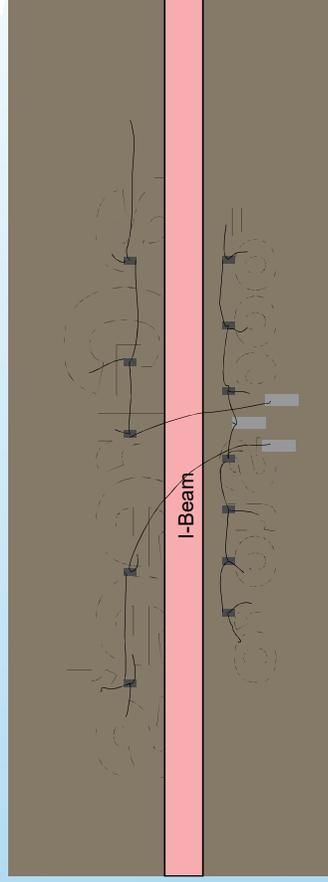
* ALL ELECTRICAL COMPONENTS UL LISTED

- A. 1/8" WHITE ACM BACKS
- B. 3" DEEP x .040 ALUM. BLACK RETURNS / INTERIOR WHITE
- C. .8 WATT RED PRINCIPAL LED MODULES
- D. PL-120W-12V PRINCIPAL LED TRANS. MOUNTED IN OUTDOOR BOX(S)
- E. 3/16" RED ACRYLIC FACES W/ 1" BLACK JEWELITE TRIM CAP
- F. WEEP HOLES AS REQ'D
- G. BLDG. FACADE: METAL (EXISTING METAL CABINET)
- H. #10 x 1" GALVANIZED SELF TAPPING METAL SCREWS
- J. SECONDARY LOW VOLTAGE WIRING UL RATED FOR EXTERIOR USE
- K. WIRING INTO OUTDOOR WEATHER METAL BOXS

PHARMACY DELI

SPECAIL NOTE: THESE CNC ROUTED DIMENSIONAL LETTERS ARE NON-ILLUMINATED

Back View



This sign is intended to be installed in accordance with the requirements of Article 600 of the current National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

120 VAC - PRIMARY POWER TO AND FINAL HOOKUP BY OTHERS SIGN CIRCUIT(S) REQUIRE DEDICATED HOT, NEUTRAL, AND GROUND TERMINATING AT PANEL

CLIENT APPROVAL	DESIGN APPROVAL TO MFR.	LANDLORD APPROVAL
SIGNATURE: _____	SIGNATURE: _____	SIGNATURE: _____
DATE: _____	DATE: _____	DATE: _____

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NOTE:
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INITIAL: _____

ALL ILLUMINATED DISPLAYS BUILT 120 VOLT UNLESS OTHERWISE SPECIFIED.

ARTWORK PHASE:	
<input type="checkbox"/>	CONCEPTUAL
<input type="checkbox"/>	REVISION:
<input checked="" type="checkbox"/>	FINAL ARTWORK
<input checked="" type="checkbox"/>	PRODUCTION
<input type="checkbox"/>	SHOP DRAWING

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jcsigns@comcast.net
www.signsbuiltbetter.com

CLIENT	Orin LaGree
JOB	LaGree's Food Store
DATE	04/15/2020
SALESPERSON	Jarred
DESIGNER	Jarred
EMAIL	719-640-7426 orin@lagreesfoodstores.com
W.O.#	
ADDRESS	415 N Hwy 24 Buena Vista, CO 81211

JCS SIGNS WILL endeavor to closely match colors, including pms, where specified. WE CANNOT GUARANTEE MATCHES DUE TO VARYING COMPATIBILITY OF SURFACE MATERIALS AND PAINTS USED.

Existing PoleSign Specifications

INTERNALLY ILLUMINATED LED POLE SIGN DETAILS



This sign is intended to be installed in accordance with the requirements of Article 600 of the current National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

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720-288-1000

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jesigns1@comcast.net
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CLIENT: **Orin LaGree**
JOB: **LaGree's Food Store**
DATE: **04/15/2020**
SALESPERSON: **Jarred**
DESIGNER: **Jarred**
EMAIL: **719-640-7426**
orin@agreesfoodstores.com

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INITIAL:

ARTWORK PHASE:
 CONCEPTUAL
 REVISION:
 FINAL ARTWORK
 PRODUCTION
 SHOP DRAWING

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120 VAC. PRIMARY POWER TO AND FINAL HOOKUP BY OTHERS. SIGN CIRCUIT(S) REQUIRE DEDICATED HOT, NEUTRAL, AND GROUND TERMINATING AT PANEL.

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SIGNATURE: _____	SIGNATURE: _____	SIGNATURE: _____
DATE: _____	DATE: _____	DATE: _____

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Attachment F – Draft Resolution

See the following two pages.

**TOWN OF BUENA VISTA
PLANNING AND ZONING COMMISSION
RESOLUTION NO. 3 SERIES 2020**

**A RESOLUTION OF THE PLANNING AND ZONING COMMISSION FOR THE
TOWN OF BUENA VISTA, COLORADO, APPROVING A COMPREHENSIVE SIGN
PLAN FOR 415 NORTH HIGHWAY 24.**

WHEREAS, the Town of Buena Vista acting through the Town's Planning and Zoning Commission, has the authority under the Zoning Ordinance to approve a Comprehensive Sign Plan for 415 N. Highway 24; and

WHEREAS, Megan LaGree, on behalf of Lagree's Food Store ("Applicant"), has applied for a Comprehensive Sign Plan to allow three window signs for the property located at 415 N. Highway 24 that proposes a total of 221.86 square feet in area that are 100% opaque and that those signs are considered wall signs for future regulation; and

WHEREAS, notice of the public hearing was posted on site, as required by the Zoning Ordinance; and

WHEREAS, the request was reviewed by the appropriate referral agencies; and

WHEREAS, the proposed Comprehensive Sign Plan is consistent with the applicable standards set forth in Section 16.04.4.7.6 of the Buena Vista Municipal Code; and

WHEREAS, the proposed signs comply with the applicable standards set forth in Section 16.04.4.7.6 of the Buena Vista Municipal Code; and

WHEREAS, on September 16, 2020, the Planning and Zoning Commission opened the public hearing and took public comment; and

WHEREAS, after reviewing all materials provided to it and hearing staff and public testimony, the Planning and Zoning Commission desires to approve the Comprehensive Sign Plan, subject to the conditions set forth in this Resolution.

**BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE
TOWN OF BUENA VISTA, COLORADO**, as follows:

Section 1. The Planning and Zoning Commission, having reviewed the application, all information provided, testimony heard, and the criteria for approval of a Comprehensive Sign Plan as set forth in Section 16.04.4.7.6 of the Code, finds that:

1. The proposed Comprehensive Sign Plan results in a greater community benefit than otherwise achieved through the strict application of the sign regulations in this Section 4.7.

2. The features of the sign(s), including the illumination, support structure, color, lettering, height and location, are designed so that the signs are an attractive, effective, and complementary feature of the building or property.
3. The scale and placement of the signs are appropriate for the building and the site and are sensitive to the context in which they are used.
4. The signs are professionally designed and fabricated of high-quality, durable materials.

Section 2. The Planning and Zoning Commission **APPROVES WITH CONDITIONS** the comprehensive sign plan to allow three (3) window signs, totaling 221.86 square feet of total signage on the property located at 415 North Highway 24, and to regulate them as wall signs for future consideration. The conditions are:

1. The property is allowed to have the window signs identified in this application. The 100% opaque window signs will be considered wall signs for future regulation purposes. The 221.86 square feet area shall not be transferable to the other portions of the building's walls and must remain in the windows as shown.
2. Any changes to the number, size, or location of the signs as shown in Attachments D and E to the staff report shall require an amendment to the Comprehensive Sign Plan, as identified in the Unified Development Code (UDC).
3. Any changes to the signs, including face changes, shall require an approved sign permit prior to installation. Face changes of existing signs that do not increase the size of any individual sign or the total area of all of the signs identified in Attachments D and E of the Comprehensive Sign Plan shall not require an amendment to the comprehensive sign plan and shall be reviewed by Town staff as a sign permit.

ADOPTED this 16th day of September, 2020.

Preston Larimer, Chair

ATTEST:

Paula Barnett, Town Clerk