



BOARD OF ADJUSTMENT/APPEALS REGULAR MEETING

January 22, 2015 – 7:00 P.M.

Third Floor Council Chambers, 301 Walnut Street, Windsor, CO 80550

The Town of Windsor will make reasonable accommodations for access to Town services, programs, and activities and will make special communication arrangements for persons with disabilities. Please call (970) 674-2400 by noon on the Monday prior to the meeting to make arrangements.

AGENDA

A. CALL TO ORDER

1. Roll Call
2. Review of Agenda by the Board and Addition of items of New Business to the Agenda for Consideration by the Board
3. Reading of the statement of the documents to be entered into the record:
I enter into the record the Town's Comprehensive Plan, the Town's Zoning Ordinance, the staff report regarding the action items of this hearing, and all of the testimony received at this hearing.
4. Public invitation to be heard

B. CONSENT CALENDAR

1. Approval of the minutes of August 28, 2014
2. Approval of the minutes of December 3, 2014

C. BOARD ACTION

1. Public Hearing – Variance of Municipal Code Section 16-9-100(c)3. pertaining to the height of a building mounted sign located in the Heavy Industrial (I-H) zoning district – Briggs Anderson, Cargill, applicant/ Jay Gerdes, DaVinci Sign Systems, applicant's representative
 - Staff presentation: Josh Olhava, Associate Planner
 - a. Motion to open public hearing to receive evidence and comment regarding the variance request and second
 - b. Presentation of variance request by applicant
 - c. Receipt of any comments from the public regarding the variance request
 - d. Staff report and Recommendation
 - e. Questions and answers to/from BOA members to/from applicant, public, staff, legal counsel
 - f. Motion to close public hearing and second
 - g. Motion on variance and second
 - h. Board discussion
 - i. Board action on variance request
2. Election of Officers

D. COMMUNICATIONS

1. Communications from the Board Members
2. Communications from staff
3. Communications from the Town Attorney

E. ADJOURN

STATE LAW DICTATES THAT A FAVORABLE VOTE OF 4 OUT OF 5 MEMBERS OF THE BOARD OF ADJUSTMENT IS REQUIRED TO GRANT ANY VARIANCE. A SIMPLE MAJORITY VOTE IS NOT SUFFICIENT.

NOTE TO APPLICANTS: This agenda is considered tentative and may be revised at any time prior to the meeting. Applicants are advised to be present at 7:00 p.m. Final agendas will be available at the meeting.

Applicants may discuss the requests and the recommendations with staff during normal business hours of 8:00 a.m. to 5:00 p.m., Monday through Friday, except holidays. For the convenience of the applicants, appointments are recommended.

Upcoming Meeting Dates

<u>Thursday, February 26, 2015</u>	7:00 P.M.	Regular Board of Adjustment Meeting*
<u>Thursday, March 26, 2015</u>	7:00 P.M.	Regular Board of Adjustment Meeting*
<u>Thursday, April 23, 2015</u>	7:00 P.M.	Regular Board of Adjustment Meeting*

- * All regular and special meetings of the Board of Adjustment are subject to the receipt of an item of business to be placed on the meeting agenda.



BOARD OF ADJUSTMENT/APPEALS REGULAR MEETING

August 28, 2014 – 7:00 P.M.

Third Floor Council Chambers, 301 Walnut Street, Windsor, CO 80550

The Town of Windsor will make reasonable accommodations for access to Town services, programs, and activities and will make special communication arrangements for persons with disabilities. Please call (970) 674-2400 by noon on the Monday prior to the meeting to make arrangements.

MINUTES

A. CALL TO ORDER

The meeting was called to order by Chairman Horner at 7:03 p.m.

1. Roll Call

The following members were present:

Chairman Danny Horner
Cindy Scheuerman
Mary Ann Baak
Jim McIntyre
Ken Gerlach
Jose Valdez

Absent:

Also present:

Associate Planner Paul Hornbeck
Associate Planner Josh Olhava
Town Clerk Patti Garcia

2. Review of Agenda by the Board and Addition of items of New Business to the Agenda for Consideration by the Board

There were no changes to the agenda.

3. Reading of the statement of the documents to be entered into the record

I enter into the record the Town's Comprehensive Plan, the Town's Zoning Ordinance, the staff report regarding the action items of this hearing, and all of the testimony received at this hearing.

B. CONSENT CALENDAR

1. Approval of the minutes of July 31, 2014

Ms. Scheuerman motioned to accept the Consent Calendar as presented; Mr. McIntyre seconded the motion. All members voted Aye. Motion carried.

C. BOARD ACTION

1. Public Hearing – Variance of Municipal Code Section 16-10-30 pertaining to Off-street parking requirements in the Central Business (CB) zone district located at 201-205 4th Street, Town of Windsor Subdivision, Lots 26-32, Block 11 in the Town of Windsor – Eric Peratt, Applicant – Josh Olhava, Associate Planner

Mr. McIntyre motioned to open the Public Hearing; Mr. Gerlach seconded the motion. All members voted Aye. Motion carried.

Mr. Eric Peratt, 201-205 4th Street, noted the building related to the parking variance being requested and stated that there is no room for onsite parking. Available space is being used for an elevator for ADA purposes and a deck. Mr. Peratt stated that there are a fair number of parking spots available for on-street parking during the day and many more at night. The proposed tenant is a restaurant which would be using on-street parking in the evening.

The meeting was opened for public comment to which there was none.

Associate Planner Olhava reported that the applicant, Mr. Eric Peratt, is requesting a variance from Municipal Code Section 16-10-30 (off-street parking requirements) for his current project located at 201-205 4th Street. The subject lot is located on the corner of 4th Street and Main Street/Hwy 392 in downtown Windsor. The zoning at the site is Central Business (CB). The applicant is currently completing the Town's Administrative Site Plan process for the proposed changes to the site.

Mr. Olhava stated that this variance request is from the Municipal Code Section 16-10-30 which states the following:

Off-street parking space shall be provided for buildings and uses as hereinafter specified.

Mr. Olhava went on to say the applicant is requesting a Variance from Section 16-10-30 to be exempt from being required to provide off-street parking on site. As with many properties in downtown Windsor, there is not adequate space on site to provide off-street parking as outlined in the code. The CB zoning district is unique in that there are no building setback or offset requirements and in many instances buildings occupy the entire property. The Town is working on a Parking Study that should provide policies that can be adopted for the downtown area, due to its' unique nature.

Mr. Olhava continued explaining that Section 16-6-60(b) of the Municipal Code stating that, "Variances may be considered where, due to special conditions, a literal enforcement of the provisions of this Chapter would result in unnecessary hardship" and that, "Variances will not be granted contrary to the public interest and will only be considered when the spirit of this Chapter can be observed and public safety and welfare secured."

Mr. Olhava stated that staff considers that the literal enforcement of the Code will result in an unnecessary hardship or a practical difficulty, and therefore is recommending approval of the variance request based upon the following findings of fact:

1. The applicant is unable to provide adequate parking on site and off-street to meet the requirements of the Municipal Code, due to the unique nature of the downtown area and this specific lot.

2. The granting of this variance will not adversely impact the public interest, safety, and welfare; or cause unnecessary impacts to the existing neighborhood characteristics.
3. The 2012 Downtown Parking Study identified that *“The current parking supply is about 40% underutilized on non-event days during the peak hour...”*.

Therefore, based upon the aforementioned findings of fact, staff recommends approval of the variance request for the proposed density of the two proposed lots, as shown on the site plan survey, subject to the following condition of approval.

1. The applicant shall complete the Town’s Administrative Site Plan process by executing all drawings and documents.

Please further note that since all motions are to be made in the affirmative, staff also recommends that the following motion, second and action on the petition be made as follows:

1. A motion to approve the request for a variance from Section 16-10-30 of the Municipal Code, subject to staff’s conditions of approval;
2. A second; and
3. The Chair calling for the vote as follows: All members in favor of the variance vote “yes”; all opposed to the variance request vote “no”, with a minimum of four “yes” votes required to approve the variance request.

Chairman Horner opened the meeting for discussion and questions.

Mr. McIntyre inquired if the parking issue had come up before. Mr. Olhava noted that the site plan process prompts the Code requirements to be met.

Ms. Scheuerman motioned to close the Public Hearing; Board Member McIntyre seconded the motion. All members voted Aye. Motioned carried.

2. Public Hearing – Variance of Municipal Code Section 16-12-30 pertaining to the density of single family dwellings, Section 16-12-40 pertaining to Building Location and Section 16-12-50 pertaining to the minimum Open Space requirements in the Single Family (SF-1) Zoning District located at 300 Oak Street, Kern’s Subdivision, Lot 1, Block 4 in the Town of Windsor – Tim Lind, Applicant – Josh Olhava, Associate Planner

Ms. Scheuerman motioned to open the Public Hearing; Mr. McIntyre seconded the motion. All members voted Aye. Motion carried.

Tim Lind, 300 Oak Street, stated that he is proposing to subdivide the lot into two lots; both lots would be less than 6,000 square feet. The amount open space would be constricted by that amount (6,000 square feet)

Associate Planner Olhava stated that the applicant, Mr. Tim Lind, is requesting a variance from Municipal Code Section 16-12-30 (Density), Section 16-12-40 (Building Location) and Section 16-12-50 (Open Space) to facilitate a minor subdivision to create two buildable lots at 300 Oak Street, located on the northwestern corner of Oak and 3rd Streets. The subject lot is currently 9,500 square feet with approximately twenty (20) feet between the property line and edge of curb along 3rd Street, according to the enclosed property survey site plan. The zoning at the site is Single Family Residential (SF-1). The existing single family residence is located on the southern portion of the lot.

Regarding Density, Mr. Olhava noted Municipal Code Section 16-12-30 which states the following:

Minimum lot area per dwelling unit shall be six thousand (6,000) square feet.

Mr. Olhava noted the applicant is requesting a Variance from Section 16-12-30 to subdivide the property into two lots that are less than the six thousand (6,000) square foot minimum. The southern lot with the existing home will be approximately 4,084 sq. ft., and the new lot to the north would be approximately 4,747 sq. ft., according to the attached site plan. The proposed minor subdivision would be in compliance with Windsor Municipal Code Section 16-8-40(b) (Basic location regulations), which states the following:

“One (1) building per lot. Except as otherwise provided for multifamily dwellings and planned unit developments, only one (1) principal residence structure shall be permitted on a lot.”

Mr. Olhava went on to say that utilities will need to be routed to serve the new lot to the north. Sewer service extends along the Alley Way on the north and will need to be extended to the northern lot; whereas water service extends along 3rd Street to the east and will need to be extended to serve the northern lot. Dry utility service locations will be worked out through the Minor Subdivision process with the applicable utility providers.

The proposed lot split is consistent with other residential lots located in central Windsor that are located on corner lots. The proposed lot sizes, in relation to the improved areas on the lots, do not appear to result in a health or safety risk, and will not overcrowd the neighborhood. By drawing the planned building envelope on the

proposed north lot, the applicant has shown that the lot split will create two buildable and livable lots.

Regarding Setback, Mr. Olhava noted the Municipal Code Section 16-12-40 which states the following:

Minimum setback shall be twenty (20) feet. Minimum offset shall be five (5) feet

Mr. Olhava stated the proposal to subdivide the subject property into two lots will create one lot to the south that is already improved and a second lot to the north that is unimproved. The applicant is requesting a variance from Section 16-12-40 for the unimproved lot to the north to build a home six (6) feet from the east property line. The new home would meet all offset requirements.

Mr. Olhava went on to say that the 3rd Street right-of-way width is one-hundred (100) feet and the street flow-line width is approximately fifty-nine (59) feet wide. Street flow-line width is measured from curb to curb. Additionally, the sidewalk along 3rd Street is an attached sidewalk and the distance from the west edge of the sidewalk to the property line (all within the 3rd Street right-of-way) is approximately fifteen (15) feet. This will result in over twenty (20) feet between the garage on the new northern lot and the edge of sidewalk. Based on the right-of-way width and street width, the 3rd Street setback does not appear to result in a health or safety risk and will meet the character of the neighborhood and surrounding properties.

Regarding Open Space, the Municipal Code Section 16-12-50 states the following:

As a part of the minimum lot area of six thousand (6,000) square feet per dwelling unit, a minimum of three thousand (3,000) square feet thereof shall be livable open space.

The applicant is proposing to subdivide the subject property into two lots and is requesting a Variance from Section 16-12-50 for the two new lots. Both lots will have a final open space square footage of more than 1,500 square feet, per lot. The proposed open space areas, in relation to the improved areas on the lots, do not appear to result in a health or safety risk. By drawing the planned building envelope on the proposed north lot, the applicant has shown that the lot split will create two buildable and livable lots with adequate Open Space to meet the spirit of the zoning code and be consistent with surrounding properties located within the core of Windsor.

Mr. Olhava noted the comments; the application materials were submitted to the Development Review Committee for their review. The specific location of any dry utility easements, if necessary, will be addressed during the subdivision process.

Mr. Olhava reported on the recommendations as follows:

Section 16-6-60(b) of the Municipal Code states that, “Variances may be considered where, due to special conditions, a literal enforcement of the provisions of this Chapter would result in unnecessary hardship” and that, “Variances will not be granted contrary to the public interest and will only be considered when the spirit of this Chapter can be observed and public safety and welfare secured.”

Density

Staff considers that the literal enforcement of the Code will result in an unnecessary hardship or a practical difficulty, and therefore is recommending approval of the variance request based upon the following findings of fact:

1. The proposed Density for the two lots would be consistent with other lots in the core of Windsor.
2. Based on the location of the existing property line on the east relevant to the location of the sidewalk along 3rd Street, and the proposed building envelope on the north lot, the two lots would meet the *spirit* of the zoning code density regulation by creating two buildable and livable lots;
3. The proposed lot split and development is consistent with the Overall Land Use Goal and Policy #4 of the Town of Windsor Comprehensive Plan which states: *“Infill development of all types of land uses should be encouraged, to ensure more efficient use of infrastructure, strengthen existing neighborhood connections, preserve the economic viability of the Town Center, and meet all Town Development Standards.”*

Therefore, based upon the aforementioned findings of fact, staff recommends approval of the variance request for the proposed density of the two proposed lots, as shown on the site plan survey, subject to the following conditions of approval.

1. The applicant shall complete the Town’s Minor Subdivision application within six (6) months of the Board of Adjustment approval of this variance request. The Minor Subdivision Plat shall show the proposed building envelopes to meet all setbacks and open space variance requests.
2. The applicant shall maintain a minimum lot size of 4,000 square feet on both lots and meet the requirements and determination of the Open Space variance request.

Please further note that since all motions are to be made in the affirmative, staff also recommends that the following motion, second and action on the petition be made as follows:

1. A motion to approve the request for a variance from Section 16-12-30 of the Municipal Code to allow the minimum density on the two proposed lots to be less than the 6,000 square foot requirements, subject to staff's conditions of approval;
2. A second; and
3. The Chair calling for the vote as follows: All members in favor of the variance vote "yes"; all opposed to the variance request vote "no", with a minimum of four "yes" votes required to approve the variance request.

Building Location

Staff considers that the literal enforcement of the Code will result in an unnecessary hardship or a practical difficulty, and therefore is recommending approval of the variance request based upon the following findings of fact:

1. Based on the minimum setbacks and offsets as defined by Windsor Municipal Code Section 16-12-40, the proposed lots would meet all offset requirements;
2. The proposed Setback along 3rd Street for the new north lot would be consistent with other properties along 3rd Street;
3. Based on the location of the existing property line relevant to the location of the sidewalk; there is adequate distance between the proposed location of the residence to meet the *spirit* of the zoning code setback regulation;
4. Based on the proposed location of the structures, there is adequate distance between the east elevation of the proposed structures and the back of the 3rd Street sidewalk to meet the *spirit* of the zoning code setback regulation, and not impede pedestrian movement.

Therefore, based upon the aforementioned findings of fact, staff recommends approval of the variance request for the 3rd Street setback, as shown on the site plan survey, subject to the following conditions of approval.

1. The applicant shall complete the Town's Minor Subdivision application within six (6) months of the Board of Adjustment approval of this variance request. The Minor Subdivision Plat shall show the proposed building envelopes to meet all setbacks and open space variance requests.
2. The applicant shall provide a minimum of twenty (20) feet between the back of the 3rd Street sidewalk (west side) and the east elevation of the proposed garage structures. The applicant shall provide to the Town a survey, stamped by a CO State licensed professional land surveyor or professional engineer, that confirms that there is a minimum twenty (20) feet between the back of the 3rd Street sidewalk (west side) and the east elevation of the proposed garage structures. The applicant shall provide said survey prior to issuance of building permits.

Please further note that since all motions are to be made in the affirmative, staff also recommends that the following motion, second and action on the petition be made as follows:

1. A motion to approve the request for a variance from Section 16-12-40 of the Municipal Code subject to staff's conditions of approval;
2. A second; and
3. The Chair calling for the vote as follows: All members in favor of the variance vote "yes"; all opposed to the variance request vote "no", with a minimum of four "yes" votes required to approve the variance request.

Open Space

Staff considers that the literal enforcement of the Code will result in an unnecessary hardship or a practical difficulty, and therefore is recommending approval of the variance request based upon the following findings of fact:

1. The proposed Open Space for both lots would be consistent and proportional to other lots adjacent to and in the core of Windsor.
2. Based on the location of the existing property line on the east relevant to the location of the sidewalk along 3rd Street, and the proposed building envelope; there is adequate open space, including the right-of-way on the lots to meet the *spirit* of the zoning code open space regulation;
3. The proposed lot split and development is consistent with the Overall Land Use Goal and Policy #4 of the Town of Windsor Comprehensive Plan which states: *"Infill development of all types of land uses should be encouraged, to ensure more efficient use of infrastructure, strengthen existing neighborhood connections, preserve the economic viability of the Town Center, and meet all Town Development Standards."*

Therefore, based upon the aforementioned findings of fact, staff recommends approval of the variance request for the open space on the proposed north lot, as shown on the site plan survey, subject to the following conditions of approval.

1. The applicant shall complete the Town's Minor Subdivision application within six (6) months of the Board of Adjustment approval of this variance request. The Minor Subdivision Plat shall show the proposed building envelopes to meet all setbacks and open space variance requests.
2. The applicant shall maintain a minimum open space of 1,500 square feet on both lots.

Please further note that since all motions are to be made in the affirmative, staff also recommends that the following motion, second and action on the petition be made as follows:

1. A motion to approve the request for a variance from Section 16-12-50 of the Municipal Code to allow the minimum open space on the lots to be less than the 3,000 square foot minimum, and subject to staff's conditions of approval;
2. A second; and
3. The Chair calling for the vote as follows: All members in favor of the variance vote "yes"; all opposed to the variance request vote "no", with a minimum of four "yes" votes required to approve the variance request.

Chairman Horner opened the meeting for comment, to which there was none.

Ms. Scheuerman motioned to close the Public Hearing; Board Member Gerlach seconded the motion. All members voted Aye. Motioned carried.

Ms. Scheuerman motioned to approve the request for a variance from Section 16-12-30 of the Municipal Code, to allow the minimum density on the two proposed lots to be less than the 6,000 square foot requirements, subject to staff's conditions of approval at noted:

1. **The applicant shall complete the Town's Minor Subdivision application within six (6) months of the Board of Adjustment approval of this variance request. The Minor Subdivision Plat shall show the proposed building envelopes to meet all setbacks and open space variance requests.**
2. **The applicant shall maintain a minimum lot size of 4,000 square feet on both lots and meet the requirements and determination of the Open Space variance request.**

Board Member Gerlach seconded the motion. All Members voted Aye. Motion carried.

Ms. Scheuerman motioned to approve the request for a variance from Section 16-12-40 of the Municipal Code subject to staff's conditions of approval as noted:

1. **The applicant shall complete the Town's Minor Subdivision application within six (6) months of the Board of Adjustment approval of this variance request. The Minor Subdivision Plat shall show the proposed building envelopes to meet all setbacks and open space variance requests.**
2. **The applicant shall provide a minimum of twenty (20) feet between the back of the 3rd Street sidewalk (west side) and the east elevation of the proposed garage structures. The applicant shall provide to the Town a survey, stamped by a CO State licensed professional land surveyor or professional engineer, that confirms that there is a minimum twenty (20) feet between the back of**

the 3rd Street sidewalk (west side) and the east elevation of the proposed garage structures. The applicant shall provide said survey prior to issuance of building permits.

Board Member McIntyre seconded the motion. All members voted Aye. Motioned carried.

Ms. Scheurman motioned to approve the request for a variance from Section 16-12-30 of the Municipal Code to allow the minimum density on the two proposed lots to be less than the 6,000 square foot requirements, subject to staff's conditions of approval as noted:

- 1. The applicant shall complete the Town's Minor Subdivision application within six (6) months of the Board of Adjustment approval of this variance request. The Minor Subdivision Plat shall show the proposed building envelopes to meet all setbacks and open space variance requests.**
- 2. The applicant shall maintain a minimum open space of 1,500 square feet on both lots.**

Board Member Gerlach seconded the motion. All members voted Aye. Motion carried.

D. COMMUNICATIONS

1. Communications from the Board Members
None.
2. Communications from staff
None.
3. Communications from the Town Attorney
None

E. ADJOURN

Upon a motion duly made, the meeting was adjourned at 7:45 p.m.

CERTIFICATION

Approved by the Board of Adjustment/Appeals this .

Submitted By:

Patti Garcia, Town Clerk



AGENDA

1. The meeting was called to order by Chairman Danny Horner at 7:00 p.m.
2. Roll Call

The following members were present

Chair - Danny Horner
Jose Valdes
Cindy Scheuerman
Ken Gerlach
Jim McIntyre

Also Present: Associate Planner
Deputy Town Clerk

Paul Hornbeck
Bruce Roome

3. Review of Agenda by the Board and Addition of items of New Business to the Agenda for Consideration by the Board.

There were no changes to the agenda.

4. Reading of the statement by Chairman Horner of the documents to be entered into the record:

“I enter into the record the Town’s Comprehensive Plan, the Town’s Zoning Ordinance, the staff report regarding the action items of this hearing, and all of the testimony received at this hearing.”

5. Public Invited to be Heard

There was no public comment.

C. BOARD ACTION

1. Public Hearing – Variance of Municipal Code Section 16-12-40 pertaining to the building location for a single-family house in the Single Family Residential (SF-1) zoning district located at 500 Locust Street, Town Of Windsor Subdivision, Second Filing, Lot 1, Block 23 in the Town of Windsor – Phil Romero, Applicant – Paul Hornbeck, Associate Planner

Ms. Scheuerman moved to open the Public Hearing; Mr. Gerlach seconded the motion. Motion carried unanimously.

Mr. Phil Romero, applicant/owner, stated that the purpose is to replace the steps on the east side of residence. This is a turn of the century home with lots of character and they have restored it as such and want to keep that look and feel. This will be code

compliant but not ADA compliant. Mr. Romero feels that to not replace the steps makes it unsafe as it sits. Also this change will match what exists with other residences nearby.

Public comments:
There was none

Per Mr. Hornbeck, the applicant, Mr. Phil Romero, is requesting a variance from Municipal Code Section 16-12-40 (Building Location) which states the following:

Minimum setback shall be twenty (20) feet. Minimum offset shall be five (5) feet (emphasis added).

This request is for a variance to allow an existing set of exterior stairs to be replaced with new stairs with a setback of approximately ten (10) feet, rather than the required twenty (20) feet. The house has a setback of approximately seventeen (17) feet and the existing stairs have a setback of approximately thirteen (13) feet. The current steps do not comply with the building code and the applicant wishes to replace the steps with a safer design that meets building code.

Staff considers that the literal enforcement of the Code will result in an unnecessary hardship as defined by the Municipal Code and therefore is recommending approval of the variance request with the following findings of fact:

1. The existing stairs that are being replaced do not comply with the building code;
2. No stairs could be constructed without a setback variance because of the building setback;
3. The proposed ten (10) foot setback is within a range of residential setbacks on neighboring lots;
4. The proposed location of the stairs does not appear to result in a health or safety risk;
5. The situation is not a result of circumstances created by the landowner.

Mr. Valdes asked if this is the side of the home versus the front, are they parallel?

Mr. Hornbeck stated yes it's the side.

Ms. Scheuerman moved to close the Public Hearing; Mr. Valdes seconded the motion. Motion carried unanimously.

Chairman Horner opened the floor for any further Board questions of discussion.
There were none.

Ms. Scheuerman moved to approve the variance request from Section 16-12-40 of the Municipal Code to approve a setback variance of ten (10) feet from the property line that abuts Fifth Street in order to allow the construction of new

stairs as depicted in the application; Mr. Valdes seconded the motion. Motion carried unanimously.

2. Public Hearing – Variance of Municipal Code Section 16-12-40 pertaining to the building location for a detached garage in the Single Family Residential (SF-1) zoning district located at 519 2nd Street, Kerns Subdivision, Lot 15, Block 2, Windsor, CO – Rocky Clark, Applicant – Paul Hornbeck, Associate Planner

Mr. McIntyre moved to open the Public Hearing; Mr. Valdes seconded the motion. Motion carried unanimously.

Rocky Clark, applicant/owner, asked for a variance for a large shop that was built by the alley onto the lot. Unfortunately, it was built in the wrong spot. It is a 36' x 36' building built to store an RV out of the elements. If the building has to be reduced in size, the RV won't fit and the driveway is too short to hold the RV legally.

Public comments:

Dave Bishop, builder, stated he didn't realize there was a 3' easement and only held the building back another 1.5' which left it 1.5' over the currently approved line.

Per Mr. Hornbeck, The applicant, Mr. Rocky Clark, is requesting a variance from Municipal Code Section 16-12-40 (Building Location) which states the following:

Minimum setback shall be twenty (20) feet. Minimum offset shall be five (5) feet (emphasis added).

This request is for a variance to allow a reduced setback for a detached garage of one and one-half (1½) feet from the Second Street property line. The Board of Adjustment granted a number of variances for the property in 2013 to allow construction of a single-family home and detached garage, both within the required setbacks. The house and garage are currently under construction and an inspection and corresponding setback certification revealed that the detached garage was not constructed in accordance with the approved variance. The Board of Adjustment granted a variance from the twenty (20) foot setback requirement to allow a setback on the detached garage of four and one-half (4½) feet from the 2nd Street property line. The setback certification, completed by a licensed surveyor, shows that the garage was constructed with a setback of one and one-half (1½) feet from the Second Street property line.

The variance granted in 2013 would have left twenty (20) feet between the garage and the back of the public sidewalk. Furthermore, the Board of Adjustment included in that approval a condition that the applicant must provide a minimum of twenty (20) feet between the garage and the back of the sidewalk. The current configuration leaves only seventeen (17) feet between the garage and the back of the sidewalk. The twenty (20) foot clear zone would have allowed for adequate clearance for vehicles to

park in the driveway without impeding the sidewalk. The proposed seventeen (17) foot clear zone would create a situation where larger sized cars and trucks would likely impede the sidewalk.

A similar situation occurred previously at 500 Oak Street. In that case, a variance was granted to allow a garage to be constructed with a five (5) foot setback, providing a twenty (20) foot clear zone between the garage and the back of the public sidewalk. However, the garage was constructed with a setback of three feet, five inches (3'5"), leaving less than twenty (20) feet between the garage and the back of the public sidewalk. That variance was denied by the Board of Adjustment in 2010.

Staff does not consider that the literal enforcement of the Code will result in an unnecessary hardship as defined by the Municipal Code and therefore is recommending denial of the variance request with the following findings of fact:

1. The variance request is contrary to the public interest because a setback of one and one-half (1½) feet would not allow the driveway length to be at least twenty (20) feet and therefore would create a situation where parking standard vehicles on the driveway could significantly obstruct the public sidewalk;
2. The property, including a detached garage, could reasonably be used under the previously approved setback variance of four and one-half (4½) feet and;
3. The situation is a result of circumstances created by the landowner.

Ms. Scheurman asked if it would be an option to make it a no parking zone in the driveway

Per Mr. Hornbeck, it would be hard to enforce such a requirement.

Mr. Valdes asked the owner if he was aware of the previously approved variance.

Mr. Clark stated that yes he was and it was measured out and marked. He is unsure how it got passed on the set-back inspections if it was wrong. It was signed on the building permit by the inspector.

Mr. McIntyre asked actually dug the holes.

Per Mr. Bishop, a licensed Sub-contractor

Ms. Scheurman asked after the holes were dug who signed off on their location.

Per Mr. Clark Safebuilt did.

Ms. Scheurman asked since Safebuilt signed off on it, does any of this liability belong to them.

Per Mr. Hornbeck, at this point in time no evidence that it was signed off has been presented so he cannot answer that.

Ms. Scheurman asked if we could request those documents from Safebuilt.

Per Mr. Hornbeck, the owner can request it from Safebuilt by going through the Town's open records request process.

Mr. Horner asked Mr. Hornbeck if it would be feasible to table this case for 60 days to give the owner the time to gather the appropriate documentation to prove his case.

Mr. Hornbeck stated that it could be continued if that is how the Board wanted to proceed.

Mr. Horner offered the owner, Mr. Clark, up to 60 days in order to provide a paper trial.

Mr. Clark requested a continuance

Ms. Scheuerman moved to continue the hearing until the February meeting and indicated that it is the owners responsibility to perform the research necessary to provide proof of Safebuilt's approval; Mr. Valdes seconded the motion. Motion carried unanimously.

D. COMMUNICATIONS

1. Communications from the Board Members

The Board asked if there were any agenda items for January.

Per Mr. Hornbeck nothing yet

Ms. Scheuerman asked if it is possible to do an inquiry to see if a no parking zone option in a private driveway is reasonable.

2. Communications from staff

None

E. ADJOURN

Upon a duly made motion and second the meeting was adjourned at 7:39 p.m.



MEMORANDUM

Date: January 22, 2015
To: Board of Adjustment
Via: Joseph P. Plummer, AICP, Director of Planning
From: Josh Olhava, Associate Planner
Re: Public Hearing - Variance of Municipal Code Section 16-9-100(c)3. pertaining to the height of a building mounted sign located in the Heavy Industrial (I-H) zoning district – Briggs Anderson, Cargill, applicant/ Jay Gerdes, DaVinci Sign Systems, applicant's representative
Location: 31825 Great Western Drive
Item #: C.1

Background/Discussion:

The applicant, Mr. Briggs Anderson, Cargill, represented by Mr. Jay Gerdes of DaVinci Sign Systems is requesting a variance from Municipal Code Section 16-9-100(c)3 for a building mounted sign located within the Great Western Industrial Park.

Sec. 16-9-100(c)3 states:

Large-scale tenant. The height of building-mounted signs for major tenants shall not exceed twenty-five percent (25%) of the height of the building elevation upon which the sign is mounted. However, in no event shall such sign exceed eight (8) feet in height.

The applicant is proposing to construct a new building mounted sign on their new building in the Great Western Industrial Park. The subject property is located off of Eastman Park Drive and Great Western Drive at 31825 Great Western Drive. The subject property is zoned Heavy Industrial (I-H) and surrounded by industrial zoned properties in Windsor. The proposed sign would be nineteen feet-one inch (19'1") in height, with an estimated sign area less than permitted by code. The letters would be approximately five feet-two inches (5'2") in height. The sign is not planned to be illuminated.

With an overall square footage over 50,000 square feet, Cargill is considered a large-scale tenant when determining overall sign area and sign height requirements within the Municipal Code. Cargill's overall building height is forty-five feet (45'), which allows the sign to be just over eleven feet (11') at 11.25', or 25% of the building height dimension.

For context, Cargill is comparable in size to its' neighbor Hexcel, in overall building height. Other adjacent buildings are much smaller than Cargill and Hexcel. Both Vestas and Owens Illinois are located approximately one-half mile to the east.

Municipal Code Section 16-6-60 (Variances) outlines the regulations and provisions for granting variances. Staff has reviewed the application materials, zoning code, and the site vicinity. Staff has analyzed whether special site specific conditions exist; the impact on public interest, safety, and welfare; impacts to neighborhood character; and whether an unnecessary hardship exists. Economic considerations alone shall not constitute an unnecessary hardship if a reasonable

use for the property exists under the provisions of the Zoning Code. Variances will not be granted contrary to the public interest and will only be considered when the spirit of the zoning code can be observed and public safety and welfare secured. The Board of Adjustment is empowered to approve or deny variances based on the criteria listed above.

Municipal Code Section 16-1-10 (Declaration of Purpose) provides guidance on the purpose and *spirit* of the zoning code. Section 16-1-10 states the following:

The regulations contained in this Chapter shall be held to be minimum requirements enacted to promote the health, safety and general welfare of the Town. To these ends such regulations have been prepared in accordance with the Comprehensive Development Plan for the Town and are designed to lessen congestion in the streets; to secure safety from fire, panic and other dangers; to provide adequate light and air; to prevent the overcrowding of land and undue concentration of population...

Comments:

The application materials were submitted to the Development Review Committee for their review. Staff received no other comments on this variance application.

Recommendation:

Section 16-6-60(b) of the Municipal Code states that, "Variances may be considered where, due to special conditions, a literal enforcement of the provisions of this Chapter would result in unnecessary hardship" and that, "Variances will not be granted contrary to the public interest and will only be considered when the spirit of this Chapter can be observed and public safety and welfare secured."

Staff considers that the literal enforcement of the Code will not result in an unnecessary hardship or a practical difficulty, and therefore is recommending that the variance request for the proposed sign height as presented in the application not be approved based upon the following findings of fact:

1. The granting of this variance, as presented, would not be consistent with the requirements for other signs that are existing or may be proposed within the Industrial Park; and
2. Denial of the sign height variance request will not place an unnecessary hardship on the applicant, as defined in the municipal code.

Since all motions are to be made in the affirmative, staff recommends that the following motion, second and action on the petition be made as follows:

- 1) A motion to approve the request for a variance from Section 16-9-100(c)3 of the Municipal Code to allow the construction of the building mounted sign to be nineteen feet, one inch (19'1") in height;
- 2) A second; and
- 3) The Chair calling for the vote as follows: All members in favor of the variance vote "yes"; all opposed to the variance request vote "no", with a minimum of four "yes" votes required to approve the variance request.

Alternative Staff Recommendation:

Based on staff's analysis of existing signs within the Great Western Industrial Park, and history of adjacent building mounted signage, staff would support an alternative sign size that is similar to those existing within the Industrial Park on structures comparable in size, based upon the following findings of fact:

1. The granting of this alternative variance would allow Cargill to install a building mounted sign that is comparable in size to those existing in the Industrial Park and directly adjacent to their site;
2. The granting of this alternative variance request would not alter the essential character of the Industrial Park neighborhood; and
3. The granting of this alternative variance will not pose any public safety or welfare concerns.

Staff would recommend conditional approval of an alternative variance request for the height of the proposed sign to not exceed fifteen feet (15'). This will allow Cargill's sign height to be comparable to the adjacent user, Hexcel, and the sign variance they received in 2009 (see enclosed Hexcel sign variance information). This will also allow Cargill's sign height to meet the spirit of the code and be similar to those found on large building facades throughout the Great Western Industrial Park. The overall sign area shall meet all Town of Windsor Municipal Code requirements as this variance was only for sign height.

Since all motions are to be made in the affirmative, staff recommends that the following motion, second and action on the petition be made as follows:

- 1) A motion to approve the alternative request for a variance from Section 16-9-100(c)3 of the Municipal Code to allow the construction of the building mounted sign to be fifteen feet (15') in height;
- 2) A second; and
- 3) The Chair calling for the vote as follows: All members in favor of the alternative variance vote "yes"; all opposed to the alternative variance request vote "no", with a minimum of four "yes" votes required to approve the alternative variance request.

Notification:

- January 9, 2015 - development sign posted on the subject property
- January 9, 2015 - public hearing notice placed on the Town of Windsor's website
- January 9, 2015 - public hearing notice posted in the paper

Enclosures: Application materials
Site Vicinity Map
Example – Hexcel Variance materials (2009)
Example – Hexcel Zoning Certificate (2009)

pc: Briggs Anderson, Cargill, Inc., applicant

Jay Gerdes, DaVinci Sign Systems, applicant's representative

APPLICATION FOR VARIANCE

TOWN OF WINDSOR
301 WALNUT STREET
WINDSOR, CO 80550

Office: (970) 674-2436
Fax: (970) 686-7180
www.windsorgov.com

For office use only:	
DATE: _____	BY: _____
Project ID Number: <u>VAR15-001</u>	



TO BE COMPLETED BY APPLICANT: (Type or print in black ink)

A request is hereby made for a variance of the Town of Windsor ordinances due to **special conditions where a literal enforcement of the ordinance would result in unnecessary hardship** on the property located at:

Street Address*: 31825 Great Western Drive

Lot: 4 Block: 2 Subdivision: Great Western Industrial Park 8th

Describe the nature of the request for variance and the restriction(s) imposed by the ordinance(s)*:

CARGILL is requesting a variance to install a building mounted NON- illuminated sign on the north exterior elevation that exceeds the 11.25' height restriction permitted by the current sign code. As logos create consumer familiarity with product companies such as State Farm Insurance, 3M, HEXCEL, etc., the CARGILL name and logo elements, also forms the foundation of the company's corporate identity. Clear and consistent corporate identity is essential to CARGILL customers, employees, shareholders and others; whether seen on T-shirts, banners, printed media or signage. The CARGILL name and the large white proportionate rectangular background are the fundamental elements of the company's corporate identity, and because it is the corporate signature, the CARGILL name/logo appears on everything associated with the company.

The current permitted sign height maximum of 11.25' would restrict CARGILL letter height to 3' on a wall that is 45' high (see attached drawings 1A & 1B for comparison) due to the way sign heights are measured under the current sign code.

We request that the CARGILL logo sign height be allowed to be increased to 19'-1" overall with a 5'-2" high letter height. Although the proposed sign is taller than that currently allowed, it is less than half (546 sq ft) of the area allowed (1215 sq ft) under current sign code, Sec. 16-9-100 (b).

Describe the specific conditions, practical difficulties or undue hardship believed to justify this request* (see reverse for description):

CARGILL is a large manufacturing facility located in the Great Western Industrial Park, a master-planned, fully developed park zoned for heavy industry. This is a very large building, on a large site and requires highly visible signage. The primary view of the facility will be from Eastman Park Drive for large tractor/trailer rigs, customers, visitors etc. See attached perspective drawing and elevation/specification drawing 1A & 1B which depicts proposed signage as seen from Eastman Park Drive.

We believe that this variance will not alter the essential character of the surrounding industrial park and is very much in line with the character and size of the new manufacturing facility. Based on the information given, we ask that the Board of Adjustment approve our request.

SCALED DRAWINGS AND SPECIFICATIONS NECESSARY FOR THE PROPER CONSIDERATION OF THIS VARIANCE SHALL BE SUBMITTED WITH THIS APPLICATION. WITH NEW CONSTRUCTION PROJECTS YOU MUST CONTACT SAFEbuilt COLORADO, INC (970-686-7511) TO DETERMINE IF ANY SPECIAL REQUIREMENTS EXIST ACCORDING TO THE INTERNATIONAL BUILDING CODE.

I hereby depose and state under the penalties of perjury that all statement, proposals and plans submitted within this application are true and correct to the best of my knowledge.

Submitted this 31st day of December 2014

Jay Gerdes, DaVinci Sign Systems
Applicant (please print)
Jay Gerdes
Applicant's Signature
4496 Bents Dr., Windsor, CO 80550
Mailing Address (street, city, state, zip)
970-203-9292
Telephone Number (during the day)
Fax Number: 970-203-9293
Email: jay@davincisign.com

Briggs Anderson
Property Owner* (please print)
Briggs Anderson
Property Owner's Signature*
31825 Great Western Dr., Windsor, CO 80550
Mailing Address* (street, city, state, zip)
970-674-5465
Telephone Number* (during the day)
Fax Number: 970-674-5498
Email*: briggs_anderson@cargill.com

Applicant's Representative (if any): Name: _____
Address: _____
Telephone: _____
Email: _____

NOTARY: (all signatures)

Subscribed before me this 31st day of December, 20 14

* indicates required fields

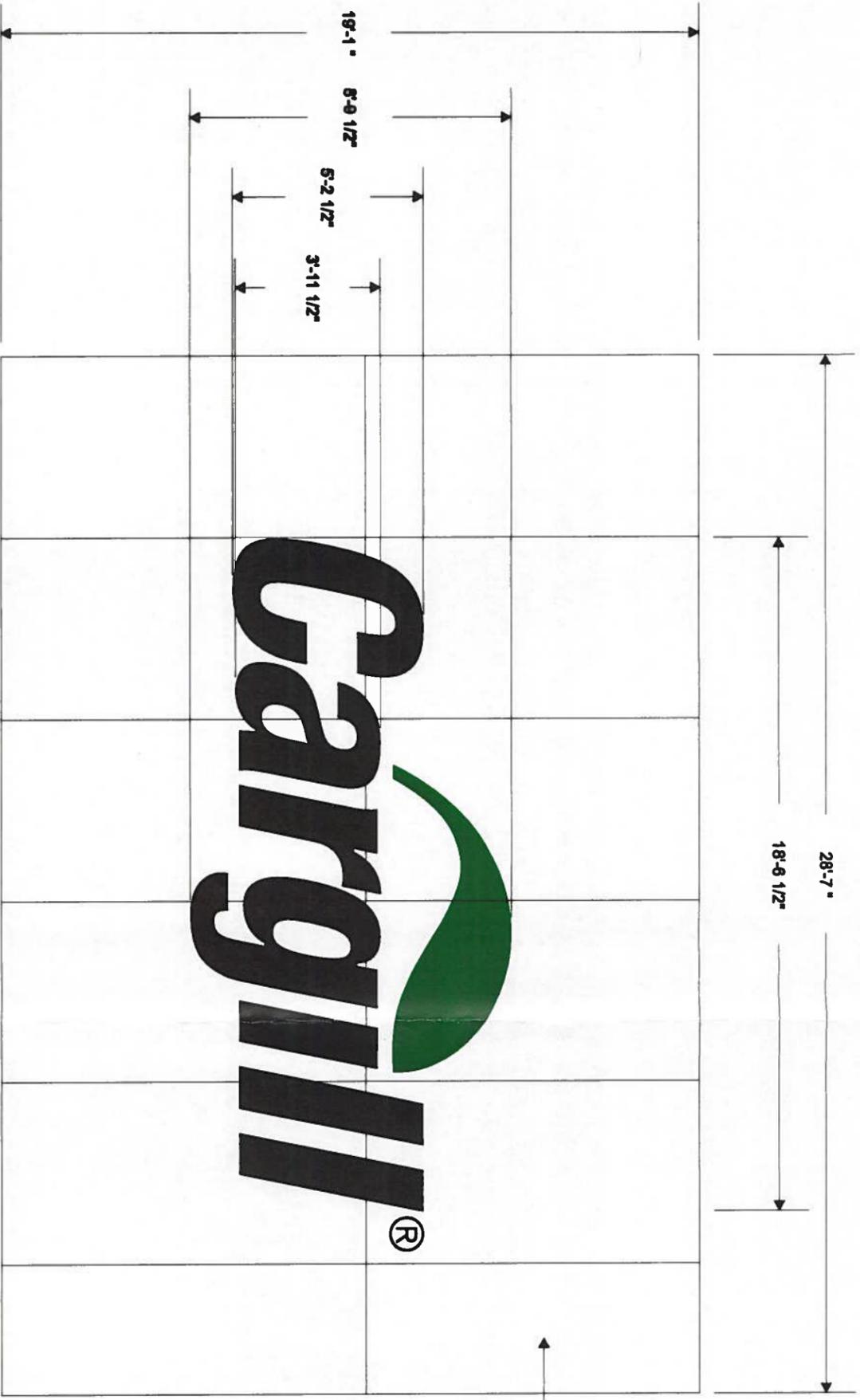
By: Jay Gerdes
Print name of property owner(s) and applicant(s)
Kathy Winter
Notary Public Signature

(SEAL)
7-18-18
My commission expires



COLOR KEY	
FILM	#160C-160 BRIGHT GREEN
FILM	#160C-12 BLACK

THE COLOR REPRODUCTION HEREIN MAY NOT ACCURATELY REPRESENT THE ACTUAL COLOR OF THE ORIGINAL. PRINTING COLOR CHANGES FOR APPROVED DESIGNER'S DECISION.

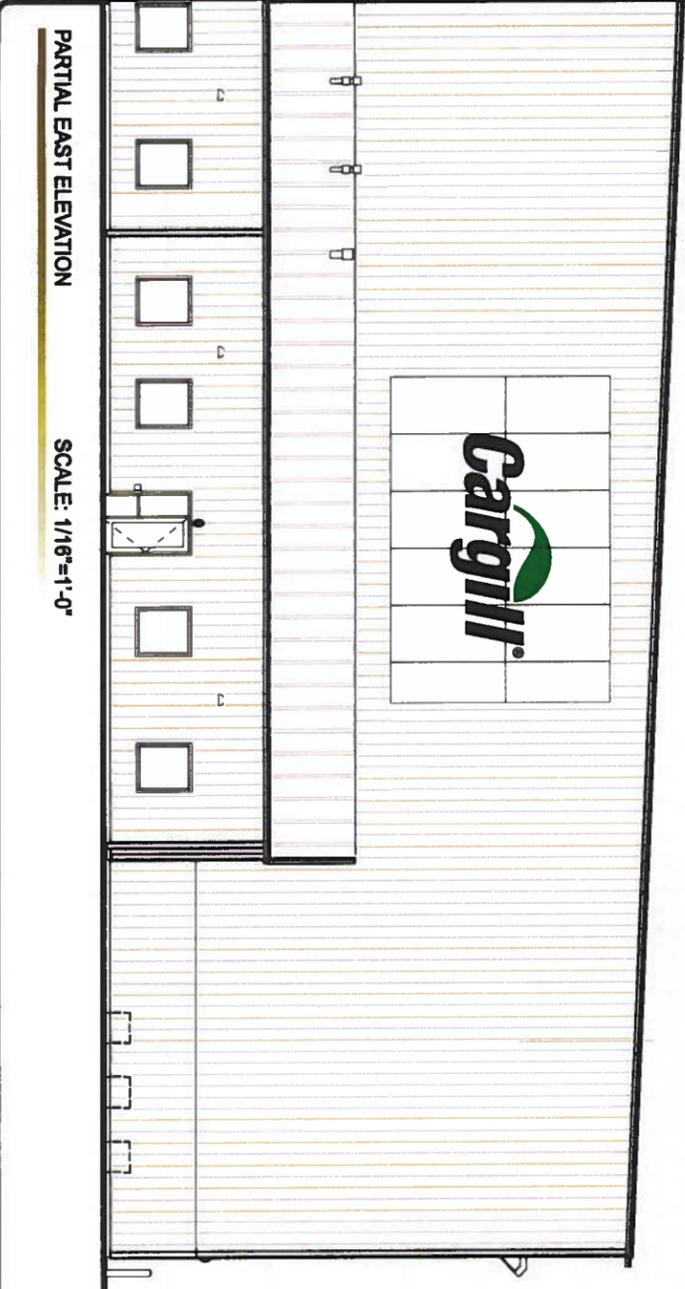


3MM PRE-FINISHED WHITE ALUPANEL WITH 1ST SURFACE 3M FILM OVERLAYS. ATTACH DIRECTLY TO EXTERIOR FASCIA.

PRICE OPTION
 STEEL PANELS. DAVINCI TO PAINT PANELS WHITE AND ADD FILM GRAPHICS.

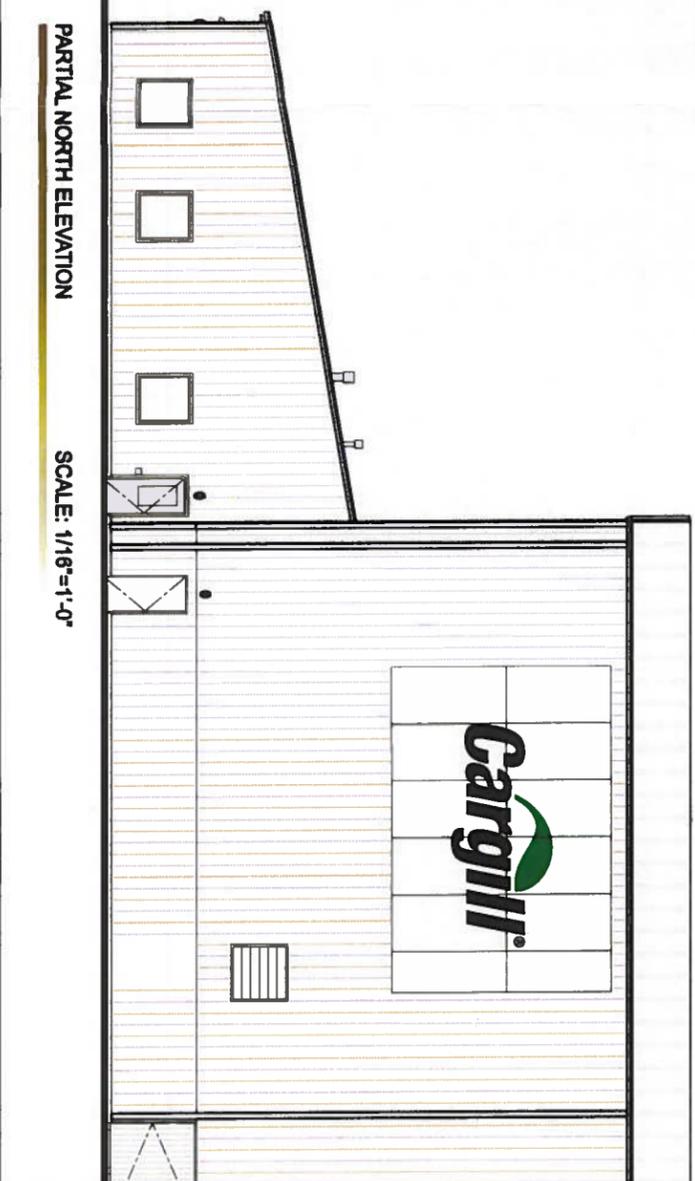
1 NON-ILLUMINATED EXTERIOR WALL SIGN
 QUANTITY 2 MANUFACTURE AND INSTALL

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



PARTIAL EAST ELEVATION

SCALE: 1/16"=1'-0"



PARTIAL NORTH ELEVATION

SCALE: 1/16"=1'-0"

DAVINCI
 SIGN SYSTEMS, INC.
 the art and science of identification

4466 Banta Dr.
 Windsor, CO 80550
 www.davincisign.com

Fl. Collins: (970) 203-9282
 Fax: (970) 203-9283
 Denver: (303) 573-7446
 Greeley: (970) 353-8446

Job Name: _____

Address:
 31832 GREAT WESTERN DR.
 WINDSOR, CO

Designer CASEY/EASTON
 Sales JAY/BERDES

Scale: Noted
 Date: 8.07.14
 Revisions:

Davinci Approvals: _____ Date: _____
 Customer Approvals: _____ Date: _____

Without Changes
 With Changes As Shown

Electrical hookup by others.
 Electrical requirements: 120V or as indicated.
 All handcopying by others.

This artwork is copyrighted, and the exclusive property of Davinci Sign Systems. It is the result of the original work of its employees, and is submitted to your organization for the sole purpose of your consideration of whether to purchase from Davinci Sign Systems. Distribution or exhibition of this artwork to anyone other than employees of your organization, or the use of this artwork to construct a similar sign is strictly prohibited. In the event your organization fails to comply with the stipulations outlined above, Davinci Sign Systems expects to be compensated \$10000 for its original design work. At any time you may purchase this artwork for \$10000, at which point you may use it however you see fit.

Sales Approval: _____ Date: _____
 Production Approval: _____ Date: _____

Design # **14-554R4** Date: _____
 Page: **1** of **1**



3MM PRE-FINISHED WHITE ALUPANEL WITH 1ST SURFACE 3M FILM OVERLAYS. ATTACH DIRECTLY TO EXTERIOR FASCIA.

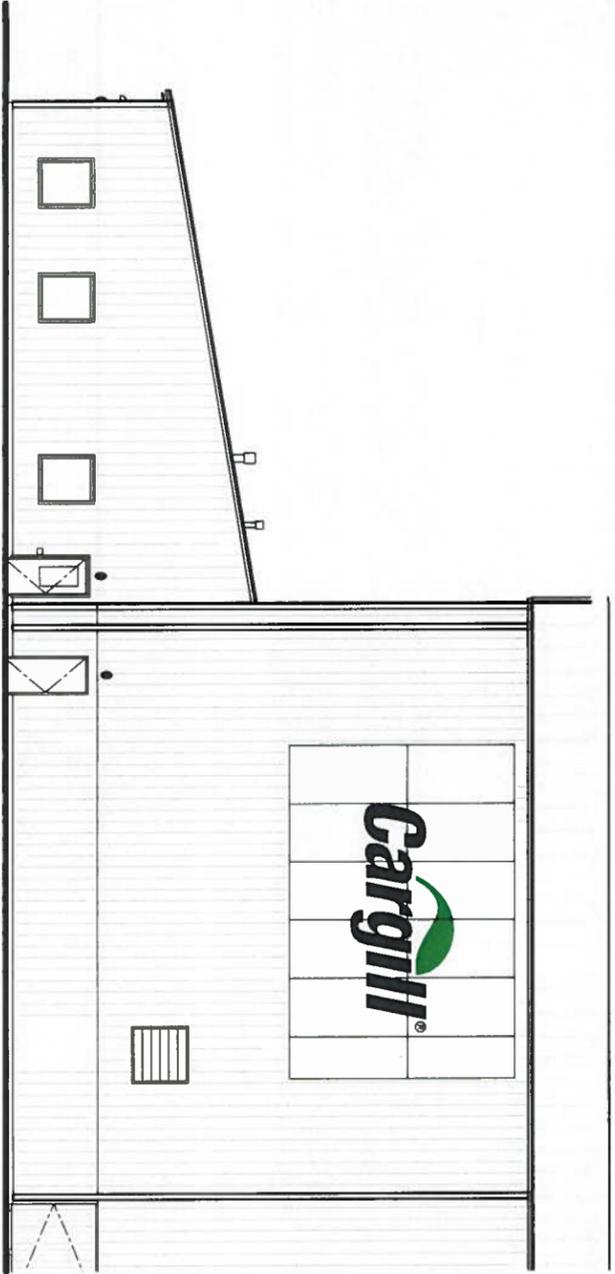
PRICE OPTION
 PRICE FOR CUSTOMER SUPPLIED COLD ROLLED STEEL PANELS. DAVINCI TO PAINT PANELS WHITE AND ADD FILM GRAPHICS.

1A NON-ILLUMINATED EXTERIOR WALL SIGN
 QUANTITY: 1 MANUFACTURE AND INSTALL
REQUESTED SIGN IS TALLER THAN CURRENT CODE RESTRICTION

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

COLOR KEY	
FILM	#180C-108 BRIGHT GREEN
FILM	#180C-12 BLACK

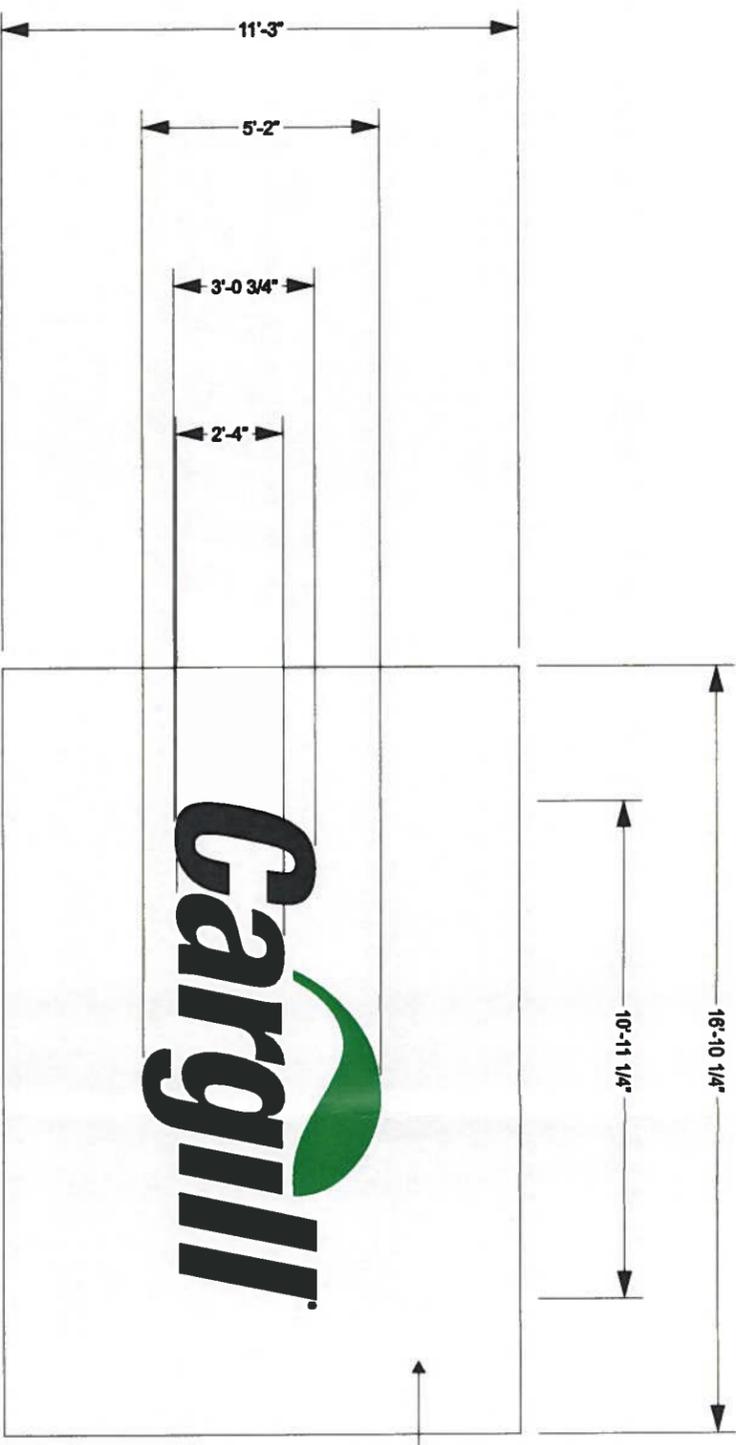
THE COLOR REPRESENTED ON THIS SIGNAGE IS APPROXIMATE. THE ACTUAL COLOR OF THE SIGN WILL VARY SLIGHTLY FROM THE COLOR SHOWN ON THIS SIGNAGE. PLEASE REFER TO THE COLOR CHART FOR THE ACTUAL COLOR OF THE SIGN. THE COLOR OF THE SIGN WILL VARY SLIGHTLY FROM THE COLOR SHOWN ON THIS SIGNAGE.



PARTIAL NORTH ELEVATION

SCALE: 1/16"=1'-0"





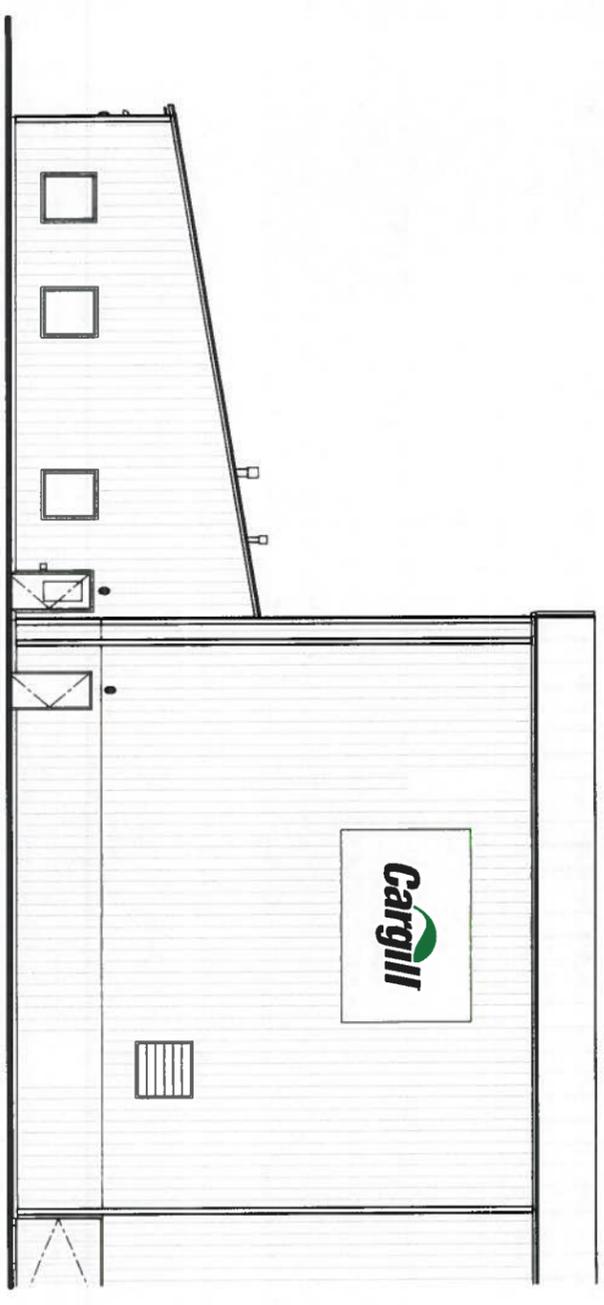
3MM PRE-FINISHED WHITE ALUPANEL WITH 1ST SURFACE 3M FILM OVERLAYS. ATTACH DIRECTLY TO EXTERIOR FASCIA.

PRICE OPTION
 PRICE FOR CUSTOMER SUPPLIED COLD ROLLED STEEL PANELS. DAVINCI TO PAINT PANELS WHITE AND ADD FILM GRAPHICS.

1B NON-ILLUMINATED EXTERIOR WALL SIGN
 QUANTITY: 1 MANUFACTURE AND INSTALL

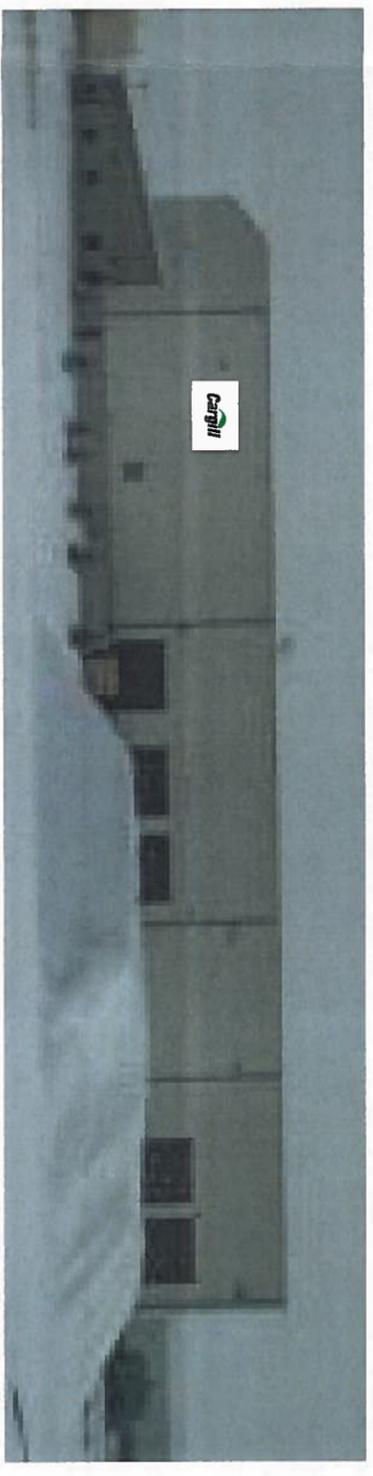
SCALE: 1/4"=1'-0"

SIGN IS REDUCED TO CURRENT CODE RESTRICTION



PARTIAL NORTH ELEVATION

SCALE: 1/16"=1'-0"



COLOR KEY	
FILM	#180C-188 BRIGHT GREEN
FILM	#180C-12 BLACK

THE COLOR REPRESENTED ON THIS SIGNAGE IS NOT A GUARANTEE OF COLOR. MANUFACTURER'S COLOR CHARTS AND MATERIALS SPECIFICATIONS SHOULD BE REFERENCED FOR COLOR SPECIFICATIONS.

APPLICATION FEE: \$50.00

14-04/2

TOWN OF WINDSOR
SIGN PERMIT APPLICATION
BUILDING MOUNTED SIGN

THIS APPLICATION MUST BE ACCOMPANIED WITH THE APPLICATION FEE AND A PICTURE OR DRAWING OF THE PROPOSED SIGN. SEE BACK OF APPLICATION FOR SPECIFIC SIGN SUBMITTAL INSTRUCTIONS AND EXAMPLES. COMPLETE ONE APPLICATION FOR EACH PROPOSED SIGN.

TO BE COMPLETED BY APPLICANT

Applicant Information:

Name of Applicant: Da Vinci Sign Systems, Inc Phone: 970-203-9292

Mailing Address: 4496 Bents Dr Fax: 970-203-9293

Windsor, CO 80550

Business Information:

Name of Business: Cargill Phone: 970-674-5465

Address of Business: 31825 Great Western Dr Fax: 970-674-5498

Windsor, CO 80550

SIGN and BUILDING INFORMATION

TOTAL SQUARE FOOTAGE OF BUILDING: 72,900 SQUARE FOOTAGE OF UNIT: 72,900

LOCATION OF SIGN: East wall
BUILDING ELEVATION (north, south, east or west)

SIGN SIZE:

Width 18'-6 1/2"
x = 163
Height 8-9 1/2" Total Square Feet

WALL SIZE:

Width 240
x = 10800
Height 45 Total Square Feet

LETTER HEIGHT(S): 5'-2 1/2"

NUMBER OF SIGNS EXISTING ON THIS WALL: 0

DISTANCE SIGN WILL PROJECT FROM WALL: 1/4" Inches

SIGN MATERIALS: Aluminum & Vinyl

ILLUMINATION TYPE (If illuminated): non

Owner agrees that if the sign is in need of repair or if the building becomes vacated, owner will repair, replace or remove the sign at the owner's expense.

Signature: Jay Berdes Date: 11-25-14

Print Name: Jay Berdes

Office use only

ZONING:	TENANT CLASSIFICATION (Sec.16-2-20): SQUARE FOOTAGE OF BUILDING: _____	LANDLORD APPROVAL RECEIVED:
SUBAREA INFORMATION:	MAJOR TENANT: _____ MINOR TENANT: _____	TOTAL HEIGHT(S) OF LETTERS:
STREET CLASSIFICATION:	TOTAL HEIGHT OF SIGN:	SIGN CRITERIA RECEIVED: (IF APPLICABLE)
Application revised August 9, 2010		Reviewing Staff Initials:

Peggy Tremelling

From: Josh Olhava
Sent: Thursday, December 11, 2014 1:39 PM
To: 'Jay@davincisign.com'; Briggs_Anderson@Cargill.com
Cc: Peggy Tremelling; Scott Ballstadt; Joe Plummer
Subject: Cargill building mounted sign

Jay and Briggs,

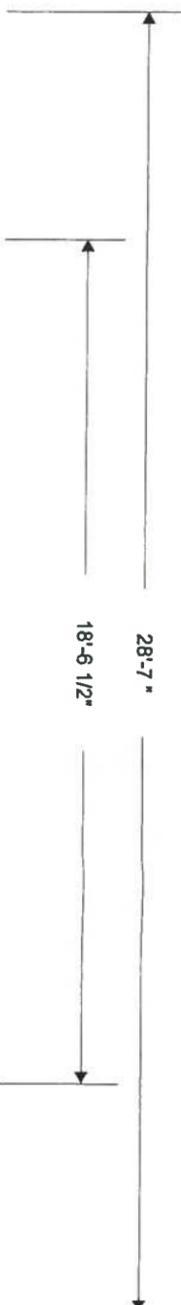
We have reviewed your sign permit application dated November 25th and are not able to approve it as presented. The 19.08' 3mm pre-finished white alupanel is counted towards the overall height of the sign and therefore the sign would exceed the maximum building mounted sign height for this building. This is a Large Scale Tenant; the building height is 45', which allows the sign to be 11.25' or 25% of the building height dimension. In order for the Planning Department to approve the sign, you will need to reduce the height of the panel to meet the 11.25' max sign height. Please resubmit revised sign drawings that meet these requirements.

If you have any other questions, please feel free to contact me.

Josh Olhava

Associate Planner
Town of Windsor | Planning
301 Walnut Street | Windsor, CO 80550
Dir: 970-674-2409 | Off: 970-674-2400 | Fax: 970-674-2456
jolhava@windsorgov.com
www.windsorgov.com

Follow Us www.windsorgov.com/socialmedia



COLOR KEY	
FILM	#180C-188 BRIGHT GREEN
FILM	#180C-12 BLACK

THE COLORS SHOWN ON THIS RENDERING MAY NOT MATCH ACTUAL COLORS ON FINISHED DISPLAY UNLESS SPECIFICATIONS ARE FOLLOWED. PLEASE REFER TO SPECIFIED MANUFACTURER'S FINISHES FOR APPROVED COLOR SPECIFICATIONS.

3MM PRE-FINISHED WHITE ALUPANEL WITH 1ST SURFACE 3M FILM OVERLAYS. ATTACH DIRECTLY TO EXTERIOR FASCIA.

PRICE OPTION
PRICE FOR CUSTOMER SUPPLIED COLD ROLLED STEEL PANELS. DAVINCI TO PAINT PANELS WHITE AND ADD FILM GRAPHICS.

1 NON-ILLUMINATED EXTERIOR WALL SIGN
QUANTITY: 2 MANUFACTURE AND INSTALL

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



PARTIAL EAST ELEVATION

SCALE: 1/16"=1'-0"



PARTIAL NORTH ELEVATION

SCALE: 1/16"=1'-0"



4496 Bents Dr.
Windsor, CO 80550
www.davincisign.com
Fl. Collins: (970) 203-9292
Fax: (970) 203-9293
Denver: (303) 573-7446
Greely: (970) 353-8446

Job Name:

Address:
31852 GREAT WESTERN DR.
WINDSOR, CO

Designer: CASEYEASTON

Sales: JAVGERDES

Scales: Noted

Date: 8.07.14

Revisions:

DAVINCI Approval: _____ Date: _____

Customer Approval: _____ Date: _____

Without Changes

With Changes As Shown

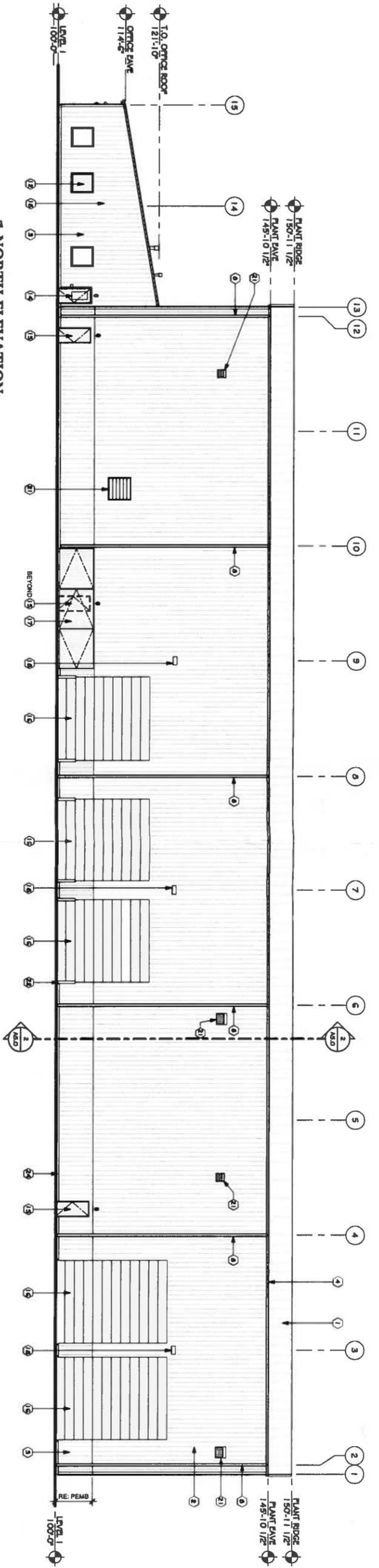
Electrical hookups by others.
Electrical requirements: 120V or as indicated.
All landscaping by others.

This artwork is copyrighted, and the exclusive property of Davinci Sign Systems. It is the result of the original work of its employees, and is submitted to your organization for the sole purpose of your consideration of whether to purchase from Davinci Sign Systems. Distribution or exhibition of this artwork to anyone other than employees of your organization, or the use of this artwork to construct a similar sign is strictly prohibited. In the event your organization fails to comply with the stipulations outlined above, Davinci Sign Systems expects to be compensated \$1000 for its original design work. At any time you may purchase this artwork for \$1000, at which point you may use it however you see fit.

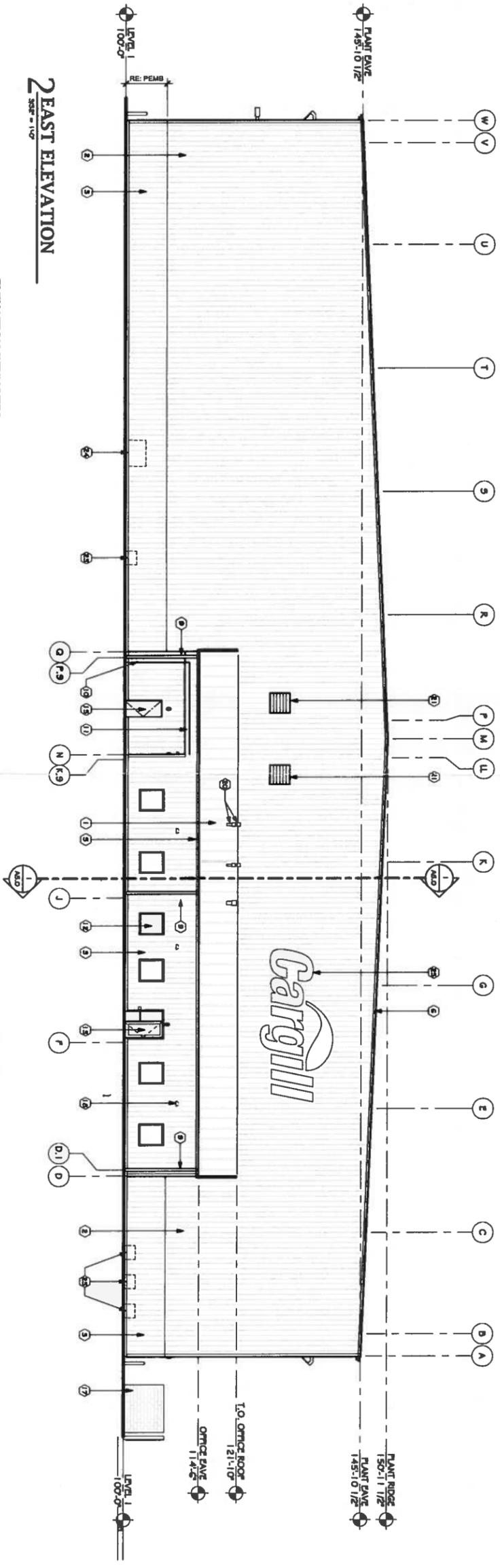
Sales Approval: _____ Date: _____

Production Approval: _____ Date: _____

Design # _____ Date: _____



1 NORTH ELEVATION
SEE - 100



2 EAST ELEVATION
SEE - 100

ELEVATION KEYNOTES

- 1 PREFINISHED STANDING SEAM METAL ROOF, COLOR: MR-1
- 2 PREFINISHED VERTICAL RIBBED METAL PANEL, COLOR: MR-2, COOL BIRCH WHITE
- 3 PREFINISHED VERTICAL RIBBED METAL PANEL, COLOR: MR-1, COOL DESERT BEIGE
- 4 PREFINISHED METAL GUTTER, COLOR: MT-1
- 5 PREFINISHED METAL GUTTER, COLOR: MT-3
- 6 PREFINISHED METAL FASCIA AND TRIM, COLOR: MR-1
- 7 PREFINISHED OPEN-FACE DOWNSPOUT, MATCH MR-1
- 8 PREFINISHED OPEN-FACE DOWNSPOUT, MATCH MR-3
- 9 PREFINISHED METAL COLUMN ENCLOSURE AT COVERED PATIO, COLOR: MR-1
- 10 COVERED PATIO WITH PREFINISHED METAL SOFFIT
- 11 METAL WINDOW SYSTEM BY PEMB WITH BRONZE PAINTED FRAME
- 12 DARK BRONZE ANODIZED ALUMINUM STOREFRONT ENTRANCE DOOR WITH INSULATED BRONZE TINT GLAZING AND TRIM TO MATCH WALL PANEL
- 13 HOLLOW METAL PEDESTRIAN DOOR WITH HALF LIGHT GLAZING, PAINT TO MATCH MR-1
- 14 HOLLOW METAL PEDESTRIAN DOOR, PAINT TO MATCH MR-1
- 15 INSULATED OVERHEAD SECTIONAL DOOR, EXTERIOR COLOR TO MATCH MR-1
- 16 TRASH & RECYCLING ENCLOSURE, CONCRETE MASONRY UNIT SIDE WALLS CMU-1
- 17 PAINTED METAL GATES, COLOR TO MATCH MR-3
- 18 WALL MOUNTED LIGHT FIXTURE, RE: SITE LIGHTING PLAN
- 19 ROOF TOP MECHANICAL EXHAUST FAN
- 20 MECHANICAL EXHAUST FAN OR AIR INTAKE LOUVER - PAINT TO MATCH MR-1 (TYPICAL)
- 21 SIDEWALL MOUNTED EXHAUST FAN OR AIR INTAKE LOUVER - PAINT TO MATCH MR-1 (TYPICAL)
- 22 BOLLARD - PAINT F-10 (TYPICAL)
- 23 GROUND-BASED MECHANICAL AIR CONDITIONING CONDENSER, SCREENED WITH LANDSCAPE
- 24 EXPOSED CONCRETE FOUNDATION WALL EXTENSION PARGE COAT, CONC-1
- 25 SIGN BY OWNER UNDER SEPARATE PERMIT SHOWN FOR REFERENCE ONLY

BUILDING ELEVATION GENERAL NOTES

1. PROVIDE PRECAST CONCRETE SPLASH BLOCKS AT DOWNSPOUT DISCHARGES LOCATED AT PAVED AREAS.
2. PROVIDE 10' DOWNSPOUT EXTENSIONS AT DOWNSPOUTS LOCATED AT LANDSCAPED AREAS
3. DOWNSPOUTS SHALL BE 6" WIDE x 4" DEEP.
4. ALL MECHANICAL ACCESSORIES AT WALLS AND ROOFS SHALL HAVE FINISH TO MATCH OR BE PAINTED TO MATCH ADJACENT ROOF OR WALL FINISH OR COLOR.

EXTERIOR COLORS

- | | |
|--------|--|
| CONC-1 | PARGE COAT EXPOSED CONCRETE |
| CMU-1 | SLIT FACE CMU, BAKER RUNNING BOND |
| MR-1 | BUTLER MANUFACTURING COMPANY BUTLER-RIB II |
| MR-2 | BUTLER MANUFACTURING COMPANY BUTLER-RIB II |
| MR-3 | BUTLER MANUFACTURING COMPANY BUTLER-RIB II |
| MR-4 | BUTLER MANUFACTURING COMPANY BUTLER-RIB II |
| MR-1 | BUTLER MANUFACTURING COMPANY BUTLER-RIB II |
| MR-2 | BUTLER MANUFACTURING COMPANY BUTLER-RIB II |
| MR-3 | BUTLER MANUFACTURING COMPANY BUTLER-RIB II |
| MR-4 | BUTLER MANUFACTURING COMPANY BUTLER-RIB II |
| MR-1 | BUTLER MANUFACTURING COMPANY BUTLER-RIB II |
| MR-2 | BUTLER MANUFACTURING COMPANY BUTLER-RIB II |
| MR-3 | BUTLER MANUFACTURING COMPANY BUTLER-RIB II |
| MR-4 | BUTLER MANUFACTURING COMPANY BUTLER-RIB II |
| P-4 | SAFETY MARKING PAINT |
| | COLOR SAFETY YELLOW |

<p>A4.0</p>	<p>A NEW FACILITY FOR: CARGILL INCORPORATED</p> <p>31852 GREAT WESTERN DRIVE WINDSOR, CO 80550</p>	 <p>909 East 82nd Avenue • Denver, Colorado 80216 • 303.287.5625 • Fax 303.287.3697 • www.dcb.com</p> <p><small>These plans are an instrument of service and are the property of DCB Construction Company, Inc. and may not be duplicated, disclosed, or reproduced without the written consent of DCB Construction Company, Inc. Copyrights and obligations will be enforced and prosecuted. 2014</small></p>	<p>Revision / Revision</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>2/11/2014</td> <td>CONSTRUCTION</td> </tr> <tr> <td>2/26/2014</td> <td>ADDENDUM #1</td> </tr> <tr> <td>5/12/2014</td> <td>DESIGN CHANGE #4</td> </tr> </table>	2/11/2014	CONSTRUCTION	2/26/2014	ADDENDUM #1	5/12/2014	DESIGN CHANGE #4
2/11/2014	CONSTRUCTION								
2/26/2014	ADDENDUM #1								
5/12/2014	DESIGN CHANGE #4								

14-043

APPLICATION FEE: \$50.00

TOWN OF WINDSOR
SIGN PERMIT APPLICATION
BUILDING MOUNTED SIGN

THIS APPLICATION MUST BE ACCOMPANIED WITH THE APPLICATION FEE AND A PICTURE OR DRAWING OF THE PROPOSED SIGN. SEE BACK OF APPLICATION FOR SPECIFIC SIGN SUBMITTAL INSTRUCTIONS AND EXAMPLES. COMPLETE ONE APPLICATION FOR EACH PROPOSED SIGN.

TO BE COMPLETED BY APPLICANT

Applicant Information:

Name of Applicant: DaVinci Sign Systems, Inc Phone: 970-203-9292

Mailing Address: 4496 Bents Dr Fax: 970-203-9293

Windsor, CO 80550

Business Information:

Name of Business: Cargill Phone: 970-674-5465

Address of Business: 31825 Great Western Dr Fax: 970-674-5498

Windsor, CO 80550

SIGN and BUILDING INFORMATION

TOTAL SQUARE FOOTAGE OF BUILDING: 72,900 SQUARE FOOTAGE OF UNIT: 72,900

LOCATION OF SIGN: North wall
BUILDING ELEVATION (north, south, east or west)

SIGN SIZE:

Width 18'-6 1/2"
x = 163
Height 8'-9 1/2" Total Square Feet

WALL SIZE:

Width 295
x = 13275
Height 45 Total Square Feet

LETTER HEIGHT(S): 5'-2 1/2"

NUMBER OF SIGNS EXISTING ON THIS WALL: 0

DISTANCE SIGN WILL PROJECT FROM WALL: 1/4" Inches

SIGN MATERIALS: Aluminum & Vinyl

ILLUMINATION TYPE (If Illuminated): non

Owner agrees that if the sign is in need of repair or if the building becomes vacated, owner will repair, replace or remove the sign at the owner's expense.

Signature: Jay Gerdes Date: 11-25-14

Print Name: Jay Gerdes

Office use only

ZONING:	TENANT CLASSIFICATION (Sec.16-2-20): SQUARE FOOTAGE OF BUILDING: _____	LANDLORD APPROVAL RECEIVED:
SUBAREA INFORMATION:	MAJOR TENANT: _____ MINOR TENANT: _____	TOTAL HEIGHT(S) OF LETTERS:
STREET CLASSIFICATION:	TOTAL HEIGHT OF SIGN:	SIGN CRITERIA RECEIVED: (IF APPLICABLE)
Application revised August 9, 2010		Reviewing Staff Initials:



28'-7"

18'-6 1/2"



COLOR KEY	
FILM	#180C-186 BRIGHT GREEN
FILM	#180C-12 BLACK

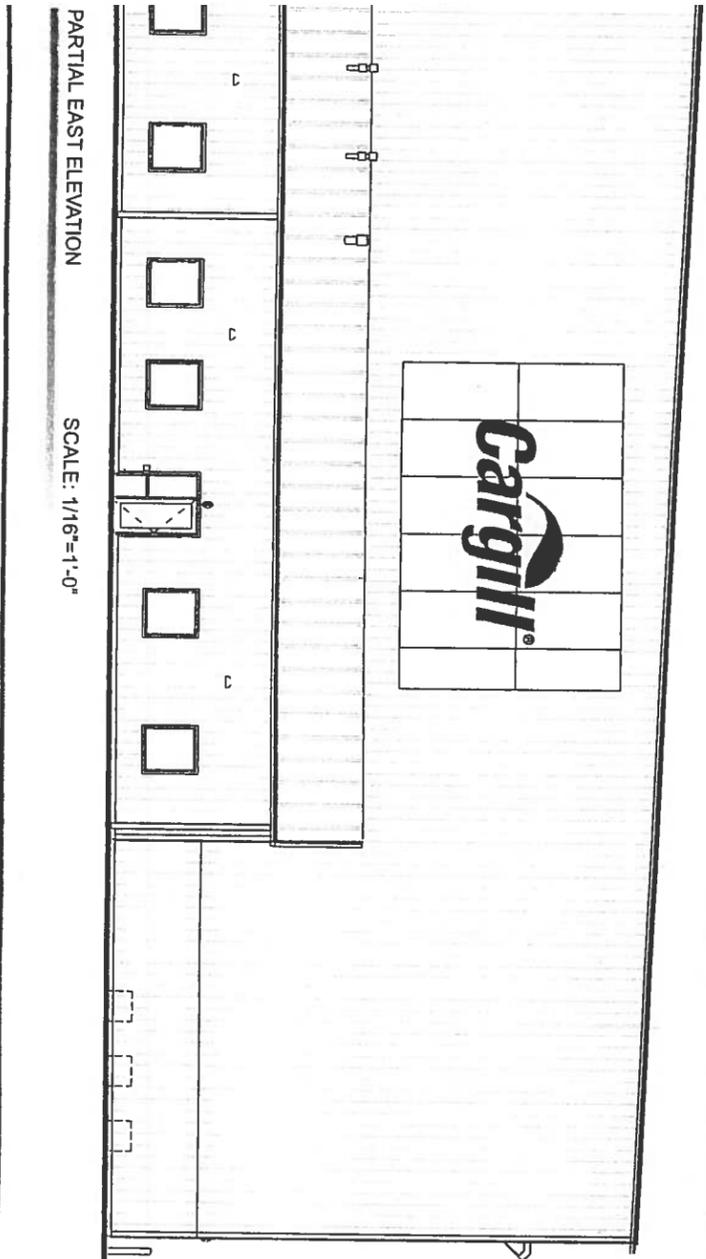
THE COLORS SHOWN ON THIS RESPONSE MAY NOT BE REPRODUCIBLE IN ALL MEDIA. PLEASE CONTACT US FOR A COLOR CHART FOR APPROVED COLOR SPECIFICATIONS.

3MM PRE-FINISHED WHITE ALUPANEL WITH 1ST SURFACE 3M FILM OVERLAYS. ATTACH DIRECTLY TO EXTERIOR FASCIA.

PRICE OPTION
PRICE FOR CUSTOMER SUPPLIED COLD ROLLED STEEL PANELS. DAVINCI TO PAINT PANELS WHITE AND ADD FILM GRAPHICS.

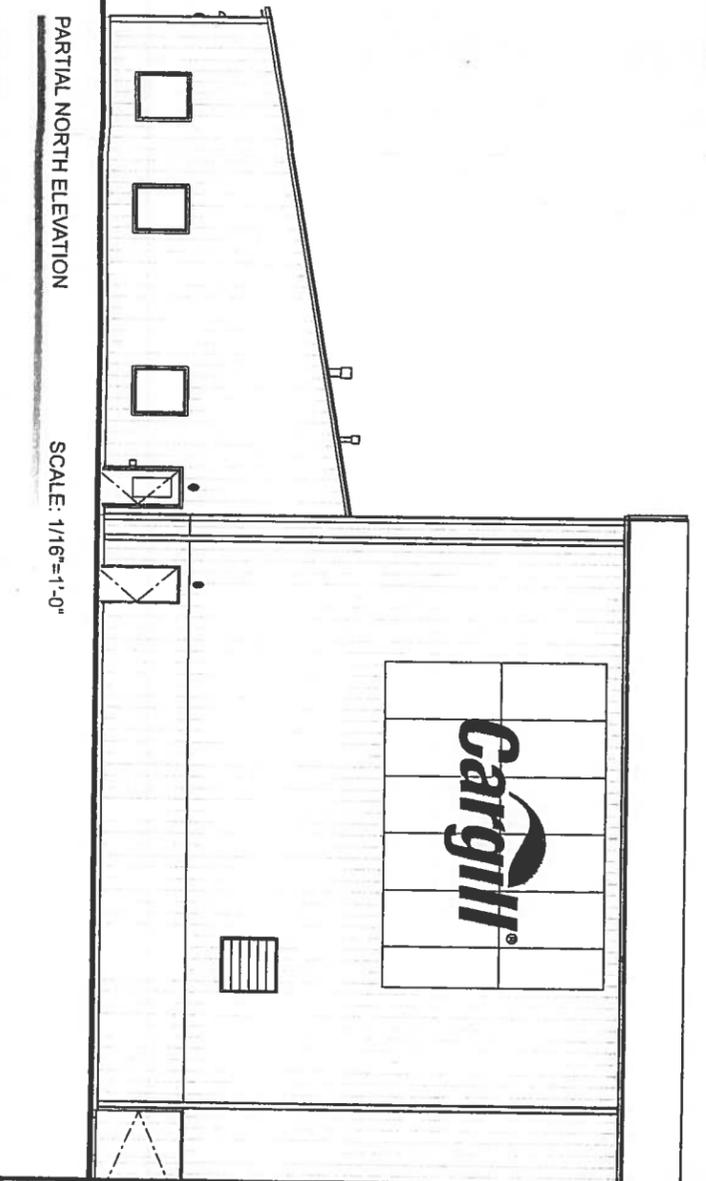
1 NON-ILLUMINATED EXTERIOR WALL SIGN
QUANTITY: 2 MANUFACTURE AND INSTALL

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



PARTIAL EAST ELEVATION

SCALE: 1/16"=1'-0"



PARTIAL NORTH ELEVATION

SCALE: 1/16"=1'-0"

DAVINCI
SIGN SYSTEMS, INC.
the art and science of identification

4466 Bemis Dr.
Windsor, CO 80550
www.davincisign.com

FL Collins: (970) 203-9292
Fax: (970) 203-9293
Denver: (303) 573-7446
Greely: (970) 353-8446

Job Name:

Address:
3182 GREAT WESTERN DR.
WINDSOR, CO

Designer: CASEY EASTON

Sales: JAYGERDES

Scale: Noted

Date: 8.07.14

Revisions:

DaVinci Approval: _____ Date: _____

Customer Approval: _____ Date: _____

Without Changes

With Changes As Shown

Electrical hookup by others.
Electrical requirements: 120V or as indicated.
All hand-drawing by others.

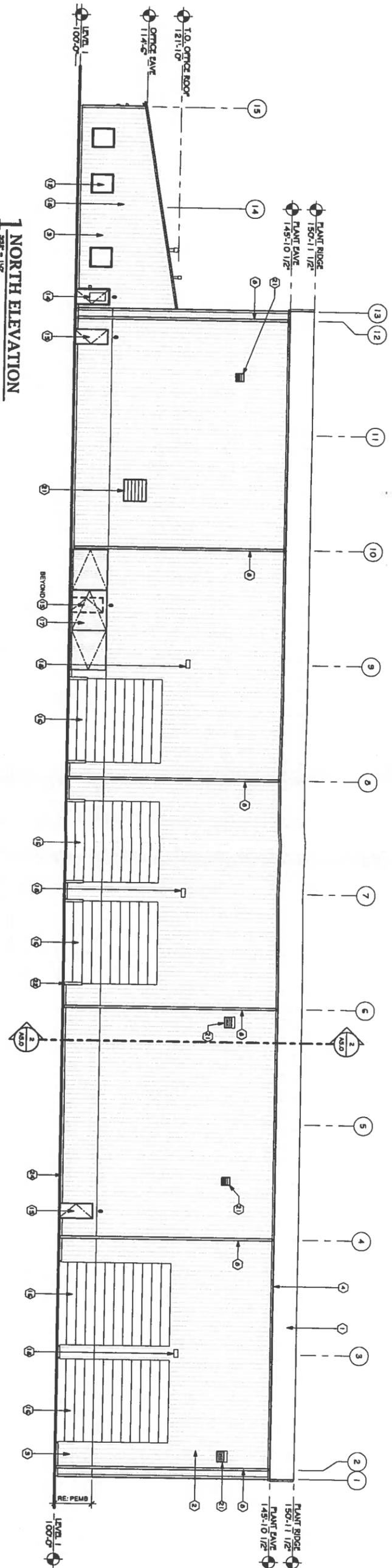
This artwork is copyrighted, and the exclusive property of Davinci Sign Systems. It is the result of the original work of its employees, and is submitted to your organization for the sole purpose of your consideration of whether to purchase from Davinci Sign Systems. Distribution or exhibition of this artwork to anyone other than employees of your organization, or the use of this artwork to construct a similar sign is strictly prohibited. In the event your organization fails to comply with the stipulations outlined above, Davinci Sign Systems expects to be compensated \$1000 for its original design work. At any time you may purchase this artwork for \$1000, at which point you may use it however you see fit.

Sales Approval: _____ Date: _____

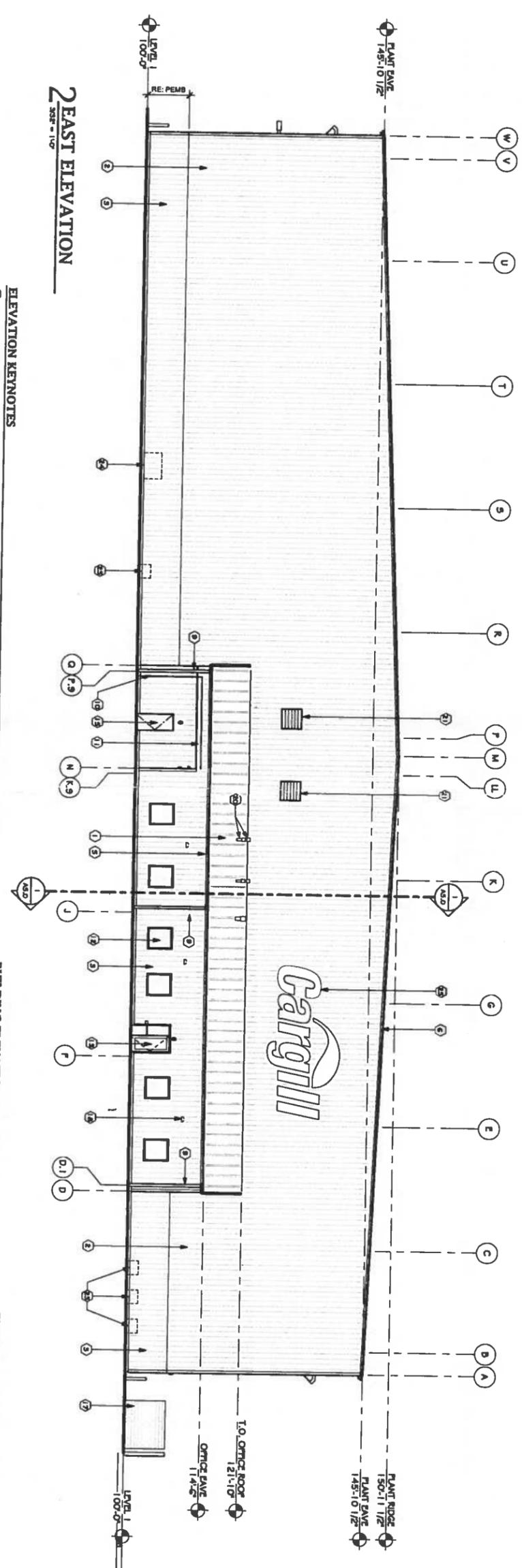
Production Approval: _____ Date: _____

Design # 14-554R4 Date: _____

Page: 1 of 1



1 NORTH ELEVATION
SCALE = 1/8" = 1'-0"



2 EAST ELEVATION
SCALE = 1/8" = 1'-0"

ELEVATION KEYNOTES

- 1 PREFINISHED STANDING SEAM METAL ROOF, COLOR: MR-1
- 2 PREFINISHED VERTICAL RIBBED METAL PANEL COLOR: MR-2, COOL BIRCH WHITE
- 3 PREFINISHED VERTICAL RIBBED METAL PANEL COLOR: MR-1, COOL DESERT BEIGE
- 4 PREFINISHED METAL GUTTER, COLOR: MT-1
- 5 PREFINISHED METAL FASCIA AND TRIM, COLOR: MT-3
- 6 PREFINISHED METAL FASCIA AND TRIM, COLOR: MT-1
- 7 PREFINISHED OPEN-FACE DOWNSPOUT, MATCH MT-3
- 8 PREFINISHED OPEN-FACE DOWNSPOUT, MATCH MT-1
- 9 PREFINISHED METAL COLUMN ENCLOSURE AT COVERED PATIO, COLOR: MR-1
- 10 COVERED PATIO WITH PREFINISHED METAL SCOFF FRAME
- 11 METAL WINDOW SYSTEM BY FEWIB WITH BRONZE PAINTED FRAME
- 12 DARK BRONZE ANODIZED ALUMINUM STOREFRONT ENTRANCE DOOR WITH INSULATED BRONZE TINT GLAZING AND TRIM TO MATCH WALL PANEL
- 13 HOLLOW METAL PEDESTAL DOOR WITH 1 HALF LIGHT GLAZING, PAINT TO MATCH MR-1
- 14 HOLLOW METAL PEDESTAL DOOR, PAINT TO MATCH MR-1
- 15 INSULATED OVERHEAD SECTIONAL DOOR, EXTERIOR COLOR TO MATCH MR-1
- 16 TRASH & RECYCLING ENCLOSURE
- 17 CONCRETE MASONRY UNIT SIDE WALLS CWU-1
- 18 PAINTED METAL GATES, COLOR TO MATCH MR-3
- 19 WALL MOUNTED LIGHT FIXTURE, RE: SITE LIGHTING PLAN
- 20 ROOF TOP MECHANICAL EXHAUST FAN
- 21 MECHANICAL EXHAUST FUE (TYPICAL)
- 22 SIGNAL MOUNTED EXHAUST FAN OR AIR INTAKE LOUVER - PAINT TO MATCH MR-1 (TYPICAL)
- 23 BOLLARD - PAINT F-10 (TYPICAL)
- 24 GROUND-BASED MECHANICAL AIR CONDITIONING CONDENSER SCREENED WITH LANDSCAPE
- 25 DROPPED CONCRETE FOUNDATION WALL, EXTENSION PARGE COAT, CONC-1
- 26 SIGN BY OWNER UNDER SEPARATE PERMIT SHOWING FOR REFERENCE ONLY

BUILDING ELEVATION GENERAL NOTES

1. PROVIDE PRECAST CONCRETE SPLASH BLOCKS AT DOWNSPOUT DISCHARGES LOCATED AT PAVED AREAS.
2. PROVIDE 1'0" DOWNSPOUT EXTENSIONS AT DOWNSPOUTS LOCATED AT LANDSCAPED AREAS.
3. DOWNSPOUTS SHALL BE 6" WIDE x 4" DEEP.
4. ALL MECHANICAL ACCESSORIES AT WALLS AND ROOFS SHALL HAVE FINISH TO MATCH OR BE PAINTED TO MATCH ADJACENT ROOF OR WALL FINISH OR COLOR.

EXTERIOR COLORS

- CONC-1 PARGE COAT EXPOSED CONCRETE COLOR: NATURAL GRAY
- CWU-1 SPILT FACE CULU (BUTLER MANUFACTURING COMPANY) PROVIDE MATCHING SOLID TOP CAP COLOR: COOL DESERT BEIGE
- MR-1 BUTLER MANUFACTURING COMPANY, BUTLER-RIB II COLOR: COOL BIRCH WHITE
- MR-2 BUTLER MANUFACTURING COMPANY, BUTLER-RIB II COLOR: COOL BIRCH WHITE
- MT-1 BUTLER MANUFACTURING COMPANY COLOR: COOL DESERT BEIGE
- MT-2 BUTLER MANUFACTURING COMPANY COLOR: COOL BIRCH WHITE
- MR-3 BUTLER MANUFACTURING COMPANY COLOR: COOL EMERALD GREEN
- MT-4 METAL PANEL AND TRIM COLOR: MATCH MR-3
- MR-1 BUTLER MANUFACTURING COMPANY, MR-24 COLOR: GALVALUMING NOT USED
- MR-2 NOT USED
- P-4 SAFETY MARKING PAINT COLOR: SAFETY YELLOW

<p>DCB construction company, inc. 509 East 82nd Avenue • Denver, Colorado 80218 • 303.287.5625 • Fax 303.287.3687 • www.dcb1.com</p>	<p>A NEW FACILITY FOR: CARGILL INCORPORATED 31852 GREAT WESTERN DRIVE WINDSOR, CO 80550</p>	<p>These plans are an instrument of service and are the property of DCB Construction Company, Inc. and may not be duplicated, disclosed, or reproduced without the written consent of DCB Construction Company, Inc. Copyrights and infringements will be enforced and prosecuted. 2014</p>	<p>Date: 2/17/2014 Submission/Revision: FOR CONSTRUCTION 5/26/2014 REVISION #1 5/23/2014 DESIGN CHANGE #1</p>
<p>Design Project No. 14-902 Drawing Title: BUILDING ELEVATIONS Drawing No. A4.0</p>			

GREAT WESTERN **METROPOLITAN DISTRICTS**

December 12, 2014

Briggs Anderson

Cargill

Via Email: Briggs_Anderson@cargill.com

RE: Building Signage – Great Western Industrial Park

Dear Briggs,

This letter is to confirm receipt of plans for the above referenced application within the Great Western Industrial Park and Great Western Metropolitan District No.5, Windsor Colorado. The plans have been reviewed by the Architectural Review Committee and are approved as submitted with the following clarifications:

1. Please note that the Great Western Architectural Control Committee (“committee”) approval does not constitute any approvals or permits necessary from the Town of Windsor or any other applicable jurisdictions.
2. Applicant will not deviate from the plan submitted. Any changes and/or alterations will be re-submitted for approval by the committee prior to installation.

Should you have any questions, please feel free to contact me.

Sincerely,

GREAT WESTERN METROPOLITAN
DISTRICT NO. 5

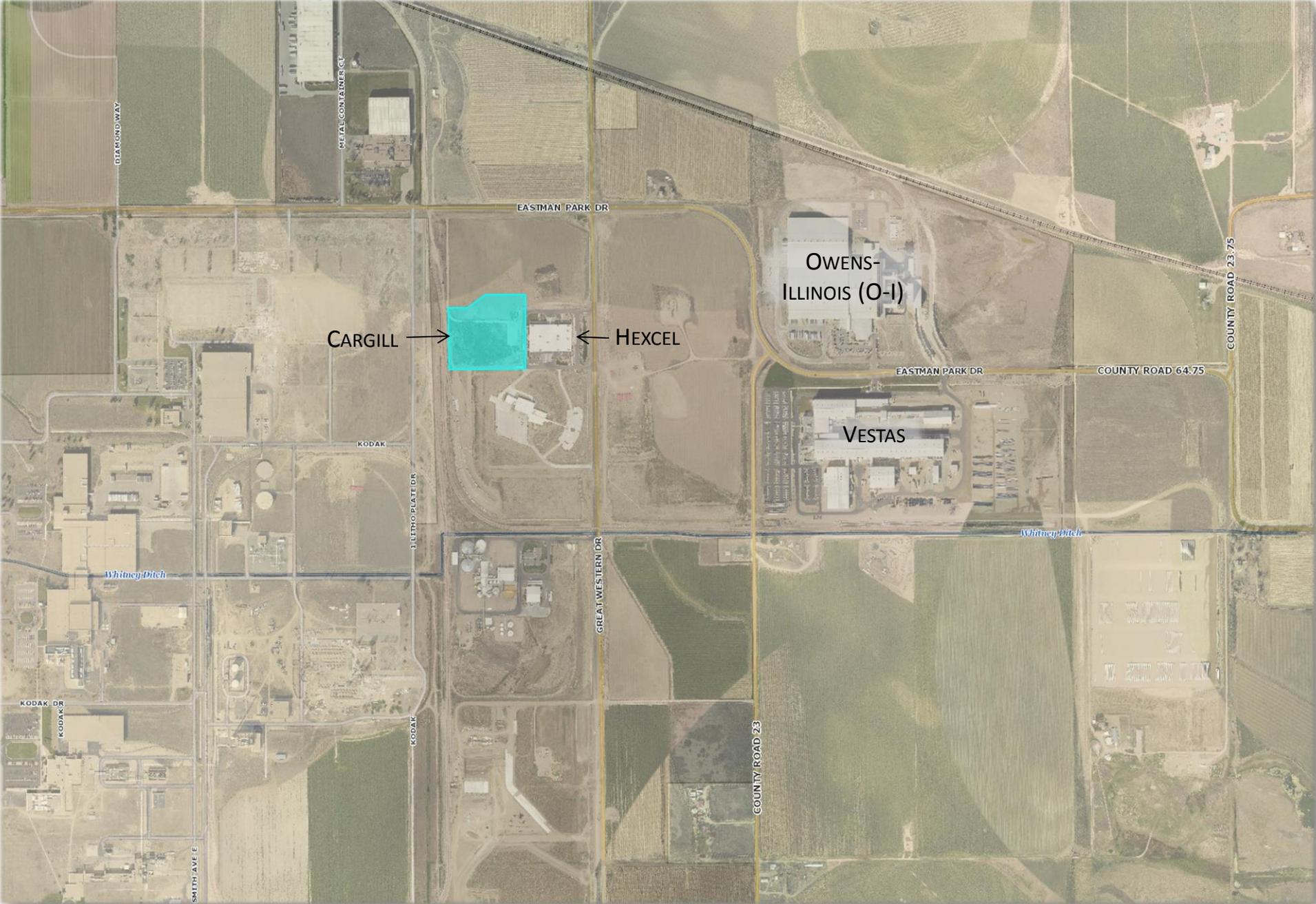


Pinnacle Consulting Group Inc.
District Manager

Attachment: Sign Plan

Cc: Jay Gerdes, DaVinci Sign
Chad Walker, Pinnacle Consulting Group
Jenni Stanford, Great Western Development

SITE VICINITY MAP



FEE (Non Refundable): \$100.00

APPLICATION FOR VARIANCE

TOWN OF WINDSOR
301 WALNUT STREET
WINDSOR, CO 80550

Office: (970) 674-2436
Fax: (970) 686-7180
www.windsorgov.com

For office use only:

DATE: 6-19-09 BY: _____

Project ID Number: 2005-00008-0005



TO BE COMPLETED BY APPLICANT: (Type or print in black ink)

A request is hereby made for a variance of the Town of Windsor ordinances due to **special conditions where a literal enforcement of the ordinance would result in unnecessary hardship** on the property located at:

Street Address*: 31815 Great Western Drive

Lot: 3 Block: 2 Subdivision: Great Western Industrial Park 4th

Describe the nature of the request for variance and the restriction(s) imposed by the ordinance(s)*:

HEXCEL is requesting a variance to install building mounted internally illuminated signs on the north and south exterior elevations that exceeds the 8' height restriction permitted by the current sign code. As logos create consumer familiarity with product companies such as Coca-Cola, McDonalds, Mercedes Benz, etc., the HEXCEL name and logo elements, also forms the foundation of the company's corporate identity. Clear and consistent corporate identity is essential to HEXCEL customers, employees, shareholders and others; whether seen on T-shirts, banners, printed media or signage. The HEXCEL name and the (3) interlocking hexagons are the fundamental elements of the company's corporate identity, and because it is the corporate signature, the HEXCEL name/logo appears on everything associated with the company.

The current permitted sign height maximum of 8' would restrict HEXCEL letter height to 2'-2" and each logo element height to 3'-9" (see attached drawing 09-135R4) due to the way sign heights are measured under the current sign code, Sec. 16-9-40 (c). Additionally, the square footage area allowances for both north and south elevations are 1332 sq. ft. for each location.

We request that the HEXCEL logo sign height be allowed to be increased to 14'-7" overall with a 4'-0" high letter height. Although the proposed sign is taller than that currently allowed, it is less than half of the area allowed.

Describe the specific conditions, practical difficulties or undue hardship believed to justify this request* (see reverse for description):

HEXCEL is a large manufacturing facility located in the Great Western Industrial Park, a master-planned, fully developed park zoned for heavy industry. This is a very large building, on a large site and requires highly visible signage. The entrance to the facility will be from Eastman Park Drive for large tractor/trailer rigs, customers, visitors etc. See attached perspective drawing and elevation/specification drawing 09-135R6 which depicts proposed signage as seen from Eastman Park Drive.

We believe that this variance will not alter the essential character of the surrounding industrial park and is very much in line with the character and size of the new manufacturing facility. Based on the information given, we ask that the Board of Adjustment approve our request.

SCALED DRAWINGS AND SPECIFICATIONS NECESSARY FOR THE PROPER CONSIDERATION OF THIS VARIANCE SHALL BE SUBMITTED WITH THIS APPLICATION. WITH NEW CONSTRUCTION PROJECTS YOU MUST CONTACT SAFEbuilt COLORADO, INC (970-686-7511) TO DETERMINE IF ANY SPECIAL REQUIREMENTS EXIST ACCORDING TO THE INTERNATIONAL BUILDING CODE.

I hereby depose and state under the penalties of perjury that all statement, proposals and plans submitted within this application are true and correct to the best of my knowledge.

Submitted this 19th day of June, 2009

Paul McCarthy c/o dcb Construction Company, Inc.

Applicant (please print)

Applicant's Signature

909 E 62nd Ave Denver, CO 80216

Mailing Address (street, city, state, zip)

303-287-5525

Telephone Number (during the day)

Fax Number: 303-287-3697

Email: pmccarthy@dcb1.com

Applicant's Representative (if any):

Name:

Kevin Callihan c/o Davinci Sign Systems, Inc.

Address:

4496 Bents Drive Windsor, CO 80550

Telephone:

970-203-9292

Fax: 970-203-9293

Email:

kevin@davincisign.com

NOTARY: (all signatures)

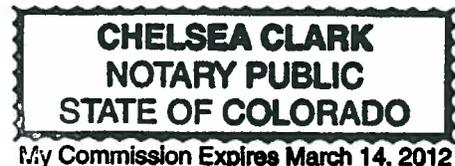
Subscribed before me this 19th day of June, 20 09

* indicates required fields

By: John Lyda, Paul McCarthy + Kevin Callihan (SEAL)
Print name of property owner(s) and applicant(s)

Chelsea Clark
Notary Public Signature

March 14, 2012
My commission expires





Town of Windsor

301 Walnut Street • Windsor, Colorado 80550 • 970-686-7476 • Fax: 970-686-7180 • www.windsorgov.com

May 21, 2009

Davinci Sign Systems, Inc
4496 Bents Drive
Windsor, CO 80550

RE: Hexcel – 31815 Great Western Drive - Building Mounted Sign Permit Applications

Thank you for your sign permit submittals for the above mentioned development. The Planning Department has reviewed the sign permit applications for building mounted signs. The following is a summary of the review of this sign permit applications.

Section 16-9-100 (c) (2) States: “Major tenant. The height of building-mounted signs for major tenants shall not exceed twenty-five percent (25%) of the height of the building elevation upon which the sign is mounted. However, in no event shall such sign exceed eight feet in height. The height of the building elevation shall be measured as the vertical distance between the finished floor elevation of the building and the predominant roofline of the building elevation upon which the sign is mounted, not including architectural elements or appurtenances such as clock towers or cupolas.

Since two of the building mounted signs proposed for the north and south elevations do not meet the aforementioned section of the Municipal Code, staff cannot approve the applications as submitted. Therefore, the options that you have available to you are as follows:

- (1) You may revise the sign permit applications to make them conform to all of the Municipal Code sign regulations and resubmit it for review; *or*
- (2) You may submit variance applications for the signs, requesting a variance for the proposed sign height. Variance applications are the jurisdiction of the Board of Adjustment, which meets on the fourth Thursday of each month. Please note that each variance application requires a nonrefundable one hundred dollar (\$100) submittal fee with the completed application and the applicant must demonstrate a hardship to justify the request. Should you wish to file a variance application for the July Board of Adjustment meeting, which will be held on Thursday, July 23, 2009, a variance application must be received by 5:00 P.M. on Friday, June 19, 2009, otherwise the next available Board of Adjustment meeting will be in August.

Please feel free to contact me at (970) 674-2409 if you have any questions concerning this letter.

Sincerely,

Elizabeth Wardlaw
Associate Planner

pc: Planning Department staff

APPLICATION FEE: \$50.00

TOWN OF WINDSOR
SIGN PERMIT APPLICATION
BUILDING MOUNTED SIGN

5-09-024

THIS APPLICATION MUST BE ACCOMPANIED WITH THE APPLICATION FEE AND A PICTURE OR DRAWING OF THE PROPOSED SIGN. SEE BACK OF APPLICATION FOR SPECIFIC SIGN SUBMITTAL INSTRUCTIONS AND EXAMPLES. COMPLETE ONE APPLICATION FOR EACH PROPOSED SIGN.

TO BE COMPLETED BY APPLICANT:

Applicant Information:

Name of Applicant: DAVINCI SIGN SYSTEMS, INC.
Mailing Address: 4496 BENTS DRIVE
WINDSOR, CO 80550

Phone: 970 203-9292
Fax: 970 203-9293

Business Information:

Name of Business: HEXCEL
Address of Business: 3185 GREAT WESTERN DRIVE
WINDSOR, CO 80550

DCB CONSTRUCTION
Phone: 303 287-5525
Fax: 303 287-3697

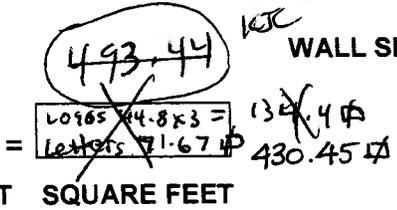
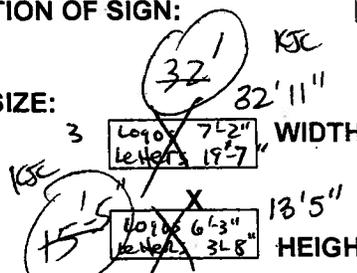
TOTAL SQUARE FOOTAGE OF BUILDING 99,248 & SQUARE FOOTAGE OF UNIT 99,248

SIGN INFORMATION

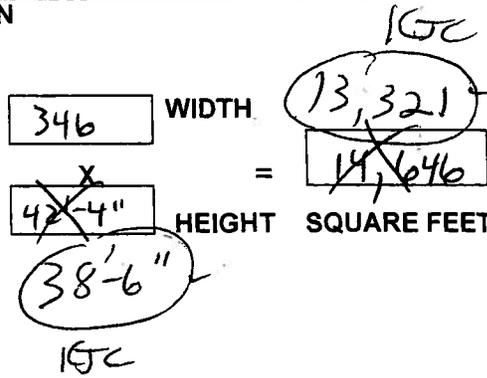
LOCATION OF SIGN:

SOUTH ELEVATION
ADDRESS AND BUILDING ELEVATION

SIGN SIZE:



WALL SIZE:



LETTER HEIGHT(S): 3'-8" Letters 6'-3" Logos

NUMBER OF SIGNS EXISTING ON THIS WALL:

DISTANCE SIGN WILL PROJECT FROM WALL: INCHES

SIGN MATERIALS: Aluminum, Acrylic

ILLUMINATION TYPE (If Illuminated): LED. INTERNAL LIGHTING

Owner agrees that if the sign is in need of repair or if the building becomes vacated, owner will repair, replace or remove the sign at the owner's expense.

Signature: Ken J. Cahill DAVINCI SIGN SYSTEMS Date: 5/19/09

STAFF USE:

ZONING: <u>I-H</u>	TENANT CLASSIFICATION (Sec.16-2-20): SQUARE FOOTAGE OF BUILDING: <u>93,553</u> MAJOR: <u>X</u> MINOR: _____	LANDLORD APPROVAL RECEIVED: <u>N/A</u>
SUBAREA INFORMATION: <u>N/A</u>	TOTAL HEIGHT OF SIGN: <u>13'5"</u>	TOTAL HEIGHT(S) OF LETTERS: <u>3'8"</u>
STREET CLASSIFICATION: <u>Rural minor arterial</u>	SIGN CRITERIA RECEIVED: (IF APPLICABLE) <u>N/A</u>	Reviewing Staff Initials: <u>FW</u>

APPLICATION FEE: \$50.00

5-09-025

TOWN OF WINDSOR
SIGN PERMIT APPLICATION
BUILDING MOUNTED SIGN

THIS APPLICATION MUST BE ACCOMPANIED WITH THE APPLICATION FEE AND A PICTURE OR DRAWING OF THE PROPOSED SIGN. SEE BACK OF APPLICATION FOR SPECIFIC SIGN SUBMITTAL INSTRUCTIONS AND EXAMPLES. COMPLETE ONE APPLICATION FOR EACH PROPOSED SIGN.

TO BE COMPLETED BY APPLICANT:

Applicant Information:

Name of Applicant: DAVINCI SIGN SYSTEMS, INC. Phone: 970 203-9292
Mailing Address: 4496 BENTS DRIVE Fax: 970 203-9293
WINDSOR, CO 80550

Business Information:

Name of Business: HEXCEL Phone: 303 287-5525
Address of Business: 3185 GREAT WESTERN DRIVE Fax: 303 287-3697
WINDSOR, CO 80550

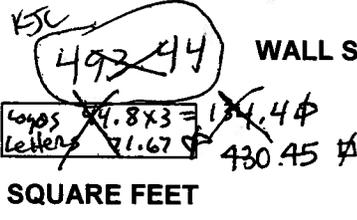
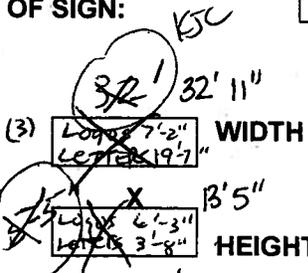
TOTAL SQUARE FOOTAGE OF BUILDING 99,248 & SQUARE FOOTAGE OF UNIT 99,248

SIGN INFORMATION

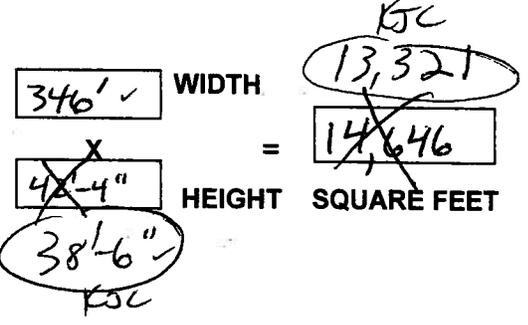
LOCATION OF SIGN:

NORTH ELEVATION
ADDRESS AND BUILDING ELEVATION

SIGN SIZE:



WALL SIZE:



LETTER HEIGHT(S): 3'-8" Letters 6'-3" Logo elements

NUMBER OF SIGNS EXISTING ON THIS WALL: 0

DISTANCE SIGN WILL PROJECT FROM WALL: 0 INCHES

SIGN MATERIALS: Aluminum, Acrylic

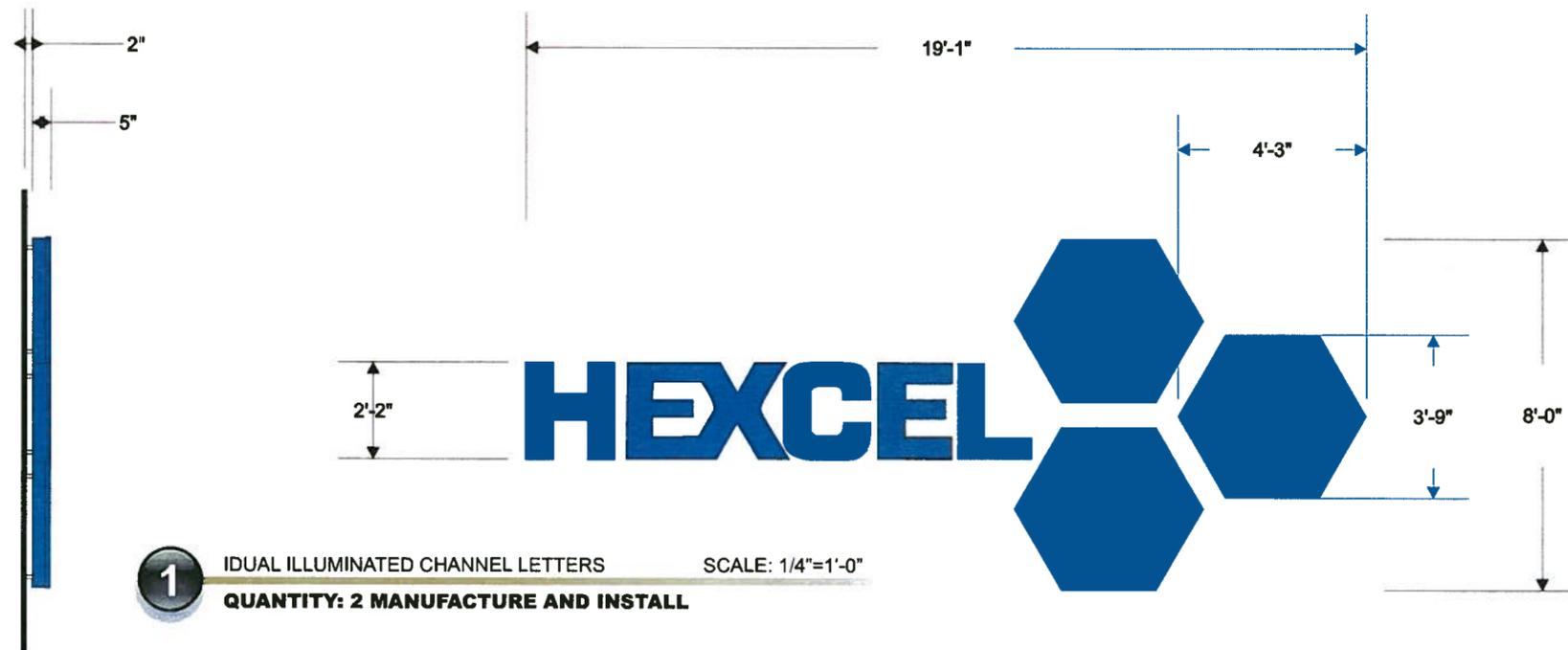
ILLUMINATION TYPE (if illuminated): LED. INTERNAL LIGHTING

Owner agrees that if the sign is in need of repair or if the building becomes vacated, owner will repair, replace or remove the sign at the owner's expense.

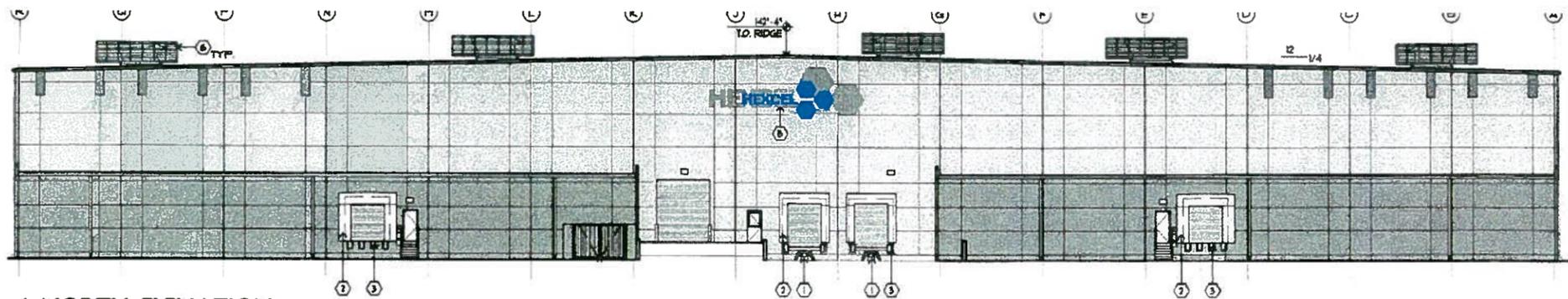
Signature: Ken J. Cahill DAVINCI SIGN SYSTEMS Date: 5/19/09

STAFF USE:

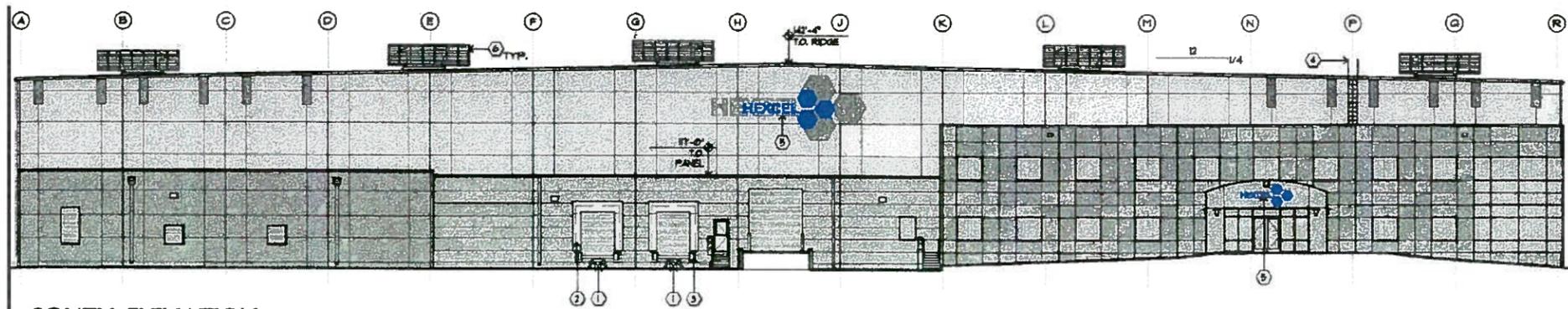
ZONING: <u>I-H</u>	TENANT CLASSIFICATION (Sec.16-2-20): SQUARE FOOTAGE OF BUILDING: <u>93,553</u> MAJOR: <u>X</u> MINOR:	LANDLORD APPROVAL RECEIVED: <u>N/A</u>
SUBAREA INFORMATION: <u>N/A</u>	TOTAL HEIGHT OF SIGN: <u>13' 5"</u>	TOTAL HEIGHT(S) OF LETTERS: <u>3' 8"</u>
STREET CLASSIFICATION: <u>WVA minor arterial</u>	SIGN CRITERIA RECEIVED: (IF APPLICABLE) <u>N/A</u>	Reviewing Staff Initials <u>EW</u>



1 IDUAL ILLUMINATED CHANNEL LETTERS SCALE: 1/4"=1'-0"
QUANTITY: 2 MANUFACTURE AND INSTALL



1 NORTH ELEVATION
 1/8" = 1'-0"



SOUTH ELEVATION
 1/8" = 1'-0"

COLOR KEY	
PAINT	RETURNS PTM REFLEX BLUE.
TRIM	1" BLUE TO MATCH REFLEX BLUE.
VINYL	AVERY A9593-T BLUEBERRY TO MATCH REFLEX BLUE.
LOGO RETAINER	1 1/2" RETAINERS PTM REFLEX BLUE

THE COLORS DEPICTED ON THIS RENDERING MAY NOT MATCH ACTUAL COLORS ON FINISHED DISPLAY UNLESS OTHERWISE NOTED. PLEASE REFER TO SPECIFIED SAMPLES OR COLOR CHARTS FOR APPROVED COLOR SPECIFICATIONS.

DUAL LIT CHANNEL SIGN SPECS		
CHANNEL	LIGHT SOURCE	WHITE LED
	FACE	#2447 WHITE ACRYLIC
	OVERLAY	AVERY A9593-T BLUEBERRY
	RETURNS	5" PTM REFLEX BLUE
	BACKS	#2447 WHITE ACRYLIC
VOLTAGE	277 VOLT	
INSTALLATION METHOD	SELF CONTAINED.	

DA VINCI
 SIGN SYSTEMS, INC.
the art and science of identification
 4496 Bents Dr.
 Windsor, CO 80550
 www.davincisign.com
 Ft. Collins: (970) 203-9292
 Fax: (970) 203-9293
 Denver: (303) 573-7446
 Greeley: (970) 353-8446

Job Name:

Address:
 31815 GREAT WESTERN DR.
 WINDSOR, COLORADO

Designer: CASEYEASTON

Sales: KEVINCALLIHAN

Scale: Noted

Date: 02.10.09

Revisions:
 04.30.09
 05.19.09

Customer Approval:

Date: _____

Without Changes

With Changes As Shown

Electrical hookup by others.
 Electrical requirements: 120V or as indicated.
 All landscaping by others.

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Sales Approval:

Date: _____

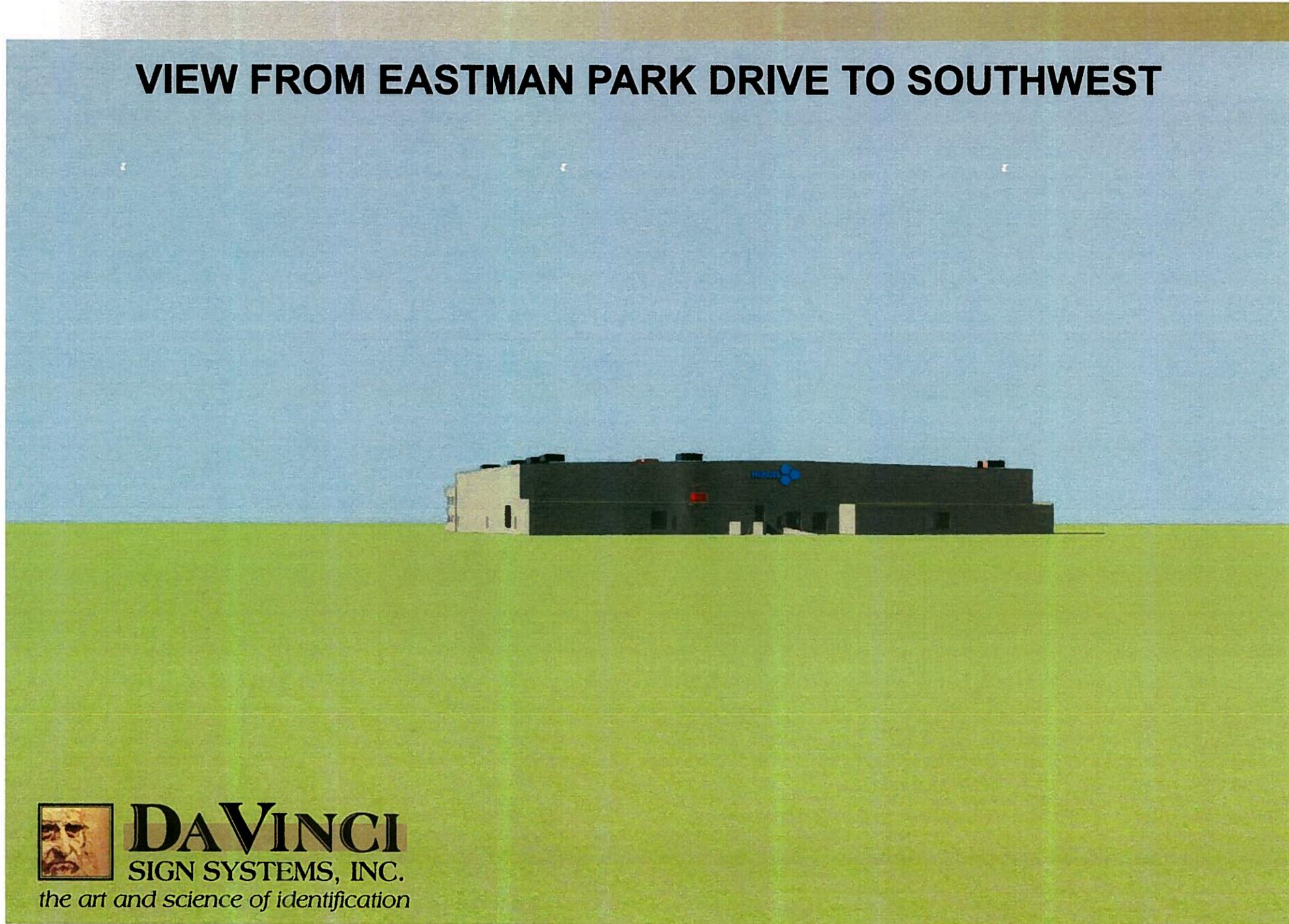
Production Approval:

Date: _____

Design #
09-135R4

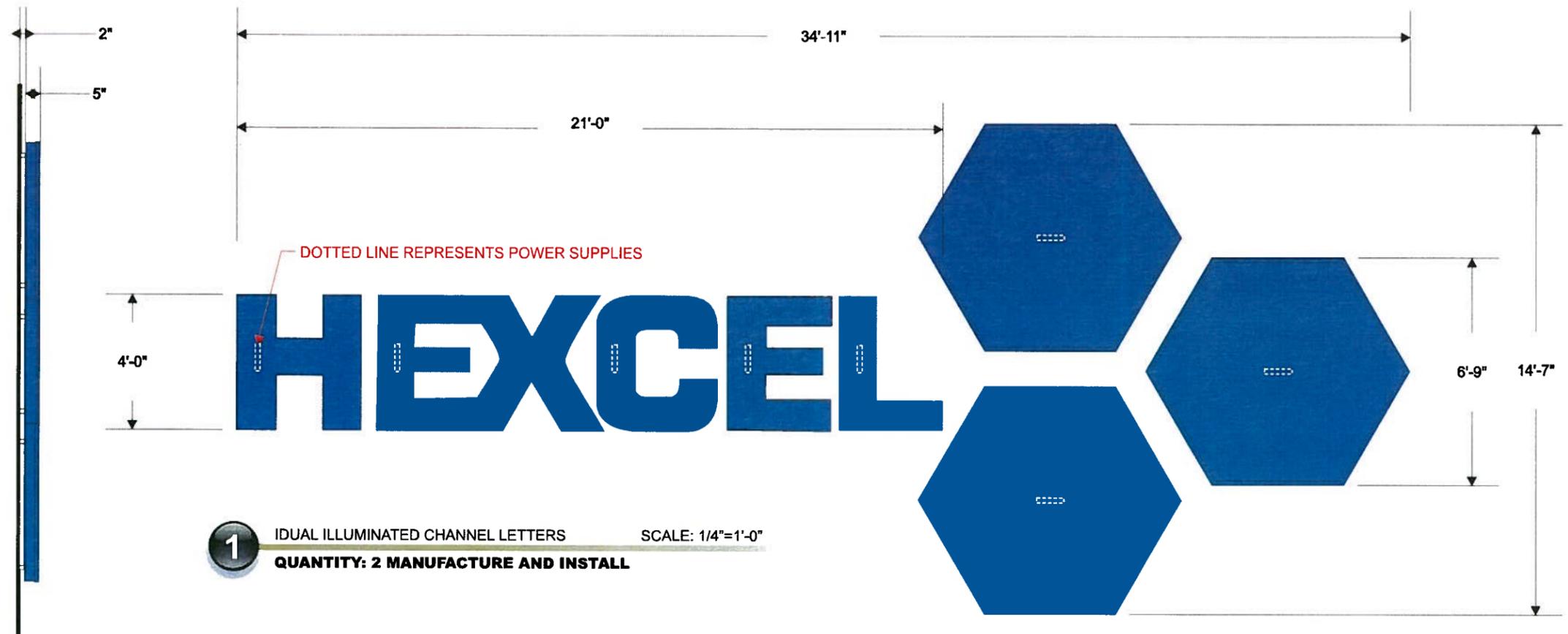
Page: **1** **of:** **3**

VIEW FROM EASTMAN PARK DRIVE TO SOUTHWEST



DA VINCI
SIGN SYSTEMS, INC.

the art and science of identification



DA VINCI
SIGN SYSTEMS, INC.
the art and science of identification
4496 Bents Dr.
Windsor, CO 80550
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Fl. Collins: (970) 203-9292
Fax: (970) 203-9293
Denver: (303) 573-7446
Greely: (970) 353-8446

Job Name:



Address:
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Sales Approval:

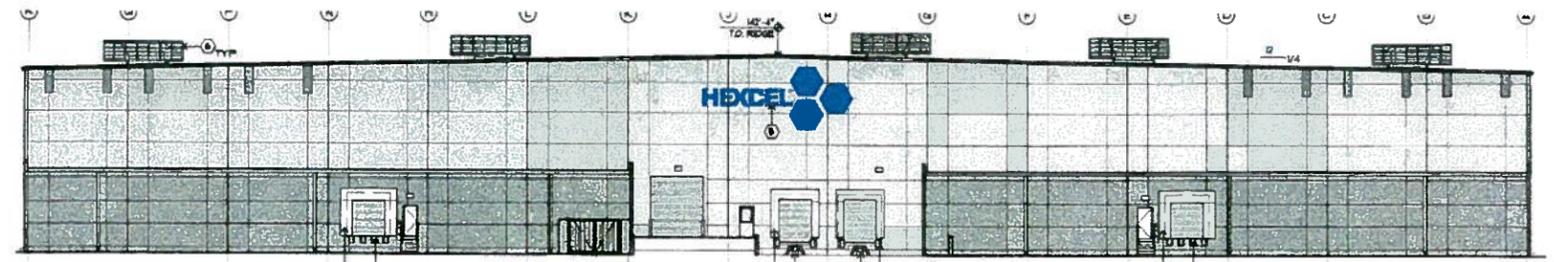
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Production Approval:

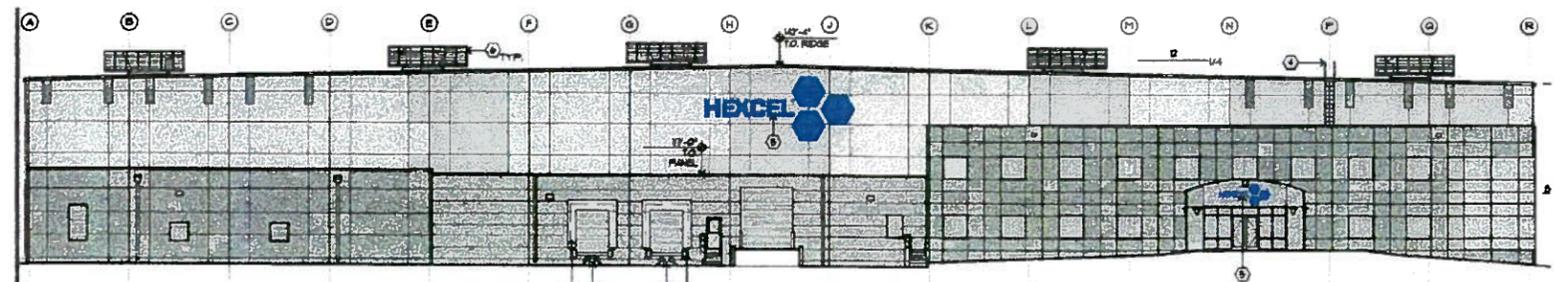
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Design #
09-135R6

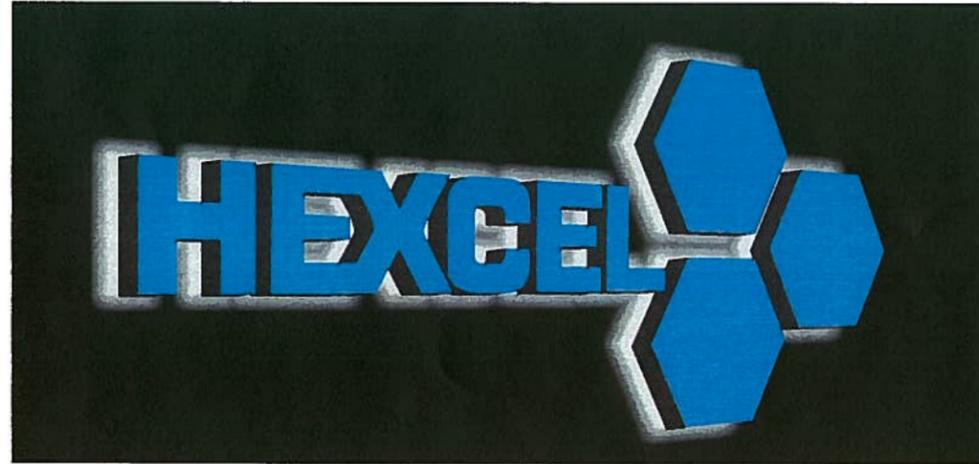
Page: **1** **of:** **3**



1 NORTH ELEVATION
1/8" = 1'-0"



SOUTH ELEVATION
1/8" = 1'-0"



COLOR KEY

	PAINT	RETURNS PTM REFLEX BLUE.
	TRIM	1" BLUE TO MATCH REFLEX BLUE.
	VINYL	AVERY A9593-T BLUEBERRY TO MATCH REFLEX BLUE.
	LOGO RETAINER	1 1/2" RETAINERS PTM REFLEX BLUE

THE COLORS DEPICTED ON THIS RENDERING MAY NOT MATCH ACTUAL COLORS ON FINISHED DISPLAY UNLESS OTHERWISE NOTED. PLEASE REFER TO SPECIFIED SAMPLES OR COLOR CHARTS FOR APPROVED COLOR SPECIFICATIONS.

DUAL LIT CHANNEL SIGN SPECS

CHANNEL	LIGHT SOURCE	WHITE LED
	FACE	#2447 WHITE ACRYLIC
	OVERLAY	AVERY A9593-T BLUEBERRY
	RETURNS	5" PTM REFLEX BLUE
	BACKS	#2447 WHITE ACRYLIC
VOLTAGE	277 VOLT	
INSTALLATION METHOD	SELF CONTAINED.	



**DECISION OF
THE WINDSOR BOARD OF ADJUSTMENT
ZONING CERTIFICATE**

This certificate is evidence that on August 17, 2009, the Windsor Board of Adjustment granted a variance of Town of Windsor Municipal Code Section 16-9-100(c)(2) pertaining to the height of building mounted signs in the Heavy Industrial (I-H) zone district at 31815 Great Western Drive. The applicants, Mr. John Lyda, Great Western Development Company, and Mr. Paul McCarthy, dcb Construction Company, Inc., had requested a variance to allow the installation of two building mounted signs which are 14' 7" in height, to be located on the north and south elevation of the building. Section 16-9-20(c)(2) of the Municipal Code states: "The height of building mounted signs for major tenants shall not exceed twenty-five percent (25%) of the height of the building elevation upon which the sign is mounted. However, in no event shall such sign exceed eight (8) feet in height."

Upon a motion duly made and seconded to approve this request, the Windsor Board of Adjustment voted unanimously to approve this variance request. The variance of Section 16-9-100(c)(2) pertaining to the height of building mounted signs was granted based upon the following findings of fact:

- 1. The applicable sign regulation does not adequately address large scale industrial uses such as the subject building which is 93,553 square feet and 42' 4" in height.**
- 2. Granting of the variance will not pose any public safety or welfare concerns; and**
- 3. The proposed height of the two signs meets the spirit and intent of the sign code.**

The variance of Section 16-9-100(c)(2) was granted to:

**Mr. John Lyda, President
Great Western Development Company
and
Mr. Paul McCarthy,
dcb Construction Company Inc.**

Mr. John Lyda
Mr. Paul McCarthy
31815 Great Western Drive
Page -2-
Zoning Certificate

Applicants for the property described as follows:

31815 Great Western Drive
Lot 3, Block 2, Great Western Industrial Park Subdivision 4th Filing
Windsor, CO 80550

Peggy Tremelling
Planning Technician

pc: Mr. Danny Horner
Chairman, Board of Adjustment
Planning Department staff
Mr. Kevin Callihan,
DaVinci Sign Systems, Inc.



MEMORANDUM

Date: January 22, 2015
To: Board of Adjustment
Via: Joseph P. Plummer, AICP, Director of Planning
From: Paul Hornbeck, Associate Planner
Subject: Election of offices (chairman, vice-chairman, and secretary) for the 2015 calendar year
Item #s: C.2

Background/Discussion:

In accordance with the Board of Adjustment by-laws, each calendar year the Board shall elect its chairmen, vice-chairman, and secretary for that respective year.

Therefore, staff has placed this item on the agenda for the election of officers for the 2015 calendar year.