

**GRAND COUNTY BOARD OF ADJUSTMENT**

**RESOLUTION NO. 2013-4-1**

A RESOLUTION GRANTING A VARIANCE TO ALLOW AN OFF PREMISE FREESTANDING SIGN FOR MORROW AND SONS, INC. DBA FRASER VALLEY GRAVEL, LTD., ON THE FOLLOWING DESCRIBED PROPERTY, TO WIT:

SW4 of Section 12, Township 1 South Ranch 76 West, off County Road 5

At the regular meeting of the Grand County Board of Adjustment held on April 10, 2013, Gary Morrow representing Morrow and Sons, Inc., dba Fraser Valley Gravel Ltd. (Applicant), requested a variance to the Grand County Zoning Regulations to allow for a freestanding sign to be placed off-site.

WHEREAS, Morrow and Son's, Inc. dba Fraser Valley Gravel Ltd., have been operating this gravel pit since 1993; and

WHEREAS, the gravel pit is accessed off County Road 5, through Grand County property; and

WHEREAS, there is an existing sign that is located within County Road right-of-way, which is a violation of County Regulations; and

WHEREAS, this request will allow for a 32 square foot sign to be placed outside the County right-of-way, on property owned by the County which will comply with County Regulations, and

WHEREAS, the Applicant appeared before the Grand County Board of County Commissioners on March 12, 2013, and was granted approval to place a sign on County owned property, by Resolution No. 2013-3-28, subject to this Board of Adjustment granting approval of a variance to the Zoning Regulations; and

WHEREAS, notice of this public hearing was published in the local newspaper at least fifteen (14) days prior to the April 10, 2013 Board of Adjustment meeting; and

WHEREAS, all property owners within a 500 foot buffer, as established by the Grand County GIS System, were sent notification at least fifteen (14) days prior to the April 10, 2013 Board of Adjustment meeting by certified mail, return receipt required; and

WHEREAS, all representations of the applicant are deemed conditions of approval.

NOW THEREFORE BE IT RESOLVED that the Grand County Board of Adjustment has voted to grant a variance for an off premise, freestanding, sign for Morrow and Sons, Inc. dba Fraser Valley Gravel, LTD., with the following conditions:

1. All other conditions of a sign, including permitting, setbacks, size and height shall be complied with.
2. The existing sign located in the County Road 5 right-of-way shall be removed immediately.
3. Installation of the sign must be within a 1 year period, and if the sign is not installed prior to April 10, 2014, this variance will expire.

APPROVED AND ADOPTED THIS 10<sup>th</sup> DAY OF APRIL 2013.

GRAND COUNTY BOARD OF ADJUSTMENT

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Gary Salberg, Acting Chairman

ATTEST:

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Secretary