



CITY OF TUCSON DEVELOPMENT SERVICES DEPARTMENT

**Sign Code Advisory & Appeals Board**  
**201 N. Stone Ave**  
**Basement Conference Room "C"**  
**Tucson, AZ 85701**

**NOTICE OF DECISION**  
**Case No. S-07-20**  
**1419 & 1421 W. Grant Road**  
**Value Place Hotel & Restaurant Site**

<b><u>Public Hearing:</u></b>	January 16, 2008
<b><u>Board Members Present:</u></b>	John Roberts, Stephen Bohn, Jim Ayres Leigh Robinson, Roger Sliker
<b><u>Board Members Absent:</u></b>	Frank Mascia, Sharon Emley
<b><u>Staff Present:</u></b>	Chuck Stephenson, Michael McCrory, Linus Kafka, Sue Montes
<b><u>Owner:</u></b>	Grant Road Junkyard, LLC & Smith Family Trust
<b><u>Applicant:</u></b>	Kyle Clements
<b><u>Speakers:</u></b>	Tony Freitag, Site Enhancement Services Larry Dalton, Value Place

Tucson Sign Code, Chapter 3, Article IV, Signs by District, Industrial Business District, Section 3-35(d), Freestanding Signs allows; one per street frontage except, where a developed parcel has in excess of three hundred (300) feet of street frontage, one (1) additional freestanding sign may be erected for each additional one hundred fifty (150) feet of street frontage in excess of the first three hundred (300) feet of street frontage abutting the developed portion of said parcel.

Tucson Sign Code, Chapter 3, Article V, Section 3-59 (d), Detached Signs, Freestanding Sign, Sign A: "Monument Type Sign", allows: Maximum Area: Fifty (50) square feet, Maximum Height: 10 feet from grade.

Tucson Sign Code, Chapter 3, Article VIII, Prohibited Signs, Section 3-77 (b) Electronic Message Center states: "An electronic or electronically controlled message board, where scrolling or moving copy changes are shown on the same message board or any sign which changes the text of its copy electronically or electronic control more than once per hour".

The applicant is proposing to install one (1) 360 square foot, 48 foot high and one (1) 50 square foot, 10 foot high freestanding "Monument Type Signs". Incorporated within the 360 foot freestanding sign is a "Electronic Message Center" that the applicant is proposing to change the message every 3-4 seconds. **The 360-sq. ft. "monument type sign" would require a 310-sq. ft. area variance, and a 38-foot height variance. The 50-sq. ft., 10-ft. high "monument type sign" would require a variance to exceed the number of freestanding signs allowed per street frontage.**

**Mr. Roberts made a motion to approve request #1 to allow the number of free standing monument signs, seconded by Mr. Bohn. Vote passes 5-0.**

**Mr. Roberts made a motion to allow freestanding sign to exceed the area to be 320-sq. ft., seconded by Mr. Bohn. Vote fails 3-2.**

**Request #3 failed for lack of a motion to approve the variance.**

**DECISION – VARIANCE PARTIALLY GRANTED:** The Board partially grants this variance because there are special circumstances applicable to the property including its physical circumstances, which prevent compliance with the City Sign Code, and that the variance will not result in a special privilege to the property. Additionally, that the variance is the minimum to afford relief and will not materially affect the health, safety, and welfare of the neighborhood.

**IMPORTANT NOTICES:** (1) IN CASES GRANTED THAT REQUIRE A SIGN PERMIT, PERMIT MUST BE SECURED FROM THE DEVELOPMENT SERVICES DEPARTMENT (DSD) WITHIN 180 DAYS FROM THE DATE OF THIS MEETING. THE DSD DIRECTOR MAY GRANT AN ADDITIONAL 180 DAYS EXTENSION FOR GOOD CAUSE. (2) THE DECISION OF THE BOARD MAY BE APPEALED TO THE MAYOR AND COUNCIL BY FILING AN APPEAL WITH THE CITY CLERK WITHIN 15 DAYS AFTER THE DECISION OF THE BOARD, OR BY FILING A COMPLAINT FOR SPECIAL ACTION IN THE SUPERIOR COURT WITHIN 30 DAYS AFTER THE DECISION OF THE BOARD.

**(A CASSETTE RECORDING OF THIS MEETING IS AVAILABLE UPON REQUEST AT THE CITY CLERK'S OFFICE.)**

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**Sue Montes**  
**Secretary**  
**Development Services Department**