

Case No.: 28-2023

Decision Date: 4/18/2023

Hearing History:

Hearing 04/18/2023

**BOARD OF ADJUSTMENT ZONING APPEALS  
CITY AND COUNTY OF DENVER  
201 West Colfax Avenue, Department 201  
Denver CO, 80202**

**PREMISES AFFECTED:** 2890 North Brighton Boulevard

**LEGAL DESCRIPTION:** Lengthy Legal

**APPELLANT(S)** L-H Citygate Associates LLC, P.O. Box 4900, Scottsdale, AZ 85261

**Filed By:** Custom Lighted Signs, LLC, 3931 North Holly Street, Suite B, Denver, CO 80207

**APPEARANCES:**

**APPELLANT:** Angela Boyce, 3931 North Holly Street, Denver, CO 80207

Joshua Harris, 17011 East Lincoln Avenue, Parker, CO 80134

**FOR THE CITY:** Ron Jones, Zoning Representative

Breena Meng, Senior Assistant City Attorney

**SUBJECT:**

Appeal of a denial of a permit to erect a projecting sign (not a permitted sign type. Permitted sign types are wall, window, ground, and arcade), in a PUD 525 zone

**ACTION OF THE BOARD:**

DECISION TO GRANT A VARIANCE WITHHELD pending the receipt of a Corporate Power of Attorney form from L-H Citygate Associates LLC, to either Angela Boyce or Joshua Harris, who appeared at the hearing. This documentation should be submitted to the office of the Board at 201 West Colfax Avenue, Dept. 201, Denver, CO 80202, no later than May 18, 2023. NOTE: Failure to return this documentation within the required time period may result in dismissal of the case and loss of the relief granted by the Board.

BOARD OF ADJUSTMENT FOR ZONING APPEALS

Ignacio Correa-Ortiz, Chair

*Austin Keithler*

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Austin E Keithler, Director

**THIS ACTION BY THE BOARD OF ADJUSTMENT IS NOT A ZONING OR BUILDING PERMIT. YOU SHOULD CONTACT/RECONTACT THE ZONING AND BUILDING DEPARTMENTS BEFORE BEGINNING CONSTRUCTION, TO DETERMINE WHETHER ADDITIONAL LAWS OR REGULATIONS APPLY TO YOUR PROJECT AND TO OBTAIN THE NECESSARY PERMITS.**