

Case No.: 28-2023

Decision Date: 5/2/2023

Hearing History:

Hearing 04/18/2023
Decision Released 05/02/2023

**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: Power of Attorney Filed
Operating Agreement Filed

FOR THE CITY: Adam Hernandez, 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:

The denial is found to be proper. However, THE VARIANCE IS GRANTED according to the plans submitted to the Board (Exhibit 6), and the testimony at the April 18, 2023, hearing. The Board acknowledges that it has received the required Corporate Power of Attorney form from L-H Citygate Associates, LLC., to Joshua Harris, who appeared at the hearing. NOTE: The Board approved plans may be picked up at the Board of Adjustment's office, 201 West Colfax Avenue, Dept. 201, Denver, CO 80202, 720-913-3050. These approved plans MUST be submitted to the Development Services Log-In counter when applying for final construction permits for this project.

BOARD OF ADJUSTMENT FOR ZONING APPEALS
Ignacio Correa-Ortiz, Chair

Phillip Williams

Phillip Williams, Deputy 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.

NOTE!! THIS VARIANCE WILL EXPIRE: UNLESS PERMITS ARE OBTAINED AND CONSTRUCTION IS STARTED WITHIN THREE (3) YEARS, AND COMPLETED WITHIN FIVE (5) YEARS.