



Written Responses To Comments on Re-Submittal

Development Engineering Review Page 4

Arthur Gajdys

ENG1: A newly rendered site plan shows property boundaries, the location of the proposed improvement (billboard), dimensions of improvement (billboard), North Arrow, and existing access to the site.

ENG2: The new site plan shows a close up demonstrating that the new billboard does not violate any "Minimum Sight Distance Requirements"

ENG3: The new site plan shows distances to all property lines. The property line setback to the east is 15' to the leading edge of the billboard. Mile High outdoor is requesting a 15' variance in this setback to allow for a 30' overall height. This height discourages any unwanted access to the sign. Similar variances have been granted to other outdoor advertising companies, specifically on Parcel #0182515100001, which measures as a 10' setback from the leading edge to the property line. The billboard height is 30' tall.

It is also important to note that the property line to the east abuts vacant or abandoned land, and not Heron Pond/Heller Open Space. This came to our attention from a discussion with the property owner and his survey of the parcel.

Planner Review 2nd Review Page 5

Greg Barnes

PLN01: A newly rendered site plan shows the exact footprint of the proposed billboard, along with setbacks to each property line. It is important to note that Mile High outdoor is requesting a 15' variance in this setback to allow for a 30' overall height. This height discourages any unwanted access to the sign. Similar variances have been granted to other outdoor advertising companies, specifically on Parcel #0182515100001, which measures as a 10' setback from the leading edge to the property line. The billboard height is 30' tall.

It is also important to note that the property line to the east abuts vacant or abandoned land, and not Heron Pond/Heller Open Space. This came to our attention from a discussion with the property owner and his survey of the parcel.

PLN02: The proposed billboard will have two faces that are back to back and will be no more than 3.5' apart. A new elevation plan has been provided for reference.



List of Additional Changes Made From Original Submission

- 1.) Height of Billboard: Originally requested a 40' overall height. Resubmitting with a 30' overall height.
- 2.) Location of Billboard: The proposed billboard will be moved approximately 75' north of the current billboard to accommodate for proper setback from Washington St.
- 3.) Lighting of Billboard: The proposed billboard will likely be a hard wired electrical connection vs solar. The originally investigated solar unit is not manufactured properly for the proposed sign



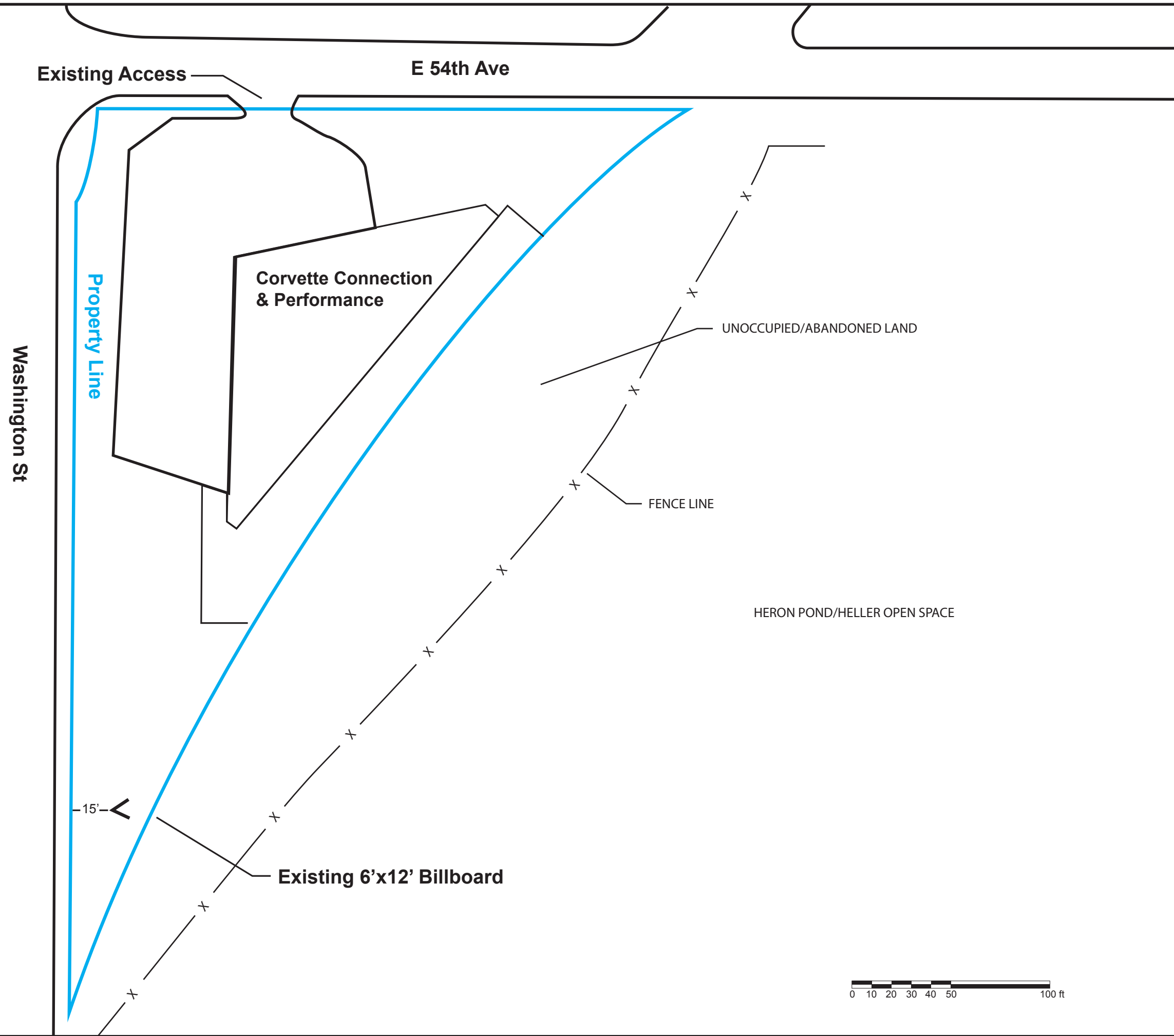
303.783.4800

www.milehighoutdoor.com

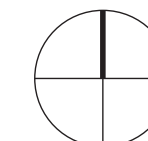
9250 E Costilla Ave., Suite 500

Greenwood Village, CO 80112

5380 Washington St. Existing Billboard Site Plan



NORTH



**5380 Washington St.
Proposed
Sign Conversion**

RESUBMITTAL FORM
RESPONSES SHOWN

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ENG 3 REQUESTING VARIANCE
- PAGE 2 COMMENTS
PLN 01

NORTH



HERON POND/HELLER OPEN SPACE

UNOCCUPIED/ABANDONED LAND

FENCE LINE

New 10'x30' Billboard
Location

Corvette Connection
& Performance

Existing Access
E 54th Ave

Washington St
Property Line

Washington St

edge of roadway

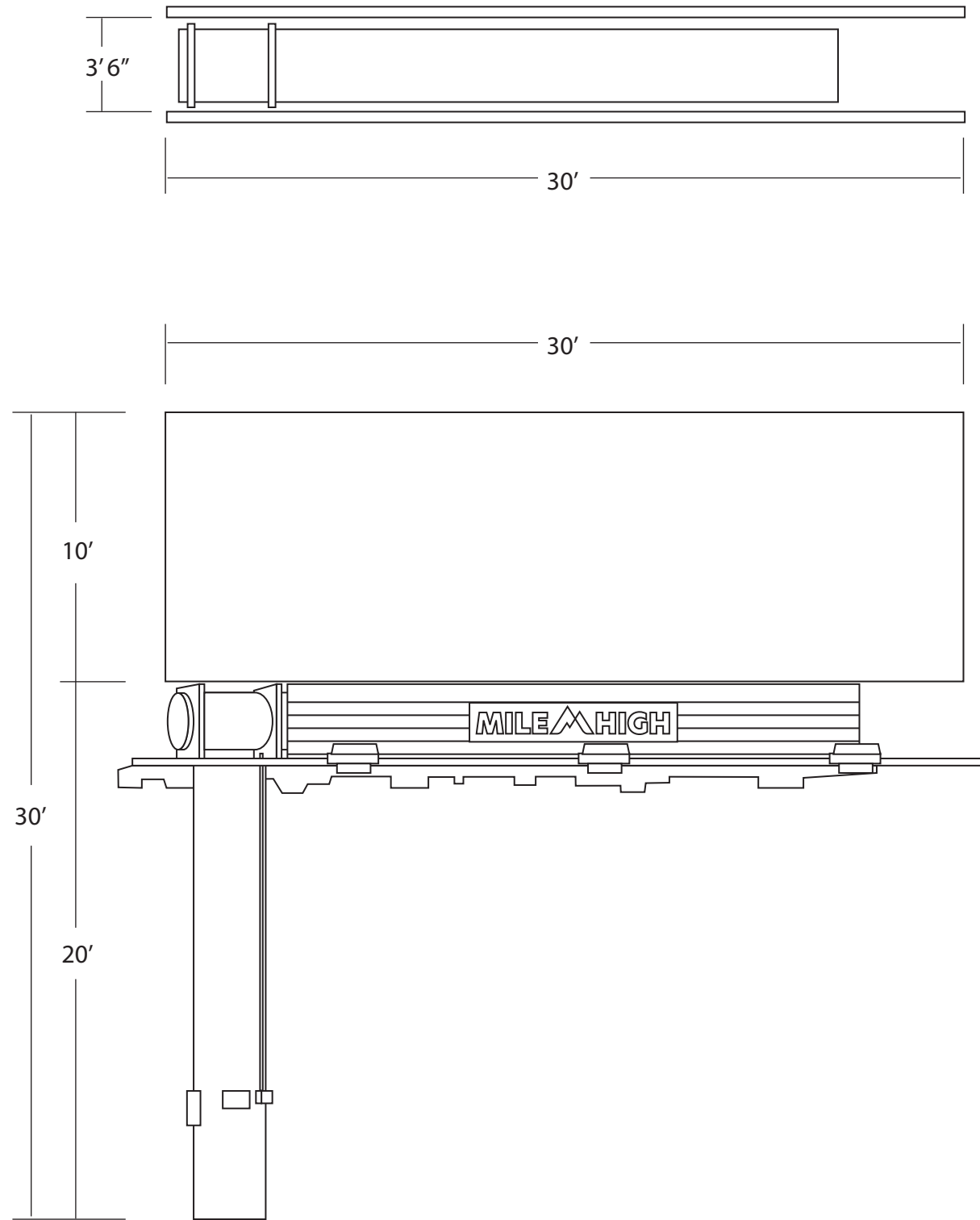
MINIMUM SIGHT DISTANCE REQUIREMENTS

350'

350'

350'





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www.milehighoutdoor.com
 9250 E Costilla Ave., Suite 500
 Greenwood Village, CO 80112

5380 Washington St.
Proposed
Sign Conversion

SIGNATURES

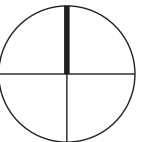
OWNERS SIGNATURE _____ DATE _____

MILE HIGH SIGNATURE _____ DATE _____

RESUBMITTAL FORM
 RESPONSES SHOWN

• PAGE 2 COMMENTS
 PLN 02

NORTH





○ **Cervera, Jennifer A. - DPR Quality Assurance / Quality Control Project Manager** <Jennifer.Cervera@denvergov.org>

○ Marcus Danneil

Thursday, June 13, 2024 at 2:29 PM

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← You replied to this message on 6/13/24, 2:39 PM.

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Hello,

Yes that is fine as long as there is no light spill into the Heron Pond boundary.



Jennifer Cervera | QA/QC Project Manager
Denver Parks & Recreation | City and County of Denver
[Pronouns](#) | She/Her/Hers
p: (720) 527-0052 | Jennifer.Cervera@denvergov.org

[311](#) | [pocketgov.com](#) | [denvergov.org](#) | [Denver 8 TV](#) | [Facebook](#) | [Twitter](#) | [Instagram](#)

From: Marcus Danneil <marcus@milehighoutdoor.com>

Sent: Wednesday, June 12, 2024 12:19 PM

To: Cervera, Jennifer A. - DPR Quality Assurance / Quality Control Project Manager <Jennifer.Cervera@denvergov.org>

Subject: [EXTERNAL] Heron Pond / Washington St Billboard

Hi Jennifer...

Thanks again for taking the time to speak about the billboard conversion project we are contemplating. Per our conversation, attached is an overhead showing how the conversion would be positioned and approximate radius of light spillage surrounding the sign. There would only be two LED lights facing each side, and positioned on the inside of the sign faces vs more toward the edges. This positioning focuses the light onto the message surface primarily, with very little spillage.

Let me know if you have any questions at all. If this attachment changes the position of support for Denver Parks and Rec, it would be great if you could email that back as a response.

Thanks again!

Marcus



E 54th Ave

E 54th Ave

E 54th Ave

E 54th Ave

E 54th Ave

E 54th Ave

801 East

Washington St

Washington St

Corvette Connection & Performance

Corvette Headquarters

Proposed Billboard

Distance from billboard to Heron Pond: 1,000 feet

Area of ambient illumination from billboard

Heron Pond / Heller Open Space