



Town of Berthoud Board of Adjustments
Town Hall
807 Mountain Avenue
Thursday, March 28, 2024, at 6:00 p.m.

1. Call Meeting To Order
2. Pledge Of Allegiance
3. Roll Call
4. Public Hearing To Consider A Request To Allow More Square Footage For Signage At
Property Located At 1335 Grand Market Avenue, (Resolution 2024-05)
Presented by: Anne Johnson, Community Development Director

Documents:

01 INFORMATION FORM.PDF
02 RESOLUTION 2024 04.PDF
03 STAFF REPORT .PDF
04A APPLICATION REQUEST (1).PDF
04B NOTIFICATION MAP.PDF
05 PUBLICATION.PDF
06 SPO NOTICE RECEIVED_.PDF
07 REFERRAL NOTICE EMAIL_.PDF
08 REFERRAL NOTICE FROM THE TOWN.PDF
09 REFERRAL TOWN PUBLIC WORKS.PDF
10 REFERRAL FPD.PDF
11 DEVELOPER APPROVAL.PDF
12 06C SPO PERSONAL NOTICE LIST.PDF

5. Adjourn

Join Zoom Meeting <https://us02web.zoom.us/j/86049631362> Meeting ID: 860 4963 1362
One tap mobile +17193594580,,86049631362# US

Individuals needing special accommodation may request assistance by contacting the
Town Clerk at 807 Mountain Avenue, Berthoud, Colorado 80513, 970-532-2643 at least 24
hours in advance.

BOARD OF ADJUSTMENT INFORMATION

COMMUNITY DEVELOPMENT DEPARTMENT



Meeting Date:	March 28, 2024
Agenda Title/Subject:	Public Hearing to consider a request to allow more square footage for signage at property located at 1335 Grand Market Avenue, (Resolution 2024-05)
Type of Item:	Public Hearing
Purpose:	Request for approval of a variance to allow more square footage for signage than what is allowed in Section 30-7-109 (Resolution 2024 – 05)
Presented by:	Anne Johnson, Community Development Director

ATTACHMENTS:

- Resolution 2024-05
- Staff Report
- Application materials
- Publication notice
- Inquiry from surrounding property owner
- Referral notice and referral responses

BACKGROUND:

The commercial development located at 1335 Grand Market Avenue is requesting directional signage on the ATM/ITM location to exceed the directional signage sign allowance of six (6) square feet. Directional signs six feet in size or less do not require a sign permit. Directional signs greater than six (6) square feet in size are not allowed in the Sign Code. The tenant has proposed signage for the ATM/ITM location to be approximately 27 square feet. Allowance of this difference in size is only permitted through the variance process.

UPDATE/NEXT STEPS:

The Board of Adjustment is the final step in the Variance process. The criteria for approval and application materials are included in the packet of materials attached to this cover memo.

FISCAL IMPACT AND FUND SOURCE:

There is no negative impact to the Town in consideration of this request.

COMMUNITY TOUCHSTONES:

The proposed allowance of a directional sign to be no more than 27 square feet vs. 6 square feet does not negatively impact community touchstones.

RECOMMENDED ACTION(S):

Staff and referral agencies have reviewed the attached Variance application and developed the attached Staff Report with Development Standards.

Staff recommends the Board of Adjustment approve the Variance for the Bank of Colorado at 1335 Grand Market Avenue with the Development Standards found in the Staff Report to be recorded with the Resolution and find the Criteria for Approval listed in Section 30-3-108.A.2 have been met.

RESOLUTION NUMBER 2024-05

(SERIES 2024)

**A RESOLUTION OF THE TOWN OF BERTHOUD BOARD OF ADJUSTMENT APPROVING
AN INCREASE IN SQUARE FOOTAGE FOR A DIRECTIONAL SIGN FROM SIX TO
TWENTY-SEVEN AT A PROPERTY LOCATED AT 1335 GRAND MARKET AVENUE IN THE
TOWN OF BERTHOUD**

WHEREAS, the property under consideration is known as “Heron Lakes Commercial” located at 1335 Grand Market Avenue; and

WHEREAS, the Town of Berthoud (“Town”) has regulations found in Section 30-7 of the Berthoud Municipal Code regarding signs; and

WHEREAS, Directional signs that are less than six (6) square feet in size are exempt from needing a sign permit; and

WHEREAS, the Town does not allow directional signs in excess of six (6) square feet as these uses are not included in the Town’s sign regulations; and

WHEREAS, the Applicant has requested a direction sign to be located at the Bank of Colorado’s approved ATM/ITM location in excess of six (6) square feet; and

WHEREAS, the Variance application has been reviewed by referral agencies to ensure the proposed sign size does not result in inappropriate development of the neighborhood; and

WHEREAS, notice was properly posted in the manner required by law; notice was provided by publication on March 14, 2024; affected property owners within 500 feet of the site were notified by first-class mail before the Berthoud Board of Adjustment hearing on March 28, 2024; and

WHEREAS, the Berthoud Board of Adjustment approved the Variance request to allow a directional sign at the Bank of Colorado ATM/ITM facility at 1335 Grand Market Avenue to exceed six (6) square feet and not to exceed twenty-seven (27) square feet; and

WHEREAS, based on the testimony and evidence presented at the public hearing, the Board of Adjustment determines and finds that compliance with the criteria as provided in Section 30-3-108 of the Berthoud Municipal Code has been demonstrated.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ADJUSTMENT OF THE TOWN OF BERTHOUD, COLORADO:

Section 1. Variance. The Variance is hereby approved. The attached Staff Report shall be recorded in the office of the Larimer County Clerk and Recorder with this Resolution as Attachment A.

Section 2. Interpretation: This Resolution shall be interpreted and construed to effectuate its general purpose.

Section 3. Effective Date: The provisions of this Resolution shall take effect upon adoption.

APPROVED AND ADOPTED on this 28th day of March 2024.

TOWN OF BERTHOUD

By _____
Karen Anderson, Chairperson

ATTEST:

By: _____
Teri Reger, Planning Technician

Exhibit A: Staff Report



STAFF REPORT: SIGN VARIANCE, BANK OF COLORADO ATM/ITM LOCATED AT 1335 GRAND MARKET AVENUE

DATE: March 28, 2024

GENERAL INFORMATION

Applicant:	Bank of Colorado	Size: 2.21 acres for overall site
Site Location:	The property is located north of US Highway 287 and south of Grand Market Avenue	
Applicant's Request:	The Applicant is requesting a directional sign not exceeding 27 square feet in size.	
Current Zoning:	C2 General Commercial District	

ZONING DISTRICT INFORMATION

SURROUNDING ZONING, LAND USE AND REQUIRED BUFFERS

	<u>Adjacent Zoning</u>	<u>Adjacent Land Uses</u>
North	C2	Vacant Commercial property
South	US Highway 287	Highway and Commercial uses south of Highway 287 for a Commercial storage facility
East	PUD	Prairie Star Commercial; Commercial within Heron Lakes
West	C-2	Vacant Commercial property

Proposal

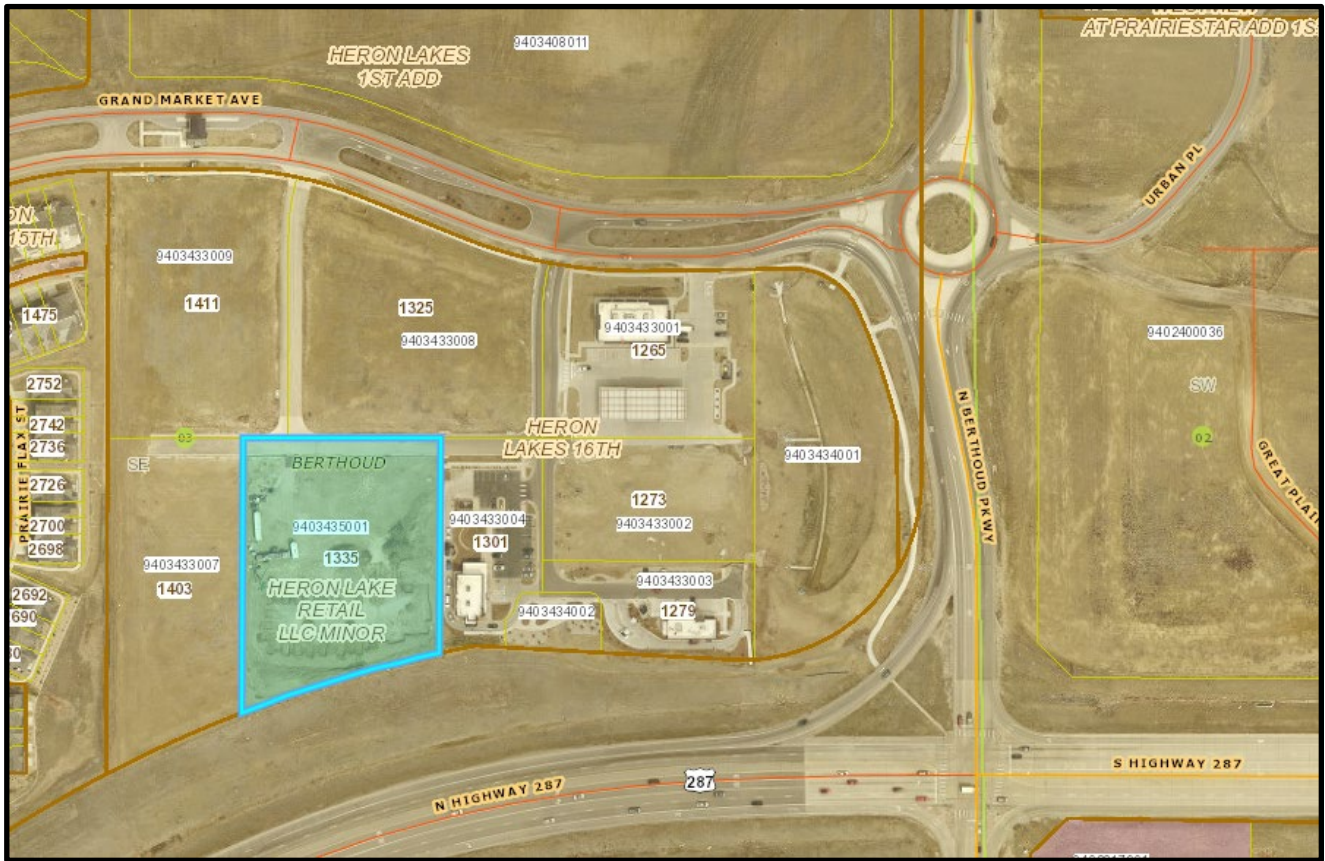
The applicant proposes to have a directional sign exceeding six (6) square feet in size and not exceeding 27 square feet in size. The process for this deviation from the Town Code requirements is the Board of Adjustment process for a Variance from the provisions found in Section 30-7 of the Berthoud Municipal Code.

Background

The commercial development located at 1335 Grand Market Avenue is requesting directional signage on the ATM/ITM location to exceed the directional signage sign allowance of six (6) square feet. Directional signs six feet in size or less do not require a sign permit. Directional signs greater than six (6) square feet in size are not allowed in the Sign Code. The tenant has proposed signage for the ATM/ITM location to be 27 square feet. Allowance of this difference in size is only permitted through the variance process.

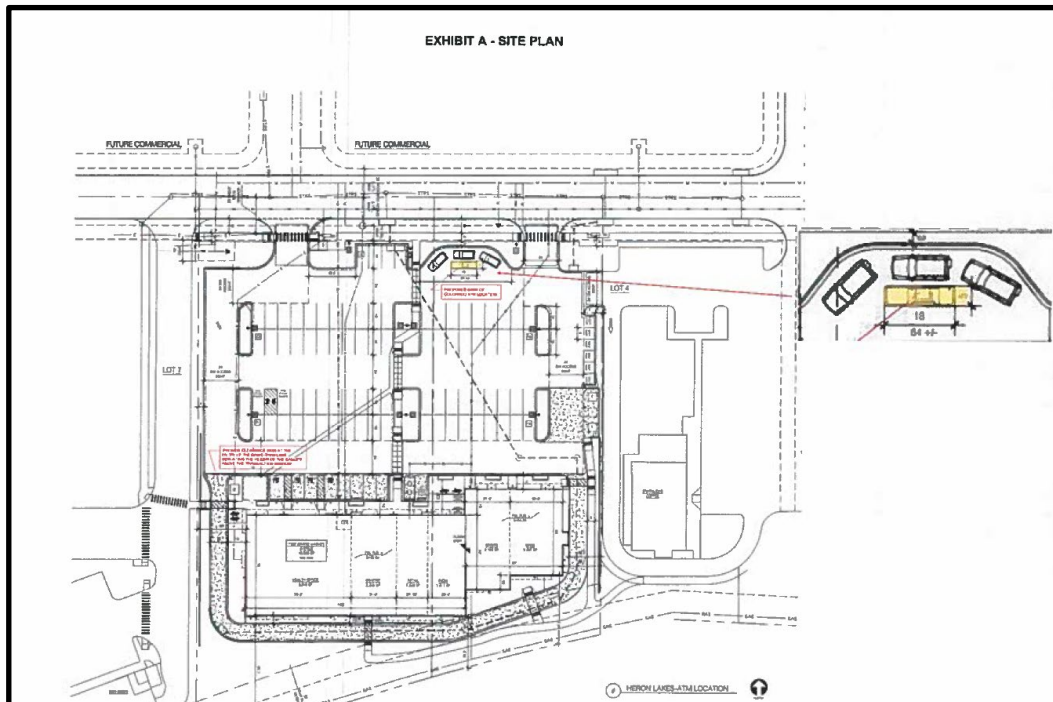
Vicinity Map

The project site is north of US Highway 287 and south of Grand Market Avenue.



Site Plan

The location of the ITM/ATM is illustrated on the Site Plan below.



Variance Criteria

The Board of Adjustment shall find the following criteria of approval for a Variance has been met. If approved, the allowance of the Variance may proceed as long as the standards and design criteria found in the Sign Code are met other than the size of the directional sign.

30-3-108(A)(2) Review Criteria	Finding	Rationale
a. Such relief may be granted without substantial detriment to the neighborhood or the public good and without substantially impairing the intent and purposed of this code, and	Yes	The request is to increase the size of a directional sign. The sign will not be internally illuminated. The proposed size of the sign is not a detriment to the neighborhood or public good nor does the proposal substantially impair the intent and purpose of the sign code.
b. Provided that there are exceptional circumstances applying to the specific piece of property which do not generally apply to the remaining property in the same zoning area or neighborhood; and	Yes	Directional signage in excess of 6 square feet applies to all properties in Berthoud. The ATM/ITM signage is unique in that is not a traditional directional sign, it is not a monument sign, and does not fit a definition included in the Berthoud Sign Code. Any similar sign would struggle to meet a current defined sign type.
c. That the requested variance shall not authorize any permanent use not permitted in the zoning district; and	Yes	The use of the site as an ATM/ITM was permitted through the Site Plan process and a bank is a use allowed in the Commercial, C-2 Zone District.
d. If the hardship on which the request for variance is based, in whole or in part, if self-inflicted, that will be a highly significant fact which is a material element bearing on the issue, and will weigh heavily against the owner or applicant seeking the variance, or;		
e. In circumstances where the property owners affected most directly, e.g. neighbors, concur in writing with the variance that fact shall be given significant (but not conclusive) weight in favor of the request.	Yes	Notice was mailed to all property owners within 500' of the overall project boundary, not just the location of the ATM/ITM. As of the print date of this staff Memo (3/20/24), one property owner did contact the Town and expressed concern only if the light would be internally illuminated. The email from the concerned property owner is included with this packet of information.

PUBLIC NOTICE AND COMMENT

Notice of the Board of Adjustment public hearing was mailed to property owners within 500 feet of the subject property no less than 15 days before the public hearing; a legal ad was published on March 14, 2024; and the applicant posted a sign on the property no less than 15 days before the public hearing. All notice as required by the amended Table 1.1 found in the Berthoud Development Code was followed. Referral agencies contacted by this application included the Fire Protection District, Town Public Works, Town Engineer and Town Operations. No referral agency expressed concern with the application. Referral responses received are included with this packet of information.

FINDINGS AND RECOMMENDATIONS

Staff recommends the Board of Adjustment find that the proposed request for a variance does not detract from the harmony and most appropriate development of the neighborhood; and that the Criteria for Approval of a Variance found in Section 30-3-108(A) has been satisfied. The following Development Standards apply to the development of this particular portion of the property located at 1335 Grand Market Avenue for the ATM/ITM associated with Bank of Colorado.

Development Standards:

1. The following Development Standards illustrate how the future sign to be located on the ATM/ITM associated with the Bank of Colorado at property found at 1335 Grand Market Avenue shall operate.
 - a. The Variance shall commence within six (6) months of the time such variance is granted; otherwise the variance shall be null and void in accordance with Section 30-3-108.B.2 of the Berthoud Municipal Code.
2. Project approval. The plans contained in the application materials are the limits of approval. Any changes to the approved plans may necessitate a new variance request.
3. All standards of the Sign Code found in Section 30-7 shall be adhered to.

Attachments

1. Resolution 2024-05
2. Application materials
3. Publication notice
4. Inquiry from surrounding property owner
5. Referral notice and referral responses



March 11, 2024

Town of Berthoud
807 Mountain Ave
Berthoud CO 80513

To Whom It May Concern:

Bank of Colorado is asking for a variance to code 30-7-103 (7) for directional signage. The code stipulates that on-premises directional and instructional signs cannot be larger than six square feet each.

We have an Interactive Teller Machine (ITM) in the parking lot of our bank, located at 1335 Grand Market Avenue. The ITM serves the public interest by offering convenience and teller service for customers during extended business hours, and giving access to cash to the community anytime, any day.

The ITM is positioned away from the building, with a dedicated lane for users (see attached site plan, labeled Exhibit A). To ensure safety and security for members of the public who use the ITM, we would like to install a canopy cover (see attached canopy specifications, labeled Exhibit B). The canopy will protect from weather, as well as provide down-lighting to improve safety and security. We cannot achieve this necessary functionality in an area smaller than six square feet. The canopy has only positive effects, with no harm to the neighborhood.

The criteria for approval of a variance request are found in the Town code section 30-3-108A.2 and are listed below with our rationale on how our request meets the intent:

2. To authorize variances from the terms of Chapter 30-2, Design Standards, Chapter 30-3, Zoning; and Chapter 30-7, Signs, where the strict enforcement of this title would create a situation which would result in unreasonable application of these standards, considering whether:

a. Such relief may be granted without substantial detriment to the neighborhood or the public good and without substantially impairing the intent and purposes of this code, and;

Giving a variance in this situation does not harm the public good. Having a canopy cover with clear and visible signage as specified helps the public welfare.

b. Provided that there are exceptional circumstances applying to the specific piece of property which do not generally apply to the remaining property in the same zoning area of neighborhood, and;

The location of the ITM with a dedicated lane was planned for safe and easy use by the public. However, without proper signage, the public might not notice or find the services



MEMBER FDIC



available since the ITM is separate from the main building. Incorporating signage with the canopy structure will give clear directions to the public and improve security and safety during use.

c. That the requested variance shall not authorize any permanent use not permitted in the zoning district, and;

A variance will not authorize any permanent use not permitted.

d. If the hardship on which the request for variance is based, in whole or in part, is self-inflicted, that will be a highly significant fact which is a material element bearing on the issue, and will weigh heavily against the owner or applicant seeking the variance, or;

The hardship that this request is based on is not caused by the owner or applicant.

e. In circumstances where the property owners affected most directly, e.g. neighbors, concur in writing with the variance that fact shall be given significant (but not conclusive) weight in favor of the request.

Please consider the public benefit provided in this specific situation, and approve the variance request for installation of the ITM canopy cover, as specified in Exhibit B.

Thank you for your attention.

Sincerely,

Cody Fullmer
Regional President
Bank of Colorado
970-206-1160



MEMBER FDIC



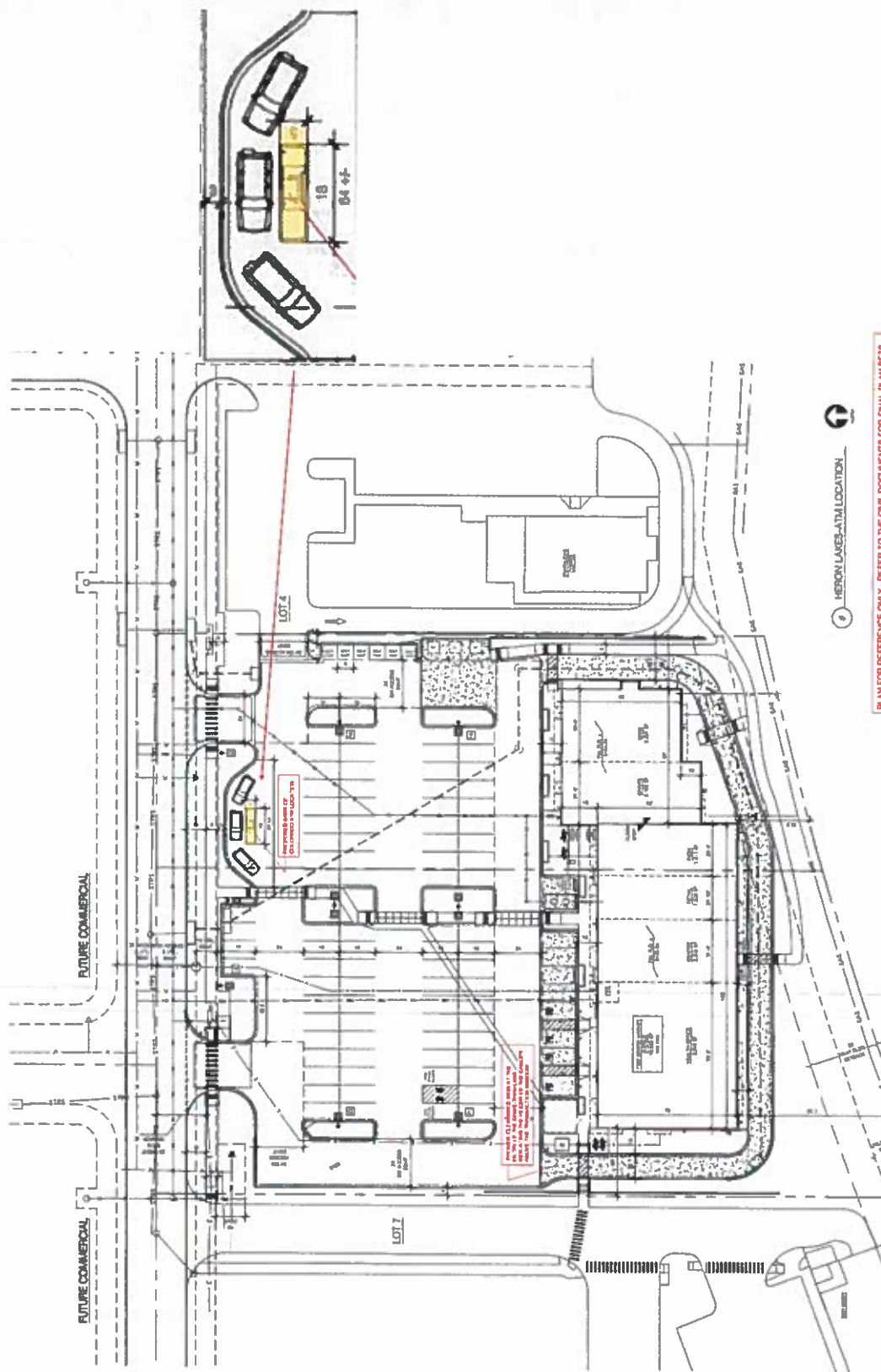
**Bank of
Colorado**

HAUSER
ARCHITECTS
3780 East 13th Street, Suite 201 - Lombard, CA 94026
Tel: 925.881.1720
Fax: 925.881.1722
www.hauserarchitects.com

**BANK OF COLORADO -
BERTHOUD - TENANT FINISH**
1308 GRAND MARKET AVENUE, SUITE 100
BERTHOUD, CO 80513
DRIVE UP ATM SITE EXHIBIT

[illegible]

A1.2



PLAN FOR REFERENCE ONLY. REFER TO THE CIVIL DOCUMENTS FOR FULL PLAN SETS

HERON LAKES-ATM LOCATION

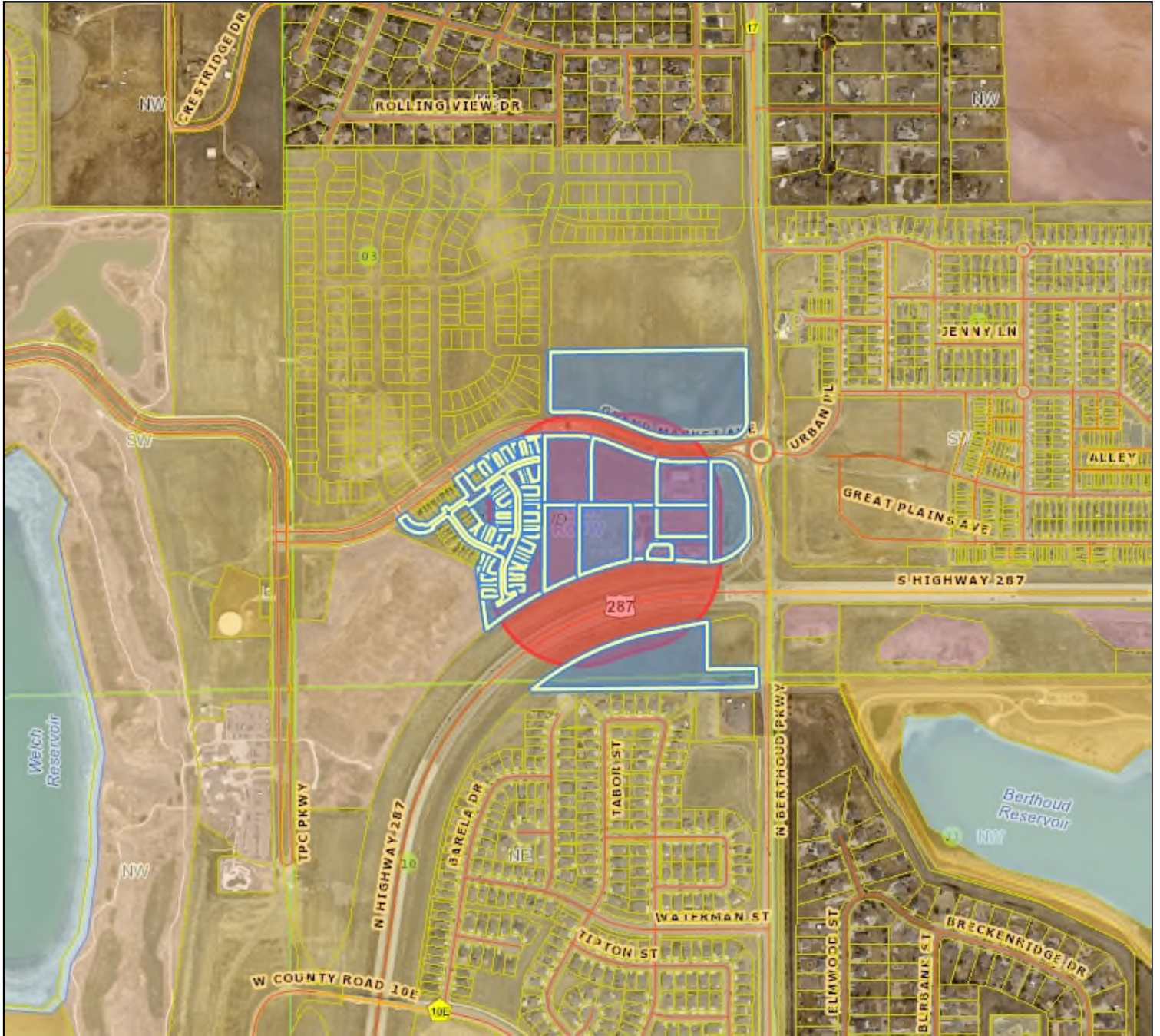
**ALUMINUM AND STEEL
CONSTRUCTION**



CUSTOMER SIGNATURE _____ DATE _____

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Larimer County Web Map



Legend

- | | | |
|---|---|---|
|  Tax Parcels |  Incorporated Areas | 30969E146467N.sid |
|  Railroads |  PLSS Township and Range |  Red: Band_1 |
|  Major Road System |  PLSS Sections |  Green: Band_2 |
|  Road System |  PLSS Quarter Sections |  Blue: Band_3 |
|  Lakes and Ponds |  City or Town | 30969E144091N.sid |

Notes

0.1 0 0.1 Miles

Date Prepared: 3/11/2024 8:24:50 AM

Scale
1:9,224



This map was created by Larimer County GIS using data from multiple sources for informal purposes only. This map may not reflect recent updates prior to the date of printing. Larimer County makes no warranty or guarantee concerning the completeness, accuracy, or reliability of the content represented.

TOWN OF BERTHOUD

NOTICE OF A PUBLIC HEARING BEFORE THE TOWN OF BERTHOUD BOARD OF ADJUSTMENT / PLANNING COMMISSION TO CONSIDER A REQUEST FOR SIGN SIZE VARIANCE FOR THE BANK OF COLORADO LOCATED AT 1335 GRAND MARKET AVENUE.

NOTICE IS HEREBY GIVEN that the Town of Berthoud Board of Adjustment/Planning Commission will conduct a Public Hearing on March 28, 2024 commencing at 6:00 p.m. or as soon thereafter as the matter may come on for hearing, at the Berthoud Town Hall, 807 Mountain Avenue, Berthoud, Colorado, for the purpose of considering a Variance from the Sign Code for the size of a directional/instructional sign located at 1335 Grand Market Avenue for the Bank of Colorado. Copies of the proposed submittal documents can be provided by emailing ajohnson@berthoud.org Any person may appear at such hearing and present evidence upon this matter.

Dated this 11th day of March, 2024

By: Anne Best Johnson, Community Development Director

Published in the Berthoud Surveyor:

March 14, 2024

From: [Anne Johnson](#)
To: [Thomas Boughner](#)
Cc: [Teri Reger](#)
Subject: RE: Bank of Colorado ATM Sign Variance
Date: Monday, March 18, 2024 7:02:00 AM
Attachments: [image001.jpg](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Thomas,

Thank you for letting me know. We can have the brightness on that McDonald's sign checked. While internally illuminated signs were prohibited in the Town after January, 2024, the McDonald's sign still needs to meet illumination requirements.

Sincerely,
Anne

From: Thomas Boughner <tomboughner@gmail.com>
Sent: Saturday, March 16, 2024 9:23 AM
To: Anne Johnson <AJohnson@berthoud.org>
Subject: Re: Bank of Colorado ATM Sign Variance

You don't often get email from tomboughner@gmail.com. [Learn why this is important](#)

Dear Anne,

After reviewing the contractor's submission and your email, I have no issue with this signage and will not be attending the public hearing.

My interest was piqued by another sign in the Grand Market commercial area. The McDonalds drive-through menu sign faces our townhome, is on all night, and is very bright.

My best,
Tom Boughner
360.316.9923

On Sat, Mar 16, 2024 at 8:27 AM Anne Johnson <AJohnson@berthoud.org> wrote:

Dear Thomas,

The application materials are attached. Note that the sign itself will not be illuminated. There will be light fixtures in the canopy that shine down onto the sign. The canopy box itself will not be illuminated either. The location of the ATM has been approved, the sign size is what needs the variance.

Feel free to contact me if you have any questions.

Sincerely,
Anne



Anne Best Johnson, AICP MBA
Community Development Director
Phone: 970.344.5818
ajohnson@berthoud.org
Berthoud.org
807 Mountain Ave. Berthoud, CO 80513
Town Hall Hours:
Monday through Thursday
0700-1730



All messages sent or received by this address may be subject to public disclosure pursuant to the Colorado Open Records Act (CORA) C.R.S. 24-72-200.1 et seq.

From: Thomas Boughner <tomboughner@gmail.com>

Sent: Friday, March 15, 2024 10:00 AM

To: Anne Johnson <AJohnson@berthoud.org>

Subject: Bank of Colorado ATM Sign Variance

You don't often get email from tomboughner@gmail.com. [Learn why this is important](#)

I would like to receive a copy of the submittal for the subject sign variance. My townhome faces the bank and their ATM.

Thank you,
Tom Boughner

From: [Anne Johnson](#)
To: [Noah Nemmers](#); [Keith Knoll](#); [Joe Jaramillo \(jaramillofire@aol.com\)](mailto:jaramillofire@aol.com); [Teri Reger](#)
Subject: Berthoud - very quick review needed
Date: Monday, March 11, 2024 11:23:00 AM
Attachments: [01 Bank of Colorado - variance letter package.pdf](#)
[image001.jpg](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[Project Summary Sheet - For Referral Emails.docx](#)

Attached is a request from the Bank of Colorado for their site at 1335 Grand Market Avenue. The sign above the ATM/ITM can only be 6 square feet according to the Town's Code. The applicant is requesting a sign that is 28 square feet and are requesting a variance. You are being provided an opportunity to review this request.

This application is expedited, and comments are due this Thursday, March 14, 2024. No comment received indicates you have no issues with the request.

Sincerely,
Anne



Anne Best Johnson, AICP MBA
Community Development Director
Phone: 970.344.5818
ajohnson@berthoud.org
Berthoud.org
807 Mountain Ave. Berthoud, CO 80513
Town Hall Hours:
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Town of Berthoud
807 Mountain Ave.
P.O. Box 1229
Berthoud, CO 80513
970.532.2643

PROJECT SUMMARY SHEET

Date: March 11, 2024

The Town of Berthoud Community Development Department has received a development review proposal for your review.

1st Submittal

Summary of the Proposal

Variance

Project Name	Bank of Colorado
Project Request	Variance for size of an informational sign. Code allows 6 square feet. Request is for 28 square feet.
Property Location	1335 Grand Market Avenue
Size of Property	Footprint of A/I- TM is less than 200 square feet
Current Zoning	Commercial, C-2
Proposed Zoning	NA

Please provide your comments to Anne Johnson at ajohnson@berthoud.org prior to the end of the business day Thursday, March 14, 2024.

From: [Keith Knoll](#)
To: [Anne Johnson](#)
Subject: RE: Berthoud - very quick review needed
Date: Monday, March 11, 2024 12:44:44 PM
Attachments: [image001.jpg](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Confirming dark sky lighting would be my only comment.

Side comment – seems like bank of Colorado and atm live could be squeezed smaller to be 6 sq ft. However I am not very versed with the sign code and why it is set that way.



Keith Knoll

Public Works Operational Manager

Phone: 970.532.2210

kknoll@berthoud.org

Berthoud.org

807 Mountain Ave. Berthoud, CO 80513



From: Anne Johnson <AJohnson@berthoud.org>
Sent: Monday, March 11, 2024 11:23 AM
To: Noah Nemmers <noah@baselinecorp.com>; Keith Knoll <KKnoll@berthoud.org>; Joe Jaramillo (jaramillofire@aol.com) <jaramillofire@aol.com>; Teri Reger <Treger@berthoud.org>
Subject: Berthoud - very quick review needed

Attached is a request from the Bank of Colorado for their site at 1335 Grand Market Avenue. The sign above the ATM/ITM can only be 6 square feet according to the Town's Code. The applicant is requesting a sign that is 28 square feet and are requesting a variance. You are being provided an opportunity to review this request.

This application is expedited, and comments are due this Thursday, March 14, 2024. No comment received indicates you have no issues with the request.

Sincerely,
Anne



Anne Best Johnson, AICP MBA

Community Development Director

Phone: 970.344.5818

ajohnson@berthoud.org

Berthoud.org

807 Mountain Ave. Berthoud, CO 80513

Town Hall Hours:

Monday through Thursday
0700-1730



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From: [Joe Jaramillo](#)
To: [Anne Johnson](#)
Subject: Re: Berthoud - very quick review needed
Date: Monday, March 11, 2024 1:31:54 PM
Attachments: [01 Bank of Colorado - variance letter package.pdf](#)
[Project Summary Sheet - For Referral Emails.docx](#)
[image001.jpg](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

You don't often get email from jaramillofire@aol.com. [Learn why this is important](#)

Anne, Berthoud Fire has no issues with this project.

On Monday, March 11, 2024 at 11:23:32 AM MDT, Anne Johnson <ajohnson@berthoud.org> wrote:

Attached is a request from the Bank of Colorado for their site at 1335 Grand Market Avenue. The sign above the ATM/ITM can only be 6 square feet according to the Town's Code. The applicant is requesting a sign that is 28 square feet and are requesting a variance. You are being provided an opportunity to review this request.

This application is expedited, and comments are due this Thursday, March 14, 2024. No comment received indicates you have no issues with the request.

Sincerely,

Anne



Anne Best Johnson, AICP MBA

Community Development Director
Phone: 970.344.5818

ajohnson@berthoud.org

Berthoud.org

807 Mountain Ave. Berthoud, CO 80513

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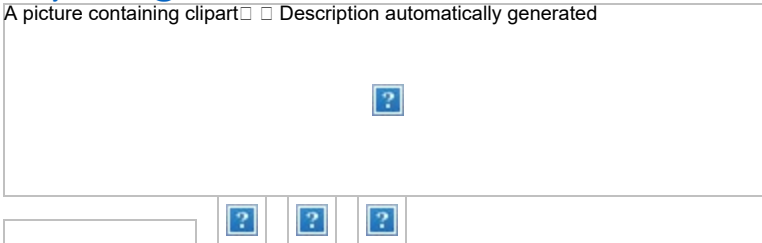
From: [Cody W. Fullmer](#)
To: [Tori Prock](#)
Subject: FW: ATM Canopy
Date: Tuesday, March 19, 2024 1:50:56 PM

See below and add this to the list.

Thanks

Cody W. Fullmer
Bank of Colorado
Regional President
1609 East Harmony Road
Fort Collins, CO 80525
9702061160 Office
9702228255 Cell
NMLS # 637361
Cody.fullmer@bankofcolorado.com

A picture containing clipart ☐ Description automatically generated



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From: Aki Palmer/USA <Aki.Palmer@cushwake.com>
Sent: Tuesday, March 19, 2024 1:44 PM
To: Cody W. Fullmer <cody.fullmer@bankofcolorado.com>
Subject: Re: ATM Canopy

Approved Go Rams!

Best Regards!

Aki Palmer
Executive Director
Cushman & Wakefield

Office: 970.776.3900
Mobile: 720.299.8733
aki.palmer@cushwake.com

[772 Whalers Way](#)
[Suite 200](#)
[Fort Collins, CO](#) | [USA](#)
www.cushmanwakefield.com

[LinkedIn](#) | [Facebook](#) | [Twitter](#) | [YouTube](#) | [Google+](#) | [Instagram](#)

On Mar 19, 2024, at 3:40 PM, Cody W. Fullmer <cody.fullmer@bankofcolorado.com> wrote:

<0.jpg>

Aki, we are adding a canopy to our ATM to allow customers better protection from bad weather. The canopy won't have any lighting on the canopy except for the lights that face down to allow customers to see better at night. Please respond to this email if you approve of this canopy.

Cody W. Fullmer
Bank of Colorado
Regional President
1609 East Harmony Road
Fort Collins, CO 80525
9702061160 Office
9702228255 Cell
NMLS # 637361
Cody.fullmer@bankofcolorado.com
<image001.jpg>

<image002.jpg>

<image003.jpg>

<image004.jpg>

<image005.jpg>

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SITE ADDRESS	NAME	APPROVAL SIGNATURE
1506 STONESEED ST	STONESEED LLC	
2698 PRAIRIE FLAX ST	LANDIS TONI LYNN	left letter
2708 PRAIRIE FLAX ST	BOUGHNER THOMAS/SANDRA LIVING TRUST THE	T. K. Boughner
1462 HAREBELL ST	HALLOCK SHERYL KILGORE REVOCABLE TRUST	
1301 GRAND MARKET AVE	1301 GRAND MARKET PARTNERS LLC	
1519 STONESEED ST	MOSELEY ROBERT CRAIG	(X) Craig Moseley
1504 HAREBELL ST	HANFORD LARRE E	
2678 PRAIRIE FLAX ST	MARK RUSSELL/MICHELLE	
2680 PRAIRIE FLAX ST	MCCARTY CONRAD A/KATHLEEN A	left letter
1470 HAREBELL ST	LOFQUIST RANDALL/ALICIA	
2742 PRAIRIE FLAX ST	HICKOK EDWARD P/JEANNETE SORENSEN	left letter
2645 PRAIRIE FLAX ST	MCCOY CHRISTOPHER JOHN/DIANNA GAY	left letter (X) Dawn May
2623 PRAIRIE FLAX ST	BOHL BRYCE	left letter
2751 PRAIRIE FLAX ST	LEPINE BROOKE/ANDRE	left letter
1486 HAREBELL ST	HAEBERLE THOMAS KENNETH/ANNA CAROLINE RYAN	left letter

1481 HAREBELL ST	CBM INVESTMENTS LLC	left letter
2700 PRAIRIE FLAX ST	VALDERRAMA JASON EDGAR/WENDY MARIE	left letter
1411 GRAND MARKET AVE	PARKWAY WEST LLC(.30)/DJ FORAY LLLP(.22)/GRANT WALLACE H	
2667 PRAIRIE FLAX ST	KLEY BRENT H/SUZANNE P	left letter
2755 PRAIRIE FLAX ST	WALSH TERENCE M/SUSAN	left letter
2745 PRAIRIE FLAX ST	ADAMS KRISTINA DAVIS	left letter
2701 PRAIRIE FLAX ST	GEORGE BENJAMIN	
2630 PRAIRIE FLAX ST	PUMPKIN RIDGE HOLDINGS LLC	
1325 GRAND MARKET AVE	PARKWAY WEST LLC(.30)/DJ FORAY LLLP(.22)/GRANT WALLACE H	
1279 GRAND MARKET AVE	ALVARADO DEVELOPMENT LLC	
1511 STONESEED ST	HAYNES RITCHY D	
1498 HAREBELL ST	DAVIS JUSTIN G/STEPHANIE C	left letter
1494 HAREBELL ST	MCCOY CHRISTOPHER/DIANNA GAY	left letter
2618 PRAIRIE FLAX ST	SPEIDELL NICHOLAS CHRISTOPHER	
1403 GRAND MARKET AVE	COBBLESTONE DENVER PROPCO LLC	
1518 STONESEED ST	LOW TRAVIS/PIPER	

1510 HAREBELL ST	HOUGHLAND STEVE	left letter
2611 PRAIRIE FLAX ST	PINNACLE INVESTMENTS LLC	left letter
1505 STONESEED ST	HAAR ALEXANDER F/KARLI	
2686 PRAIRIE FLAX ST	CHOU BING	left letter
1475 HAREBELL ST	STILLWELL BRYAN	
1335 GRAND MARKET AVE 110	HERON LAKE RETAIL LLC	Aki - yes
1273 GRAND MARKET AVE	PARADIGM PROPERTIES LLC	
1512 STONESEED ST	LEIGHTON ENTERPRISES LLC	
2739 PRAIRIE FLAX ST	REYES DANA	left letter
2709 PRAIRIE FLAX ST	LEIGHTON SALES LLC	
2652 PRAIRIE FLAX ST	SHEARER LESLEY MARIE/KOREY LAWRENCE	left letter
2690 PRAIRIE FLAX ST	CARDINAL MICHAEL D/ANN M	left letter
2692 PRAIRIE FLAX ST	HIGASHI GAVIN	left letter
2736 PRAIRIE FLAX ST	DENESHA LEAH	left letter
1467 HAREBELL ST	BASSETT WILLIAM R JR	
1265 GRAND MARKET AVE	CAM-KG BERTHOUD LLC	

2500 N BERTHOUD PKWY	BEST BOX BERTHOUD CO HWY 287 LLC	
1500 HAREBELL ST	MEARS JOHN	
2717 PRAIRIE FLAX ST	EIDSNESS ELISE	
1493 HAREBELL ST	MARTIN KYLE WILLIAM/KAITLIN MARIE	
1478 HAREBELL ST	MCKINNON MARGO C REVOCABLE TRUST	
2726 PRAIRIE FLAX ST	KAWATRA FAMILY TRUST	<i>left letter</i>
2748 PRAIRIE FLAX ST	CROSSMAN STEVEN	<i>left letter</i>
2752 PRAIRIE FLAX ST	YOCES MICHAEL P/JACQUIE D	<i>left letter</i>
1285 GRAND MARKET AVE	HERON LAKE RETAIL LLC	