



PLANNING AND DEVELOPMENT MEMORANDUM
#13-11

April 15, 2013

TO: Honorable Mayor Joyce Downing and City Council Members

FROM: David Willett, Acting City Manager 
Brook Svoboda, Director of Planning and Development 

SUBJECT: Mile High Outdoor Sign Proposal

SUMMARY OF ISSUE:

Staff has prepared this memorandum to update the City Council on a proposal from Mile High Outdoor for construction of an off-premise advertising sign (billboard) adjacent to I-25 in the City of Northglenn (ATTACHMENT A). In July of 2012, City Council acted to amend Article 35 of the Northglenn Zoning Ordinance to expand certain standards relating to Off-Premise Advertising in the City.

Pursuant to the zoning changes in 2012, Mile High Outdoor has submitted a sign permit application (ATTACHMENT B) to construct an Off-Premise advertising device in the location depicted in Attachment A. As part of the zoning changes, an annualized permit fee is required that would be negotiated by City Council. Mile High Outdoor has recently received Colorado Department of Transportation (CDOT) approval (ATTACHMENT C) for the billboard in the proposed location and would like to move forward with negotiation of the annual permit fee. Their submitted sign application meets the requirements of the amended zoning ordinance for Off-Premise Advertising devices.

The key points of the current proposal (Attachment D) are outlined below:

- In consideration for the annual permit fee Mile High Sign proposes the following:
 - \$10,000 annual permit fee
 - 30% of all advertisement spots would be reserved for local Northglenn businesses and City content.

BUDGET/TIME IMPLICATIONS:

There are no specific budget or time implications other than the revenue generation offered by the proposal.

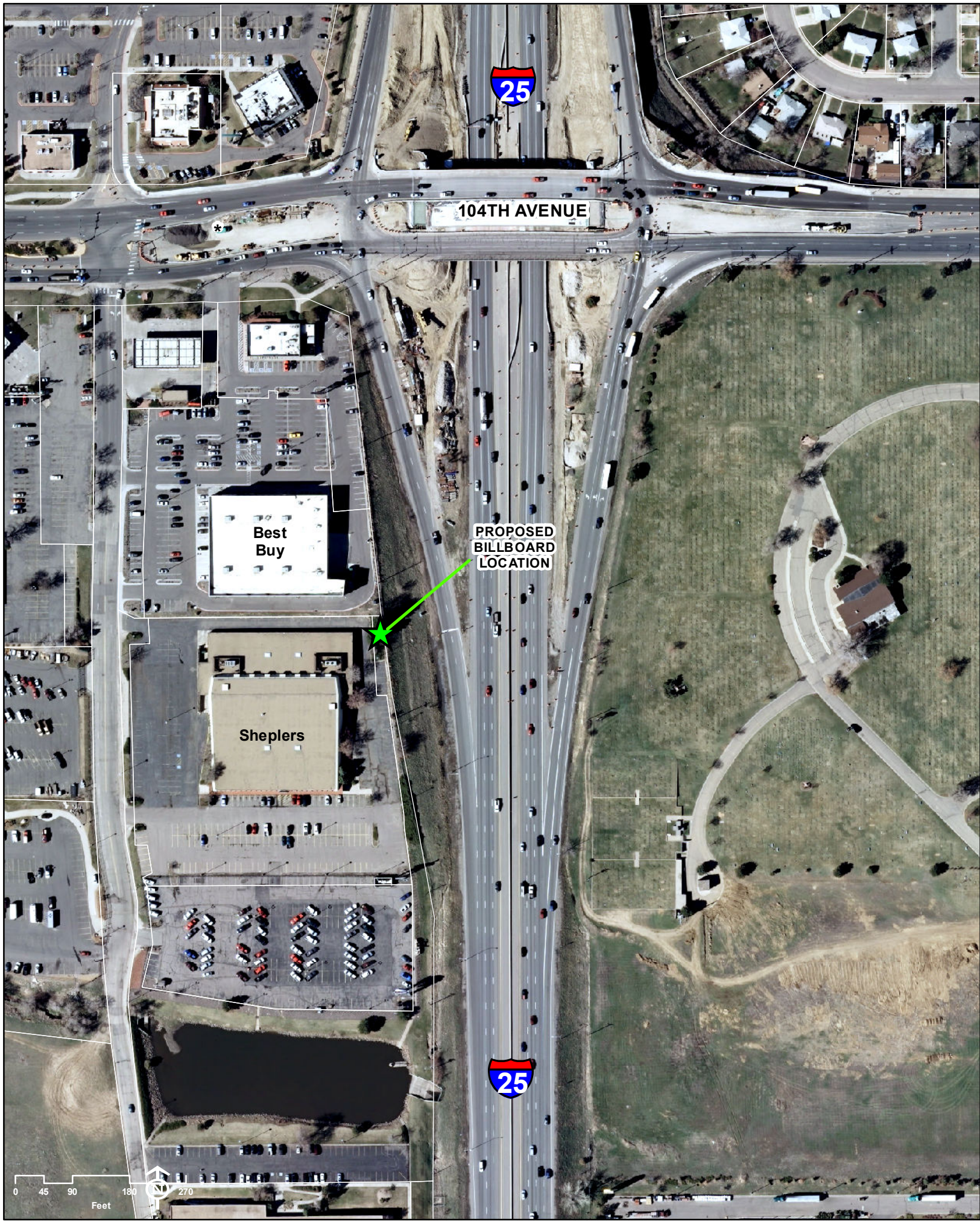
STAFF REFERENCE:

If Council members have any questions they may contact Brook Svoboda, Director of Planning and Development at 303-450-8937 or by e-mail at bsvoboda@northglenn.org.

ATTACHMENTS:

- A – Map of proposed location
- B – Sign permit application
- C – CDOT Approval
- D – Proposed Agreement

ATTACHMENT A



25

104TH AVENUE

Best Buy

Sheplers

PROPOSED
BILLBOARD
LOCATION

25



CITY OF NORTHGLENN SIGN PERMIT

Complete all items on this application.
Mark boxes where appropriate.
For information, please call the Building
Department.

(303)-450-8745

Sign Address:	10300 Bannock St. N/Ce 80240, Northglenn Greens - NE Corner Lot 5		
Owner (property)	Northglenn Greens Holding, LLC P.O. Box 247 Eastlake, CO 80114 303-457-2966		
Sign owner	Mile High Outdoor	9250 E. Castilla Ave, S. 120 Greenwood Village, CO 80112	303-783-4800
Contractor - sign-frames	YESIO	3770 Joliet St. Denver, CO. 80239	303-375-9933
Contractor - sign-structure	C Behrend Corp	5738 S. Kenton St. Englewood, CO. 80111	720-270-4678
Electrical Contractor	Carlton Electric	1284 S. Cherokee St. Denver, CO. 80223	303-722-5742

DESCRIPTION OF PROJECT

CLASS OF WORK: NEW ALTERATION _____ RELOCATION _____

TYPE OF SIGN: DETACHED _____ WALL _____ OTHER off-premise, pole sign, electronic-changeable message

TEMPORARY _____ EXPIRATION DATE n/a

FEATURES: ILLUMINATED DIRECT _____ ILLUMINATED INDIRECT _____ INTERNAL LED

DIMENSIONS: WALL SIGNS SIGN AREA _____ SIGNABLE AREA OF FAÇADE _____

DETACHED SIGN AREA 14x48 HEIGHT 60' SETBACK 25'
2 sides

VALUATION: \$ 500,000


PLEASE ATTACH: See "Permit Notes" attached

- An illustration of the sign, showing the sign's dimensions.
- For detached signs, please provide a plot plan showing sign location, other significant structures onsite, sidewalks and bike paths and the set-back from the street right-of-ways.
- For wall signs, please show a complete building façade, sign size and dimensions of signable area

APPLICABLE REGULATIONS

The applicant, his agents, and employees shall comply with all rules, regulations, and requirements of the Northglenn Zoning Ordinance and the International Building Code governing location, construction and erection of the sign for which this permit is granted. Violations of the rules or regulations may result in the revocation of this permit. The applicant is required to call for inspections at various stages of construction. One day's advanced notice to the Northglenn Building Official is required prior to inspections.

A SEPARATE ELECTRICAL PERMIT IS REQUIRED

 9250 E. Castilla Ave #120, Greenwood Village, CO 80113 10/16/12

SIGNATURE OF APPLICANT ADDRESS DATE

OFFICE USES ONLY					
PERMIT FEE	+	USE TAX	=	TOTAL	RECEIPT NUMBER
APPROVED BY		DATE		PERMIT NUMBER	



9250 E. Costilla Ave. • Suite #120
Greenwood Village, CO 80112
Phone 303.783.4800 • Fax 303.783.4801
www.milehighoutdoor.com

October 15, 2012

Permit Notes:

Electronic Changeable Sign will adhere to the following standards, per the Northglenn Sign Ordinance:

Message Hold Time: Each message displayed shall remain static for a minimum of eight (8) seconds. All such signs shall have a default mode to prevent the display from malfunctioning in a flashing or intermittent fashion.

Transition Method: Each electronic sign shall be limited to static messages only, and shall not have movement, or the appearance or optical illusion of movement, of any part of the sign structure, design, or pictorial segment of the sign. This shall include the movement or appearance of movement of any illumination or the flashing, scintillating or varying of light intensity. The transition duration shall be instantaneous.

Brightness/Luminance:

- i. Each electronic sign shall be equipped with dimming technology that automatically varies the brightness of the electronic sign according to ambient light conditions.
- ii. The intensity of the light source shall not produce glare, the effect of which constitutes a traffic hazard or is otherwise detrimental to the public health, safety or welfare. Lighting from the message module shall not exceed 500 NIT (Candelas per square meter) between dusk and dawn as measured by the equivalent 'percentage of maximum brightness-nighttime' setting on the applicant's sign controlling software. Applications for sign permits containing an electronic display shall include the manufacturer's specifications and NIT rating. City officials shall have the right to view the technical specifications of the sign to determine compliance

COLORADO DEPARTMENT OF TRANSPORTATION ROADSIDE SIGN PERMIT APPLICATION	Region	6	Date	6-15-12
	Section		Route	I-25
Leave no space blank. Attached exhibits are considered a part of this application. INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED	County	Adams	Milepost	220.75

APPLICANT INFORMATION Attach **Exhibit A**, a current notarized statement of property owner's consent or lease agreement.

Sign Owner Name (Company Name & Contact) Mile High Outdoor Steve Richards		Property Owner Name (Company Name & Contact) Northglenn Greens Holdings LLC Ryan Carlson	
Phone	Email	Phone	Email
303-783-4800	steve@milehighoutdoor.com	303-457-2966	ryancarlson@carlsonland.net
Sign Owner Mailing Address (Street, City, State, ZIP) 2228 72nd Avenue, Greeley, CO 80639 9250 E. Castilla Ave, Suite 120 Greenwood Village, CO 80112		Property Owner Mailing Address (Street, City, State, ZIP) P.O. Box 247 Eastlake, CO 80614	
Parcel Number of Sign Location 171915201033		Expiration date of consent/lease agreement and any additional terms: 20 years from time of complete construction of sign	
Subdivision	Block	Lot	
Northglenn Greens	1	5+3	

SIGN DESCRIPTION Attach **Exhibit B**, a sketch of property, lease and sign locations (plan & elevation) or photo and actual survey. If sign location is eligible under the Kerr or Cotton Area Exception, sufficient documentation must be submitted with this application.

Height above ground (ft)	Side of Highway	Latitude	Longitude
55'	West	39.88359 N	104.98835 W
Sign face Width (ft)	No. of faces	Distance from ROW (ft)	GPS Datum:
48'	2	10'	provide later
Sign face height (ft)	Total Area (SF)	Date of Construction:	<input type="checkbox"/> Kerr Area Exception (2 CCR 601-3 § IV.F.1)
14'	672x2 = 1344	TBD - Aug. 2012	<input checked="" type="checkbox"/> Cotton Area Exception (2 CCR 601-3 § IV.F.2)
Sign Type: (Mark all that apply.)	<input type="checkbox"/> Wood <input checked="" type="checkbox"/> Lighted <input checked="" type="checkbox"/> Metal <input type="checkbox"/> Reflectorized <input type="checkbox"/> Other _____	<input checked="" type="checkbox"/> Changeable Message <input checked="" type="checkbox"/> Electronic <input type="checkbox"/> Date/Time/Temperature	Spacing Along Highway (Ahead) 500' +
			Spacing Along Highway (Back) 500' +
			What does the sign advertise? TBD, various
			Location of the item advertised n/a

LOCAL JURISDICTION APPROVAL Attach **Exhibit C**, a certified copy of zoning documentation, attested by City/County Clerk, documenting zoning and date of zoning. Property must be zoned either industrial or commercial or both industrial and commercial.

<input type="checkbox"/> Approved <input type="checkbox"/> Denied	Date Reviewed:	Type of Zoning	Earliest Effective Date of Zoning
		Commercial C-5	1969
Local Zoning Administrator approval*		Zoning documentation was filed In	Book Page
		Adams City/County	See attached + map
Building Permit Issued?	<input type="checkbox"/> YES <input type="checkbox"/> NO	Date Issued	Date Expires
INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED			

* Signature indicates local zoning certification and compliance with local sign ordinances only, CDOT approval is also required.

I DECLARE UNDER PENALTY OF PERJURY IN THE SECOND DEGREE, AND ANY OTHER APPLICABLE LOCAL, STATE OR FEDERAL LAWS THAT THE STATEMENTS MADE ON THIS DOCUMENT ARE TRUE, ACCURATE AND COMPLETE TO THE BEST OF MY KNOWLEDGE. I UNDERSTAND THAT THE PERMIT ISSUED BASED ON THIS PERMIT APPLICATION MAY BE DENIED, REVOKED OR A RENEWAL DENIED IF:

- I provide false or misleading information on this application, or
- Any violation of the rules and regulations of CDOT (2CCR 601-3), or
- Any violation of the provisions of the Outdoor Advertising Act (CRS 43-1-401) including, but not limited to
- Any violation of CRS 43-1-409, § (1)(a) which states in part, If the sign authorized by a permit is not erected within one year from the date the permit was issued, then the permit is void as of one year from the date it was issued.

Applicant signature:	Date:	<input type="checkbox"/> ACCEPTED <input type="checkbox"/> REJECTED	Date Received
	8/8/12		
Applicant signature witnessed by:	Date	Received by (CDOT Inspector)	
	8/8/12		

Distribute signed originals including all exhibits to:

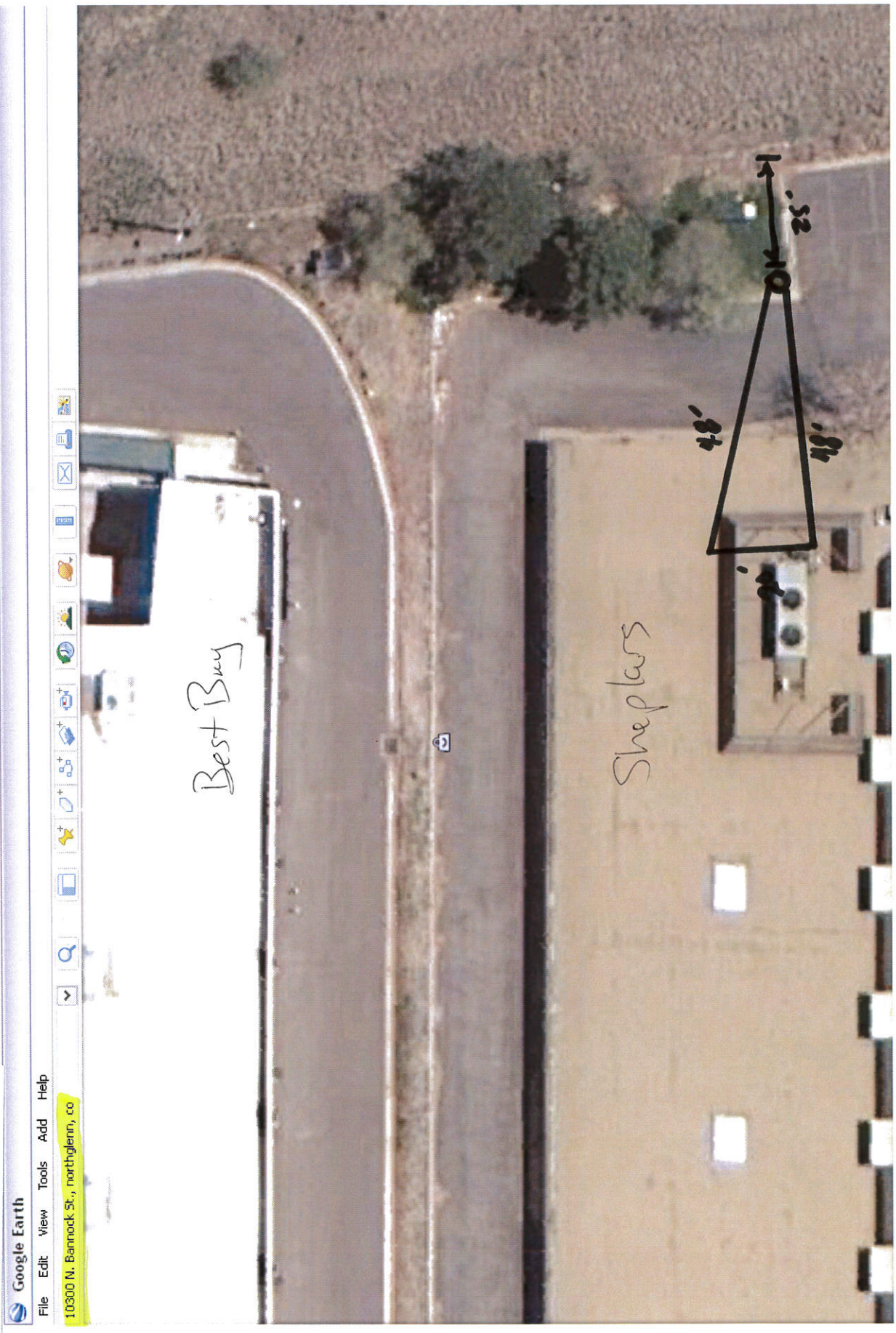
Applicant
 Region Permit Office
 Staff Traffic and Safety Branch

Previous editions are obsolete and may not be used

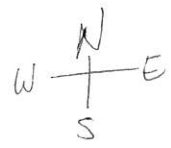
CDOT Form 291 10/07

Site Plan

2 + 5
2
E
S



J-25 →



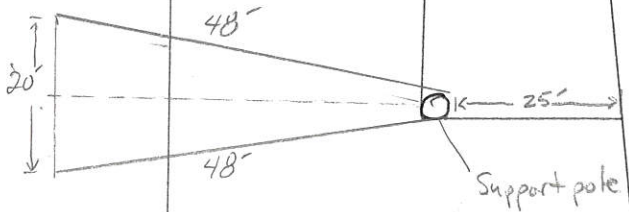
Best
Buy
building

alley

alley

Planter
box

I-25



Sheplar's
building

10300 N. Bannock

Sign site plan



9250 E. Costilla Ave. • Suite #120
Greenwood Village, CO 80112
Phone 303.783.4800 • Fax 303.783.4801
www.milehighoutdoor.com

STATE OF COLORADO

DEPARTMENT OF TRANSPORTATION

Region 6 Traffic and Safety
Roadside Advertising Inspector
2000 S. Holly Street
Denver, Colorado 80222
(303) 512-4272 (303) 757-9886 FAX



March 5, 2013

Mile High Outdoor Advertising
Steve Richards
9250 E. Costilla Ave., Suite 120
Greenwood Village, CO 80112

RE: Resubmitted State Advertising Permit Application

Dear Mr. Richards:

The Colorado Department of Transportation (CDOT) has reviewed your request by letter and resubmitted application of February 27, 2013, previously submitted for state advertising permit and denied October 30, 2012. Your appeal by CDOT HQ has concluded that your appeal has merit and the previous denial has been revoked at direction from the CDOT Roadside Advertising Program Manager. Therefore, your resubmitted application has been accepted and a copy is attached. Attached is a Construction Permit that allows for construction to proceed in accordance with its stated terms and conditions. When construction is completed please notify our office for an on-site review of the structure and advertising device. After a review has determined that the Construction Permit has been honored, our office will issue the actual permit.

If I can be of any further assistance please call me at 303-757-9629.

Sincerely,

A handwritten signature in blue ink that reads "James C. Blake".

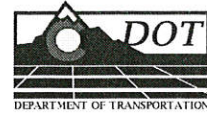
James C. Blake
Outdoor Advertising Inspector

Attachments

cc: Jerry Miller - Statewide Advertising Coordinator
File (Referral # 071712)

STATE OF COLORADO

DEPARTMENT OF TRANSPORTATION
Safety and Traffic Engineering Branch
Roadside Advertising Program
4201 East Arkansas Avenue
Denver, Colorado 80222
(303) 757-9273



ROADSIDE ADVERTISING DEVICE CONSTRUCTION PERMIT

This construction permit cannot be transferred without prior written CDOT approval.

CONSTRUCTION PERMIT EXPIRATION DATE: March 1, 2013

4
R. G. OB

APPLICANT: Mile High Outdoor Advertising
9250 E. Costilla Ave., Suite # 120
Greenwood Village, CO 80112


is authorized to erect a legal roadside advertising device with two (2) faces located on the west side of I-25 and south of 104th Ave. at latitude 39.88359N, longitude -104.98835W and mile point 220.75, not closer than one (1) foot from the edge and outside of the State highway right-of-way. The overall structure height shall not exceed fifty-five (55) feet and each sign face shall not exceed fourteen (14) feet high or forty-eight (48) feet wide for an overall sign face area of not greater than six-hundred and seventy-two (672) square feet. The steel structure will be lighted and the sign faces will display changeable messages.

Upon device completion in substantial accordance with this construction permit and prior to expiration of this construction permit, a Roadside Advertising Permit will be issued upon receipt of:

- 1) copy of local jurisdiction building permit (if required),
- 2) as-built drawings,
- 3) photographs of both front and back of entire structure, and
- 4) documentation of commercial or industrial zoning by law certified by local jurisdiction,

pursuant to Section 43-1-401, *et. seq.*, Colorado Revised Statutes and 2CCR 601-3, CDOT Roadside Advertising Rules and Regulations, both of which are available online at: <http://www.coloradodot.info/library>. The Roadside Advertising Permit is subject to concurrence with the local jurisdiction and all terms, conditions, standards and requirements contained within State statutes and Department rules, the permit application, and this construction permit. All construction work shall be completed without encroachment onto the State highway right-of-way at any time without prior specific written Department authorization.


CDOT Roadside Advertising Program Manager


CDOT Region Roadside Advertising Inspector

ATTACHMENT D

SIGN AGREEMENT

THIS SIGN AGREEMENT (the “Agreement”) is made and executed this ___ day of ____, 2013, (the “Effective Date”) by and between the CITY OF NORTHGLENN, a Colorado Home Rule Municipality (the “City”) and COLORADO OUTDOOR, INC., a Delaware Corporation d/b/a MILE HIGH OUTDOOR ADVERTISING. 9250 E. Costilla Ave; Suite 120, Greenwood Village, CO 80112 (“Mile High”) (individually a “Party” or collectively the “Parties”).

WITNESSETH

WHEREAS, Mile High desires to construct a new Sign at 10300 N. Bannock, visible to I-25 traffic, with an electronic light emitting diode (“LED”) format (the “Proposed Sign”), which is now permissible as the City has amended its Zoning Ordinance to permit the Proposed Sign; for which the location is shown on the map attached as **Exhibit A** (the “Location”); and

WHEREAS, the Parties desire to set forth the terms under which the Proposed Sign will be operated.

NOW, THEREFORE, in consideration of the performance of the mutual covenants and promises set forth herein, the receipt and adequacy of which are hereby acknowledged, the Parties agree as follows.

I. PROPOSED SIGN SPECIFICATIONS

The Proposed Sign shall be a monopole sign with decorative stucco wrap. The pole wrap shall match the 112th Avenue flyover bridge. The Proposed Sign shall also substantially comply with specifications in the attached **Exhibit B**.

In connection with repair and maintenance of the Proposed Sign, Mile High may replace one or both of the LED sign faces on the Proposed Sign with a substantially similar LED sign face to the corresponding face specified in **Exhibit B** or a different LED sign face approved in writing by the City.

II. ANNUAL FEE

Annually, Mile High shall pay to the City a sign fee of Ten Thousand Dollars (\$10,000.00) for so long as Mile High operates the Proposed Sign on the Location (the “Sign Fee”). The first annual payment shall be due within thirty (30) days after the completion of construction of the Proposed Sign and, in any event, before the Proposed Sign is put into regular operation (that is, operation other than testing).

III. CIVIC USE OF SIGN

For so long as Mile High operates the Proposed Sign, Mile High shall provide the City with thirty percent (30%) of the allotted time on the Proposed Sign, at no cost, or equal amount of allotted advertising space on other Mile High digital or static billboard signs in or near the City area, if the City desires. The City may place any messages it desires in this advertising spot; provided the messages do not violate applicable laws, Sign Lease Agreement between Mile High and Northglenn Greens Holdings, LLC (executed by Mile High on May 1, 2012 and by Northglenn Greens Holdings, LLC on April 26, 2012). Mile High represents that there are no agreements binding on Mile High provided that Mile High shall not enter into any future agreements that limit the City's right to display messages on the Proposed Sign without the City's written approval. The City may allow third-parties to use the City's advertising spot, including local Northglenn businesses, and the City may charge a fee to the third-parties. Mile High shall not charge the City or the third-party for third-party use of the City's advertising spot.

Mile High and the City will coordinate to schedule civic use. Should the City not provide Mile High with content to run on its 30% of time allotted, Mile High may schedule said content space at its own discretion.

IV. ABANDONMENT AND REDUCTION

Except as otherwise provided in this Article IV, if Mile High ceases to operate the Proposed Sign for any reason, including without limitation, failure of the Proposed Sign to function, for more than one hundred eighty (180) continuous days, or 270 days in the aggregate during any five (5) year period, Mile High shall be in breach of this Agreement.

In the event that one or both LED sign faces is indefinitely obstructed from public view from Interstate Highway 25, the volume of traffic on Interstate Highway 25 in the viewing area of the sign is substantially and indefinitely diminished, Mile High's lease of the property on which the sign is located expires or is terminated, any governmental authority determines that the Proposed Sign or elements of the Proposed Sign are unlawful, or in Mile High's reasonable determination it is otherwise no longer economical for Mile High to operate the Proposed Sign as it then exists, Mile High shall remove the Proposed Sign in its entirety.

V. INDEMNIFICATION

Mile High agrees to indemnify and hold harmless the City and its officers, insurers, volunteers, representatives, agents, employees, heirs and assigns from and against all

claims, liability, damages, losses, expenses and demands, including attorney fees, on account of injury, loss, or damage, including, without limitation, claims arising from bodily injury, personal injury, sickness, disease, death, property loss or damage, or any other loss of any kind whatsoever, which arise out of or are in any manner connected with this Agreement if such injury, loss, or damage is caused in whole or in part by, the act, omission, error, professional error, mistake, negligence, or other fault of Mile High, any subcontractor of Mile High, or any officer, employee, representative, or agent of Mile High, or which arise out of any worker's compensation claim of any employee of Mile High or of any employee of any subcontractor of Mile High.

VI. REMEDIES

In the event Mile High breaches this Agreement and fails to cure such breach within thirty (30) days after receipt of written notice thereof, then the City may have recourse to any of the following remedies that may apply:

1. The City may terminate this Agreement by written notice to Mile High unless the breach is first cured. If this Agreement is terminated in accordance with this paragraph, Mile High shall remove the Proposed Sign in its entirety.
2. If the breach consists of a failure to pay the Sign Fee when and as required by this Agreement, the City may, with or without terminating this Agreement, pursue claims to recover the amount due and unpaid.
3. If the breach consists of a failure to provide the City the advertising spot on LED sign faces as required by Article III above, the City shall be entitled to an order for specific performance compelling Mile High to provide such advertising time or provide additional time to compensate for the lost time.
4. The City may pursue any other remedies to which it may be entitled by law for Mile High's breach of contract.

If Mile High's right to operate the Proposed Sign is terminated pursuant to Article VI.1. above and Mile High fails to remove the Proposed Sign within thirty (30) days after receipt of notice of termination, the City shall be entitled to remove the LED sign faces and dispose of them at a public or private sale (conducted in a commercially reasonable manner) and remit the net proceeds of the sale to Mile High; provided, however, that Mile High shall be liable to reimburse all the City's costs of removal, storage and sale, and such costs shall be deducted from any proceeds remitted to Mile High.

VII. MISCELLANEOUS

- A. Governing Law and Venue. This Agreement shall be governed by the laws of the State of Colorado, and any legal action concerning the provisions hereof shall be brought in Adams County, Colorado.

- B. No Waiver. Delays in enforcement or the waiver of any one or more defaults or breaches of this Agreement by the City shall not constitute a waiver of any of the other terms or obligation of this Agreement.

- C. Integration. This Agreement and any attached exhibits constitute the entire Agreement between Contractor and the City, superseding all prior oral or written communications.

- D. Third Parties. There are no intended third-party beneficiaries to this Agreement.

- E. Notice. Any notice under this Agreement shall be in writing, and shall be deemed sufficient when directly presented or sent pre-paid, first class United States Mail to the party at the following addresses set forth on the first page of this Agreement

If to the City: _____

If to Mile High: Mile High Outdoor Advertising
Attn: President
9250 E. Costilla Ave, Suite 120
Greenwood Village, CO 80112

Either party may change such notice address upon prior written notice to the other party.

- F. Severability. If any provision of this Agreement is found by a court of competent jurisdiction to be unlawful or unenforceable for any reason, the remaining provisions hereof shall remain in full force and effect.

- G. Modification. This Agreement may only be modified upon written agreement of the Parties.

- H. Assignment. The City may withhold its consent to an assignment of this Agreement in its sole discretion; provided that Mile High may assign this agreement if Mile High conveys ownership of the Proposed Sign to a third-party and if the third-party executes an agreement with the City acknowledging that upon conveyance of ownership of the Proposed Sign, the third-party assumes all obligations of Mile High

under this Agreement, including without limitation the obligation to make the payment set forth in Section II and provide the advertising space in Section III. Provided that the third-party executes such an agreement, Mile High shall have no liability for obligations accruing under this Agreement from and after the effective date of the third-party's assumption of Mile High's obligations.

- I. Governmental Immunity. The City, its officers, and its employees, are relying on, and do not waive or intend to waive by any provision of this Agreement, the monetary limitations (presently one hundred fifty thousand dollars (\$150,000.00) per person and six hundred thousand dollars (\$600,000.00) per occurrence, or any other rights, immunities, and protections provided by the Colorado Governmental Immunity Act, C.R.S § 24-10-101, *et seq.*, as amended, or otherwise available to the City and its officers or employees.

- J. Rights and Remedies. The rights and remedies of the City under this Agreement are in addition to any other rights and remedies provided by law. The expiration of this Agreement shall in no way limit the City's legal or equitable remedies, or the period in which such remedies may be asserted, for work negligently or defectively performed.

- K. Subject to Annual Appropriations. Consistent with Article X, § 20 of the Colorado Constitution, any financial obligations of the City not performed during the current fiscal year are subject to annual appropriation, and thus any obligations of the City hereunder shall extend only to monies currently appropriated and shall not constitute a mandatory charge, requirement or liability beyond the current fiscal year.

- L. Attorney's Fees. In the event of any litigation hereunder, the party prevailing on the more substantial portion of its claims and defenses, if any, shall be entitled to an award of its reasonable attorney's fees and other related costs.

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

PROPERTY OWNER CONSENT

As owner of the property upon which the Proposed Signage shall be located, _____ (“Owner”) hereby consents to the terms of this Agreement, including, without limitation, the right of the City to enter onto the property where the Proposed Sign is located to carry out the rights provided to the City under this Agreement. This consent shall run with the land and be binding on all assigns and successors-in-interest of Owner.

By: _____

Its: _____

The foregoing instrument was acknowledged before me this ___ day of _____, 2013, by _____ as the _____ of _____.

My commission expires: _____

(SEAL) _____
Notary Public

EXHIBIT A



25

104TH AVENUE

Best Buy

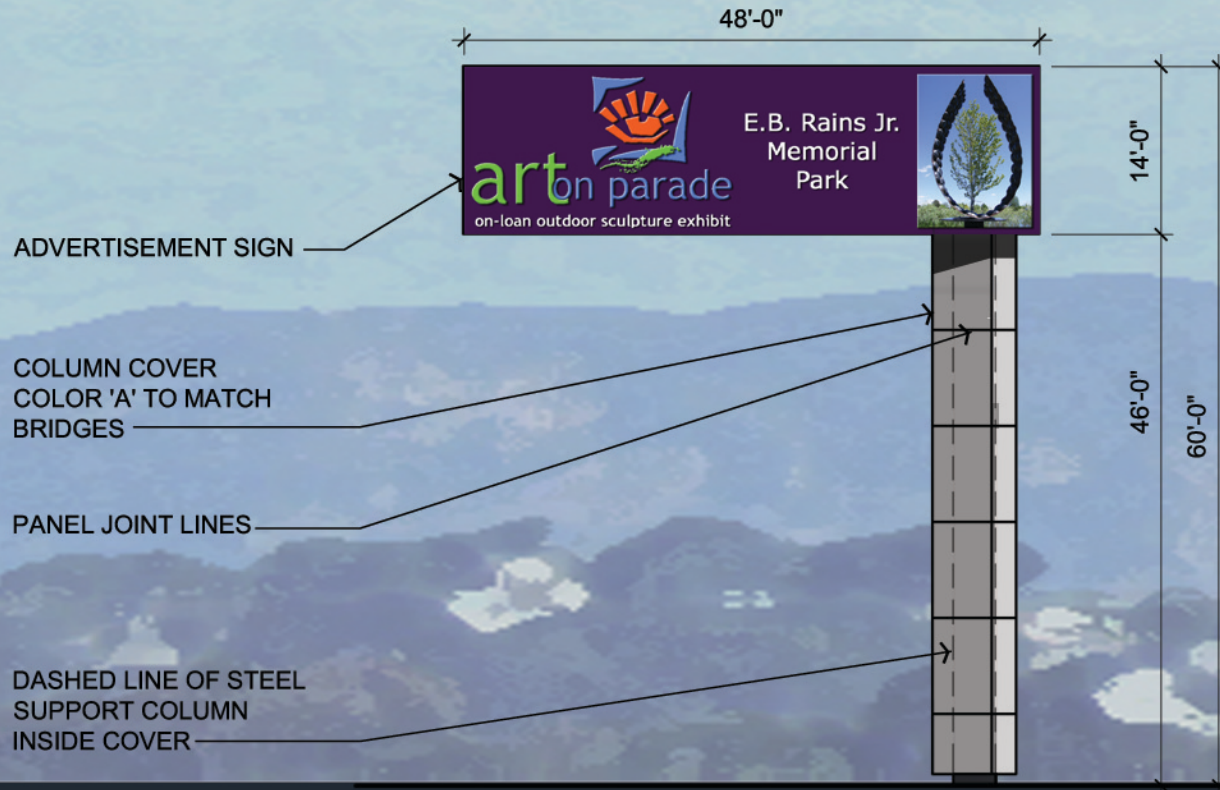
Sheplers

PROPOSED
BILLBOARD
LOCATION

25

0 45 90 180 270
Feet

EXHIBIT B



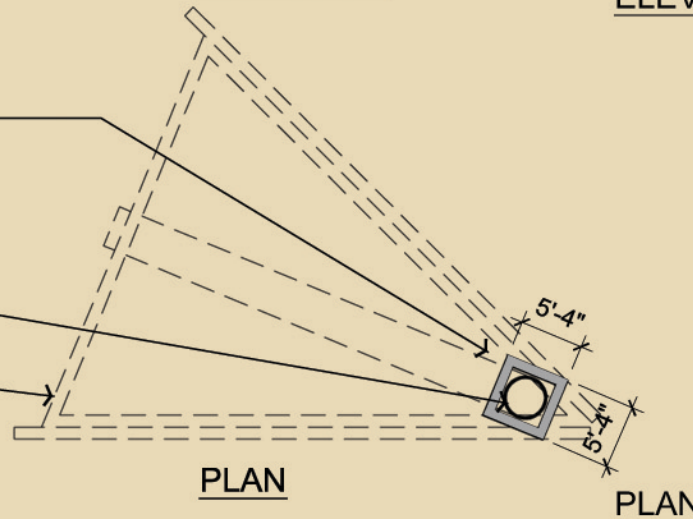
ELEVATION

ELEVATION

COLUMN COVER AND
BANDING

ROUND STEEL SUPPORT
COLUMN

DASHED LINES OF STEEL
STRUCTURE ABOVE



PLAN

PLAN



TODD LAWRENCE
ARCHITECT
703 E. AUBURN DR.
TEMPE, AZ. 85283
(602) 769-5069

MILE HIGH
OUTDOOR

NORTHGLENN
CONCEPT 4

SCALE 1/16" = 1'-0"

10/20/12