



**CITY OF PROSSER, WASHINGTON
NOTICE OF COMPLETE APPLICATION
NOTICE OF PUBLIC HEARING
Sign Variance**

Notice of Application posted April 20, 2016

Please take notice that the following land use application has been filed with the City of Prosser Washington and is available for public review:

Type of Application: Sign Variance

Date Filed: April 15, 2016

Notice of Complete Application Issued: April 15, 2016

Applicant: Loves Travel Centers/Holiday Inn

Location: 700 Wine Country Road and 680 Wine Country Road

Filed Pursuant to: Prosser Municipal Codes: Chapter 18.72 and Title 19

The applicant is requesting a sign variance for 700 and 680 Wine Country Road as follows:

- **Hi-Rise (Freeway) Sign** is allowed 70' OAH & 300 sq. ft.
 - Requests a Hi-Rise sign that is 103' OAH and 1133.45 sq. ft.
 - This represents a variance of 33' OAH and 833.45 sq. ft.
- **Street Sign** is allowed 24' OAH and 100 sq. ft.
 - Requests a Street Sign that is 24' OAH and 133.33 sq. ft.
 - This represents a variance of 33.33 sq. ft.
- **Directional Signs** are allowed to be 3' OAH and 4 sq. ft.
 - Requests directional signs that are 8' OAH and 32 sq. ft.
 - This represents a variance of 5' OAH and 28 sq. ft.
- **Cat Scale Structure** – Prosser Code only allows for 2 freestanding signs
 - Requests either to be allowed 3 freestanding “signs” or that the Cat Scale is recognized for its structural functionality of an overhead guide to weigh semis
 - This represents a variance of 3 freestanding signs or reclassification of the structure of the Cat Scale
- **Total Number of Signs Allowed is 4**
 - Request 40 signs on the Love’s property
 - This represents a variance of 36 signs

City of Prosser Contact: Steve Zetz, Prosser City Planner

The public is invited to comment on the application. The public comment period shall be **15-days and will begin April 20, 2016**. All public comments received on the Notice of Application must be received by the City of Prosser by **5:00 pm, May 5, 2016**. Comments may be mailed or personally delivered to The Prosser City Clerk, Prosser City Hall, 601 7th Street, Prosser, Washington, 99350 or sent by facsimile to (509) 786-3717. Comments should be in writing and be as specific as possible.

All available information for the proposed project may be viewed at The Prosser City Hall City Clerks Office 601 7th Street, Prosser WA 99350, between the hours of 8:00 am and 5:00 pm, Monday through Friday, excluding legal holidays.

City of Prosser NOTICE OF PUBLIC HEARING

Applicant: Loves Travel Center

Address: 700/680 WCR

Location of Project:

Applicable PMC: 18.72.110 and Title 19

Summary of Proposal: The applicant is requesting a sign variance for 700 Wine Country Road and for 680 Wine Country Road as follows:

- **Hi-Rise (Freeway) Sign** is allowed 70' OAH & 300 sq. ft.
 - Requests a Hi-Rise sign that is 103' OAH and 1133.45 sq. ft.
 - This represents a variance of 33' OAH and 833.45 sq. ft.
- **Street Sign** is allowed 24' OAH and 100 sq. ft.
 - Requests a Street Sign that is 24' OAH and 133.33 sq. ft.
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 - Requests directional signs that are 8' OAH and 32 sq. ft.
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- **Cat Scale Structure** – Prosser Code only allows for 2 freestanding signs
 - Requests either to be allowed 3 freestanding “signs” or that the Cat Scale is recognized for its structural functionality of an overhead guide to weigh semis
 - This represents a variance of 3 freestanding signs or reclassification of the structure of the Cat Scale
- **Total Number of Signs Allowed is 4**
 - Request 40 signs on the Love’s property
 - This represents a variance of 36 signs

**Contact Person : Steve Zetz
Prosser City Planner
(509) 786-2332**

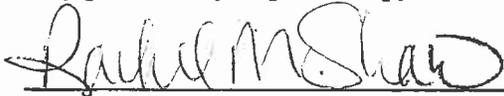
NOTICE IS HEREBY GIVEN by the undersigned City Clerk of the City of Prosser, Washington, that the Board of Adjustment will hold a Public Hearing on **May 5, 2016, at 6:00 p.m.** or as soon thereafter as possible, in the City Council Chambers, City Hall, 601 7th Street, Prosser, Washington, for the purpose of receiving public comment on a request for a sign variance. The City Hall Council Chambers is wheelchair accessible. American

with Disabilities Act (ADA) accommodations are available upon request to the City Clerk at least 2 days in advance by calling (509) 786-2332.

All available information and related documents for the application may be viewed at the City Clerk's Office, located at Prosser City Hall, 601 7th Street, Prosser, Washington, between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday, excluding legal holidays or may be viewed at www.cityofprosser.com. All interested persons may appear and provide testimony or provide written testimony at the public hearing or prior to the public hearing.

Written comments not received by April 28, 2016, at 10:00 a.m. will not be included in the Board of Adjustment Packet, but will be provided to the Board of Adjustment at the public hearing.

Any person may request a copy of the final decision in this matter.

A handwritten signature in cursive script that reads "Rachel M. Shaw". The signature is written in black ink and is positioned above a horizontal line.

Rachel Shaw, City Clerk
City of Prosser

Published: Prosser Record Bulletin

Publish Date: April 20, 2016



April 15, 2016

Effective Images
211 10th St. SW
Watertown, SD, 57201

City of Prosser
601 7th Street
Prosser, WA, 99350

RE: Love's Travel Stop Located at I-82 & Wind Country Road, Exit 73, Sign Variance Submission

We respectfully request the following sign code variances from your sign ordinance:

- **Hi-Rise (Freeway) Sign** is allowed 70' OAH & 300 sq. ft.
 - We respectfully request a Hi-Rise sign that is 103' OAH and 1133.45 sq. ft.
 - This represents a variance of 33' OAH and 833.45 sq. ft.
- **Street Sign** is allowed 24' OAH and 100 sq. ft.
 - We respectfully request a Street Sign that is 24' OAH and 133.33 sq. ft.
 - This represents a variance of 33.33 sq. ft.
- **Directional Signs** are allowed to be 3' OAH and 4 sq. ft.
 - We respectfully request directional signs that are 8' OAH and 32 sq. ft.
 - This represents a variance of 5' OAH and 28 sq. ft.
- **Cat Scale Structure** – Prosser Code only allows for 2 freestanding signs
 - We respectfully ask that we are either allowed 3 freestanding "signs" or that the Cat Scale is recognized for its structural functionality of an overhead guide to weigh semis
 - This represents a variance of 3 freestanding signs or reclassification of the structure of the Cat Scale
- **Total Number of Signs Allowed is 4**
 - We respectfully request 40 signs on the Love's property
 - This represents a variance of 36 signs

Please see below justification and reasoning that replies to Prosser Code 18.75.80 questions A., B., and C.

LOVE'S SIGN PACKAGE - PROSSER, WA

		SIGN SQ. FT.
HI-RISE SIGN:	103' OAH	
	8' x 10' LED Heart	80.00
	9' x 22' Love's	198.00
	11' x 41' 6" Pricer	456.50
	16' 9" x 23' 9" - 13/16" Carl's Jr.	398.95
	TOTAL HI-RISE SQUARE FEET:	1133.45
STREET SIGN:	24' OAH	
	13' 4" x 10' Love's / Pricer / Carl's Jr.	133.33
	TOTAL STREET SIGN SQUARE FEET:	133.33
BUILDING SIGNS:	FRONT ELEVATION:	
	66" x 83" Heart & 58" Love's Letters	131.08
	3' 6" x 10' Carl's Jr.	35.00
	4' x 5' Echo Heart	20.00
	TOTAL FRONT ELEVATION SQUARE FEET:	186.08
	REAR ELEVATION:	
	3' 8' 7/4" Carl's Jr.	25.81
	4' x 5' Echo Heart	20.00
	TOTAL REAR ELEVATION SQUARE FEET:	45.81
	SIDE ELEVATION:	
	3' 8' 7/4" Carl's Jr.	25.81
	TOTAL SIDE ELEVATION SQUARE FEET:	25.81
	SIDE ELEVATION:	
	Panaflex Love's & Heart (18 1/4" x 7')	10.94
	TOTAL SIDE ELEVATION SQUARE FEET:	10.94
TOTAL BUILDING SIGN SQUARE FEET:	242.83	
TRUCK TIRE CARE SIGNS:	ELEVATION #1:	
	6' 4" X 5' 4-1/2" Love's Truck Tire Care	34.05
	1' x 3'-1/2" Customer Entrance	3.04
	2' X 6' -1/2" Michelin	12.08
	2' X 6'-1/2" BF Goodrich	12.08
	2' X 6'-1/2" Yokohama	12.08
	2' X 6'-1/2" Bridgestone	12.08
	2' X 6'-1/2" Continental	12.08
	2' X 6'-1/2" Goodyear	12.08
	2' X 6'-1/2" Firestone	12.08
	TOTAL ELEVATION #1 SQUARE FEET:	121.65
	ELEVATION #2:	
	6' 4" X 5' 4-1/2" Love's Truck Tire Care	34.05
	2' X 6' -1/2" Michelin	12.08
	2' X 6'-1/2" BF Goodrich	12.08
	2' X 6'-1/2" Yokohama	12.08
	2' X 6'-1/2" Bridgestone	12.08
	2' X 6'-1/2" Continental	12.08
	2' X 6'-1/2" Goodyear	12.08
	2' X 6'-1/2" Firestone	12.08
	TOTAL ELEVATION #2 SQUARE FEET:	118.61
	TOTAL TRUCK TIRE CARE BUILDING SIGN SQUARE FEET:	240.26
	DIRECTIONAL SIGNS:	3' x 6' Directional
4' x 8' Directional		32.00
4' x 8' Directional		32.00
3' x 2' Carl's Jr. Directional		6.00
TOTAL DIRECTIONAL SQUARE FEET:		88.00
FUEL CANOPIES:	GAS CANOPY:	
	2' 3-1/2" X 10' X 2-1/2" North Elevation	23.39
	2' 3-1/2" X 10' X 2-1/2" East Elevation	23.39
	2' 3-1/2" X 10' X 2-1/2" South Elevation	23.39
	2' 3-1/2" X 10' X 2-1/2" West Elevation	23.39
	DIESEL CANOPY:	
	2' 3-1/2" X 10' X 2-1/2" North Elevation	23.39
	2' 3-1/2" X 10' X 2-1/2" East Elevation	23.39
	2' 3-1/2" X 10' X 2-1/2" South Elevation	23.39
	2' 3-1/2" X 10' X 2-1/2" West Elevation	23.39
	TOTAL SQUARE FEET FUEL CANOPY LOGO:	187.12
	CAT SCALE SIGN:	5' 4-1/2" x 20' Cat Scale Sign
2' x 3' Cat Scale Sign		6.00
TOTAL CAT SCALE SQUARE FEET:		113.50
	TOTAL SQUARE FOOTAGE:	2138.49




 211 10th Street SW Watertown, SD 57201 605.753.9700

DATE:	REVISION #:
*4/15/16	1 - 4/15/16 - CB
DRAWN BY:	CB

OVERALL HEIGHT: 103'
 TOTAL SQ. FT.: 1133.45

LOVE'S HI-RISE
 PROSSER, WA

8' X 10' LED HEART
 (80 SQ. FT.)

1' SEPARATION

9' X 22' LOVE'S
 (198 SQ. FT.)

4' SEPARATION

11' X 41' 6" PRICER
 BY SUNSHINE
 89" NUMERALS
 (456.5 SQ. FT.)



16' 9" x 23' 9 - 13/16"
 CARL'S JR
 (398.95 SQ. FT)

4' SEPARATION

70' FROM BOTTOM
 OF PRICER TO GRADE



LOVE'S, DIESEL & STAR ON CARL'S JR. INSTALLED TOWARDS INTERSTATE / HIGHWAY

LOCATION:	DATE:	DRAWING #:	REVISION #:	DRAWN BY:	 PHONE: 605.753.9700
PROSSER, WA	9/2/15	EI4159-0201	1(4/15/16)CB	CB	

OVERALL HEIGHT: 24'
 TOTAL SQ. FT.: 133.33

LOVE'S STREET SIGN
 PROSSER, WA

SIDE B
 NOT TO SCALE



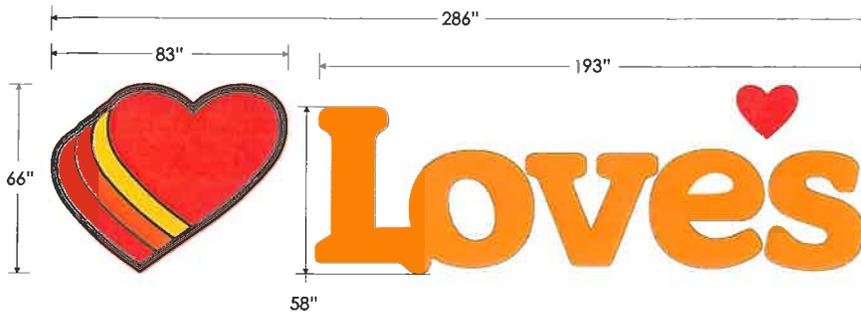
13' 4" X 10' LOVE'S / PRICER
 CARL'S JR

10' 8" TO BOTTOM OF
 CARL'S JR. TO GRADE

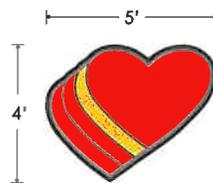
UNLEADED INSTALLED TOWARDS ROAD

LOCATION:	DATE:	DRAWING #:	REVISION #:	DRAWN BY:	 PHONE: 605.753.9700
PROSSER, WA	9/2/15	EI4159-0202	1(4/15/16)CB	CB	

LOVE'S BUILDING SIGNS



Qty (1) Front elevation
above Main Entrance
LED Illuminated
(131.08 Sq. ft.)



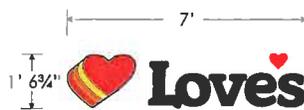
Qty (1) Front elevation
Qty (1) Side elevation
LED Illuminated
(20 Sq. ft. /sign)



Qty (1) Front elevation
LED Illuminated
(35 Sq. ft. /sign)



Qty (1) Rear elevation
Qty (1) Side elevation
LED Illuminated
(25.81 Sq. ft. /sign)



Qty (1) Rear elevation
Panaflex Logo
(10.94 Sq. ft.)

LOCATION:	DATE:	DRAWING #:	REVISION #:	SCALE:	DRAWN BY:	 PHONE: 605.753.9700
PROSSER, WA	9/2/15	EI4159-0203	1(3-21-16)CB	3/16" = 1'	CB	

LOVE'S TIRE SHOP SIGNS



6' 4" x 5' 4-1/2" Truck Tire Care
Qty (1) 1st elevation
Qty (1) 2nd elevation
Fluorescent Illumination
(34.05 sq. ft. / sign)



2' x 6' 1/2" Bridgestone Sign
Qty (1) 1st elevation
Qty (1) 2nd elevation
Fluorescent Illumination
(12.08 sq. ft / sign)



2' x 6' 1/2" Firestone Sign
Qty (1) 1st elevation
Qty (1) 2nd elevation
Fluorescent Illumination
(12.08 sq. ft / sign)



2' x 6' 1/2" Michelin Sign
Qty (1) 1st elevation
Qty (1) 2nd elevation
Fluorescent Illumination
(12.08 sq. ft / sign)



1' x 3' 1/2" Customer Entrance
Qty (1) 1st elevation
Fluorescent Illumination
(3.04 sq. ft)



2' x 6' 1/2" BFGoodrich Sign
Qty (1) 1st elevation
Qty (1) 2nd elevation
Fluorescent Illumination
(12.08 sq. ft / sign)



2' x 6' 1/2" Yokohama Sign
Qty (1) 1st elevation
Qty (1) 2nd elevation
Fluorescent Illumination
(12.08 sq. ft / sign)



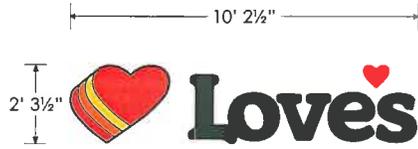
2' x 6' 1/2" Continental Sign
Qty (1) 1st elevation
Qty (1) 2nd elevation
Fluorescent Illumination
(12.08 sq. ft / sign)



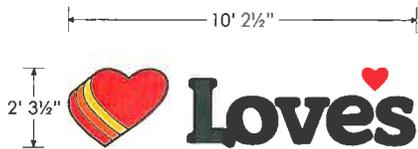
2' x 6' 1/2" Good Year Sign
Qty (1) 1st elevation
Qty (1) 2nd elevation
Fluorescent Illumination
(12.08 sq. ft / sign)

LOCATION:	DATE:	DRAWING #:	REVISION #:	SCALE:	DRAWN BY:	 PHONE: 605.753.9700
PROSSER, WA	9/2/15	EI4159-0204	0	3/8" = 1'	CB	

LOVE'S GAS CANOPY SIGNS



Qty (4) Gas Canopy
(23.39 Sq. ft./sign)

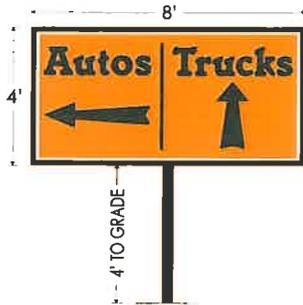


Qty (4) Diesel Canopy
(23.39 Sq. ft./sign)

LOCATION:	DATE:	DRAWING #:	REVISION #:	SCALE:	DRAWN BY:	 PHONE: 605.753.9700
PROSSER, WA	9/2/15	EI4159-0205	0	3/16" = 1'	CB	

LOVE'S DIRECTIONAL SIGNS

EAST SIDE

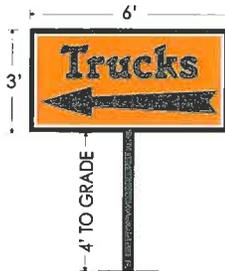


WEST SIDE

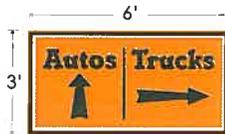


Directional Sign #1
at Main Entrance
LED Illuminated
(32 sq. ft.)

EAST SIDE



WEST SIDE



Directional Sign #2
at Auto Entrance
LED Illuminated
(18 sq. ft.)

NORTH SIDE



SOUTH SIDE



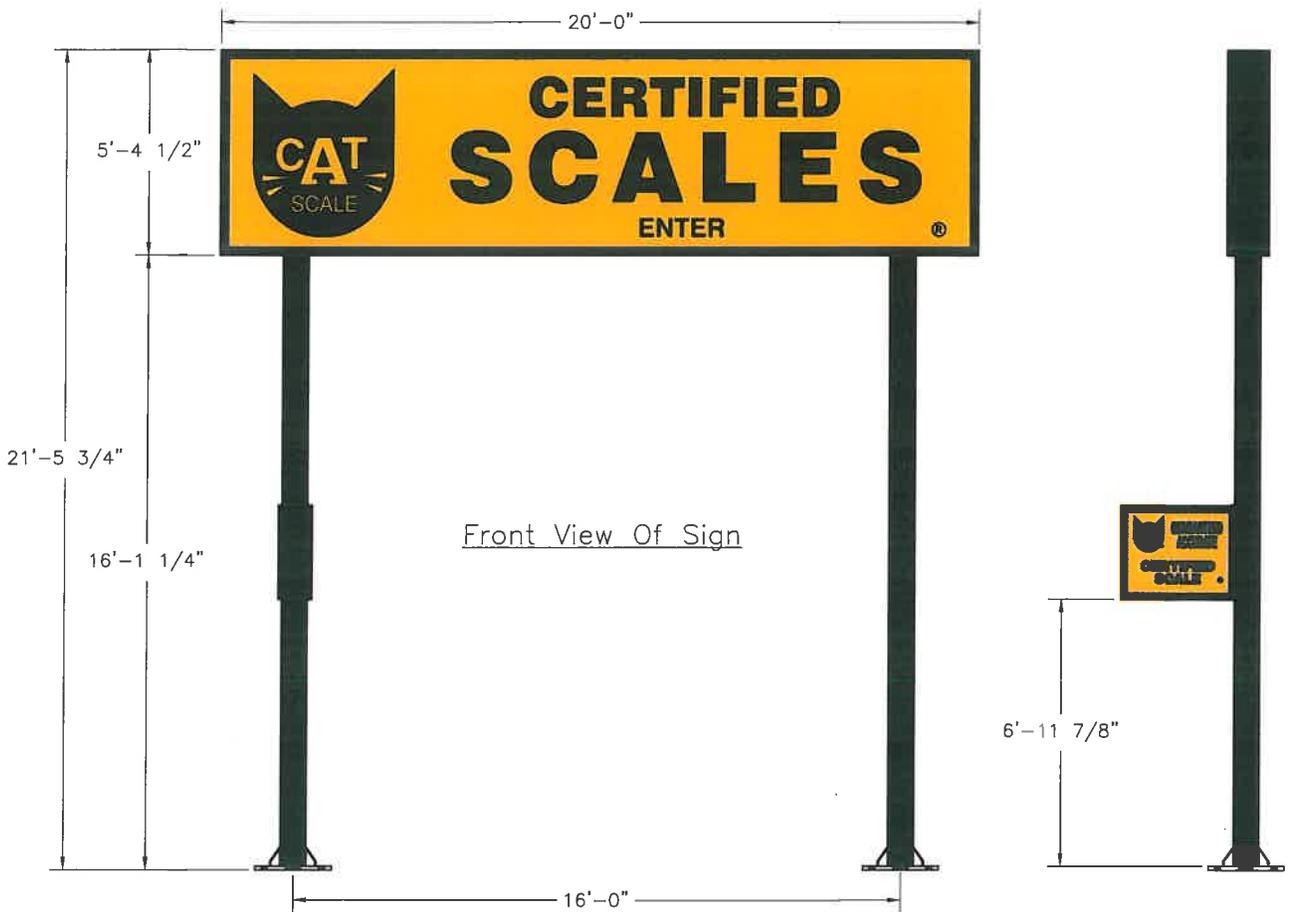
Directional Sign #3
at Truck Entrance
LED Illuminated
(32 sq. ft.)



Directional Sign #4
at Drive-thru entrance
LED Illuminated
(6 sq. ft.)

LOCATION:	DATE:	DRAWING #:	REVISION #:	SCALE:	DRAWN BY:	 PHONE: 605.753.9700
PROSSER, WA	9/2/15	EI4159-0206	3(4/15/16)CB	3/16" = 1'	CB	

CAT SCALE SIGNAGE



Front View Of Sign

FRONT VIEW

END VIEW



BACK VIEW

Qty (1) 5' 4 1/2" X 20' Cat Scale Sign
(107.50 sq. ft)

Qty (1) 2' x 3' Cat Scale Sign
(6 Sq. ft.)

LOCATION:	DATE:	DRAWING #:	REVISION #:	DRAWN BY:	 PHONE: 605.753.9700
PROSSER, WA	9/2/15	EI4159-0207	0	CB	



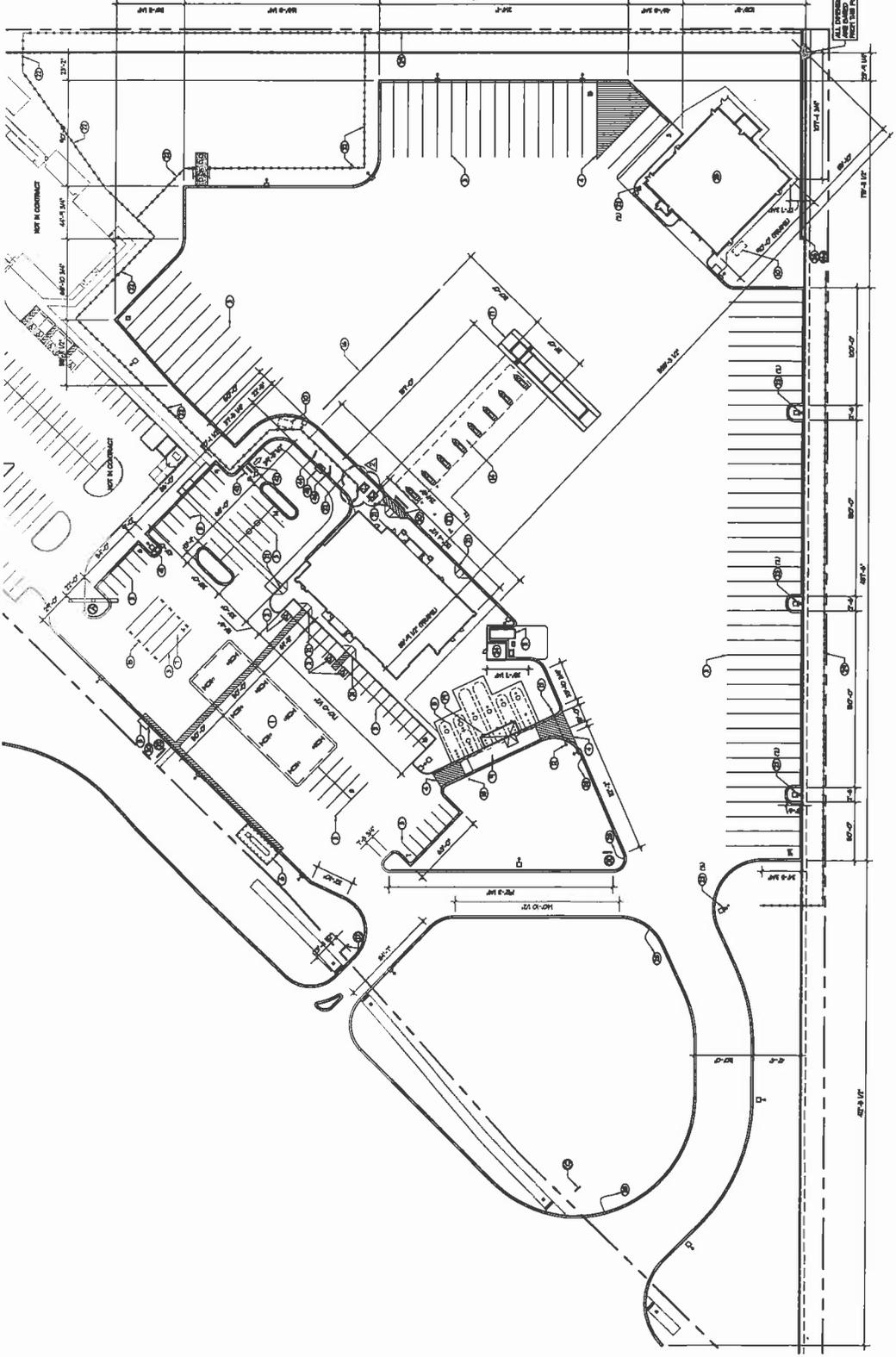
Pascal Aughtry & Associates, PC
 101 W. 10th Street
 Suite 200
 Oklahoma City, OK 73102
 Phone: (405) 233-1111
 Fax: (405) 233-1112
 Website: www.pascal-aughtry.com



Travel Stops
LOVES
A NEW TRAVEL STOP
STORE NO. 681
PROSSER, WA

Project No.	02-00118
Sheet No.	SP-1
Contract No.	15710522
Revision	02-01-18

REVISION	DESCRIPTION
1	ISSUED FOR PERMITS
2	ISSUED FOR CONSTRUCTION
3	ISSUED FOR CONSTRUCTION
4	ISSUED FOR CONSTRUCTION
5	ISSUED FOR CONSTRUCTION
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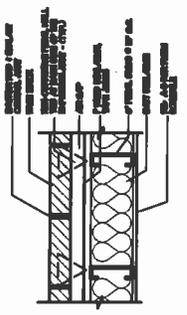
A SITE PLAN
 SCALE: 1" = 40'

- NOTES:**
1. ALL DIMENSIONS ARE FINISHES, UNLESS OTHERWISE NOTED.
 2. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES.
 3. ALL DIMENSIONS ARE FINISHES, UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS ARE FINISHES, UNLESS OTHERWISE NOTED.
 5. ALL DIMENSIONS ARE FINISHES, UNLESS OTHERWISE NOTED.
 6. ALL DIMENSIONS ARE FINISHES, UNLESS OTHERWISE NOTED.
 7. TOTAL AREA OF PROJECT - 10,000 SQ. FT.

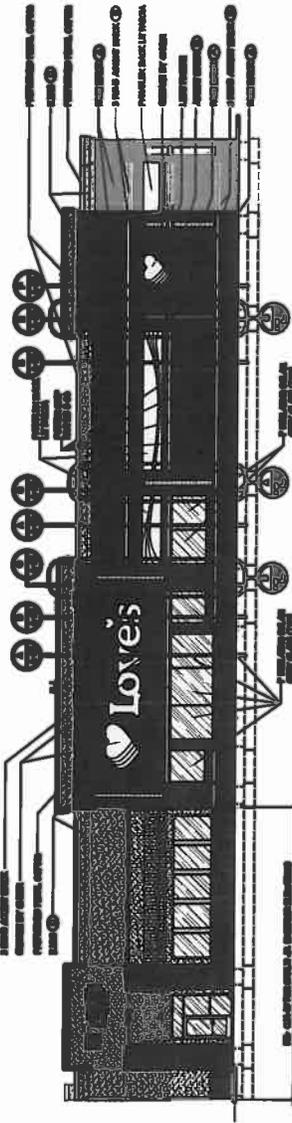
NO.	DATE	DESCRIPTION
1	10/15/18	ISSUED
2	10/15/18	REVISIONS
3	10/15/18	REVISIONS

NOTE: ALL DIMENSIONS TO FACE UNLESS NOTED OTHERWISE.

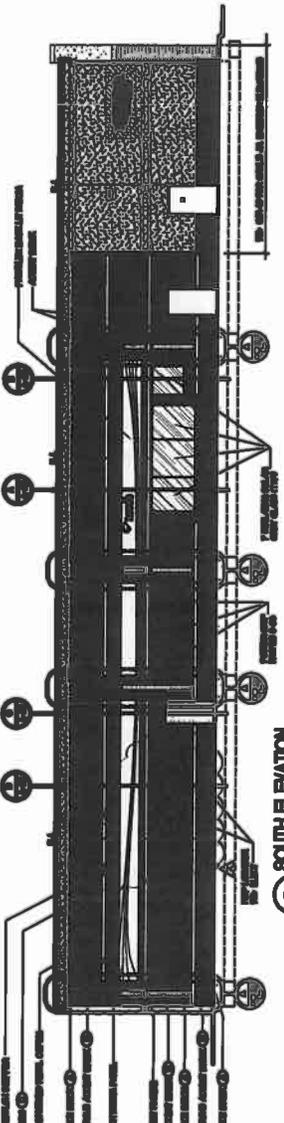
- 1. BRICK EXTERIOR FINISH
- 2. 1/2" GYPSUM BOARD
- 3. 1/2" GYPSUM BOARD
- 4. 1/2" GYPSUM BOARD
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- 91. 1/2" GYPSUM BOARD
- 92. 1/2" GYPSUM BOARD
- 93. 1/2" GYPSUM BOARD
- 94. 1/2" GYPSUM BOARD
- 95. 1/2" GYPSUM BOARD
- 96. 1/2" GYPSUM BOARD
- 97. 1/2" GYPSUM BOARD
- 98. 1/2" GYPSUM BOARD
- 99. 1/2" GYPSUM BOARD
- 100. 1/2" GYPSUM BOARD



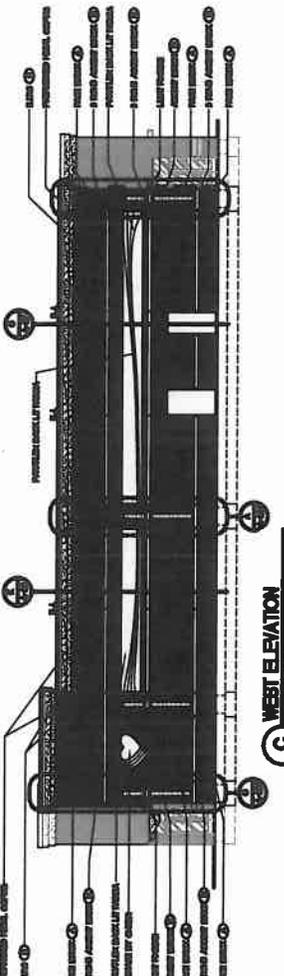
E BRICK EX. JOINT
 SCALE: 1/8" = 1'-0"



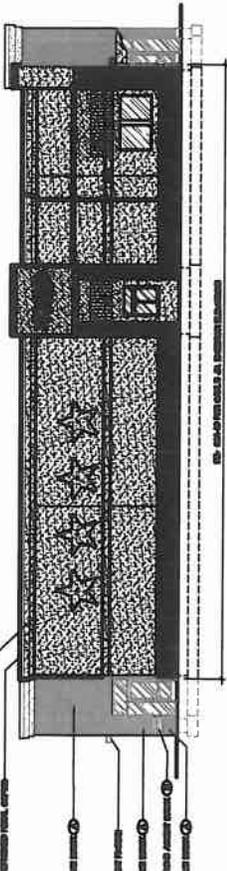
A NORTH ELEVATION
 SCALE: 3/8" = 1'-0"



B SOUTH ELEVATION
 SCALE: 3/8" = 1'-0"



C WEST ELEVATION
 SCALE: 3/8" = 1'-0"



D EAST ELEVATION
 SCALE: 3/8" = 1'-0"



Pascal Aughtry & Associates, PC

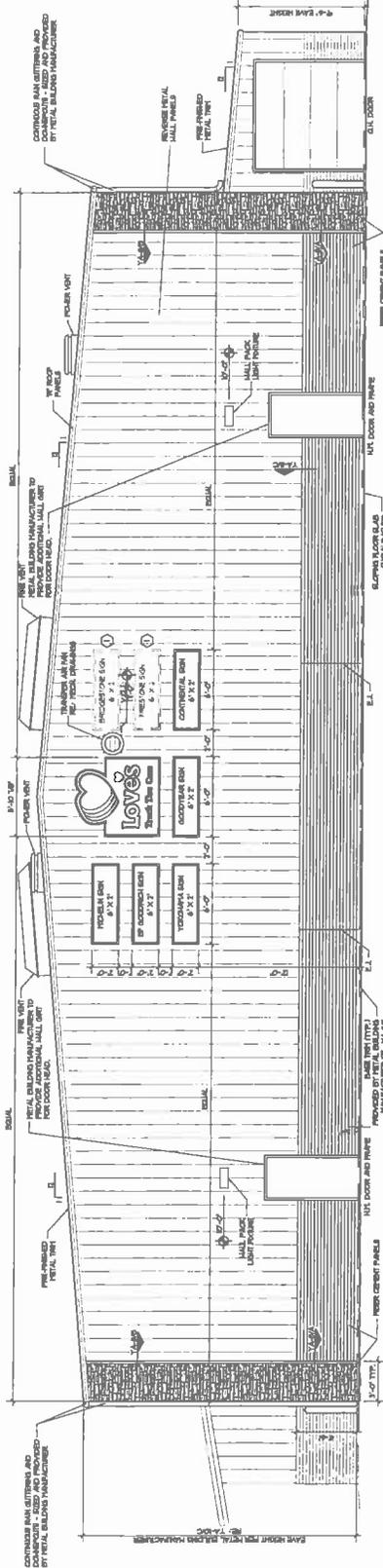
1000 4th Ave
 1st Floor
 DuPont Circle, NW
 Washington, DC 20036



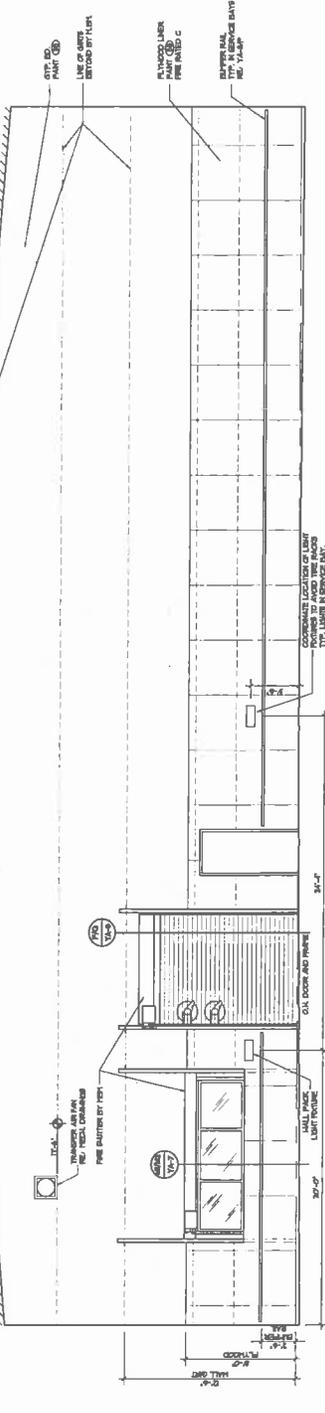
Loves
 Travel Stops
 A NEW TRAVEL STOP
 STORE NO. —
 PROSSER, WA

DATE	NO.	DESCRIPTION

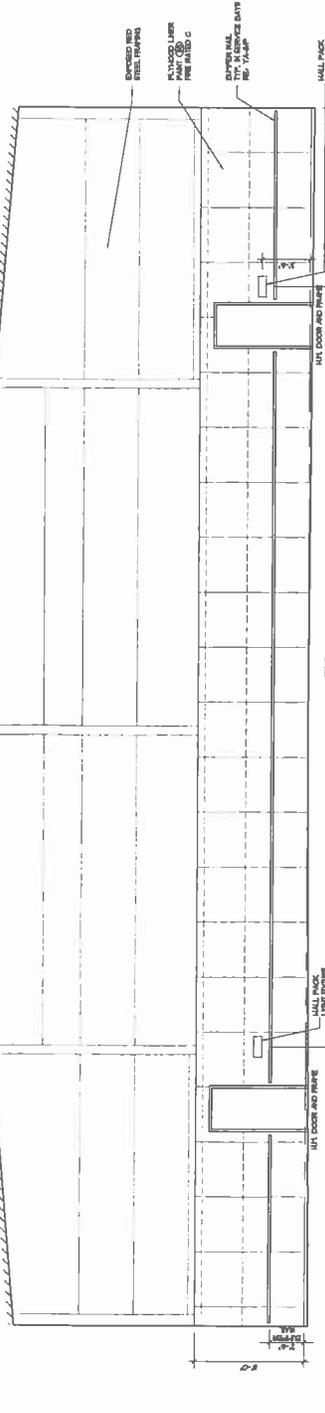
PROJECT NO. 1001002
 DATE: 02.04.16
 DRAWN BY: J. J. J.
YA-6



A WEST ELEVATION
 SCALE: 1/4" = 1'-0"



B INTERIOR ELEVATION
 SCALE: 1/4" = 1'-0"



C INTERIOR ELEVATION
 SCALE: 1/4" = 1'-0"



Project # _____
Deposit \$500

LUA-S2

VARIANCE REQUEST

CITY OF PROSSER, WASHINGTON

Supplemental to Land Use application LUA-1

Applicant Name: Effective Images Date 3/14/11

Project Name Loves Travel Stop Outdoor Signage

Project Location I-82 & Wine Country Rd, Exit 73

Description of variances ① Additional OAH + sq. ft. to Hi-Rise (freeway sign)
② Additional Sq. ft. on the street sign ③ Additional OAH + sq. ft. on directional
signs ④ Consider "Cat Scale Sign as a 3rd freestanding sign or
consider it a structure as it is a weight guide bar. ⑤ Additional
total signs on property totaling 40

INSTRUCTIONS

A variance may be approved when all of the following are found and explained in PMC 18.75.080 (see reverse). Please write your responses to the following conditions on a separate piece of paper and include with the application. Be as clear and accurate as possible to avoid misinterpretation of your request.

- A. Special privilege is not being granted, and why.
- B. The variance is necessary because of special circumstances, and why.
- C. The granting of the variance will not be materially detrimental to the public welfare, and why.

3. State Environmental Policy Act (SEPA) checklist is required if there is a change in density.

Prosser Municipal Code 18.75.80

Variances are heard and decided by the board of adjustment, in accordance with Title 19.
Variances will be approved only when all of the following are found:

- A. The variance will not constitute a grant of special privilege inconsistent with the limitation upon uses of other properties in the vicinity and zone in which the property, on behalf of which the application was filed, is located; and
- B. That such variance is necessary because of special circumstances relating to the size, shape, topography, location or surroundings of the subject property, to provide it with use rights and privileges permitted to other properties in the vicinity and in the zone in which the subject property is located; and
- C. That the granting of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and zone in which the subject property is located. (Ord. 1917 § 1 (part), 1997).

Yes and no answers will not be accepted.

All applications must be legible.

A SEPA checklist must be submitted.

No red ink.

**Electronic submissions will not be accepted.
Applications must be delivered or mailed to the City Clerk**

Prosser City Clerk
601 S 7th St.
Prosser WA
99350