

A



SIGN PERMIT

Q

Community Development Department
250 North 5th Street
Grand Junction, CO 81501
(970) 244-1430

Permit No. _____
Date Submitted 12-29-04
FEE \$ 25.00
Tax Schedule 2945-102-14-041
Zone C-2

560 S. Commercial Unit 5

BUSINESS NAME Builders West Supply CONTRACTOR The Sign Gallery
STREET ADDRESS 560 S. Commercial Unit 5 LICENSE NO. 2041068
PROPERTY OWNER Builders West ADDRESS 1048 Independent A-109
OWNER ADDRESS _____ TELEPHONE NO. 241-6400

- 1. FLUSH WALL 2 Square Feet per Linear Foot of Building Facade
- Face Change Only (2,3 & 4):
- 2. ROOF 2 Square Feet per Linear Foot of Building Facade
- 3. FREE-STANDING 2 Traffic Lanes - 0.75 Square Feet x Street Frontage
4 or more Traffic Lanes - 1.5 Square Feet x Street Frontage
- 4. PROJECTING 0.5 Square Feet per each Linear Foot of Building Facade

Existing Externally or Internally Illuminated - No Change in Electrical Service Non-Illuminated

(1 - 4) Area of Proposed Sign 17.5 Square Feet
(1,2,4) Building Facade 145 Linear Feet - on Commercial
(1 - 4) Street Frontage 200 Linear Feet
(2,3,4) Height to Top of Sign 10 Feet Clearance to Grade 8.5 Feet

Existing Signage/Type:	
<u>Proposed flush wall</u>	Sq. Ft.
<u>B.C. D # 2</u>	<u>29.3</u> Sq. Ft.
	Sq. Ft.
Total Existing:	<u>29.3</u> Sq. Ft.

● FOR OFFICE USE ONLY ●	
Signage Allowed on Parcel:	
Building	<u>272</u> Sq. Ft.
Free-Standing	<u>125</u> Sq. Ft.
Total Allowed:	<u>272</u> Sq. Ft.

COMMENTS: _____

NOTE: No sign may exceed 300 square feet. A separate sign permit is required for each sign. Attach a sketch of proposed and existing signage including types, dimensions, lettering, abutting streets, alleys, easements, property lines, and locations. Roof signs shall be manufactured such that no guy wires, braces or supports shall be visible.

Larry F. Bowler 12-23-04 Dayleen Henderson 12-30-04
Applicant's Signature Date Community Development Approval Date

(White: Community Development)

(Canary: Applicant)

(Pink: Code Enforcement)

(B)



SIGN PERMIT

Community Development Department
250 North 5th Street
Grand Junction, CO 81501
(970) 244-1430

Permit No. _____
Date Submitted 12-29-04
FEE \$ 5.00
Tax Schedule 2945-102-14-041
Zone C-2

BUSINESS NAME Buildex West Supply CONTRACTOR The Sign Gallery
STREET ADDRESS 560 South Commercial St LICENSE NO. 2041068
PROPERTY OWNER Buildex West ADDRESS 1048 Independent A-109
OWNER ADDRESS _____ TELEPHONE NO. 241-6400

- 1. FLUSH WALL 2 Square Feet per Linear Foot of Building Facade
- Face Change Only (2,3 & 4):
- 2. ROOF 2 Square Feet per Linear Foot of Building Facade
- 3. FREE-STANDING 2 Traffic Lanes - 0.75 Square Feet x Street Frontage
4 or more Traffic Lanes - 1.5 Square Feet x Street Frontage
- 4. PROJECTING 0.5 Square Feet per each Linear Foot of Building Facade

Existing Externally or Internally Illuminated - No Change in Electrical Service Non-Illuminated

(1 - 4) Area of Proposed Sign 5.3 Square Feet
(1,2,4) Building Facade ~~145~~ Linear Feet 136
(1 - 4) Street Frontage ~~200~~ Linear Feet 167
(2,3,4) Height to Top of Sign 8 Feet Clearance to Grade 6.5 Feet

Existing Signage/Type:	
<u>Proposed flush wall</u>	<u>12.5</u> Sq. Ft.
<u>A, EA</u>	<u>36.2</u> Sq. Ft.
	Sq. Ft.
Total Existing:	<u>12.5</u> <u>36.2</u> Sq. Ft.

● FOR OFFICE USE ONLY ●	
Signage Allowed on Parcel:	
Building	<u>272</u> Sq. Ft.
Free-Standing	<u>125</u> Sq. Ft.
Total Allowed:	<u>272</u> Sq. Ft.

COMMENTS:

NOTE: No sign may exceed 300 square feet. A separate sign permit is required for each sign. Attach a sketch of proposed and existing signage including types, dimensions, lettering, abutting streets, alleys, easements, property lines, and locations. Roof signs shall be manufactured such that no guy wires, braces or supports shall be visible.

Larry E. Boulton 12-23-04 Dayleen Henderson 12-30-04
Applicant's Signature Date Community Development Approval Date

(White: Community Development)

(Canary: Applicant)

(Pink: Code Enforcement)



SIGN PERMIT

Community Development Department
 250 North 5th Street
 Grand Junction, CO 81501
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Permit No. _____
 Date Submitted 12-29-04
 FEE \$ 5.00
 Tax Schedule 2945-102-14-041
 Zone E-2

BUSINESS NAME Merry Maids CONTRACTOR The Sign Gallery
 STREET ADDRESS 560 S. Commercial Unit 2 LICENSE NO. 2041068
 PROPERTY OWNER Merry Maids ADDRESS 1648 Independent A-109
 OWNER ADDRESS _____ TELEPHONE NO. 241-6400

- 1. FLUSH WALL 2 Square Feet per Linear Foot of Building Facade
- Face Change Only (2,3 & 4):
- 2. ROOF 2 Square Feet per Linear Foot of Building Facade
- 3. FREE-STANDING 2 Traffic Lanes - 0.75 Square Feet x Street Frontage
4 or more Traffic Lanes - 1.5 Square Feet x Street Frontage
- 4. PROJECTING 0.5 Square Feet per each Linear Foot of Building Facade

Existing Externally or Internally Illuminated - No Change in Electrical Service Non-Illuminated

(1 - 4) Area of Proposed Sign 12 Square Feet
 (1,2,4) Building Facade ~~145~~ Linear Feet 136
 (1 - 4) Street Frontage ~~166~~ Linear Feet 167
 (2,3,4) Height to Top of Sign 10 Feet Clearance to Grade 8 Feet

Existing Signage/Type:		
<u>Proposed flush wall</u>	<u>17.8</u>	Sq. Ft.
<u>AB DOOR</u>	57.5	Sq. Ft.
	24.5	Sq. Ft.
Total Existing:	<u>17.8</u>	Sq. Ft.

● FOR OFFICE USE ONLY ●	
Signage Allowed on Parcel:	
Building	<u>272</u> Sq. Ft.
Free-Standing	<u>125</u> Sq. Ft.
Total Allowed:	<u>272</u> Sq. Ft.

COMMENTS: _____

NOTE: No sign may exceed 300 square feet. A separate sign permit is required for each sign. Attach a sketch of proposed and existing signage including types, dimensions, lettering, abutting streets, alleys, easements, property lines, and locations. Roof signs shall be manufactured such that no guy wires, braces or supports shall be visible.

Larry Z Bowler 12-23-04 Gayleen Henderson 12-30-04
 Applicant's Signature Date Community Development Approval Date

(White: Community Development) (Canary: Applicant) (Pink: Code Enforcement)



SIGN PERMIT

D

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250 North 5th Street
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Permit No. _____
Date Submitted 12-29-04
FEE \$ 5.00
Tax Schedule 2945-102-14-041
Zone C-2

BUSINESS NAME Quality Garage Door CONTRACTOR The Sign Gallery
STREET ADDRESS 560 S Commercial #1 LICENSE NO. 2041068
PROPERTY OWNER Quality Garage Door ADDRESS 1048 Independent A-109
OWNER ADDRESS _____ TELEPHONE NO. 241-6400

- 1. FLUSH WALL 2 Square Feet per Linear Foot of Building Facade
Face Change Only (2,3 & 4):
- 2. ROOF 2 Square Feet per Linear Foot of Building Facade
- 3. FREE-STANDING 2 Traffic Lanes - 0.75 Square Feet x Street Frontage
4 or more Traffic Lanes - 1.5 Square Feet x Street Frontage
- 4. PROJECTING 0.5 Square Feet per each Linear Foot of Building Facade

Existing Externally or Internally Illuminated - No Change in Electrical Service Non-Illuminated

(1 - 4) Area of Proposed Sign 12 Square Feet
(1,2,4) Building Facade ~~775~~ Linear Feet 136
(1 - 4) Street Frontage ~~100~~ Linear Feet 167
(2,3,4) Height to Top of Sign 10 Feet Clearance to Grade 8 Feet

Existing Signage/Type:	
<u>Proposed flush wall</u>	Sq. Ft.
<u>A, B & C</u>	<u>29.8</u> Sq. Ft.
	Sq. Ft.
Total Existing:	<u>29.8</u> Sq. Ft.

● FOR OFFICE USE ONLY ●	
Signage Allowed on Parcel:	
Building	<u>272</u> Sq. Ft.
Free-Standing	<u>125</u> Sq. Ft.
Total Allowed:	<u>272</u> Sq. Ft.

COMMENTS: _____

NOTE: No sign may exceed 300 square feet. A separate sign permit is required for each sign. Attach a sketch of proposed and existing signage including types, dimensions, lettering, abutting streets, alleys, easements, property lines, and locations. Roof signs shall be manufactured such that no guy wires, braces or supports shall be visible.

Larry L Bowler 12-23-04 Dayleen Henderson 12-30-04
Applicant's Signature Date Community Development Approval Date

(White: Community Development) (Canary: Applicant) (Pink: Code Enforcement)

E



SIGN PERMIT

Community Development Department
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Grand Junction, CO 81501
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Permit No. _____
Date Submitted 12-29-04
FEE \$ 5.00
Tax Schedule 2945-102-14-041
Zone C-2

BUSINESS NAME Quality Garage Doors CONTRACTOR The Sign Gallery
STREET ADDRESS 560 Commercial #1 LICENSE NO. 2041068
PROPERTY OWNER Quality Garage Doors ADDRESS 1048 Independent A-109
OWNER ADDRESS _____ TELEPHONE NO. 241-6400

- 1. FLUSH WALL 2 Square Feet per Linear Foot of Building Facade
- Face Change Only (2,3 & 4):
- 2. ROOF 2 Square Feet per Linear Foot of Building Facade
- 3. FREE-STANDING 2 Traffic Lanes - 0.75 Square Feet x Street Frontage
4 or more Traffic Lanes - 1.5 Square Feet x Street Frontage
- 4. PROJECTING 0.5 Square Feet per each Linear Foot of Building Facade

Existing Externally or Internally Illuminated - No Change in Electrical Service Non-Illuminated

(1 - 4) Area of Proposed Sign 24 Square Feet West
(1,2,4) Building Facade 70 Linear Feet on Pinyon
(1 - 4) Street Frontage 125 Linear Feet
(2,3,4) Height to Top of Sign 13 Feet Clearance to Grade 10 Feet

Existing Signage/Type:	
	Sq. Ft.
	Sq. Ft.
	Sq. Ft.
Total Existing:	<u>0</u> Sq. Ft.

● FOR OFFICE USE ONLY ●	
Signage Allowed on Parcel:	
Building	<u>140</u> Sq. Ft.
Free-Standing	<u>93.75</u> Sq. Ft.
Total Allowed:	<u>140</u> Sq. Ft.

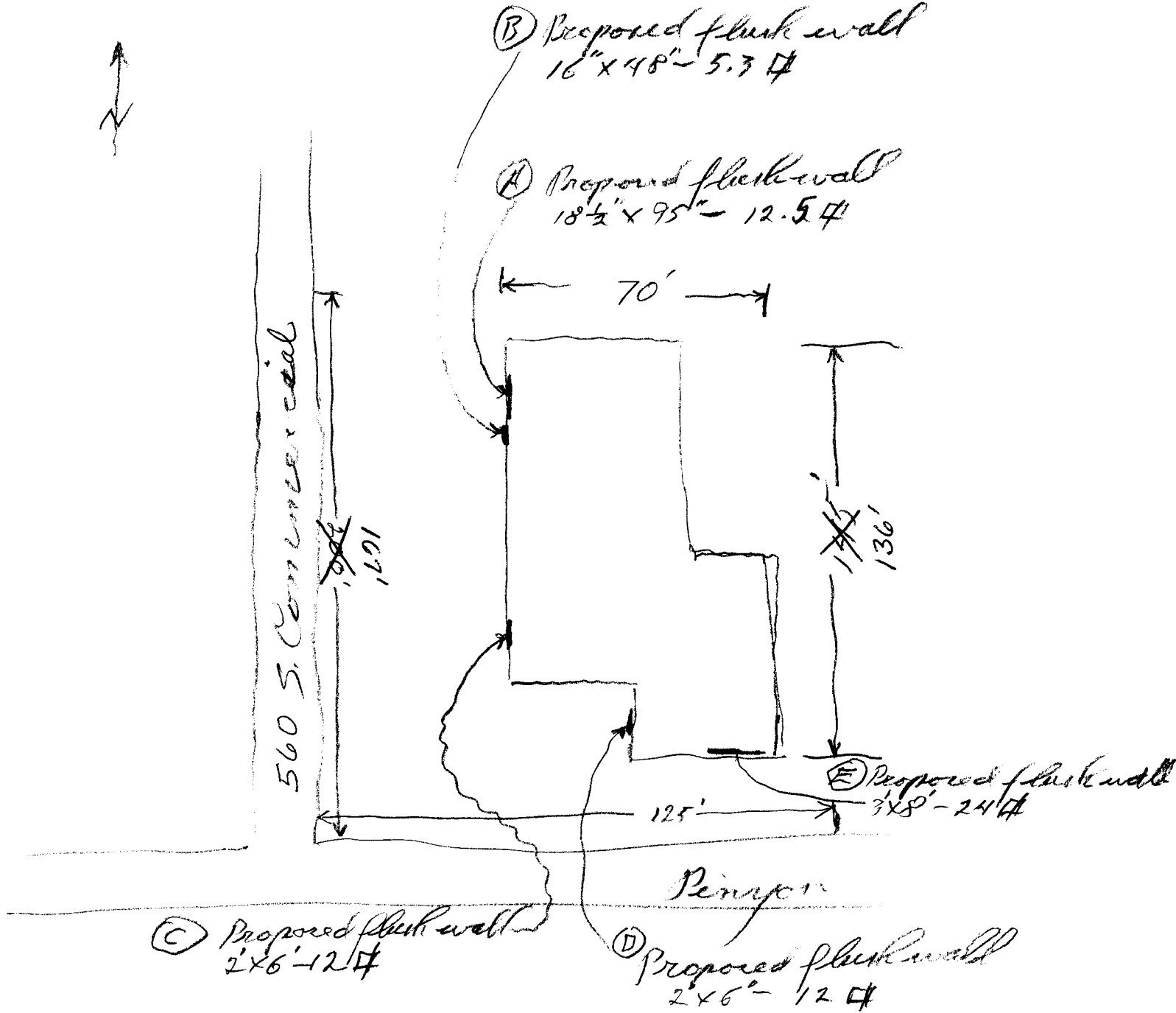
COMMENTS: _____

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Larry L Bowler 12-23-04 Gayleen Henderson 12-30-04
Applicant's Signature Date Community Development Approval Date

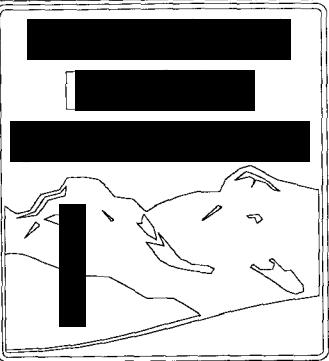
(White: Community Development) (Canary: Applicant) (Pink: Code Enforcement)

560 S. Commercial



560 S. Commercial

(A) 12.3 ft



BUILDERS

WEST SUPPLY

95"

16"

BUILDERS WINDOWS
 WEST DOORS
 SUPPLY SKYLIGHTS

248-WEST

48"
5.3 ft

(B)

560 S. Commercial

QUALITY
GARAGE DOORS, LLC

Service, Installation, Sales, Free Estimates

D - 2'x6' - 12 #

E - 3'x8' - 24 #

MERRY MAIDS

C - 2'x6' - 12 #

CONDOMINIUM MAP OF SOUTH COMMERCIAL CONDOMINIUMS

C-2
55-2004-072

560 S. Commercial

DEDICATION

WHEREAS, AKW Enterprises, LLP is the owner of real property located in the East 1/2 of the West 1/2 Northwest 1/4, Section 10, Township 1 South, Range 1 West, Ute Meridian, City of Grand Junction, Mesa County, Colorado, described as follows WILGEM MINOR SUBDIVISION as recorded in Book 369D, Page 374 in the Mesa County Clerk and Recorder's Office:

The owners certifies that the Condominium Plat of SOUTH COMMERCIAL CONDOMINIUMS has been prepared pursuant to the purposes stated in the Declaration of Condominium of SOUTH COMMERCIAL CONDOMINIUMS as recorded in Book 3805 Page 454 in the Clerk and Recorder's Office of Mesa County, Colorado.

KNOW ALL MEN BY THESE PRESENTS that the Owner does hereby dedicate, grant and submit the real property and easements, together with all improvements thereon, to condominium common interest ownership under the style and name SOUTH COMMERCIAL CONDOMINIUMS with the various portions of such real property and easements being designated for separate and common ownership as shown on the plat in accordance with SOUTH COMMERCIAL CONDOMINIUMS Declaration of Condominium.

All Multipurpose Easements are dedicated to the City of Grand Junction for the use of City-approved utilities and public providers as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances including, but not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, landscaping, trees and grade structures.

All Easements include the right of ingress and egress on, along, over, under, through and across by the beneficiaries, their successors, or assigns, together with the right to trim or remove interfering trees and brush, and in Drainage and Detention/Retention easements or tracts, the right to dredge; provided however, that the beneficiaries/owners shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of said lots or tracts hereby plotted shall not burden or overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

AKW Enterprises, LLP

By: Donald Dennis Wittgen By: Gave Anderson By: Steven A. King
Donald Dennis Wittgen Gave Anderson Steven King

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO }
COUNTY OF MESA } ss

The foregoing instrument, was acknowledged before me by Donald Dennis Wittgen, Gave Anderson, Steven King as partners of AKW Enterprises, LLP this 22nd day of December, A.D., 2004.

Witness my hand and official seal Heather Cutts
Notary Public

My Commission Expires 10-25-08

LIENHOLDERS RATIFICATION OF PLAT

The undersigned, hereby certifies that it is a holder of a security interest upon the property hereon described and does hereby join in and consent to the dedication of the land described in said dedication by the owners thereof and agree that its security interest which is recorded in Book 3679, Page 629 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by its Retained Trust with the authority of its Board of Directors, this 22nd day of December, 2004.

By: [Signature] For First National Bank of the Rockies

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO }
COUNTY OF MESA } ss

The foregoing instrument was acknowledged before me by Roo Sawyer this 22nd day of December, A.D., 2004.

Witness my hand and official seal Heather Cutts
Notary Public

My Commission Expires 10-25-08

TITLE CERTIFICATION

STATE OF COLORADO }
COUNTY OF MESA } ss

We, First American Heritage Title Company, A title insurance company, as duly licensed in the State of Colorado, hereby certify that we have examined the title to the hereon described property, that we find the title to the property is vested to AKW Enterprises, LLP; that the current taxes have been paid; that all mortgages not satisfied or released of record nor otherwise terminated by law are shown hereon and that there are no other encumbrances of record; that all easement, reservation and rights of way are shown hereon.

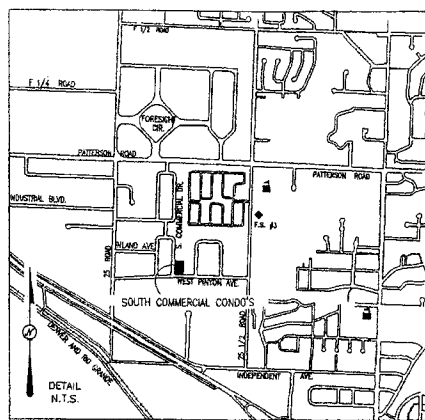
Date: 12/22/04 By: Nicole Lewis - Title Officer
Name and Title
First American Heritage Title Company

SURVEYOR'S CERTIFICATION

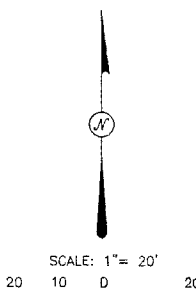
I, Stanley K. Warner, a Professional Land Surveyor licensed in the State of Colorado, do hereby state that this condominium map of SOUTH COMMERCIAL CONDOMINIUMS was prepared containing information required by C.R.S. 38-33.3-209 and under my direct supervision, that it depicts the vertical and horizontal locations of each unit shown hereon, and it was made from measurements upon and within the existing structure. The improvements and easements hereon are substantially complete.

Stanley K. Warner
PROFESSIONAL LAND SURVEYOR, 27279
CERTIFIED THIS 22nd DAY OF December, 2004.

27279



LOCATION MAP
NOT TO SCALE



LEGEND

- ◆ FOUND REBAR AND CAP, AS NOTED
- FOUND ALUMINIUM CAP ON No. 5 REBAR, FLS 27279
- (LS) LICENSED SURVEYOR
- X EXISTING FENCE
- GAS METER
- ELECTRICAL BOX
- FIRE HYDRANT
- △ SIGN
- TELEPHONE/TV PEDESTAL
- LIGHT POLE
- TREE
- WATER METER
- CONCRETE
- HANDICAP PARKING
- GCE GENERAL COMMON ELEMENT
- △ = DELTA
- SQ.FT. = SQUARE FEET
- GCE = UNDERGROUND ELECTRIC
- UTE = UNDERGROUND TELEPHONE
- SIMSLOS = SURVEY INFORMATION MANAGEMENT SYSTEM LOCAL COORDINATE SYSTEM

NOTES

Units square footage area determined by interior wall measurements.

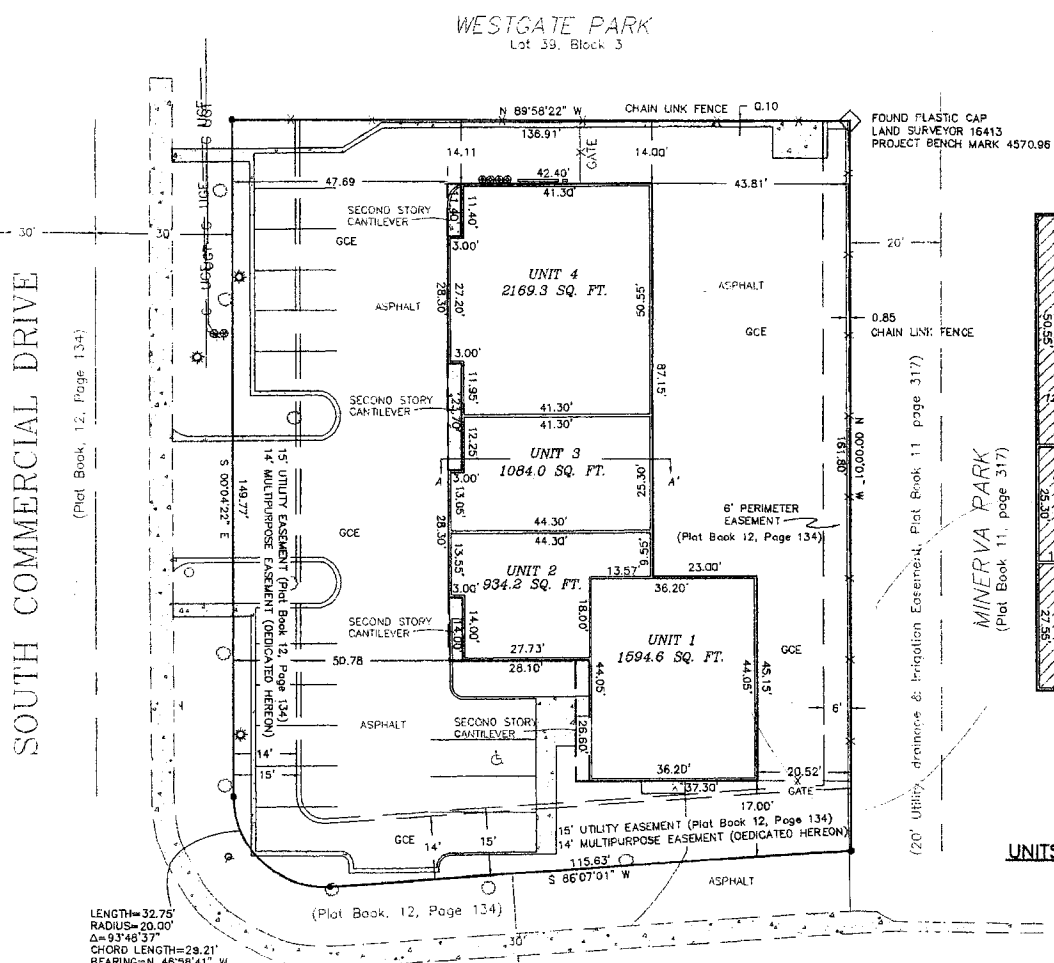
Easement and Title Information provided by First American Heritage Title Company, Commitment Number D013863

The bearings hereon are grid bearings of the Mesa County SIMSLOS determined by GPS observation on found evidence at the NE corner of Lot 40, (OED plastic cap, Land Surveyor 16483) and evidence found at the NW corner of Lot 40, (No. 5 rebar), of Block 3, Westgate Park Subdivision. The bearing of this line is N89°58'22"W.

The Project Benchmark is the Northeast Corner of the property, found plastic cap Land Surveyor 16413 with an elevation of 4570.96 / NAVD 88.

Property corners located during this survey that were within 0.25 feet of the calculated point were accepted as being "in position".

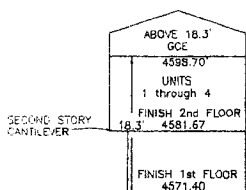
NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.



LENGTH = 32.75'
RADIUS = 20.00'
Δ = 93°46'37"
CHORD LENGTH = 28.21'
BEARING = N 46°58'41" W

UNIT 1	=	2237.4 SQ. FT.	25%
UNIT 2	=	1635.6 SQ. FT.	19%
UNIT 3	=	1523.5 SQ. FT.	17%
UNIT 4	=	3384.0 SQ. FT.	39%
TOTAL	=	8780.5 SQ. FT.	100%

COMBINED 1st AND 2nd FLOOR



SECTION A-A' (TYP.)
NOT TO SCALE

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO }
COUNTY OF MESA } ss
I hereby certify that this instrument was filed in my office at 1:12 o'clock P. M., December 23, A.D., 2004, and was duly recorded in Book No. 3805 Page No. 455

Reception No. 2230699 Fee \$ \$10.00 + 1.00
Drawer No. KK-84

CITY APPROVAL

This Condominium map of SOUTH COMMERCIAL CONDOMINIUMS, a condominium in the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on this 22nd day of December, 2004.

[Signature] City Manager
[Signature] City Mayor

Prepared for: AKW Enterprises, LLP
Grand Junction, CO

CONDOMINIUM MAP OF SOUTH COMMERCIAL CONDOMINIUMS	
CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO, MESA COUNTY, COLORADO, NW1/4, SECTION 10, T.1S., R.1W., UTE MERIDIAN	
High Desert Surveying, LLC 2591 B 3/4 Road, Grand Jct., CO 81503 970-254-8649 Fax 970-255-7047	
SUR. BY: SKW/BE	DRAWN BY: SKW
JOB NO. 04-28	SHEET 1 OF 1
REVISION DATE: DECEMBER 22, 2004	