



# SIGN PERMIT 0

A

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

Permit No. \_\_\_\_\_  
Date Submitted 2-14-05  
FEE \$ 25.00  
Tax Schedule 2945-102-44-002  
Zone C-2

BUSINESS NAME DBA Leigh Rental, LLC  
STREET ADDRESS 576 Northgate  
PROPERTY OWNER Jordone Leigh  
OWNER ADDRESS \_\_\_\_\_

CONTRACTOR Bud's Signs  
LICENSE NO. 2040162  
ADDRESS 1055 Ute  
TELEPHONE NO. 246-7700

- 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 38 Linear Feet  
(1 - 4) Street Frontage 88 Linear Feet  
(2,3,4) Height to Top of Sign 13 Feet Clearance to Grade 10 Feet

Existing Signage/Type:	
	ϕ Sq. Ft.
	Sq. Ft.
	Sq. Ft.
	Sq. Ft.
Total Existing:	Sq. Ft.

● FOR OFFICE USE ONLY ●	
Signage Allowed on Parcel: <u>Northgate Dr</u>	
Building	<u>76</u> Sq. Ft.
Free-Standing	<u>66</u> Sq. Ft.
Total Allowed:	<u>76</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.

<u>Eui Bennett</u>	<u>2-14-05</u>	<u>Gayleen Henderson</u>	<u>2-14-05</u>
Applicant's Signature	Date	Community Development Approval	Date

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



# SIGN PERMIT

(B)

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

Permit No. \_\_\_\_\_  
Date Submitted 2-14-05  
FEE \$ 5.00  
Tax Schedule 2945-102-44-002  
Zone C-2

BUSINESS NAME DBA Leigh Rental, LLC  
STREET ADDRESS 576 Northgate  
PROPERTY OWNER Jordane Leigh  
OWNER ADDRESS \_\_\_\_\_

CONTRACTOR Bud's Signs  
LICENSE NO. 2040162  
ADDRESS 1055 vte  
TELEPHONE NO. 245-7700

- 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 38 Linear Feet  
(1 - 4) Street Frontage 100 Linear Feet  
(2,3,4) Height to Top of Sign 13 Feet Clearance to Grade 10 Feet

Existing Signage/Type:	
<u>Flush wall</u>	<u>12</u> Sq. Ft.
	Sq. Ft.
	Sq. Ft.
Total Existing:	<u>12</u> Sq. Ft.

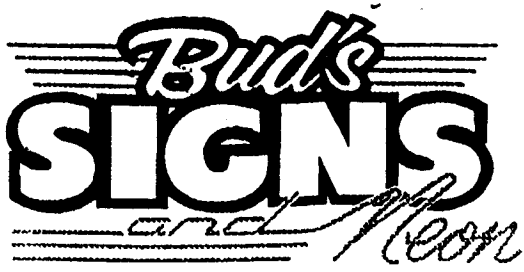
● FOR OFFICE USE ONLY ●	
Signage Allowed on Parcel: <u>Weslo Ct.</u>	
Building	<u>76</u> Sq. Ft.
Free-Standing	<u>75</u> Sq. Ft.
Total Allowed:	<u>76</u> Sq. Ft.

### 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.

Eui Bennett 2-14-05 Baylene Henderson 2-14-05  
 Applicant's Signature Date Community Development Approval Date

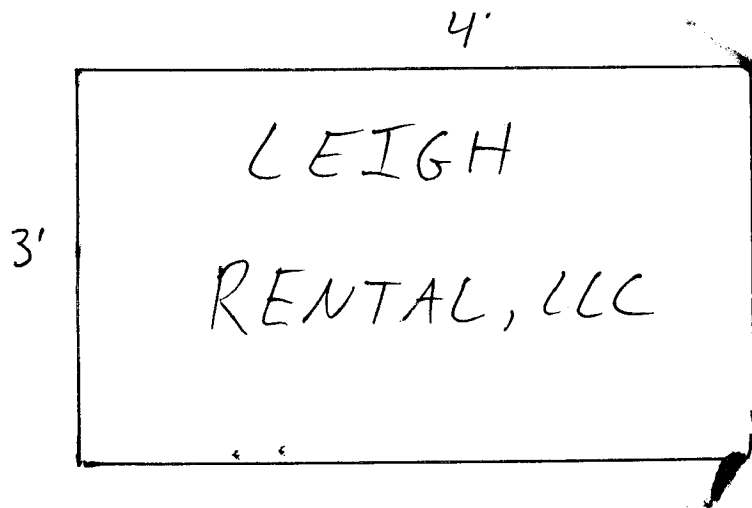
(White: Community Development) (Canary: Applicant) (Pink: Code Enforcement)

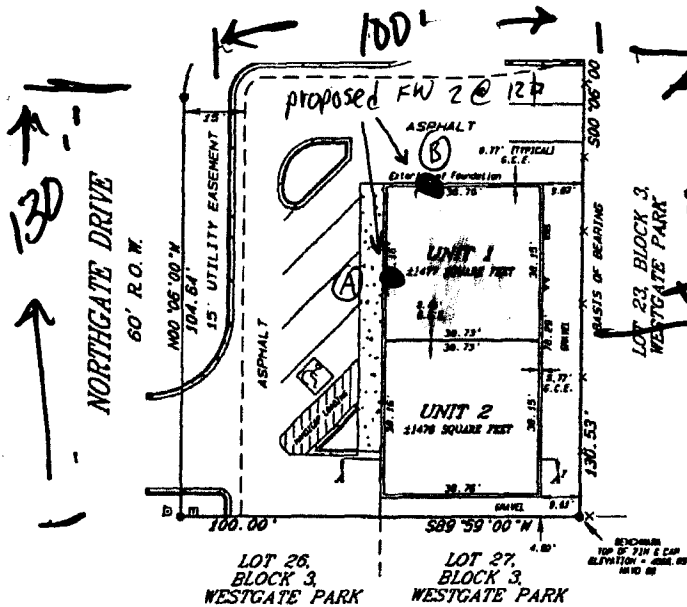


We Do Signs RIGHT!

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12" Flushwall Sign

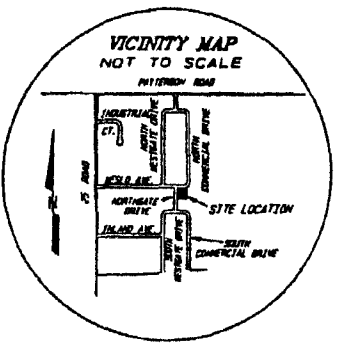
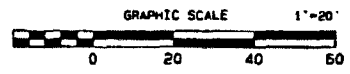




3x4'

**LEGEND & ABBREVIATIONS**

- FD 1.5" PLASTIC CAP ON #5 REBAR STAMPED LS 24953
- ELECTRIC PEDESTAL
- TELEPHONE PEDESTAL
- ⊕ FIRE HYDRANT
- ▲ ELECTRIC METER
- GAS METER
- WATER METER
- X- FENCE LINE
- ▨ CONCRETE
- G.C.E. General Common Element
- △ = Central Angle



**CITY APPROVAL**

This plat of NORTHGATE CONDOMINIUM, a condominium of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the 1st day of September, 2004.

*[Signature]* City Mayor  
*[Signature]* City Manager

**NORTHGATE CONDOMINIUM DECLARATIONS**

Recorded in Book 3739 at Pages 968-981 in the Clerk and Recorder's Office of Mesa County, Colorado.

**SURVEYOR'S STATEMENT**

I, Steven L. Hagedorn, a Professional Land Surveyor licensed in the State of Colorado, do hereby state that this map was prepared under my direct supervision, that it depicts the vertical and horizontal locations of each unit shown hereon, and that it was made from measurements upon and within the existing structures which are substantially complete. This map contains all the information required by C.R.S. 38-33.3-209.



**NOTES**

Property Street Address is 576 Northgate Drive  
 Everything outside the building footprint is G.C.E. (General Common Element) except as shown.  
 Basis of Bearing being S89°05'00"E between the northeast corner and the southeast corner of Lot 1, Maynard Single Subdivision, both being found 1.5" plastic caps on #3 rebar stamped LS 24953.  
 NOTICE: According to Colorado law you must commence any legal action based upon any defect in the 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 this certification/statement shown hereon.

Witness  
 Address  
 My Commis

I hereby certify that this is the 17th day of Sept. Reception No. 221417

*[Signature]*

State or County

No. Mer. in the title to property that this or rules and their reservation

date: 1

The undersigned upon the to the d thereof at Page shall be

IN WITNESS whereof I have hereunto set my hand and the seal of the City of Grand Junction, Colorado, this 1st day of September, 2004.

By: *[Signature]*

STATE OF COLORADO

The foregoing is true and correct.

Witness

Address  
 My Commis

DUNN JORDAN LEIGH  
 DBA LEIGH RENTAL LLC  
 576 NORTHGATE  
 GJS CO 81505  
 242-7925  
 2945-102-44-001

# CONDOMINIUM MAP OF NORTHGATE CONDOMINIUM

## OWNER'S CERTIFICATE

Gilbert Maynard and Debbie Maynard ("Declarants") are the owners of the following described property, Lot 1 of HAYWARD SINGLE SUBDIVISION, City of Grand Junction, County of Mesa State of Colorado, as recorded in Book 3374 at Page 325 of the Mesa County records.

The owner certifies that this Condominium Map of NORTHGATE CONDOMINIUM has been prepared pursuant to the purposes stated in the Condominium Declaration for NORTHGATE CONDOMINIUM.

Gilbert Maynard  
Gilbert Maynard

Debbie Maynard  
Debbie Maynard

STATE OF COLORADO )  
COUNTY OF MESA )

The foregoing owner's certificate was acknowledged before me this 10 day of August, A.D. 2004 by Gilbert Maynard and Debbie Maynard

Witness my hand and official seal Patricia Capra

Notary Public

Address 359 Main Street Grand Junction, CO

My commission expires 12-19-10



## CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed for recording in my office at 10:19 o'clock A.M. this 11 day of September, A.D. 2004, and is duly recorded in Book No. 3719 at page 967.

Reception No. 2214174 Fee \$ 10.00 Drawer No. KK-31

Lucinda Westberg  
Notary

Donna Ward  
Clerk and Recorder

## TITLE CERTIFICATION

State of Colorado  
County of Mesa

We, Meridian Land Title, a title insurance company, as duly licensed in the State of Colorado, hereby certify that we have examined the title to the herein described property, that we find the title to the property is vested to Gilbert Maynard and Debbie Maynard; that the current taxes have been paid; that all mortgages not satisfied or released of record heretofore terminated by law are shown hereon and that there are no other encumbrances of record; that all easements, reservations and right-of-way of record are shown hereon.

date: AUGUST 11, 2004

By: [Signature]  
MERIDIAN LAND TITLE, LLC

## LIENHOLDERS RATIFICATION OF PLAT

The undersigned, hereby certifies that it is a holder of a security interest upon the property herein 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 3317 at Page 306 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 ALY with the authority of its Board of Directors, this 10 day of August, 2004.

By: Patricia Capra

For: The Bank of Grand Junction



STATE OF COLORADO )  
COUNTY OF MESA )

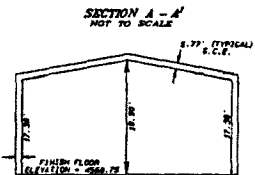
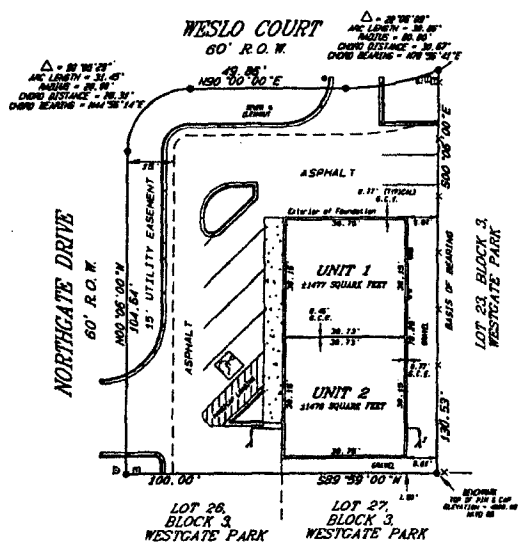
The foregoing owner's certificate was acknowledged before me this 10 day of August, A.D. 2004 by Gilbert Maynard and Debbie Maynard

Witness by hand and official seal Patricia Capra

Notary Public

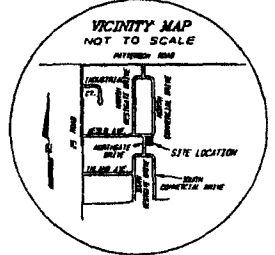
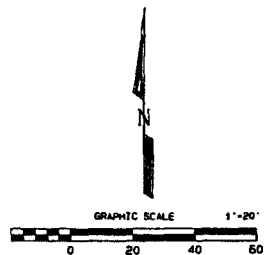
Address 359 Main Street

My commission expires 6-6-2005



## LEGEND & ABBREVIATIONS

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- TELEPHONE PEDESTAL
- FIRE HYDRANT
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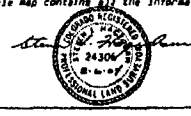


**CITY APPROVAL**  
This plat of NORTHGATE CONDOMINIUM, a condominium of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the 10 day of September, 2004.

[Signature] City Engineer  
[Signature] City Manager

**NORTHGATE CONDOMINIUM DECLARATIONS**  
Recorded in Book 3719, at Page 967-981 in the Clerk and Recorder's Office of Mesa County, Colorado.

**SURVEYOR'S STATEMENT**  
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NOTICE: According to Colorado law you must commence any legal action based upon any defect in the survey within three years after the first discovery of 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 this certification/statement shown hereon.

<b>NORTHGATE CONDOMINIUM</b>		
LOCATED IN THE		
NW 1/4 NW 1/4 SEC 10 T1S R1W U.M.		
GRAND JUNCTION, MESA COUNTY, COLORADO		
D H SURVEYS INC.		
118 OURAY AVE - GRAND JUNCTION, CO.		
(970) 245-8749		
Designed By: <u>SLK</u>	Checked By: <u>M.B.R.</u>	Job No. <u>771-CONDO</u>
Drawn By: <u>TERRACORP</u>	Date: <u>AUGUST 2004</u>	Sheet <u>1</u> OF <u>1</u>