



SIGN PERMIT

②

A

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

Permit No. _____
Date Submitted 6-6-05
FEE \$ 25.00
Tax Schedule 2945-044-19-001
Zone C-1

Mike McGinnis

BUSINESS NAME Metro Brokers
STREET ADDRESS 605 25 Rd
PROPERTY OWNER _____
OWNER ADDRESS _____

CONTRACTOR The Sign Gallery
LICENSE NO. 2050856
ADDRESS 1098 Independent A 109
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 ~~25~~ Linear Feet 117.33
(1 - 4) Street Frontage ~~170~~ Linear Feet
(2,3,4) Height to Top of Sign 13 Feet Clearance to Grade 12 Feet

Existing Signage/Type:	
FW	73 Sq. Ft.
	Sq. Ft.
	Sq. Ft.
Total Existing:	73 Sq. Ft.

● FOR OFFICE USE ONLY ●			
Signage Allowed on Parcel: 2570			
Building	235	160	Sq. Ft.
Free-Standing		117	Sq. Ft.
Total Allowed:	235	160	Sq. Ft.

COMMENTS: per sign package

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 6-6-05 Ronnie Edwards APA 6/7/05
Applicant's Signature Date Community Development Approval Date

(White: Community Development) (Canary: Applicant) *per sign package* (Pink: Code Enforcement)

(B)



SIGN PERMIT

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

Permit No. _____
Date Submitted 6-6-05
FEE \$ 5.00
Tax Schedule 2945-044-19-001
Zone C-1

BUSINESS NAME Meluo Brokers
STREET ADDRESS 605 25 Rd
PROPERTY OWNER _____
OWNER ADDRESS _____

CONTRACTOR The Sign Gallery
LICENSE NO. 12050856
ADDRESS 1048 Independent A 109
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 ~~100~~ Linear Feet 117.33
(1 - 4) Street Frontage ~~170~~ Linear Feet
(2,3,4) Height to Top of Sign 13 Feet Clearance to Grade 12 Feet

Existing Signage/Type:	
<u>Flush wall</u>	<u>85</u> Sq. Ft.
	Sq. Ft.
	Sq. Ft.
Total Existing:	<u>85</u> Sq. Ft.

● FOR OFFICE USE ONLY ●	
Signage Allowed on Parcel:	
Building	<u>235</u> Sq. Ft.
Free-Standing	<u>—</u> Sq. Ft.
Total Allowed:	<u>235</u> Sq. Ft.

COMMENTS: per sign file

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 6-6-05 Ronnie Edwards APA 6/7/05
Applicant's Signature Date Community Development Approval Date

(White: Community Development)

(Canary: Applicant)

(Pink: Code Enforcement)

per sign package

Street to Kids Plaza

Water Brokers

605 25 Rd



170'

Street to Parkwest Plaza

25 Rd

A - Proposed flush wall 12 ft

B - Proposed flush wall 12 ft

Existing flush wall 6 ft

Patterson

605 25 Rd

A + B



REAL ESTATE

1-12-11

19
12 #

final

1. The detention/drainage easements have changed configuration since the original approved plan by Planning Commission in 1998. The final staff report on the original application stated that a final drainage report would be required with the development of each lot to ensure the overall drainage system as proposed would remain viable. Provide a final drainage report for this lot.
2. Off-site signage for lots with no right-of-way frontage was approved with the Planned Business zoning by Planning Commission in 1998. This approval is good as long as no changes in the signage is being requested. Any changes will require conformance with new Code and zoning district. The zoning ordinance specified the uses and processes for the development of the property would be the same as B-3 (Retail Business). Submit proposed sign package which should reflect what was submitted and approved in the original application, which is as follows, "Two shared free standing signs on 25 Road, lit both internally and externally. Each sign to be no greater than 135 square feet in size per face and 10' in height. No other free standing signs will be allowed on the lots. Wall signage will be calculated as two times the linear footage of the main entrance side of the bldg or the side of the bldg that faces the common drive, whichever is greater, less the signage for that building that is located on the freestanding sign."
3. Provide revised lighting plan to show no overflow onto adjacent right-of-way and parcels. Reduce or revise type of lighting if required to accomplish this, ie building wallpacks, etc.
4. If backing into shared access drive, then a 25' wide drive aisle will be required per TEDS standards. Provide revised drawings.
5. Provide copy of recorded covenants.
6. Provide dumpster detail per attached standards.
7. The original application stated that all five lots would have the same architectural and functional conformity. Please provide color clarifications on the elevation drawings to demonstrate architectural standards.
8. Provide dimensions on the landscape plan as their are certain standards per Section 6.5 of the Zoning and Development Code. Staff has attached submittal checklists standards for guidance on drawings.

*Aug -
245-9173*

final?

605 25 Rd



SIGN PERMIT

@

may be non-conforming

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 2945-044-14-005
Zone C-1

BUSINESS NAME Sun Plex
STREET ADDRESS 605 25 Rd
PROPERTY OWNER Sun Plex
OWNER ADDRESS _____

CONTRACTOR The Sign Gallery
LICENSE NO. 2050856
ADDRESS 1048 Independent A-109
TELEPHONE NO. 244-6400

- 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 73 Square Feet
(1,2,4) Building Facade ~~117.33~~ Linear Feet 117.33
(1 - 4) Street Frontage ~~132~~ Linear Feet for F.S. only
(2,3,4) Height to Top of Sign 23 Feet Clearance to Grade 20 Feet

per sign pkg approved by Planning Commission

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

● FOR OFFICE USE ONLY ●	
Signage Allowed on Parcel: <u>Common drive</u>	<u>25 Rd</u>
Building 2456	<u>1100</u> 235 Sq. Ft.
Free-Standing 227	<u>1100</u> Sq. Ft.
Total Allowed: <u>235</u>	<u>1100</u> Sq. Ft.

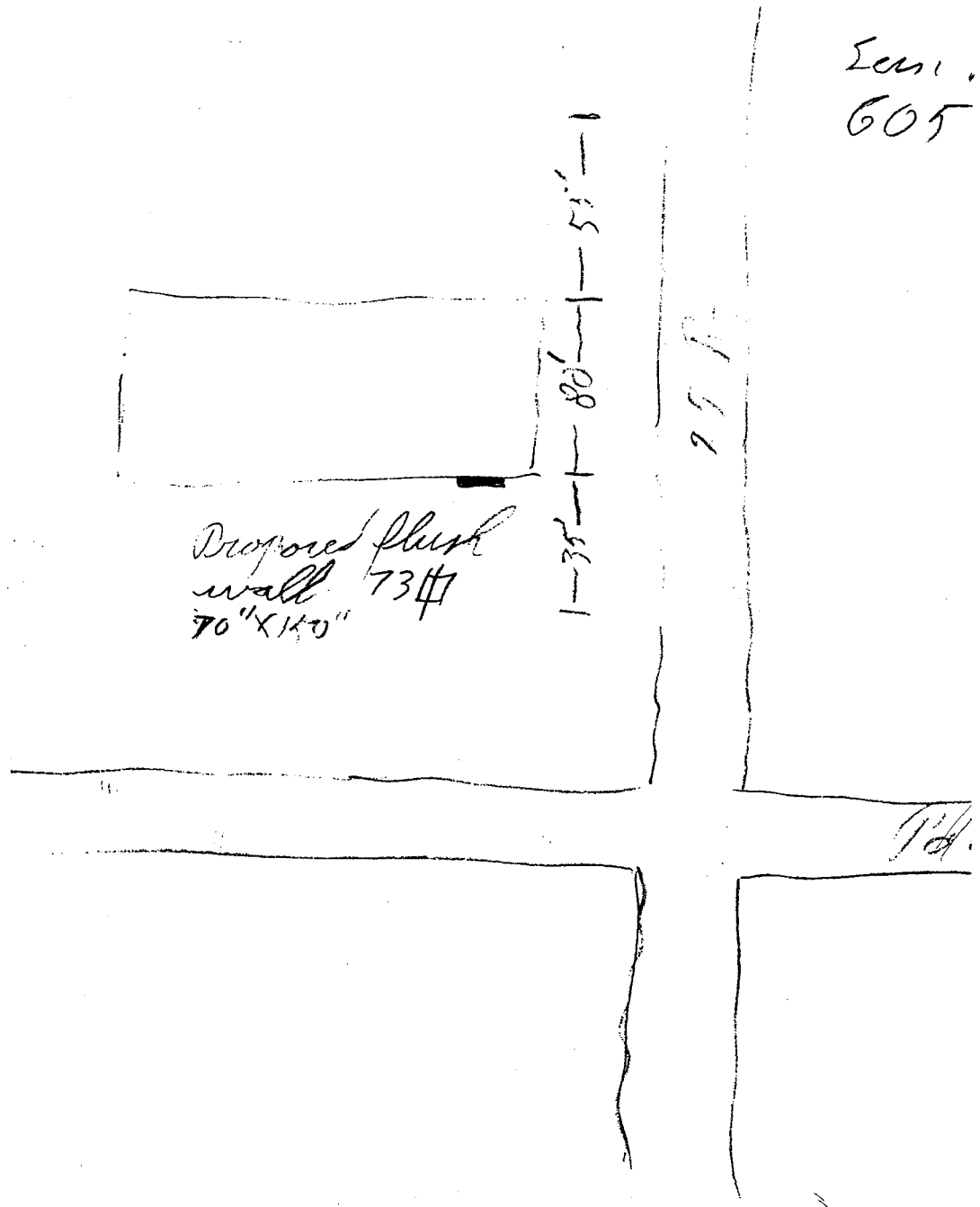
COMMENTS: Individual letters

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 T Bowles 2-14-05 Mike Wagon 2/15/05
Applicant's Signature Date Community Development Approval Date

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

East
605



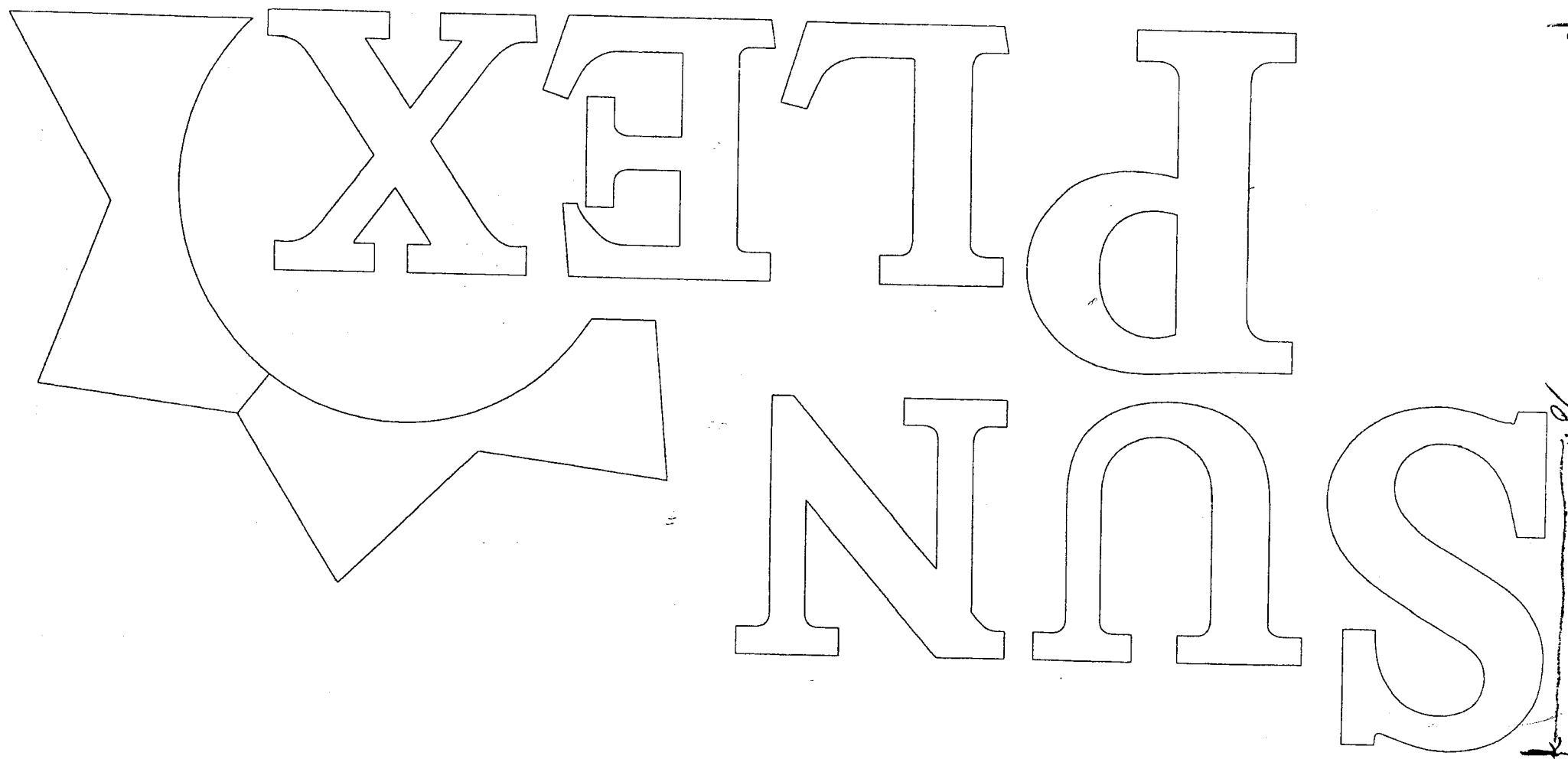
Proposed flush
wall 73#
70" x 140"

53'
80'
35'

75'

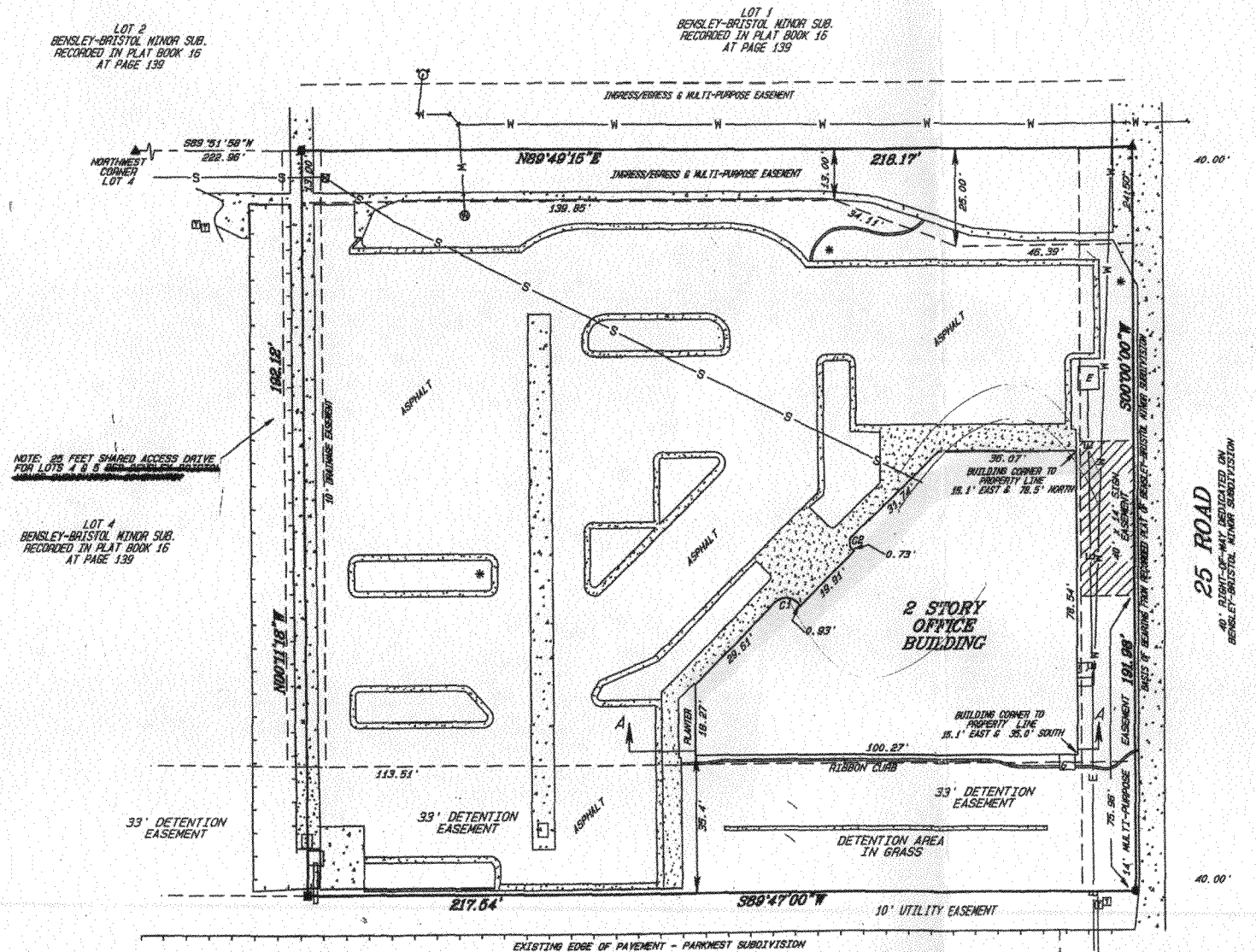
Pd.

K 251



605 25 RA

CONDOMINIUM MAP OF SUNPLEX V CONDOMINIUM



NOTE: 30 FEET SHARED ACCESS DRIVE FOR LOTS 4 & 5. SEE ADJACENT SUBDIVISION.

LOT 4
BENSLEY-BRISTOL MINOR SUB.
RECORDED IN PLAT BOOK 16
AT PAGE 139

LOT 2
BENSLEY-BRISTOL MINOR SUB.
RECORDED IN PLAT BOOK 16
AT PAGE 139

LOT 1
BENSLEY-BRISTOL MINOR SUB.
RECORDED IN PLAT BOOK 16
AT PAGE 139

LOT 1
PATTERSON PARKREST SUBDIVISION
RECORDED IN PLAT BOOK 13
AT PAGE 473

LEGEND & ABBREVIATIONS

- ▲ FOUND 1" COPPER CAP STAMPED TLC LS 18480
- FOUND #5 REBAR W/ALUMINUM CAP STAMPED TLC LS 18480
- SET LEAD TACK AND TAG STAMPED LS 20677
- SET #5 REBAR W/2" ALUMINUM CAP STAMPED D H SURVEYS LS 20677
- G.C.E. = GENERAL COMMON ELEMENT
- L.C.E. = LIMITED COMMON ELEMENT
- W.C. = WITNESS CORNER
- P.O.B. = POINT OF BEGINNING
- SQ. FT. = SQUARE FEET
- F.F. = FINISH FLOOR
- (TYP) = TYPICAL
- U.M. = UTE MERIDIAN
- Δ = DELTA
- A = ARC
- R = RADIUS
- N.T.S. = NOT TO SCALE

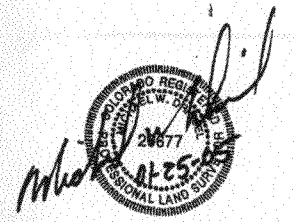
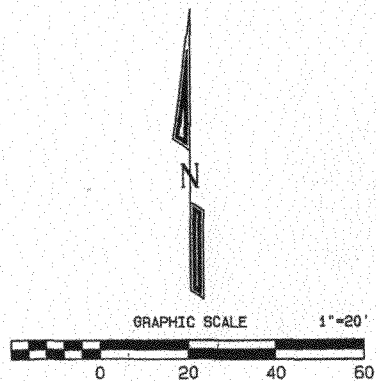
- ELECTRIC PED./VAULT
- POWER POLE
- GAS METER
- TELEPHONE PED.
- SAN. SEWER MANHOLE
- ⊙ STORM SEWER MANHOLE
- ⊙ IRRIG. MANHOLE/RISER
- ⊙ FIRE HYDRANT
- ⊙ WATER METER/MANHOLE
- ~ WATER VALVE
- MAILBOX
- * LIGHT POLE
- ⊙ STREET SIGN
- ⊙ TREE/BUSH
- E— ELECTRIC LINE
- T— TELEPHONE/CABLE LINE
- W— WATER LINE
- S— SEWER LINE
- IRR— IRRIGATION LINE
- L— LIMITS OF ASPHALT
- X— FENCE LINE
- DIRECTION OF FLOW
- CONCRETE

*117.33' x 2 = 235' #
facing common Dr.
per bldg facade*

EXTERIOR BUILDING CURVES

CURVE	DELTA	ARC	RADIUS	CHORD	CHORD BEARING
C1	94°01'04"	6.93'	4.36'	6.22'	S69°30'35"E
C2	90°00'00"	3.74'	2.38'	3.34'	S00°39'57"W

AREA SUMMARY
LOT 5 = 0.95 ACRES / 1008



SUNPLEX V CONDOMINIUM
LOCATED IN THE
SE 1/4 SE 1/4, SEC. 4, T1S, R1W, U.M.

D H SURVEYS INC.
118 OURAY AVE - GRAND JUNCTION, CO.
(970) 245-8749

Designed By: M.W.D. Checked By: S.L.H. Job No: 856-04-01
Drawn By: TMODEL Date: JAN 2005 Sheet: 2 OF 3

BENSLEY-BRISTOL MINOR SUBDIVISION

SITUATED IN THE SE1/4 SE1/4 SECTION 4 T.1 S., R.1 W., UTE MERIDIAN
CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

SD08-004-00-158
THOMAS PAUL L. KERN & FRANCIS M. KERN TRUST
BOOK 1114 PAGE 65-4

SD08-004-00-158
CLAUDE S. L. O'NEIL
BOOK 1188 PAGE 68-0

SD08-004-00-154
HAROLD L. WILHE
BOOK 1188 PAGE 68-0

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Brian A. Bensley is the owner of that real property in the City of Grand Junction, County of Mesa, State of Colorado, being situated in the Southeast one-quarter of the Southeast one-quarter of Section 4, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, described in an instrument recorded in Book 2427 at Page 510 of the Mesa County records, as shown on the accompanying plat, said property being more particularly described as follows:

Beginning at a point on the East line of the SE1/4 SE1/4 of Section 4, Township 1 South, Range 1 West of the Ute Meridian, whence the Mesa County Survey marker for the Southeast corner of said Section 4 bears S00°00'00"W, a distance of 300.00 feet, said point being the Northeast corner of a parcel of land described in Book 1499 at Page 778. Thence along the northerly line of said parcel of land, N90°00'00"W, a distance of 30.00 feet. Thence N00°00'00"E, a distance of 2.04 feet to the northerly line of Patterson Parkwest Subdivision. Thence along said northerly line, S89°48'21"W, a distance of 695.16 feet to the Eastern line of the West 4 acres of the E3/4 S1/2 SE1/4 SE1/4 of said Section 4. Thence along said Eastern line, N00°00'10"W, a distance of 356.57 feet to the North line of the S1/2 SE1/4 SE1/4 of said Section 4. Thence along said North line, N89°48'49"E, a distance of 725.18 feet to the East line of said SE1/4 SE1/4. Thence S00°00'00"W, a distance of 358.61 feet to the Point of Beginning.

That said owners have caused the said real property to be laid out and surveyed as BENSLEY-BRISTOL MINOR SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado.

That said owner does hereby dedicate and set apart real property as shown and labeled on the accompanying plat as follows:

* All Streets and Rights-of-Way to the City of Grand Junction for the use of the public forever.

* All Multi-Purpose Easements to the City of Grand Junction for the use of public utilities for the installation, operation, maintenance, and repair of utilities and appurtenances thereto including, but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, landscaping, and grade structures.

* Utility Easement to the City of Grand Junction for the use of public utilities for the installation, operation, maintenance, and repair of utilities and appurtenances thereto including, but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines and telephone lines.

* All Drainage and Detention Easements to the owners Property Owners Association of lots and tracts hereby platted as perpetual easements for the conveyance and detention of runoff water which originates within the area hereby platted or from upstream areas, through natural or man-made facilities above or below ground.

* All Sign Easements to the owners Property Owners Association of lots and tracts hereby platted for the purpose of construction, operation and maintenance of monument signs.

* All Ingress/Egress Easements (Permanent Access Drive) to the owners Property Owners Association of lots or tracts specifically identified on the plat as perpetual easements for ingress and egress purposes for the use by said lot or tract owners, their guests, and invitees, and also for use by public services, including but not limited to postal services, trash collection, fire, police, emergency vehicles, and the City of Grand Junction.

* Any future alteration of the drainage easements, ingress/egress easement, and signage shown hereon will require City approval.

* Temporary Turnaround Easement to the owners of lots or tracts hereby platted as a temporary easement for the use by said lot or tract owners, their guests, and invitees, and also for use by public services, including but not limited to postal service, trash collection, fire, police, emergency vehicles, and the City of Grand Junction. This easement shall be vacated in accordance with the Community Development Department Staff recommendations.

* Additional easements referring to Access/Parking, Landscaping, Drainage/Retention and other items associated with the Common Areas, as described in the Covenants, Conditions, and Restrictions cited hereon are hereby made a part of this plat.

All easements include the right of ingress and egress on, along, over, under, and 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 easements, the right to mow, provided, however, that the beneficiaries of said easements shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of lots or tracts hereby platted shall not burden nor obstruct said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

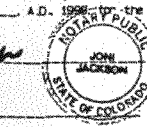
IN WITNESS WHEREOF said owner has caused his name to be hereunto subscribed this 16th day of April, A.D. 1998.

Brian A. Bensley
Brian A. Bensley

State of Colorado)
County of Mesa)

This plat was acknowledged before me by Brian A. Bensley on this 16th day of April, A.D. 1998, for the aforementioned purposes.

Notary Public: *John Jackson*
My Commission expires: 2-12-2002
My address is: 330 Grand Ave., Grand Junction, CO 81501



DECLARATION OF COVENANTS

This property is subject to covenants, conditions and restrictions as contained in an instrument recorded in Book _____ at Page _____ et seq.

CITY APPROVAL

This plat of BENSLEY-BRISTOL MINOR SUBDIVISION a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, was approved this 17th day of April, 1998.

Maht Cohen
City Manager

COUNTY CLERK AND RECORDER'S CERTIFICATE

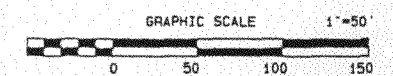
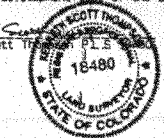
I hereby certify that this instrument was filed in the office of the Clerk and Recorder of Mesa County, Colorado, at 10:37 o'clock A.M. this 17th day of April, 1998, and is duly recorded in Plat Book No. 16, Page 139, as Reception No. 1841835 in Drawer No. P.P. 51

Clerk and Recorder of Mesa County

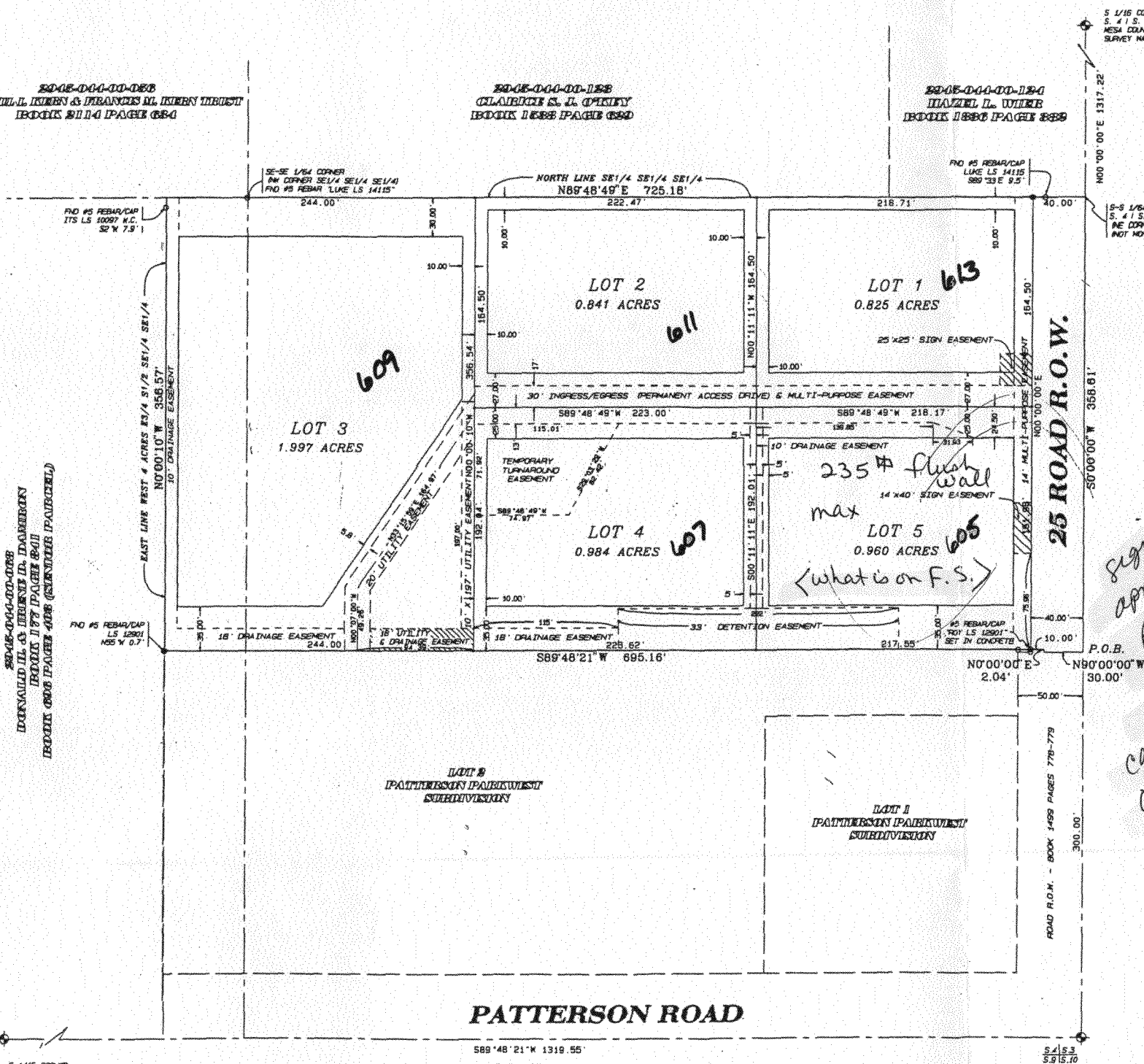
SURVEYOR'S STATEMENT

I, Kenneth Scott Thompson, being a registered Professional Land Surveyor in the State of Colorado, do hereby state that this subdivision plat and survey of BENSLEY-BRISTOL MINOR SUBDIVISION were made by me and/or under my direct supervision and that to the best of my knowledge, belief, and information both are accurate and conform to all applicable laws and regulations of the State of Colorado and to all applicable requirements of the zoning and development code of the City of Grand Junction.

Kenneth Scott Thompson
Kenneth Scott Thompson
April 16, 1998
Date



BENSLEY-BRISTOL MINOR SUBDIVISION
SUN KING C.M.
SECTION: SE1/4 SE1/4 S.4 T.1 S. R.1 W. MERIDIAN: UTE
THOMPSON-LANGFORD CORPORATION
529 25 1/2 ROAD - # B-210
Grand Junction CO 81505 (970) 243-6067
Designed by: DRS Checked by: KST Job No. 0346-001
D:\0346\001\BDY.dwg Date: Apr 16, 1998 Sheet 1 of 1

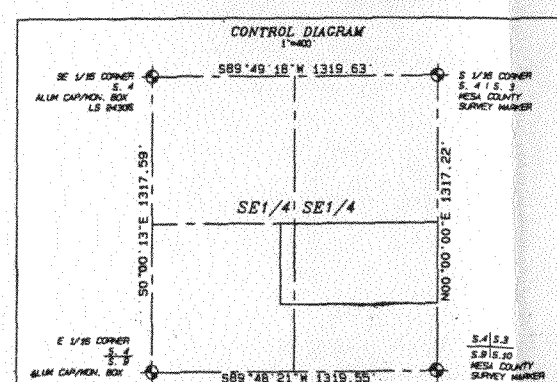


Signage Pkg approved by Comm - cannot be changed

LOTS	5.608 ACRES	94.5%
STREETS	0.329 ACRES	5.5%
TOTAL	5.937 ACRES	100%

BASIS OF BEARINGS STATEMENT
THE BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF N00°00'00"E BETWEEN MESA COUNTY SURVEY MARKERS AT THE SOUTHEAST CORNER AND THE SOUTH 1/16 CORNER ON THE EAST LINE OF SECTION 4.
FOUND CONTROL MONUMENT AS NOTED
FOUND SURVEY MARKER AS NOTED
SET #5 REBAR W/ALUMINUM CAP IN CONCRETE STAMPED "THOMPSON-LANGFORD CORP PLS 18478"
BUILDING ENVELOPE

NOTE: A single shared access will be allowed on 25 Road. Lots 1 and 5 shall not have additional separate access onto 25 Road. Each lot shall have only one access drive on the Permanent Access Drive in addition to a shared drive between Lots 1 & 2 and Lots 4 & 5. Parking spaces shall not directly back onto the Permanent Access Drive and there shall be no parking on the Permanent Access Drive. Access to Lots 1 and 5 from the Permanent Access Drive shall be set back at least 120 feet from 25 Road. See terms of covenants, conditions and restrictions referenced hereon for parking stipulations.
NOTE: Landscaping requirement for lots fronting the Permanent Access Drive shall be calculated by the same formula for a lot fronting a public street.



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 the certification of this survey.