

**ITEM 2**

**2885 N Sanders St**



**Michael Alvarez, Planner II**  
**Community Development Department**  
316 North Park Avenue, Rm. 445  
Helena, MT 59623

: Phone: 406-447-8459  
: Fax: 406-447-8460  
: Email: [malvarez@helenamt.gov](mailto:malvarez@helenamt.gov)

**helenamt.gov**

DATE: January 17, 2023

STAFF REPORT

TO: Helena Board of Adjustment

FROM: Michael Alvarez, City Planner II

SUBJECT: Consideration of:

**A variance from Section §11-23-10 B-2 D to increase the allowable aggregate square footage of wall signs from 200sf to 540sf, for a property with a legal description of Lot 8A on COS #3395855 of the Custer Landing Major Subdivision, City of Helena, Lewis and Clark County, Montana.**

This property is located at 2885 N Sanders St.

The reason for the variance is to install signage commensurate with the general size of buildings in the area and of similar size as has already been granted via variance to other buildings in the area.

OVERVIEW

GENERAL INFORMATION

DATE OF APPLICATION: Application received December 14, 2022

**PUBLIC HEARING DATE: Board of Adjustment - 5:30 p.m., Tuesday, February 07, 2023**

PROPERTY OWNER: Barclay Holdings CXIII LLC

MAILING ADDRESS: 2415 Camelback, Ste 900, Phoenix, AZ 85016

CONTACT NUMBER: (602) 224-4144

EMAIL ADDRESS: [RLAMotte@barclaygroup.com](mailto:RLAMotte@barclaygroup.com)

REPRESENTATIVE: Brian Barkemeyer

MAILING ADDRESS: 1302 Cherry Ave, Helena, MT 59601

CONTACT NUMBER: (406) 449-3898

EMAIL ADDRESS: [brian@alliancesigncompany.com](mailto:brian@alliancesigncompany.com)

PROPERTY ADDRESS: 2885 N Sanders St, Helena, MT 59601

LEGAL DESCRIPTION:

Lot 8A on COS #3395855 of the Custer Landing Major Subdivision, City of Helena, Lewis and Clark County, Montana.

**GENERAL LOCATION:** This property is generally located on the east side of N Sanders St. Sportsman’s Warehouse is across the street to the west and Winco is to its east.

**PRESENT LAND USE:** vacant land.

**ADJACENT LAND USE AND ZONING:**

- North: parking, Planet Fitness, B-2 zoning
- South: Residence, multiple dwelling-unit (planned), CLM zoning (pending action to change to B-2)
- East: Winco, general retail, B-2 zoning
- West: Sportsman’s Warehousing, general retail, B-2 zoning

**PRESENT ZONING:** B-2

**VARIANCE PROPOSALS:**

**A variance from Section §11-23-10 B-2 D to increase the allowable aggregate square footage of wall signs from 200sf to 540sf, for a property with a legal description of Lot 8A on COS #3395855 of the Custer Landing Major Subdivision, City of Helena, Lewis and Clark County, Montana.**

**HISTORY OF APPLICABLE PERMITTING ACTION:**

- 3035 N Sanders St – Office Depot – Oct, 2007: Received variance for size of signage. Total allowed on building 477sf.
- 2990 N Sanders St – Sportsman’s Warehouse – Mar, 2013: Received variance for wall signage. Total allowed on building 675sf.
- 2995 N Sanders St – WinCo Foods – Aug, 2016: Received variance for wall signage. Total allowed area on building 475sf.
- 3035 N Sanders St – Planet Fitness – Received a sign permit for 554sf of wall signage.
- Building permit for 2885 N Sanders St (subject property) approved: Aug, 2022

**ZONING EVALUATION for the properties legally addressed as 1727 and 1731 Golden St, Helena, MT, located in a R-2 zoning district.**

ZONING REQUIREMENT	Applicable ZONING REGULATION	PRESENT CONDITION	PROPOSAL	VARIANCE REQUIRED
<b>City Code:</b> §11-23-10 B-2 D	Aggregate area of signage to be 200sf or less	1 temporary banner <200sf	3 <180sf signs of equal size (totaling 540sf)	Yes

**BOARD OF ADJUSTMENT VARIANCE CRITERIA**

Section 11-5-5 of the Helena Zoning Ordinance includes certain criteria that must be reviewed as part of the variance procedure.

*To approve a requested variance for a new building or portion thereof, the board of adjustment shall consider the following standards and find as follows:*

1. The variance will not create a significant risk to the public health, safety, or general welfare;
2. The variance will not significantly reduce or impair the peaceful use of existing property or improvements in the vicinity and the zoning district in which the subject property is located; and
3. Strict compliance with the provisions of this title would create unnecessary hardship or practical difficulty.

*In evaluating the standards above, the board of adjustment may consider the following factors:*

1. *Special conditions and circumstances that are unique to the applicant's site, including the size of the property, unusual or extreme topography, or unusual shape of the property.*
2. *The height, location, or dimensions of existing structures located on the site or in the vicinity of the site.*
3. *Whether there is a prevalence of nonconformities in the vicinity of the site that are similar to the variance requested.*
4. *The subsequent imposition of zoning restrictions creating nonconforming lots or parcels, and governmental actions beyond the applicant's control.*
5. *Whether a literal interpretation of the provisions of this Title would deprive the property owner of rights commonly enjoyed by other properties similarly situated in the same district under the terms of this Title.*
6. *The extent to which the hardship or difficulty results from the actions of the applicant.*
7. *Whether granting the variance requested will confer an unreasonable special privilege to the subject property that is not available to other properties similarly located in the same zoning district.*

**PUBLIC COMMENT:**

As of Friday, January 27, 2023, no public comments have been received for the variance.

**City Attorney's Office:**

It is the recommendation of the City Attorney's Office, that staff does not make a recommendation to approve or deny a variance.

**CONCLUSION**

Montana law states the Board of Adjustment has authority to consider "...upon appeal in specific cases such variance from the terms of the ordinance as will not be contrary to the public interest, where, owing to special conditions, a literal enforcement of the provisions of the ordinance will result in unnecessary hardship and so that the spirit of the ordinance shall be observed and substantial justice done." (76-2-323 MCA)

**Motion:**

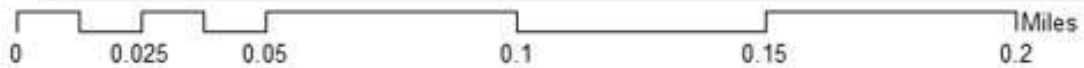
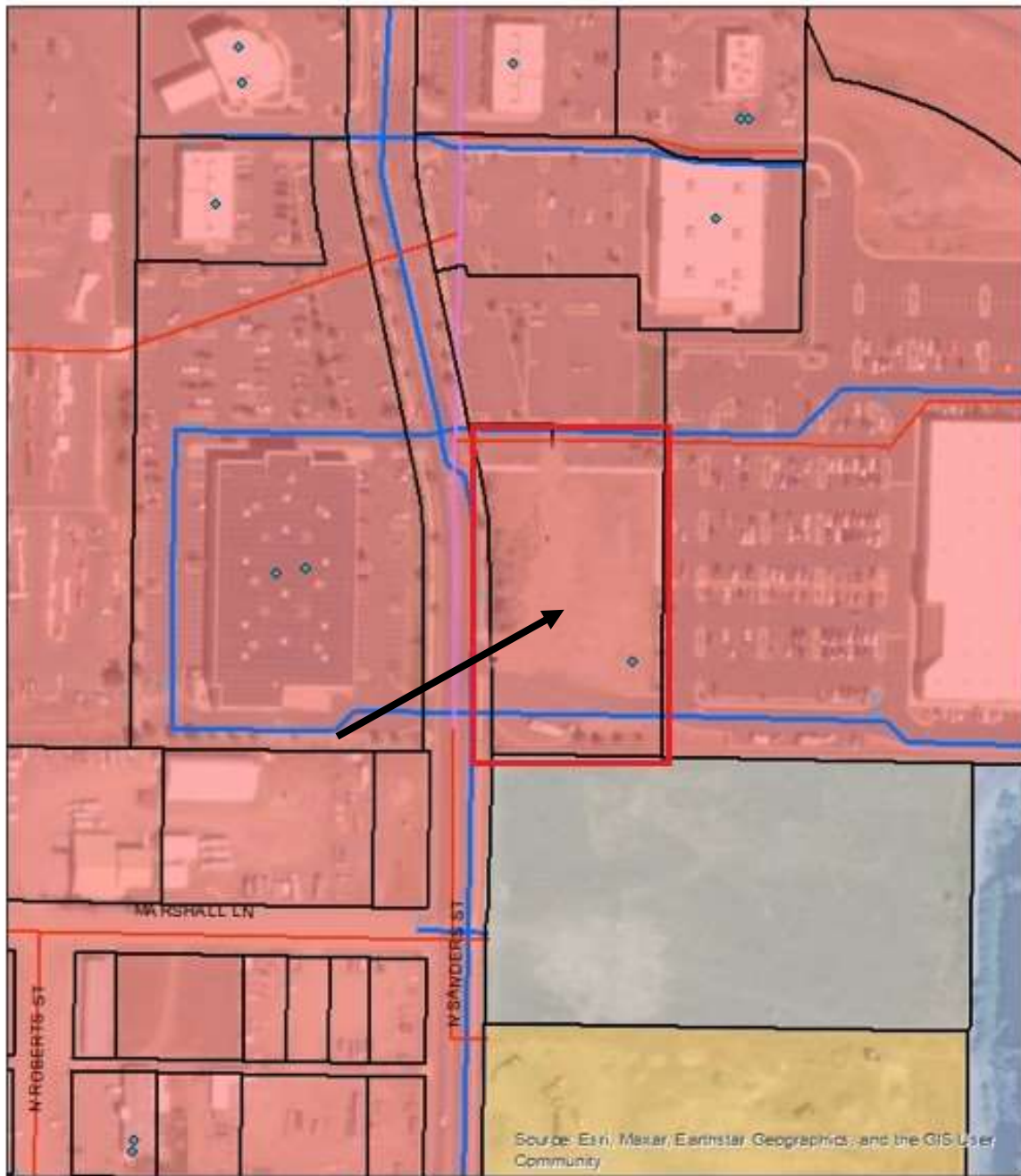
**Move to Approve or Deny**

**A variance from Section §11-23-10 B-2 D to increase the allowable aggregate square footage of wall signs from 200sf to 540sf, for a property with a legal description of Lot 8A on COS #3395855 of the Custer Landing Major Subdivision, City of Helena, Lewis and Clark County, Montana.**

If the Board of Adjustment approves the requested variance, the following condition is recommended:

Sign Permit: A sign permit must be obtained within one (1) year.







Michael Alvarez, Planner II  
Community Development Department  
316 North Park Avenue, Rm. 445  
Helena, MT 59623

Phone: 406-447-8459  
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[helenamt.gov](http://helenamt.gov)

Jan 20, 2023

**TO WHOM IT MAY CONCERN:** Variances from setback requirements are being proposed in your area. Please review the enclosed description, and vicinity map. You may respond to the proposal at the public hearing or submit written comments prior to the February 07, 2023 Board of Adjustments public hearing to the City Planning Division, 316 North Park, Helena MT 59623. For written comments to be distributed to the Board of Adjustments with the staff report, they must be submitted to the City by **Jan 31, 2023**.

**The Helena Board of Adjustments will hold a public hearing on the variance request on Tuesday, February 07, 2023 at 5:30 p. m. via Zoom at <https://zoom.us/j/95139091644>, Meeting ID: 951 3909 1644. Dial in at (346) 248-7799 or find your local Zoom phone number by going to <https://zoom.us/u/abx78Gko9e>.**

Interested parties are encouraged to attend this meeting. We may not be able to reach all who may be interested in this application, and we encourage you to talk to your neighbors about this proposal.

**PROPOSAL:**

**Item 2:**

1. A variance from Section 11-23-11 to increase the allowable aggregate square footage of wall signs from 200sf to 540sf, for a property with a legal description of Lot 8A on COS #3395855 of the Custer Landing Major Subdivision, City of Helena, Lewis and Clark County, Montana.

The reason for the variance is to install signage commensurate with the general size of buildings in the area and of similar size as has already been granted via variance to other buildings in the area.

**ADDRESS:**

This property is located at 2885 N Sanders St.

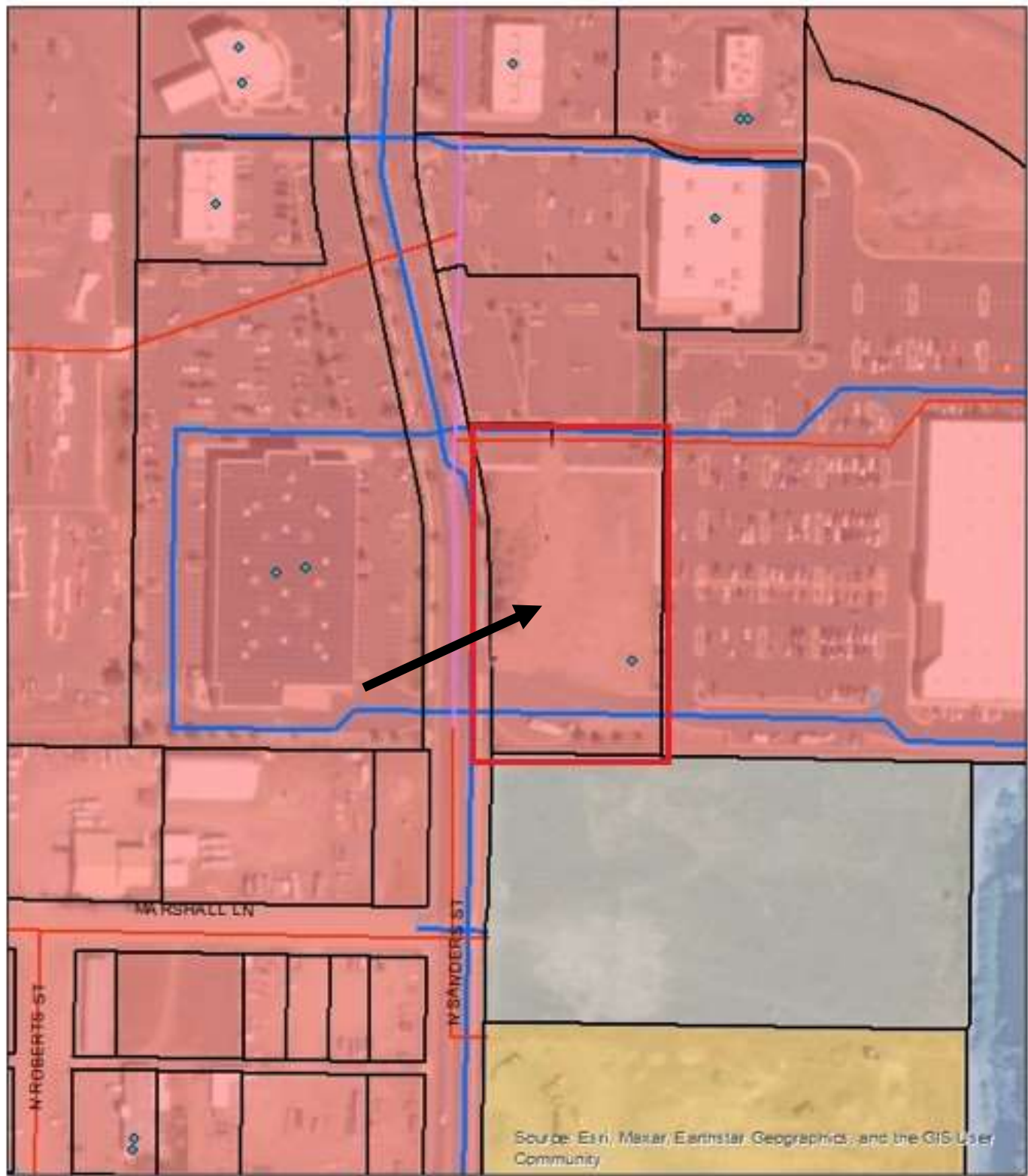
**GENERALLY LOCATED:**

This property is generally located on the east side of N Sanders St, west of Winco and south of Planet Fitness.

If you have questions concerning the proposed change, please contact the City Planning Division of the Community Development Department at 447-8459.

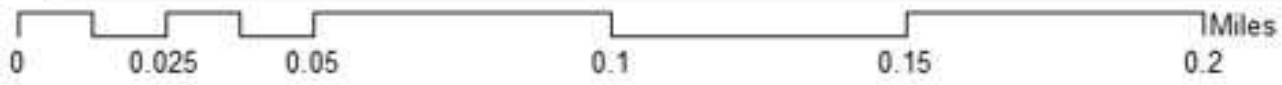
Sincerely,

Michael Alvarez, Planner II



**Legend**

OSR Open Space - Residential District	R-U Residential Urban District	Airport
R-1 Residential District - Large Lot	TR Transitional Residential	PLI Public Lands & Institutions District
R-2 Residential District	DT Downtown	CLM Commercial Light Manufacturing District
R-3 Residential District	B-1 Neighborhood Business District	MI Manufacturing & Industrial District
R-4 Residential Office District	B-2 General Commercial District	PUD Planned Unit Development
R-O Residential Office District	B-3 Central Business District	





**BOARD OF ADJUSTMENT VARIANCE APPLICATION**

Community Development Department, Planning Division  
316 North Park Avenue, Room 445, Helena, MT 59623  
406-447-8490; citycommunitydevelopment@helenamt.gov

Date received:

**RECEIVED**  
By April Sparks at 12:02 pm, Dec 14, 2022

APPLICATION FEE: \$125.00  
(PAYABLE TO THE CITY OF HELENA)  
ALL FEES ARE NON-REFUNDABLE

**PROPERTY OWNER: Primary Contact?**

Name: Braclay Holdings CX-III LLC Primary Number: 602-224-4144  
Address: 2415 E Camelback Suite 900 Phx Az 85016 Other Phone: 602-300-7369 Cell  
Email: RLMotte@braclaygroup.com

**APPLICANT (If different from property owner): Primary Contact?**

Name: Brian Barkemeyer Primary Number: 406-449-3898  
Address: 1302 Cherry Avenue Helena Mt Other Phone: \_\_\_\_\_  
Email: brian@alliancesigncompany.com Company: Alliance Sign Company

**AUTHORIZED REPRESENTATIVE: Primary Contact?**

Name: Brian Barkemeyer Primary Number: 406-449-3898  
Address: 1302 Cherry Avenue Helena Mt Other Phone: \_\_\_\_\_  
Email: brian@alliancesigncompany.com Company: Alliance Sign Company

**Section A: PLEASE PROVIDE THE INFORMATION REQUESTED BELOW.**

- Address of Property 2885 N. Sanders Street Helena Mt 59601  
Address City State Zip Code
- Legal Description (Block & Lots, Subdivision, COS#) \_\_\_\_\_
- Geocode \_\_\_\_\_
- The most recent deed for impacted property \_\_\_\_\_
- Lot or Parcel Size (square feet) \_\_\_\_\_
- Current and proposed use of structure or property: US Foods Grocery Store
- Current Zoning District B2
- Are there other related Land Use Applications being submitted: Yes  No
- Submit proof of current paid taxes
- 1 copy of a scaled site plan and supporting data/documents. The site plan must clearly show the existing standard and the proposed variance to the standard.



**Section B: INDICATE WHICH VARIANCE(S) IS (ARE) BEING REQUESTED AND THE EXTENT OF THE VARIANCE.**

**EXAMPLE:** [X] Reduce Front Lot Line Setback: *From the required 10 feet to 3 feet.*

**Please provide all the information requested in the Application. An incomplete application may delay the review of your request. Please note: "N/A" is not an acceptable answer alone and requires an explanation if used.**

**Dimensional Criteria:**

- Reduce front lot line setback: \_\_\_\_\_
- Front lot line setback #2 (corner lot): \_\_\_\_\_
- Reduce garage entrance setback: \_\_\_\_\_
- Reduce side lot line setback: \_\_\_\_\_
- Reduce rear lot line setback: \_\_\_\_\_
- Exceed building height limitation: \_\_\_\_\_

**Lot Coverage/Area Criteria:**

- Lot coverage percentage: \_\_\_\_\_
- Front porch lot coverage percentage: \_\_\_\_\_
- Lot area per dwelling unit: \_\_\_\_\_

**Landscaping Criteria:**

- Reduce or eliminate landscaping area: \_\_\_\_\_
- Reduce or eliminate screening: \_\_\_\_\_

**Parking Criteria:**

- Exceed the maximum parking spaces allowed: \_\_\_\_\_
- Reduce the amount of required on-site parking spaces: \_\_\_\_\_
- Reduce or eliminate loading berths: \_\_\_\_\_
- Reduce or eliminate required bicycle spaces: \_\_\_\_\_
- Reduce size of parking space: \_\_\_\_\_

**Sign Criteria:**

- Sign area (square footage): Requesting additional square footage for signage \_\_\_\_\_
- Sign height: \_\_\_\_\_
- Sign location: \_\_\_\_\_
- Number of signs: \_\_\_\_\_

Other:

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**Section C: BOARD OF ADJUSTMENTS VARIANCE REVIEW CRITERIA.**

**To approve a requested variance for a new building or portion thereof, the Board of Adjustment shall consider the following standards in section 11-5-5 of the Helena City Code and find as follows:**

1. The variance will not create a significant risk to the public health, safety, or general welfare;
2. The variance will not significantly reduce or impair the peaceful use of existing property or improvements in the vicinity and the zoning district in which the subject property is located; and
3. Excluding monetary hardship, strict compliance with the provisions of this title would create unnecessary hardship or practical difficulty.

**These are the standards your application for variance will be judged on. Your answers in section D should speak to the review criteria.**

**It is the applicant's burden of proof to show that a variance should be granted. As part of your application, you are required to provide information for each of the following factors including all alternatives considered. Failure to provide adequate responses or requested documentation may result in a returned application.**

## Section D: EVALUATION FACTORS

1. **Special conditions and circumstances that are unique to the applicant's site, including the size of the property, unusual or extreme topography, or unusual shape of the property.**

If the above condition applies, state the specific factors and provide supporting documentation. For example, if the variance request is due to an abnormal lot configuration, provide a survey of the lot that specifically demonstrates the issue.

New store has a large square footage and needs larger signage to make signage noticeable on the building and make wayfinding easier.

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2. **The height, location, or dimensions of existing structures located on the site or in the vicinity of the site.**

Ex: How is the proposed variance compatible with the other structures located on the site or in the vicinity of the site? On the site plan you provide, please represent accurately and to scale the height, location, and dimensions of existing structures.

Many box stores/grocery stores in the vicinity have signage that is in excess of the maximum square foota

Examples: WinCo Foods, Sportsman's Warehouse, Planet Fitness

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Details are attached

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3. **Whether there is a prevalence of nonconformities in the vicinity of the site that are similar to the variance requested.**

If so, what are those nonconformities and provide supporting documentation.

WinCo has a variance for increasing sign area - it is attached

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Sportsman's Warehouse has a variance for increasing sign area - it is attached

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Planet Fitness does not have a variance

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4. **The subsequent imposition of zoning restrictions creating nonconforming lots or parcels, and governmental actions beyond the applicant's control.**

Is the need for a variance request a result of government action? For example, the front yard setbacks were increased after construction of the structure, thereby creating the non-conformity. Explain.

Government has taken the action to allow others in vicinity to have larger sign area through the use of variances.

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5. **Whether a literal interpretation of the provisions of this title would deprive the property owner of rights commonly enjoyed by other properties similarly situated in the same district under the terms of this title.**

For example, would the denial of the variance deny the property owner the right to safe placement of a garage where garages are typical? If so, explain.

Literal interpretation does deprive the property owner the rights that have been enjoyed by other businesses in the area through the ability to have larger signage area.

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**6. The extent to which the hardship or difficulty results from the actions of the applicant.**

Explain the extent of the circumstances that are creating hardship or difficulty in compliance with the City Code and list alternatives and options considered by the applicant. Provide supporting documentation.

Lack of noticable signage on this building will cause the business to be overlooked and potentially cause traffic issues for those trying to find the business due to lack of wayfinding.

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**7. Whether granting the variance requested will confer an unreasonable special privilege to the subject property that is not available to other properties similarly located in the same zoning district.**

Granting this variance will not confer an unreasonable special privilege as many stores in the area are utilizing larger square footage of signage.

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**8. Do you think a rebuttable presumption, as identified in City Code Section 11-5-5(E), should apply to your property, yes or no? For example, do you have an existing non-conforming structure that you wish to rebuild in the same location? If yes, show the original footprint of the building. Provide documentation that proves the existence of the prior nonconformity. Document that the nonconformity can be in compliance with building and fire codes.**

There is not a rebuttable presumption.

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**9. Provide any additional information you would like the Board to consider.**

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IT IS THE POLICY OF THE CITY OF HELENA'S BOARD OF ADJUSTMENT TO NOT ACT ON A PROPOSAL IF THE APPLICANT/PROPERTY OWNER OR REPRESENTATIVE IS NOT PRESENT AT THE BOARD OF ADJUSTMENTS HEARING. CITY STAFF REPRESENT THE CITY AND CANNOT ANSWER QUESTIONS ON BEHALF OF THE APPLICANT AT THE BOARD OF ADJUSTMENT HEARINGS.



**I HEREBY CERTIFY AND ACKNOWLEDGE THE STATEMENTS IN THIS APPLICATION AND ANY ATTACHED INFORMATION ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.**

Signed:  *Agent* Date: 12/9/2022  
Property Owner

Applicant:  Date: 12-8-22  
(if different from Owner)

(Property owner must sign application)

**It is recommended that the applicant contact neighbors to inform them of proposal and identify any concerns that the applicant may be able to address.**

City Planning Staff represents the City; staff cannot answer questions for the applicant.

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888.503.1569

**LOCATION NUMBER:**

0181

**SITE ADDRESS:**

2885 N Sanders Street  
Helena, MT 59601

**US.** | **CHEF'S STORE**<sup>®</sup>  
**FOODS**<sup>®</sup> | GREAT FOOD. WHOLESALe PRICES.<sup>™</sup>

Infinite possibilities, ideal solutions.

# SIGN CODE

Zoning Classification: b2

### Ground Signs:

Max Sq Ft per face: not specified, total allowed area is 150 sq ft  
 Max Sq Ft per sign: Total area of a freestanding sign shall not exceed one hundred fifty (150) square feet  
 Overall height limit: 34 ft  
 Number of ground signs allowed: 1  
 Can ground sign illuminate? Yes  
 Is the cladding allowed? Yes  
 If pylon is not allowed can we have a monument? Yes  
 Setback restrictions: n/a  
 Clearance restrictions: All signs shall have a minimum vertical clearance of eight feet (8') where there is pedestrian traffic beneath them and all signs shall have a minimum vertical clearance of fourteen feet (14') where they extend over any vehicular driveway or parking area.  
 Visibility restrictions: n/a  
 Vision Triangle: n/a  
 Can sign project over walkways? Yes

### Directional Signage:

Illumination Allowed? yes  
 Permit Required? yes  
 Maximum Sq Ft allowed? 6 sq ft  
 Maximum Height? 4ft  
 Logo Allowed? Logo identification shall be limited to not more than twenty five percent (25%) of the sign area.

### Wall Signs:

Wall signs (Qty): n/a  
 Sq Ft Calculation: The area of wall signs shall not exceed thirty percent (30%) of the building facade or elevation upon which they are placed. In no case shall the number of signs comprising the sign area, or the sign area itself, exceed individually or in aggregate, the number of signs or area permitted for the underlying zoning in which they are located unless having first obtained approval from the board of adjustment or through other appropriate administrative action.  
 Total Sq Ft allowed: 200 sq ft or 30 ft  
 Can wall signs be illuminated? yes

### Window Signage:

Are there window signs restrictions: must be under 25% of the window covered  
 Do we need to permit small signs not on street facing exterior walls? yes

### Options for Refacing:

Do refaces require a permit? no

### Banners / Temporary Signs:

Are banners allowed? yes  
 Is a permit required? yes  
 How long can they be left up? 30 days  
 Material Restriction: not specified

Permit contact: planning division  
 Permit contact phone: (406) 447-8490  
 Permit contact email: [citycommunitydevelopment@helenamt.gov](mailto:citycommunitydevelopment@helenamt.gov)  
 Is a variance allowed? yes  
 Does application require a special review (Architect / Inspector / Historic)? If so, is there a standard schedule: no  
 How many copies of the design are required? one  
 Can we submit the documents via mail? email  
 Does the filing requirements need to be submitted via local expeditor or installer? no  
 Can an authorized agent provide landlord / owner approval? yes  
 What applications need to be signed by owner? none  
 List items that need to be notarized? none  
 Is the contractor's license or insurance required? yes

Is this a Planned Unit Development? no  
 Is this a special district? no  
 Is there any color restriction? No sign shall be constructed which resembles any official marker erected by the city, state or any governmental agency, or which by reason of position, shape or color would conflict with the proper functioning of any traffic sign or sign  
 Is a Certificate of Occupancy Required Prior to Obtaining Permits? yes  
 Are there any planned changes to code? no  
 Are Business Tax Receipt Required with application? no



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8959 Tyler Boulevard  
 Mentor, Ohio 44060

888.503.1569

CLIENT: **US. CHEF'STORE FOODS** GREAT FOOD. WHOLESALE PRICES.  
 ADDRESS: 2885 N SANDERS STREET HELENA, MT 59601  
 PAGE NO.: 2

ORDER NUMBER: 1162486  
 PROJECT NUMBER: 4345  
 SITE NUMBER: 181  
 PROJECT MANAGER: JOE DURAN  
 ELECTRONIC FILE NAME: K:\ACCOUNTS\I\US Foods\Locations\2021\MT\0181\_Helena\0181\_Helena\_Permit\_R9.cdr

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	357893	11/05/21 CR		Rev 7	390194	07/08/22 PV	
Rev 1	363351	12/20/21 AS	Added to book	Rev 8	390553	07/11/22 PV	
Rev 2	365403	01/14/22 AS		Rev 9	390874	07/12/22 AS	
Rev 3	374860	03/28/22 AS					
Rev 4	376153	04/01/22 AS					
Rev 5	386363	06/09/22 AS					
Rev 6	387305	06/16/22 KW					



# SITE PLAN

Scale: Not To Scale



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8959 Tyler Boulevard  
Mentor, Ohio 44060

888.503.1569

CLIENT:

**US. CHEF'STORE**  
FOODS | GREAT FOOD. WHOLESALE PRICES.

ADDRESS:

2885 N SANDERS STREET  
HELENA, MT 59601

PAGE NO.:

3

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1162486

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ELECTRONIC FILE NAME:

K:\ACCOUNTS\US Foods\Locations\2021\MT\0181\_Helena\  
0181\_Helena\_Permit\_R9.cdr

PROJECT NUMBER:

4345

PROJECT MANAGER:

JOE DURAN

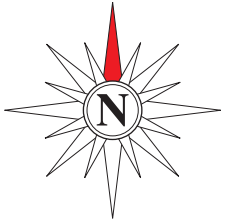
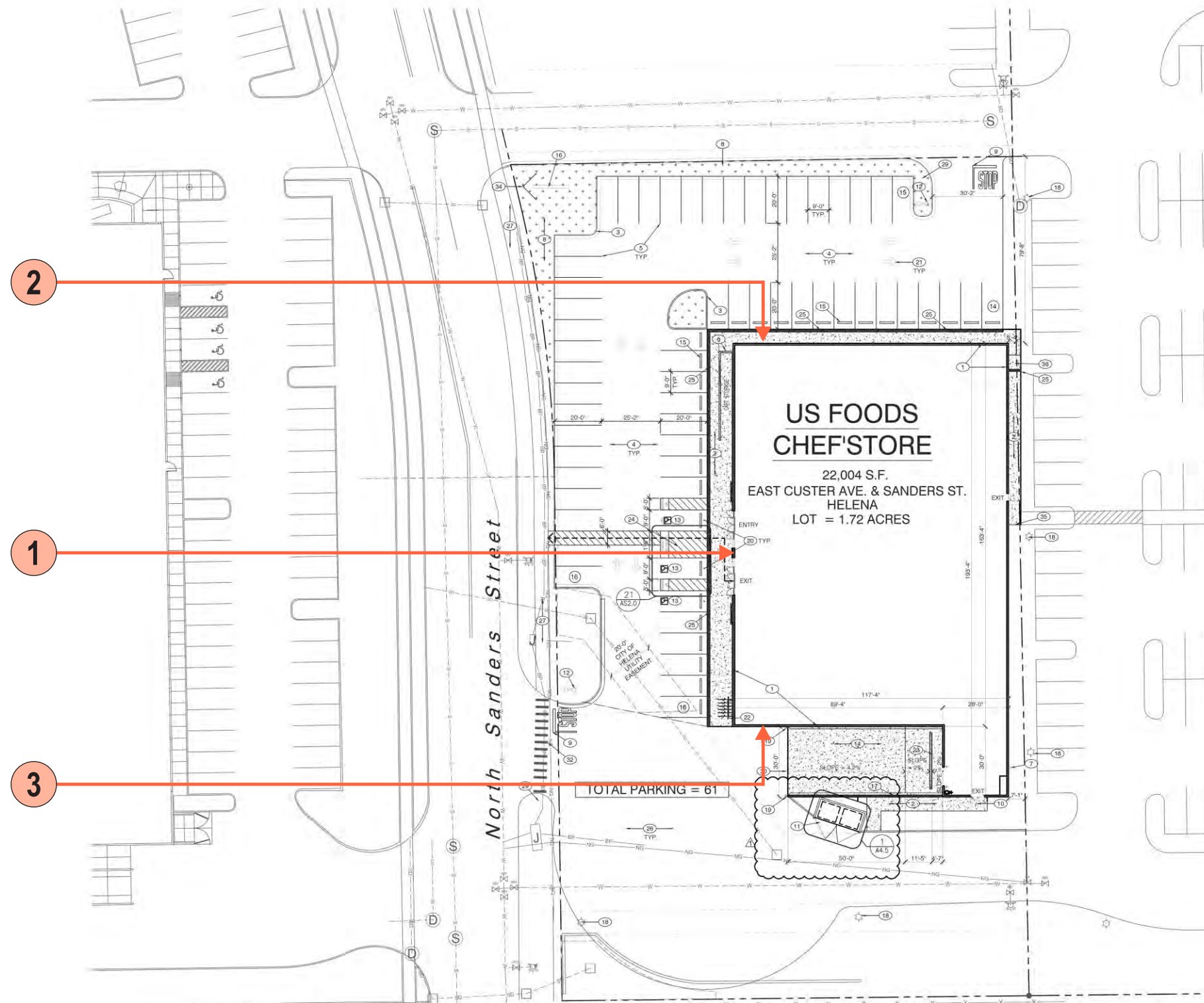
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Rev 2	365403	01/14/22 AS		Rev 9	390874	07/12/22 AS	
Rev 3	374860	03/28/22 AS	Updated map				
Rev 4	376153	04/01/22 AS					
Rev 5	386363	06/09/22 AS					
Rev 6	387305	06/16/22 KW	Removed E04 from scope				

PRINTS ARE THE EXCLUSIVE PROPERTY OF STRATUS. THIS MATERIAL SHALL NOT BE USED, DUPLICATED, OR OTHERWISE REPRODUCED WITHOUT THE PRIOR WRITTEN CONSENT OF STRATUS.



# SITE PLAN

Scale: Not To Scale



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8959 Tyler Boulevard  
Mentor, Ohio 44060

888.503.1569

CLIENT:

**US FOODS CHEF'S STORE**  
GREAT FOOD. WHOLESALe PRICES.

ADDRESS:

2885 N SANDERS STREET  
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PAGE NO.:

4

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PROJECT NUMBER:

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PROJECT MANAGER:

JOE DURAN

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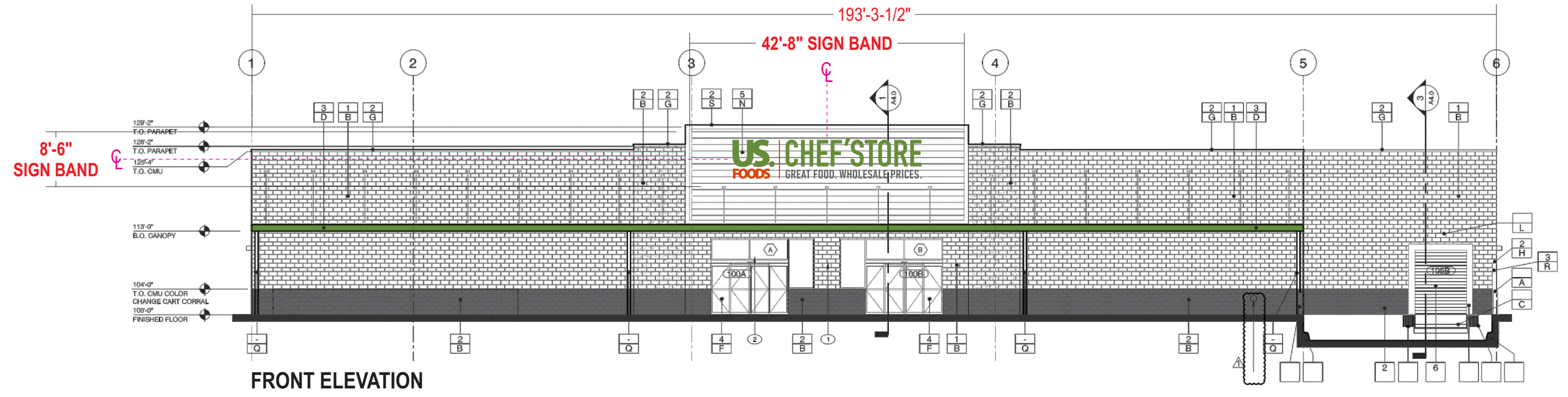
# PROPOSED ELEVATIONS

Scale: 1/16"=1'-0"

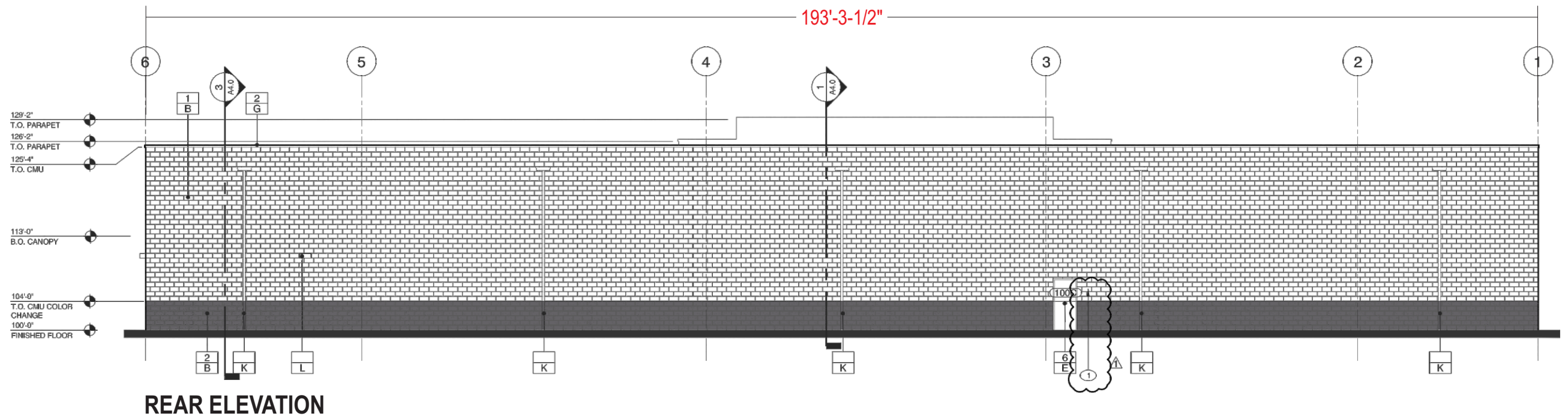
25'-4" x 193'-3-1/2" = 4896.7 sq ft facade  
4896.7 x 0.3 = 1469.0 sq ft allowed



ALL SIGN SIZES HAVE BEEN CALCULATED OFF ARCHITECTURAL PRINTS AS SHOWN



FRONT ELEVATION



REAR ELEVATION

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Mentor, Ohio 44060  
888.503.1569

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PROJECT MANAGER:  
JOE DURAN

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
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Rev 2	365403	01/14/22 AS		Rev 9	390874	07/12/22 AS	
Rev 3	374860	03/28/22 AS	Updated elevations				
Rev 4	376153	04/01/22 AS					
Rev 5	386363	06/09/22 AS					
Rev 6	387305	06/16/22 KW					

PRINTS ARE THE EXCLUSIVE PROPERTY OF STRATUS. THIS MATERIAL SHALL NOT BE USED, DUPLICATED, OR OTHERWISE REPRODUCED WITHOUT THE PRIOR WRITTEN CONSENT OF STRATUS.

2  
3

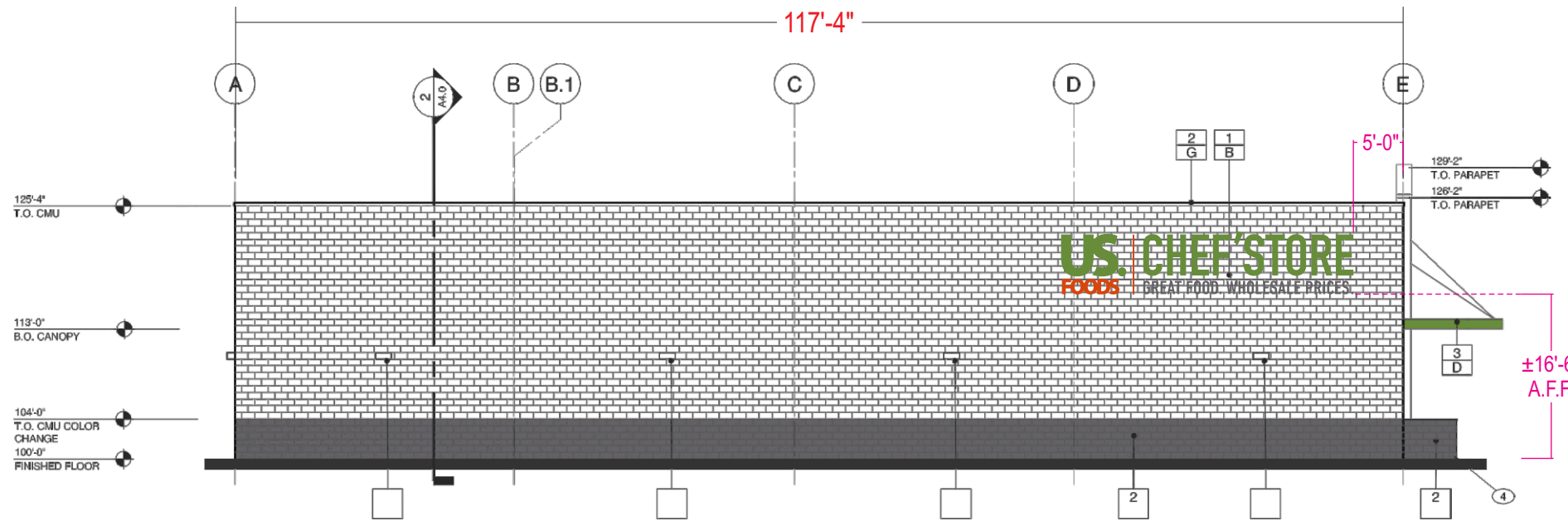
# PROPOSED ELEVATIONS

Scale: 1/16"=1'-0"

25'-4" x 117'-4" = 2972.4 sq ft facade  
2972.4 x 0.3 = 891.7 sq ft allowed



ALL SIGN SIZES HAVE BEEN CALCULATED OFF ARCHITECTURAL PRINTS AS SHOWN



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

# Stratus™

stratusunlimited.com

8959 Tyler Boulevard  
Mentor, Ohio 44060

888.503.1569

CLIENT:



ADDRESS:

2885 N SANDERS STREET  
HELENA, MT 59601

PAGE NO.:

6

ORDER NUMBER:

1162486

SITE NUMBER:

181

ELECTRONIC FILE NAME:

K:\ACCOUNTS\US Foods\Locations\2021\MT\0181\_Helena\  
0181\_Helena\_Permit\_R9.cdr

PROJECT NUMBER:

4345

PROJECT MANAGER:

JOE DURAN

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
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1  
2  
3

**FACE LIT CHANNEL LETTERS - FLUSH MOUNT**

**FLCL-6**

Scale: 1/4"=1'-0"

176.3 Square Feet



**Simulated Night Time View**



**FACES:** .177 #2447 White acrylic w/ surface applied translucent Green & Orange vinyl overlays  
Tagline to have digitally printed dual color film to match Cool Gray11 - to illuminate white at night

**TRIMCAP:** 1" Standard jewelite trimcap, paintd Green, Orange & Grey to match faces  
US copy for sizes 6'h and above to have 1" metal retainers painted Green

**RETURNS:** 5" deep .063 alum. painted to match faces. Insides painted starbrite white.

**BACKS:** .063 alum. backs - Insides pre-finished white.

**ILLUM.:** White LED illumination as required by manufacturer. Intermatic fixed position photo cell & disconnect switch  
Remote power supplies

**WALL MATERIAL:** **To be verified prior to fabrication**

**INSTALL:** Preferred install is thru bolted to wall surface using min 3/8" all thread fasteners; blocking as required.  
Stratus to include Nutserts in Channel Letters for threaded rod.

**QUANTITY:** (3) THREE Lettersets req. for Front & Side Elevations

WALL TYPE	CMU, BRICK	PRE-CAST CONCRETE, CONCRETE	PREFERRED FOR ALL WALL TYPES WHEN POSSIBLE	EIFS WALL W/ FOAM INSULATION
SECTION				
ANCHOR TYPE	ø1/2" SLEEVE ANCHOR (ø3/8" BOLT), 2" MIN. EMBEDMENT	ø3/8" EXPANSION ANCHOR, 2 1/2" MIN. EMBEDMENT	ø1/4"-3/8" THREADED ROD	ø1/4"-3/8" THREADED ROD W/ ALUMINUM OR PVC COMPRESSION SLEEVE

**COLOR PALETTE**

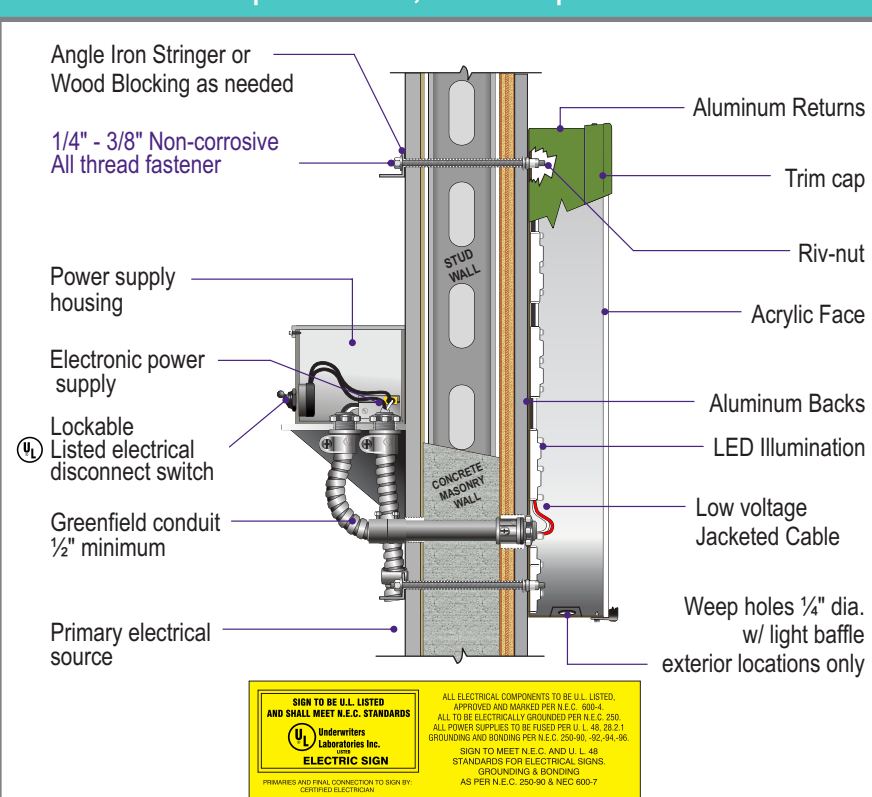
**LOGO / COPY:** PMS 576 C Green Digital Print to Match

**TAGLINE:** PMS Cool Gray 11 C printed Dual Color film

**LOGO:** PMS 173 C Orange Digital Print to Match

ALL PAINTS TO HAVE GLOSS FINISH

**FACE LIT LED | REMOTE, FLUSH | GENERIC INSTALL**



**UL Underwriters Laboratories Inc. ELECTRIC SIGN**

ALL ELECTRICAL COMPONENTS TO BE U.L. LISTED, APPROVED AND MARKED PER N.E.C. 600-4. ALL TO BE ELECTRICALLY GROUNDING PER N.E.C. 250. ALL POWER SUPPLIES TO BE RATED PER U.L. 48, 28.2.1 GROUNDING AND BONDING PER N.E.C. 250-90, 92, 94-96. SIGN TO MEET N.E.C. AND U.L. 48 STANDARDS FOR ELECTRICAL SIGNS. GROUNDING & BONDING AS PER N.E.C. 250-96 & NEC 400-7.

**Stratus**™

stratusunlimited.com

8959 Tyler Boulevard  
Mentor, Ohio 44060

888.503.1569

CLIENT: **US. CHEF'S STORE**  
FOODS | GREAT FOOD. WHOLESALe PRICES.

ADDRESS: 2885 N SANDERS STREET  
HELENA, MT 59601

PAGE NO.: 7

ORDER NUMBER: 1162486

SITE NUMBER: 181

ELECTRONIC FILE NAME: K:\ACCOUNTS\US Foods\Locations\2021\MT\0181\_Helena\0181\_Helena\_Permit\_R9.cdr

PROJECT NUMBER: 4345

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Rev 2	365403	01/14/22 AS		Rev 9	390874	07/12/22 AS	
Rev 3	374860	03/28/22 AS	Revised size & quantity				
Rev 4	376153	04/01/22 AS					
Rev 5	386363	06/09/22 AS					
Rev 6	387305	06/16/22 KW					



# EXAMPLE PAINT SCOPE

Scale: 1/16"=1'-0"

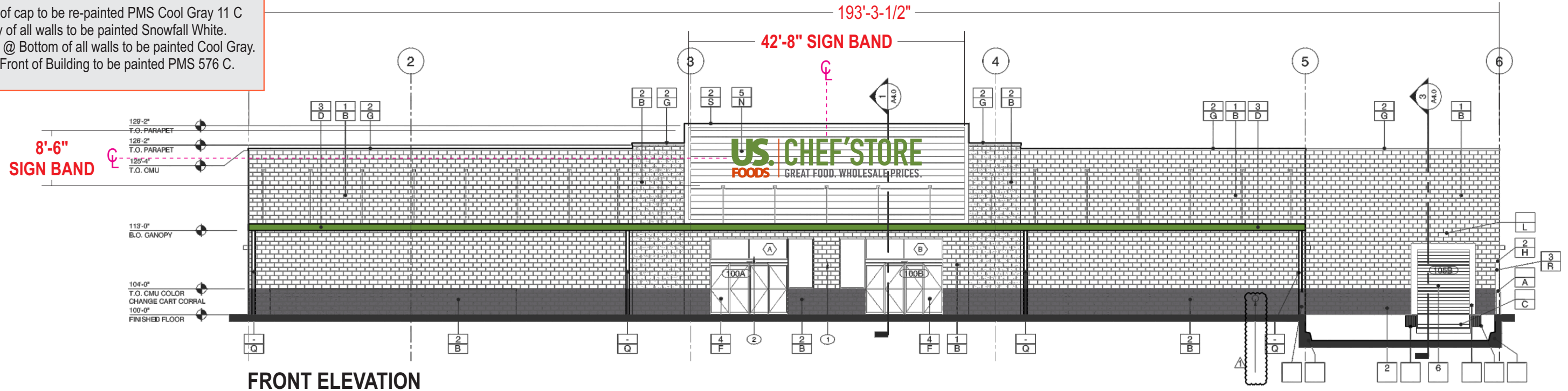
**NOTE : THIS IS NOT IN THE STRATUS SCOPE**

- Paint trash enclosures two-tone white and Cool Gray 11C to match building stripe.
- Paint Box Bins two-tone white and Cool Gray 11C to match building stripe.
- Wood Cart Bumper Guards Cool Gray 11C
- Remove ALL Existing window vinyl graphics

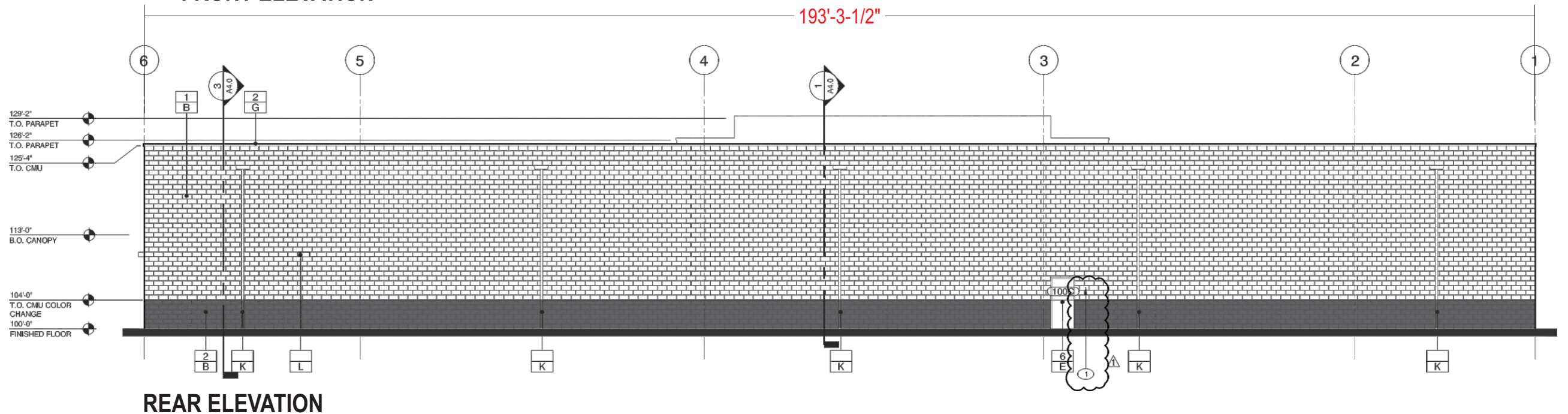
## COLOR PALETTE

	<b>BUILDING WALL:</b> Benjamin Moore Oc 118 Snowfall White		<b>ROOF CAP &amp; WALL STRIPE:</b> PMS Cool Gray 11 C
	<b>CANOPY &amp; ACCENTS:</b> To match PMS 576 C		

Accents & roof cap to be re-painted PMS Cool Gray 11 C  
Main body of all walls to be painted Snowfall White.  
Base stripe ±4' @ Bottom of all walls to be painted Cool Gray.  
Canopy @ Front of Building to be painted PMS 576 C.



**FRONT ELEVATION**



**REAR ELEVATION**

# Stratus™

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8959 Tyler Boulevard  
Mentor, Ohio 44060

888.503.1569

CLIENT:  
**US CHEF'S STORE**  
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2885 N SANDERS STREET  
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# EXAMPLE PAINT SCOPE

Scale: 1/16"=1'-0"

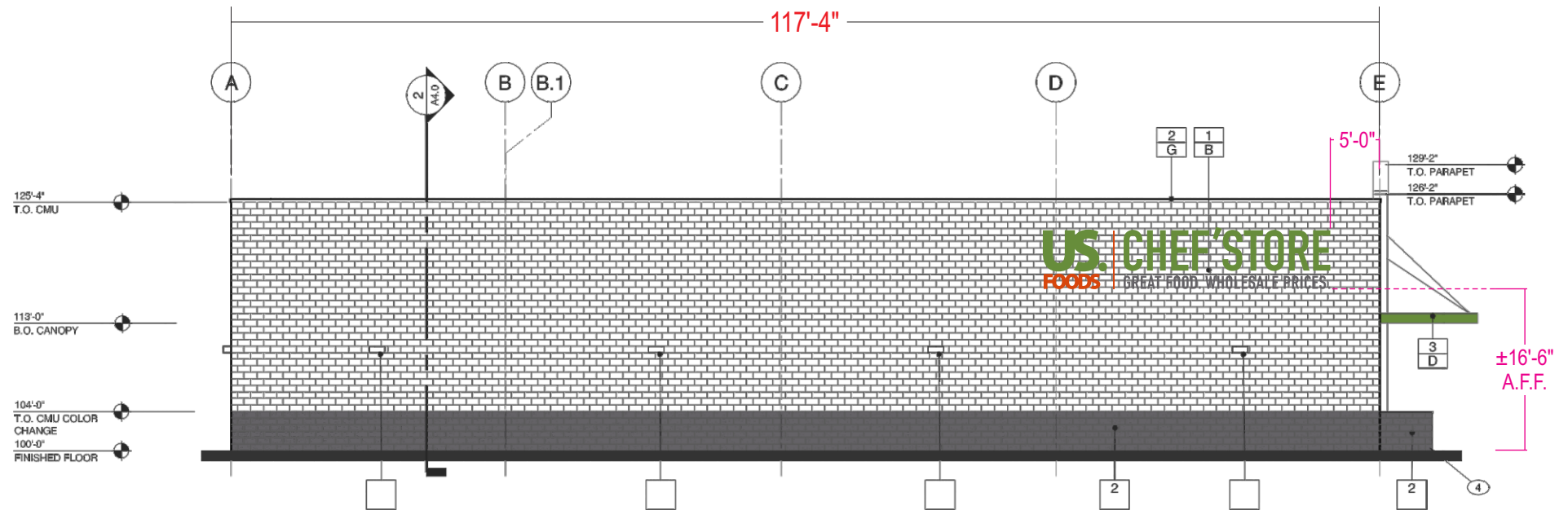
**NOTE : THIS IS NOT IN THE STRATUS SCOPE**

Accents & roof cap to be re-painted PMS Cool Gray 11 C  
 Main body of all walls to be painted Snowfall White.  
 Base stripe ±4' @ Bottom of all walls to be painted Cool Gray.  
 Canopy @ Front of Building to be painted PMS 576 C.

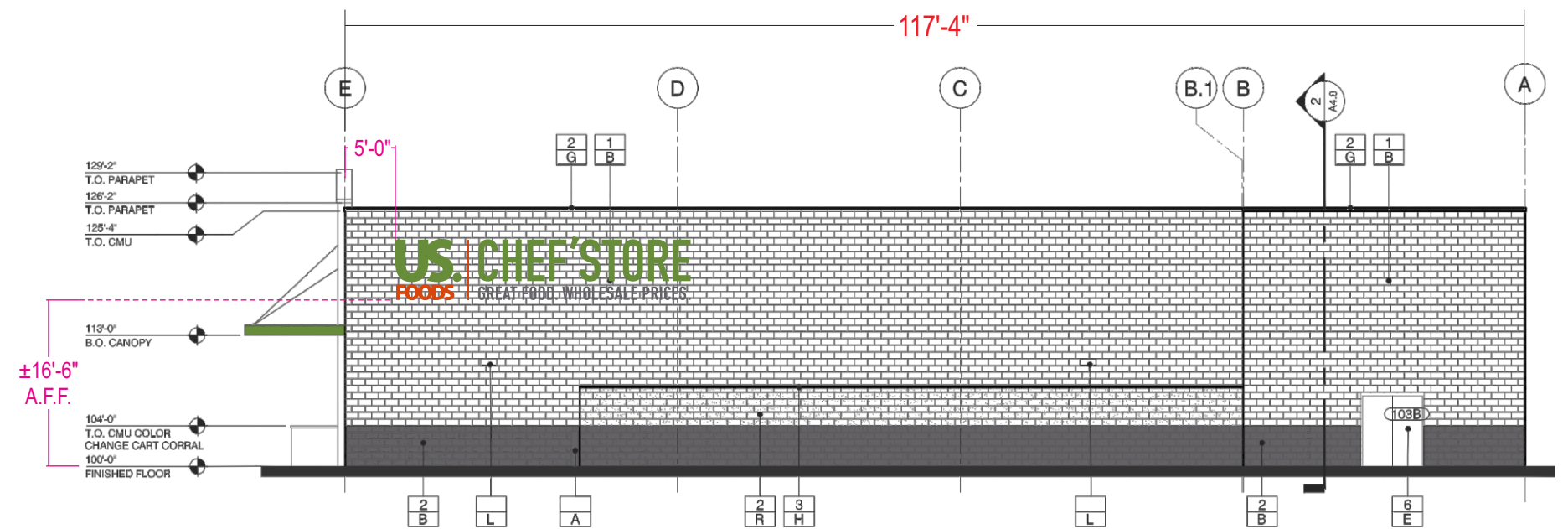
### COLOR PALETTE

-  **BUILDING WALL:**  
Benjamin Moore  
Oc 118 Snowfall White
-  **ROOF CAP & WALL STRIPE:**  
PMS Cool Gray 11 C
-  **CANOPY & ACCENTS:**  
To match PMS 576 C

- Paint trash enclosures two-tone white and Cool Gray 11C to match building stripe.
- Paint Box Bins two-tone white and Cool Gray 11C to match building stripe.
- Wood Cart Bumper Guards Cool Gray 11C
- Remove ALL Existing window vinyl graphics



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

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8959 Tyler Boulevard  
Mentor, Ohio 44060

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Scale: 3/4"=1'-0"

32 square feet



SIDE A



SIDE B





EXAMPLE RENDERING



3-Sided Wooden Temporary Sign to be Constructed by Others. Stratus to provide Banners.

- BANNER:** 13oz. heavy duty white banner material; Hemmed and grommets on all sides
- GRAPHICS:** Digitally printed on both sides to match colors shown
- INSTALL:** To be secured to panels/framework of 3-Sided Temporary Sign with washers and screws as required (Framework by Others)
- QUANTITY:** (6) SIX BANNERS REQUIRED FOR (2) TWO 3-SIDED TEMP SIGN (TEMP SIGN BY OTHERS)
- JOB NOTE:** Banner to be flipped to SIDE B when store opens

COLOR PALETTE

 <b>LOGO / COPY:</b> PMS 576 C Green Digital Print to Match	 <b>TAGLINE:</b> PMS Cool Gray 11 C ORACLE 631-073 Matte Digital Print to Match
 <b>LOGO:</b> PMS 173 C Orange Digital Print to Match	 <b>STRIPES:</b> PMS 185 C Red Digital Print to Match



stratusunlimited.com  
8959 Tyler Boulevard  
Mentor, Ohio 44060  
888.503.1569

CLIENT:  GREAT FOOD. WHOLESALE PRICES.™

ADDRESS: 2885 N SANDERS STREET  
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Rev 3	374860	03/28/22 AS					
Rev 4	376153	04/01/22 AS	Revised quantity				
Rev 5	386363	06/09/22 AS	Revised to banners				
Rev 6	387305	06/16/22 KW					

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CITY OF HELENA SIGN PERMIT APPLICATION  
SUBMIT: 2 copies of dimensioned sig. and site plans with

ELECT. SIGN

APPLICATION #

ZONING DIST B2

RECEIVED

any active variance approval information that applies. Provide additional

VALUATION: 5400

pages as needed to clearly detail new and existing signs.

DEC 11 (2007) (5)

PERMIT FEE:

BUILDING DIVISION  
CITY OF HELENA

1. ADDRESS/LOCATION OF SIGN: \_\_\_\_\_
2. BUSINESS NAME: Office Depot PHONE # \_\_\_\_\_
3. OWNER NAME: Aaron Carroll PHONE # 208-908-5534  
ADDRESS: (IF OTHER THAN LINE 1) \_\_\_\_\_
4. SIGN CONTRACTOR/INSTALLER: QRS Signs PHONE # 458 0303  
ADDRESS: \_\_\_\_\_ CITY LICENSE  Y  N   
APPLIED FOR \_\_\_\_\_
5. ELECTRICIAN: (SEPARATE ELECTRICAL PERMIT REQUIRED ON AN ELECTRICAL SIGN)  
NAME: \_\_\_\_\_ PHONE# \_\_\_\_\_  
ADDRESS: \_\_\_\_\_ MT. LICENSED Y  N  UNKNOWN

6. NEW/ADDITIONAL SIGNAGE (WIDTH BY HEIGHT EQUALS AREA: POLE HEIGHT)

ANY VARIANCES ACTIVE? YES \_\_\_ NO \_\_\_ ANY REQUIRED OR PENDING? YES \_\_\_ NO \_\_\_

- WALL 54" X 41' = 184.6 : HEIGHT 28' 6"
- WALL 48" X 36' 6" = 146 : HEIGHT 22' 10"
- WALL 48" X 36' 6" = 146 : HEIGHT 22' 10"
- \_\_\_ ROOF \_\_\_ X \_\_\_ = \_\_\_ : HEIGHT \_\_\_\_\_
- \_\_\_ PROJECTING \_\_\_ X \_\_\_ = \_\_\_ : HEIGHT \_\_\_\_\_
- \_\_\_ FREE STANDING OR MONUMENT \_\_\_ X \_\_\_ = \_\_\_ : HEIGHT (clearance)
- \_\_\_ MARQUEE SIGN \_\_\_ X \_\_\_ = \_\_\_ : HEIGHT \_\_\_\_\_
- \_\_\_ UNDER MARQUEE \_\_\_ X \_\_\_ = \_\_\_ : HEIGHT (clearance)
- \_\_\_ AWNING SIGN \_\_\_ X \_\_\_ = \_\_\_ : HEIGHT (clearance)
- \_\_\_ OTHER (PROVIDE DETAILED DESCRIPTION) \_\_\_ X \_\_\_ = \_\_\_ : HEIGHT \_\_\_\_\_

Conditions modifying any of the above sign types/description: \_\_\_\_\_

\_\_\_ CHANGEABLE COPY SIGN (\_\_\_ MANUAL OR \_\_\_ ELECTRONIC)

\_\_\_ ROTATING SIGN OR OTHERWISE ANIMATED

\_\_\_ OTHER

7. EXISTING TO REMAIN:

- \_\_\_ WALL \_\_\_ X \_\_\_ = \_\_\_ : HEIGHT \_\_\_\_\_
- \_\_\_ WALL \_\_\_ X \_\_\_ = \_\_\_ : HEIGHT \_\_\_\_\_
- \_\_\_ WALL \_\_\_ X \_\_\_ = \_\_\_ : HEIGHT \_\_\_\_\_
- \_\_\_ ROOF \_\_\_ X \_\_\_ = \_\_\_ : HEIGHT \_\_\_\_\_
- \_\_\_ PROJECTING \_\_\_ X \_\_\_ = \_\_\_ : HEIGHT \_\_\_\_\_
- FREE STANDING OR MONUMENT 4' X 10' = 40 : HEIGHT (clearance)

MARQUEE SIGN \_\_\_\_\_ X \_\_\_\_\_ = \_\_\_\_\_ ; HEIGH. \_\_\_\_\_  
 UNDER MARQUEE \_\_\_\_\_ X \_\_\_\_\_ = \_\_\_\_\_ ; HEIGHT/(clearance) \_\_\_\_\_  
 AWNING SIGN \_\_\_\_\_ X \_\_\_\_\_ = \_\_\_\_\_ ; HEIGHT/(clearance) \_\_\_\_\_  
 OTHER (PROVIDE DETAILED DESCRIPTION) \_\_\_\_\_ X \_\_\_\_\_ = \_\_\_\_\_ ; HEIGHT \_\_\_\_\_

Conditions modifying any of the above sign types/description: \_\_\_\_\_

\_\_\_\_\_ CHANGEABLE COPY SIGN ( \_\_\_\_\_ MANUAL OR \_\_\_\_\_ ELECTRONIC) \_\_\_\_\_

\_\_\_\_\_ ROTATING SIGN OR OTHERWISE ANIMATED \_\_\_\_\_

\_\_\_\_\_ OTHER \_\_\_\_\_

8. SIGNAGE TO BE REMOVED (DESCRIPTION, SIZE AND LOCATION): \_\_\_\_\_

**INSPECTION REQUIRED NOTICE:** The permit holder shall notify the Building Division upon completion of the work for which the permit was issued. The Building Division's designated agent shall conduct an inspection of the sign(s) erected to determine that such sign(s) was erected in compliance with the permit issued. The Building Division shall require the permit holder to dismantle and remove any sign prior to the permit being issued or erected in violation of this Ordinance or in any way varying from the sign as approved.

I, the undersigned hereby apply for a permit to erect the sign(s) described herein, and agree to conform with all provisions of the sign code. I hereby attest that the information provided above is true and accurate. I understand that any misrepresentation of such information may result in the invalidation of this permit. I have read the above instructions and fully understand my obligations under this permit.

APPLICANT'S SIGNATURE:

*Robert Smith*

DATE: 12/11/07

Not

APPROVED THIS 17 DAY OF December, 2007

*A. J. [Signature]* Zoning Not approved

BY: \_\_\_\_\_ INSPECTOR

BOA - 2<sup>nd</sup> of October See Attached.

Primary sign is too small to allow for the installation of ~~the~~ secondary signage that exceeds the proposed Primary Sign.

a revised proposal reflecting compliance with the BOA order and Decision will be required.

$24 \times 161 = 3984$  or  $398.4$  for 10% or  $161 \times 2 = 322$  sf

using either figure the secondary signs could be 50% of Primary Sign  
 $161$  sf or  $199$  sf if  
 ↓ ↓  
 $322$  sf  $398$  sf



**ORDER AND DECISION OF THE BOARD OF ADJUSTMENT**  
**CITY OF HELENA, MONTANA**

WHEREAS, Hawkins Companies heretofore petitioned the Board of Adjustment for a variance of zoning requirements relating to the following real property located within the City of Helena, Montana:

**GENERALLY DESCRIBED AS FOLLOWS:**

**Custer Landing Marketplace**

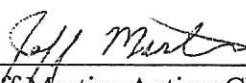
**SAID VARIANCE (S) BEING OF THE FOLLOWING NATURE:** from Section 11-23-11-B of the Helena Zoning Ordinance to allow a single free-standing sign for joint tenant use to exceed the allowed sign area in a Planned Unit Shopping Center located in a B-2 (General Commercial) District. Legally described as TR 9A of COS # 606660/B, Helena, Montana. Generally located south of East Custer Avenue, east of North Montana and west of I-15.

WHEREAS, the Board of Adjustment gave notice and held a Public Hearing on said Petition as required by the applicable statutes and ordinances, and took testimony under oath from Petitioner and other interested parties, and said Board of Adjustment is now fully informed in the premises,

**THE BOARD OF ADJUSTMENT FINDINGS ARE AS FOLLOWS:** to grant a variance from Section 11-23-11-B of the Helena Zoning Ordinance to allow a single freestanding sign for joint tenant use to exceed the allowance of 150 square feet in this area by an additional 33 square feet and not to exceed 188 square feet. To allow the free standing sign to be located at the corner of E. Custer Avenue and the proposed extension of Sanders Street on the property legally described as TR 9A of COS # 606660/B, Helena, Montana. Generally located south of E. Custer Avenue, east of North Montana and west of I-15 with property addresses to be assigned. Subject to a condition that a sign permit be obtained within one year and compliance of all conditions of approval for the conditional use permit and that the conditions be met within one year of filing the final plat for the Custer Landing Subdivision.

**IT IS HEREBY DETERMINED AND ORDERED** that the variance petitioned for by the petitioner is GRANTED.

**DONE AND DATED BY ORDER OF SAID BOARD OF ADJUSTMENT THIS**  
2<sup>nd</sup> DAY OF October, 2007.

  
\_\_\_\_\_  
Jeff Martin, Acting Chairman  
Board of Adjustment

State of Montana  
County of Lewis & Clark

On this 6<sup>th</sup> day of November, two thousand and seven, before me

**ORDER AND DECISION OF THE BOARD OF ADJUSTMENT**  
**CITY OF HELENA, MONTANA**

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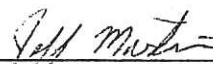
**SAID VARIANCE (S) BEING OF THE FOLLOWING NATURE:** from Section 11-23-11 (B.4) to allow additional wall signage on each façade of a building and an increase in the percentage of wall signage area for the building façade with the exterior entrance, for commercial buildings in a Planned Unit Shopping Center located in a B-2 (General Commercial) District. Legally described as TR 9A of COS # 606660/B, Helena, Montana. Generally located south of East Custer Avenue, east of North Montana and west of I-15.

WHEREAS, the Board of Adjustment gave notice and held a Public Hearing on said Petition as required by the applicable statutes and ordinances, and took testimony under oath from Petitioner and other interested parties, and said Board of Adjustment is now fully informed in the premises,

**THE BOARD OF ADJUSTMENT FINDINGS ARE AS FOLLOWS:** to allow a variance from Section 11-23-11-(B.4) for wall signs on building facades not to exceed two square feet of sign area for each linear foot of width or 10% of the front façade area, whichever is greater and to allow wall signs on the remaining facades not to exceed 50% of the front façade sign for commercial buildings in a Planned Unit Shopping Center located in a B-2 (General Commercial) District. Legally described as TR 9A of COS # 606660/B, Helena, Montana. Generally located south of East Custer Avenue, east of North Montana and west of I-15. Compliance with all conditions of the Conditional Use Permit and subdivision must be achieved within one year of filing the final subdivision plat.

**IT IS HEREBY DETERMINED AND ORDERED** that the variance petitioned for by the petitioner is GRANTED.

**DONE AND DATED BY ORDER OF SAID BOARD OF ADJUSTMENT THIS**  
2<sup>nd</sup> DAY OF October, 2007.

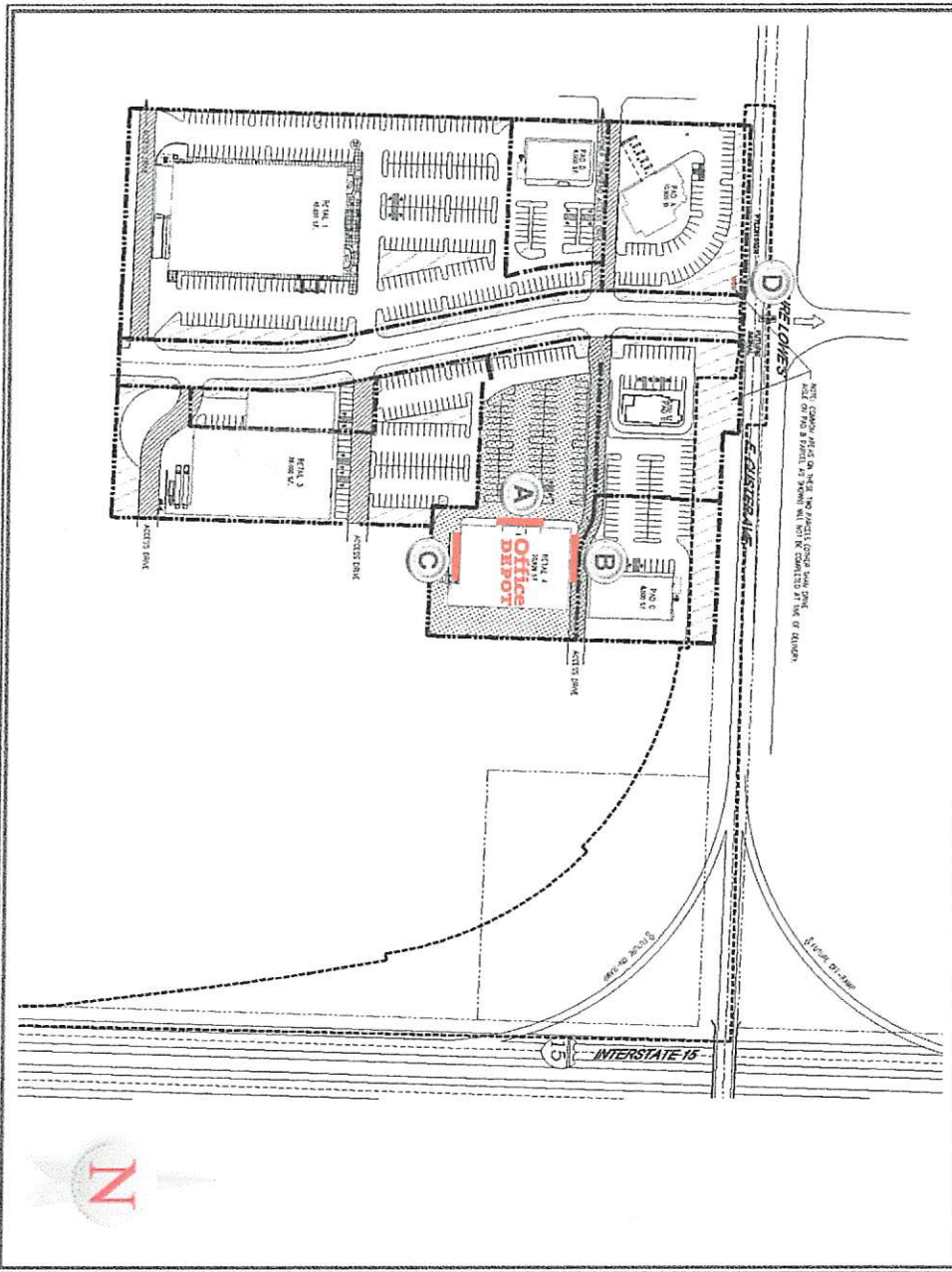
  
\_\_\_\_\_  
Jeff Martin, Acting Chairman  
Board of Adjustment

State of Montana  
County of Lewis & Clark

On this 6<sup>th</sup> day of November, two thousand and seven, before me



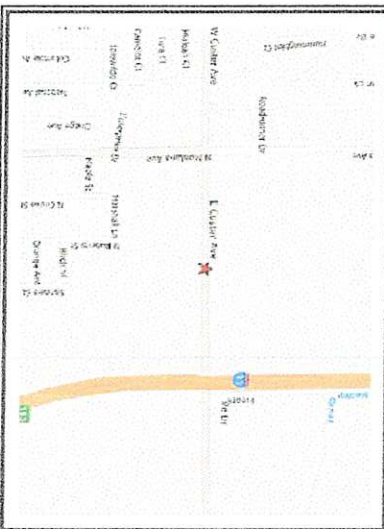
# SITE PLAN



# SIGNAGE SPECIFICATIONS

- A** Manufacturer and height 4'-6" LED Channel Letters (FODL-56) (See page 4 for details and specifications)
- B** Manufacturer and height 4'-0" LED Channel Letters (FODL-48) (See page 5 for details and specifications)
- C** Manufacturer and height 4'-0" LED Channel Letters (FODL-48) (See page 6 for details and specifications)
- D** Manufacturer and height (2) Replacement Faces for Existing Pylon (See page 7 for details and specifications)

# AREA MAP



**COAST SIGN**  
INCORPORATED  
1500 West Embury St, Anaheim, CA 92802  
(714) 526-9144 Fax: (714) 526-9147

Date	03-14-07	Project Name	Office Depot (280109)
Scale	As Shown	Address	E. Custer Ave. & Sanders St.
Drawn	Robert B.	City / State	Hesperia, MT
Sheet		Client Approval	Date

This is an original unaltered drawing created by Coast Sign Inc. It is submitted for your permit review and construction. Sign, Inc. and shall not be reproduced, used by or disposed to any form or corporation for any purpose whatsoever without written permission.

No.	Designer	Date

Revision Notes	

DESIGN DRAWING 1 of 7  
Request Number: DEV-OFDP-00038  
File Location: G:\Office Depot\Drawings\DEV-OFDP-00038





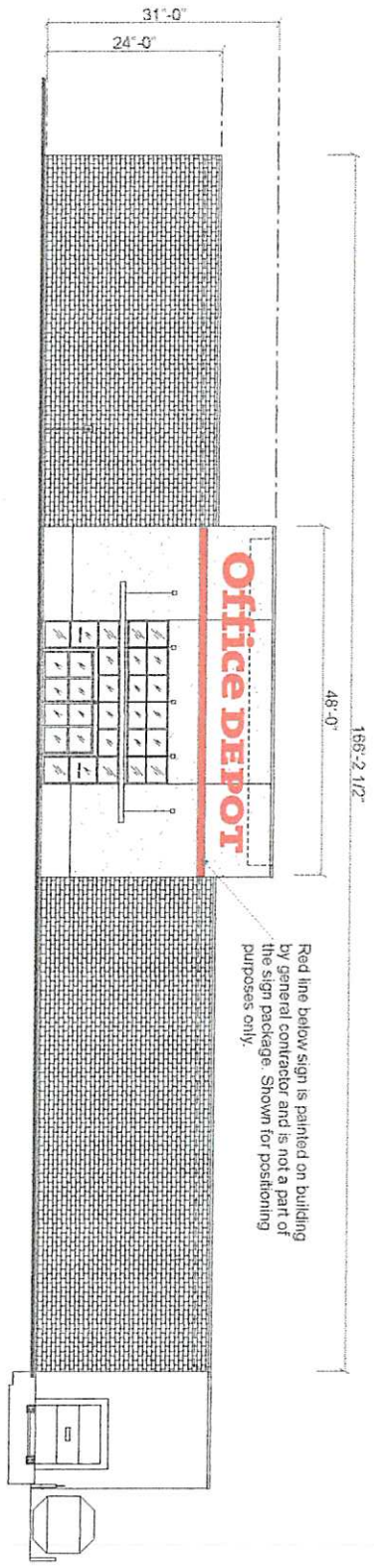
Date	03-14-07	Project Name	Office Depot (200109)
Scale	Noted	Address	E. Cutler Ave & Sanders St
Drawn By	Robert B	CN/Issue	Helen, MI
Size		Client Approval	Date

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No.	Designer	Date	Revision Notes

DESIGN DRAWING 2 of 7  
 Request Number: DEV-OFDP-00038  
 File Location: G:\Office Depot\Drawings\DEV-OFDP-00038

**A** WEST ELEVATION @ LINEAR CHANNEL LETTERS  
 Scale: 1/16"=1'-0"



Red line below sign is painted on building by general contractor and is not a part of the sign package. Shown for positioning purposes only.

EXHIBIT G-1

PAGE 1 OF 5



Date	03-14-07	Project Name	Office Depot (250109)
Scale		Address	E. Cutler Ave. & Sanders St
Drawn	Ruben B	CN / State	Hatfield, MA
Site		Client Approval	
		Date	

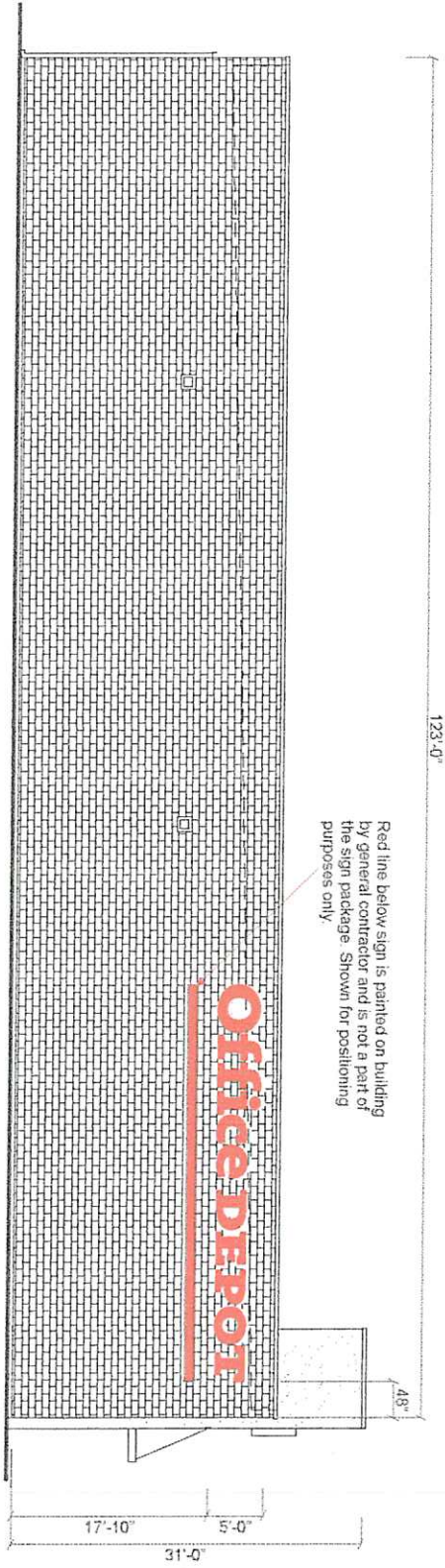
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No.	Designer	Date

Revision	Notes

DESIGN DRAWING 3 of 7  
 Request Number: DEV-OFDP-00038  
 File Location: G:\Office Depot\AutoDrawings\DEV-OFDP-00038

**B** NORTH ELEVATION @ STACKED CHANNEL LETTERS  
 Scale: 3/32"=1'-0"



Red line below sign is painted on building by general contractor and is not a part of the sign package. Shown for positioning purposes only.

FOD-148

EXHIBIT G-1  
 PAGE 2 OF 5





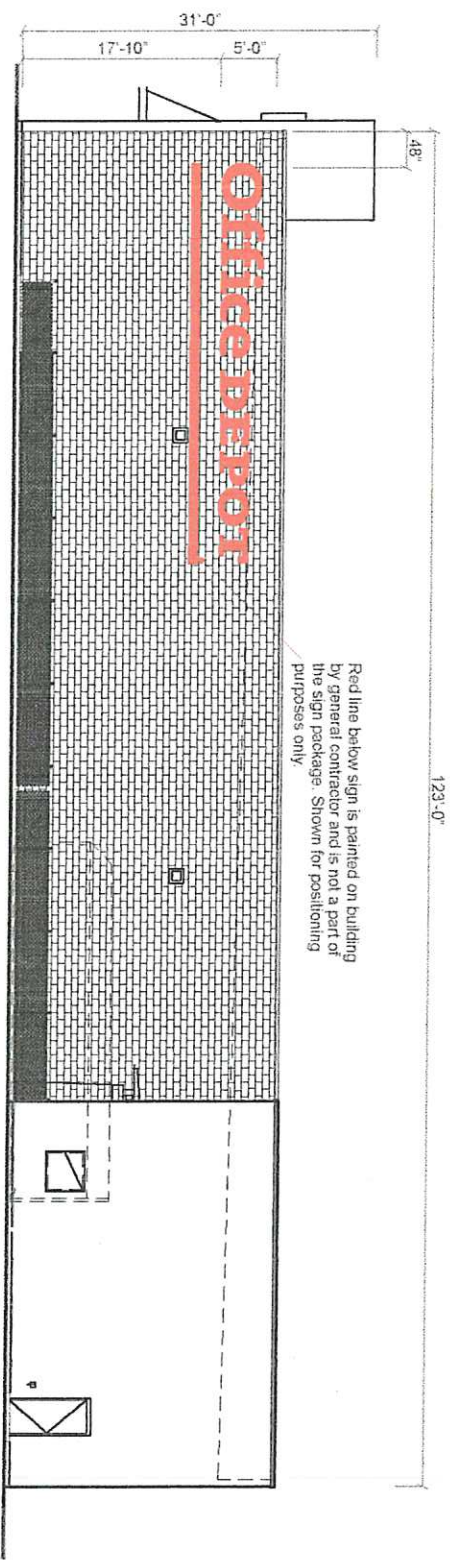
Date	03-14-07	Project Name	Office Depot (250110)
Scale		Address	E. Center Ave. & Sanders St.
Drawn	Robert B.	City/State	Holbrook, AZ
Sheet		Client Approval	Date

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No.	Designer	Date	Revision Notes

DESIGN DRAWING 4 of 7  
 Request Number: DEV-OFDP-00038  
 File Location: G:\Office Depot\10\name\DEV-OFDP-00038

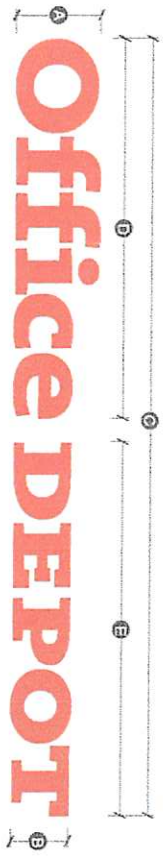
**C SOUTH ELEVATION @ STACKED CHANNEL LETTERS**  
 Scale: 3/32"=1'-0"



FOU148

EXHIBIT G-1  
 PAGE 3 OF 5

FOD-L54



A	B	C	D	E	OVERALL SQ. FT.
54"	3'-0 1/2"	41'-0 1/2"	20'-0 1/2"	19'-9"	4'-6" x 41'-0 1/2" = 184.6

ELECTRICAL REQUIREMENTS:  
(1) 120V, 20A CIRCUIT REQUIRED

**Office DEPOT**

TYP. CHANNEL LETTER SPECIFICATIONS

ITEM	DESCRIPTION
A	5" 083 ALUMINUM RETURN PRE-COAT RED/WHITE
B	1" RED JEWELITE TRIM
C	083 ALUMINUM BACK
D	177 PIGMENTED CYRO FACE 211 SG RED
E	BLOCKING AS REQUIRED
F	RED/RED GELCORE TETRA XL LED SYSTEM (6 LED'S PER FT.)
G	ELECTRICAL PRIMARY THRU 1/2" SEALTITE
H	1/2" WEEP HOLES FOR DRAINAGE - MIN. 2 PER LETTER
I	3/8" RIBBON AND BOLT WITH WASHERS
J	UNION BOX BY ELECTRICIAN
K	REMOTE POWER SUPPLY (NOT SHOWN)

GENERAL SPECIFICATIONS

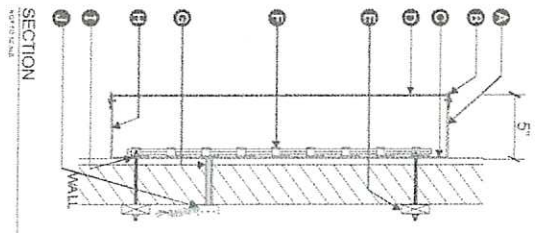
LETTER BODY:  
083 ALUMINUM BACKS & 083 ALUMINUM RETURNS,  
ALUMINUM INTERNAL BRACING & COMPONENTS,  
SEAL ALL JOINTS WITH SILICONE CAULKING

FACE:  
177 PIGMENTED CYRO 211 SG RED  
CHEMICALLY BONDED TO 1" JEWELITE TRIM

ILLUMINATION:  
RED/RED GELCORE TETRA XL LED SYSTEM (6 PER FT.),  
ALL HARDWARE TO BE UL APPROVED

ELECTRICAL:  
120V, 20A CIRCUIT(S) BROUGHT TO SIGN AREA BY OWNER,  
FINAL CONNECTED BY SIGN INSTALLER,  
10' WHIP LENGTHS REQUIRED

NOTE:  
ALL ELECTRICAL PENETRATIONS TO BE IN ONE HORIZONTAL LINE



**COLORS**

FACE 177  
ACRYLIC CHROMA 211 SG RED  
3M VHB 4801353

ACRYLIC RETURN TRIM  
PANTONE 191C

COAST SIGN INCORPORATED  
1500 West Lombury St. Anaheim, CA 92809  
(714) 570-5154 FAX: (714) 570-5357

EXHIBIT G-1

PAGE 4 OF 5



Date: 03-14-07  
Scale: \_\_\_\_\_  
Drawn: Ruben B.  
Sales: \_\_\_\_\_  
Project Name: Office Depot (201109)  
Address: E. Carter Ave. & Sanders St.  
City/State: Hickory, NC  
Client Approval: \_\_\_\_\_  
Date: \_\_\_\_\_

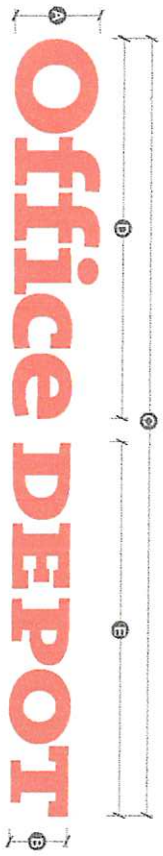
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No.	Designer	Date	Revision Notes

Request Number: \_\_\_\_\_  
File Location: \_\_\_\_\_  
DEV-OFDP-00038  
G:\Office Desktop\dev\ofdp\DEV-OFDP-00038



FOD-L48



A	B	C	D	E	OVERALL SQ. FT.
48"	2'-3 1/4"	36'-6"	17'-10"	17'-6 3/4"	4'-0" x 36'-6" = 146

ELECTRICAL REQUIREMENTS:  
 (1) 120V, 20A CIRCUIT REQUIRED

EXHIBIT G-1



Date	03-14-07	Project Name	Office Depot (250109)
Scale		Address	E. Carter Ave. & Sanders St.
Drawn	Ruben B.	City/State	Helenia, MT
Sales		Client Approval	
		Date	

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No.	Designer	Date

Revision Notes	

DESIGN DRAWING 6 of 7  
 Request Number: DEV-OFDP-00038  
 File Location: G:\Office\_Dev\dev\dwg\DEV-OFDP-00038

Office DEPOT

TYP. CHANNEL LETTER SPECIFICATIONS

ITEM	DESCRIPTION
A	5" 083 ALUMINUM RETURN PRE-COAT RED/WHITE
B	1" RED JEWELITE TRIM
C	005 ALUMINUM BACK
D	177 PIGMENTED CYRO FACE 211 SG RED
E	BLOCKING GAS REQUIRED
F	REBARED GELCORE TETRA XL LED SYSTEM (6 LED'S PER FT.)
G	ELECTRICAL PRIMARY THRU 1/2" SEALTITE
H	1/2" WEEP HOLES FOR DRAINAGE - MIN. 2 PER LETTER
I	3/8" RIBBON AND BOLT WITH WASHERS
J	JUNCTION BOX BY ELECTRICIAN
K	REMOTE POWER SUPPLY (NOT SHOWN)

GENERAL SPECIFICATIONS

LETTER BODY:  
 .063 ALUMINUM BACKS & .063 ALUMINUM RETURNS,  
 ALUMINUM INTERNAL BRACING & COMPONENTS,  
 SEAL ALL JOINTS WITH SILICONE CAULKING

FACE:  
 177 PIGMENTED CYRO 211 SG RED,  
 CHEMICALLY BONDED TO 1" JEWELITE TRIM

ILLUMINATION:  
 REBARED GELCORE TETRA XL LED SYSTEM (6 PER FT.),  
 ALL HARDWARE TO BE UL APPROVED

ELECTRICAL:  
 1/2" ELECTRICAL PRIMARY THRU 1/2" SEALTITE,  
 1/2" WEEP HOLES FOR DRAINAGE,  
 3/8" RIBBON AND BOLT WITH WASHERS,  
 10" WHIP LENGTHS REQUIRED

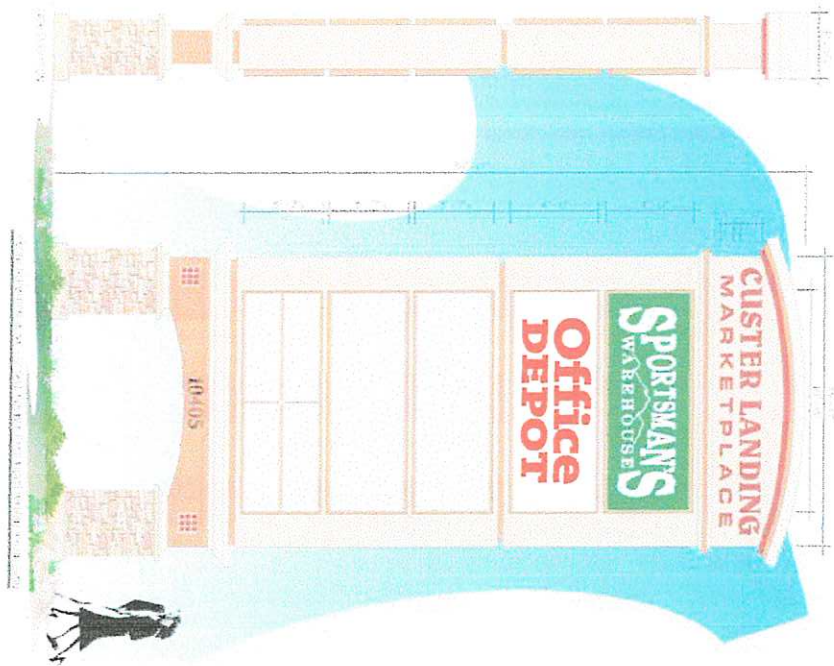
NOTE:  
 ALL ELECTRICAL PENETRATIONS TO BE IN ONE HORIZONTAL LINE

**COLORS**

FACE 177  
 ACRYLIC CYRO 211 SG RED  
 90 WHTL #809953

ACRYLIC #028 WHITE  
 90 WHTL #809953

COAST SIGN, INC. 1300 WEST EMBURY ST. ANAHEIM, CA 92802  
 (714) 376-9144 FAX (714) 529-5857  
 U/L LABELS REQUIRED



MFG. AND INSTALL (2) 48" X 120" ACRYLIC REPLACEMENT FACES WITH RED VINYL COPY READING "OFFICE DEPOT". VERIFY ACTUAL CUT SIZES OF FACES BEFORE FABRICATION.

**D** PYLON SIGN REPLACEMENT FACES  
Scale: 3/16"=1'-0"

EXHIBIT G-2

PAGE 1 OF 1

**COAST SIGN**  
INCORPORATED  
1500 West Embury St. Amherst, MA 01002  
(781) 326-9104 Fax: (781) 326-8347

Date	05-14-07	Project Name	Office Depot (210119)
Scale		Address	E. Carter Ave & Sanders St
Client	Robert B	City/State	Hallowell, ME
Site		Client Approval	
		Date	

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No.	Designer	Date	Revision Notes

DESIGN DRAWING 7 of 7  
Request Number: DEV-OFDP-00038  
File Location: G:\Office Design\Drawings\DEV-OFDP-00038



City of Helena

**PERMIT APPLICATION**  
COMMUNITY DEVELOPMENT / BUILDING DIVISION  
316 N. PARK, ROOM 435, HELENA, MT 59623, (406) 447-8437 or (406) 447-8438

*PL by CE*

Application Number . . . . . 16-00000723 Date 8/22/16  
 Property Address . . . . . 3035 N SANDERS ST  
 Geo-Code . . . . . 1888-20-2-04-26-0000  
 Old Water Account . . . . .  
 Tenant nbr, name . . . . . PLANET FIT TENANT FIT-OUT  
 Application type description . . . . . COMM, ALTERATION  
 Property Zoning . . . . . B2-GENERAL COMM DISTRICT  
 Application valuation . . . . . 1127665

Application desc  
PLANET FITNESS TENANT FIT-OUT

Owner

PLANET FITNESS  
PF MANAGEMENT GROUP  
141 WEST CAMPBELL RD

(518) 377-0006

Contractor

LANGLAS AND ASSOCIATES, INC  
2270 GRANT ROAD  
BILLINGS MT 59102  
(406) 656-0629

Structure Information 000 000 PLANET FITNESS TENANT FIT-OUT

Permit . . . . . SIGN  
 Additional desc . . . . . 4 NEW WALL SIGNS  
 Sub Contractor . . . . . YESCO LLC  
 Permit Fee . . . . . 397.00 Plan Check Fee . . . . . .00  
 Issue Date . . . . . 8/22/16 Valuation . . . . . 29240  
 Expiration Date . . . . . 2/18/17

Fee summary	Charged	Paid	Credited	Due
Permit Fee Total	397.00	397.00	.00	.00
Plan Check Total	.00	.00	.00	.00
Grand Total	397.00	397.00	.00	.00

City of Helena

BUILDING DEPT.  
COPY

APPLICANT  
COPY

INSPECTOR  
COPY

PERMIT BOOK  
COPY

CITY OF HELENA SIGN PERMIT APPLICATION  
SUBMIT: 2 copies of dimensioned sign and site plans with

ELECT. SIGN

APPLICATION # 16-723  
ZONING DIST B-2

any active variance approval information that applies. Provide additional

VALUATION: 29,240<sup>00</sup>

pages as needed to clearly detail new and existing signs.

(see line 5)

PERMIT FEE: \$397.00

1. ADDRESS/LOCATION OF SIGN: 3035 N SANDERS, HELENA, MT
2. BUSINESS NAME: PLANET FITNESS PHONE # 516-376-5125
3. OWNER NAME: DAVID LEON PHONE # " "  
ADDRESS: (IF OTHER THAN LINE 1) \_\_\_\_\_
4. SIGN CONTRACTOR/INSTALLER: YESCO PHONE # 443-4172  
ADDRESS: 2994 BOZOMAN AVE CITY LICENSE  Y  N   
APPLIED FOR \_\_\_\_\_
5. ELECTRICIAN: (SEPARATE ELECTRICAL PERMIT REQUIRED ON AN ELECTRICAL SIGN)  
NAME: \_\_\_\_\_ PHONE# \_\_\_\_\_  
ADDRESS: \_\_\_\_\_ MT. LICENSED Y  N  UNKNOWN

6. NEW/ADDITIONAL SIGNAGE (WIDTH BY HEIGHT EQUALS AREA: POLE HEIGHT)

ANY VARIANCES ACTIVE? YES \_\_\_ NO  ANY REQUIRED OR PENDING? YES \_\_\_ NO

<input checked="" type="checkbox"/> WALL	<u>10' x 30'-4" = 3045'</u>	HEIGHT <u>27'</u>
<input checked="" type="checkbox"/> WALL	<u>2'-8" x 25'-10" = 920'</u>	HEIGHT <u>22'</u>
<input checked="" type="checkbox"/> WALL	<u>2'-8" x 25'-10" = 920'</u>	HEIGHT <u>22'</u>
<input checked="" type="checkbox"/> WALL	<u>7'-8" x 10' = 760'</u>	HEIGHT <u>22'</u>
ROOF	X = _____	HEIGHT _____
PROJECTING	X = _____	HEIGHT _____
FREE STANDING OR MONUMENT	X = _____	HEIGHT <u>/(clearance)</u>
MARQUEE SIGN	X = _____	HEIGHT _____
UNDER MARQUEE	X = _____	HEIGHT <u>/(clearance)</u>
AWNING SIGN	X = _____	HEIGHT <u>/(clearance)</u>
OTHER (PROVIDE DETAILED DESCRIPTION)	X = _____	HEIGHT _____

Conditions modifying any of the above sign types/description: \_\_\_\_\_

CHANGEABLE COPY SIGN ( \_\_\_ MANUAL OR \_\_\_ ELECTRONIC) \_\_\_\_\_

ROTATING SIGN OR OTHERWISE ANIMATED \_\_\_\_\_

OTHER \_\_\_\_\_

7. EXISTING TO REMAIN:

WALL	X = _____	HEIGHT _____
WALL	X = _____	HEIGHT _____
WALL	X = _____	HEIGHT _____
ROOF	X = _____	HEIGHT _____
PROJECTING	X = _____	HEIGHT _____
FREE STANDING OR MONUMENT	X = _____	HEIGHT <u>/(clearance)</u>



ORDER AND DECISION OF THE BOARD OF ADJUSTMENT  
CITY OF HELENA, MONTANA

9/15/09  
11/11  
WHEREAS, Sportsman's Warehouse heretofore  
petitioned the Board of Adjustment for a variance of zoning requirements relating to the  
following real property located within the City of Helena, Montana:

**GENERALLY DESCRIBED AS FOLLOWS:**

2990 North Sanders Street, Custer Landing Shopping Center

**SAID VARIANCE (S) BEING OF THE FOLLOWING NATURE: from Section 11-23-10(D)** of the Helena Zoning Ordinance to allow wall signs to exceed (200) square feet of the total aggregate area of the building façade. The property is legally described as Tract 9-A of COS #606660/B, Helena, Montana; generally located south of East Custer Avenue, east of North Montana Avenue, west of the proposed extension of North Sanders Street, with a property address of 2990 North Sanders Street.

WHEREAS, the Board of Adjustment gave notice and held a Public Hearing on said Petition as required by the applicable statutes and ordinances, and took testimony under oath from Petitioner and other interested parties, and said Board of Adjustment is now fully informed in the premises,

**THE BOARD OF ADJUSTMENT FINDINGS ARE AS FOLLOWS: to grant a** variance from Section 11-23-10(D) of the Helena Zoning Ordinance to allow wall signage to exceed (200) square feet of total aggregate area for the building façade on the principle building located on property in the B-2 (General Commercial District) known as Sportsman's Warehouse. The variance would allow 197.4 square feet on the front façade and 158.9 square feet on each of the remaining 3 façades for a total excess of signage allowed of 475 square feet. This is conditioned upon the applicant obtaining a sign permit within one year.

**IT IS HEREBY DETERMINED AND ORDERED** that the variance petitioned for by the petitioner is GRANTED.

**DONE AND DATED BY ORDER OF SAID BOARD OF ADJUSTMENT THIS**  
**4<sup>TH</sup> DAY OF September, 2007.**

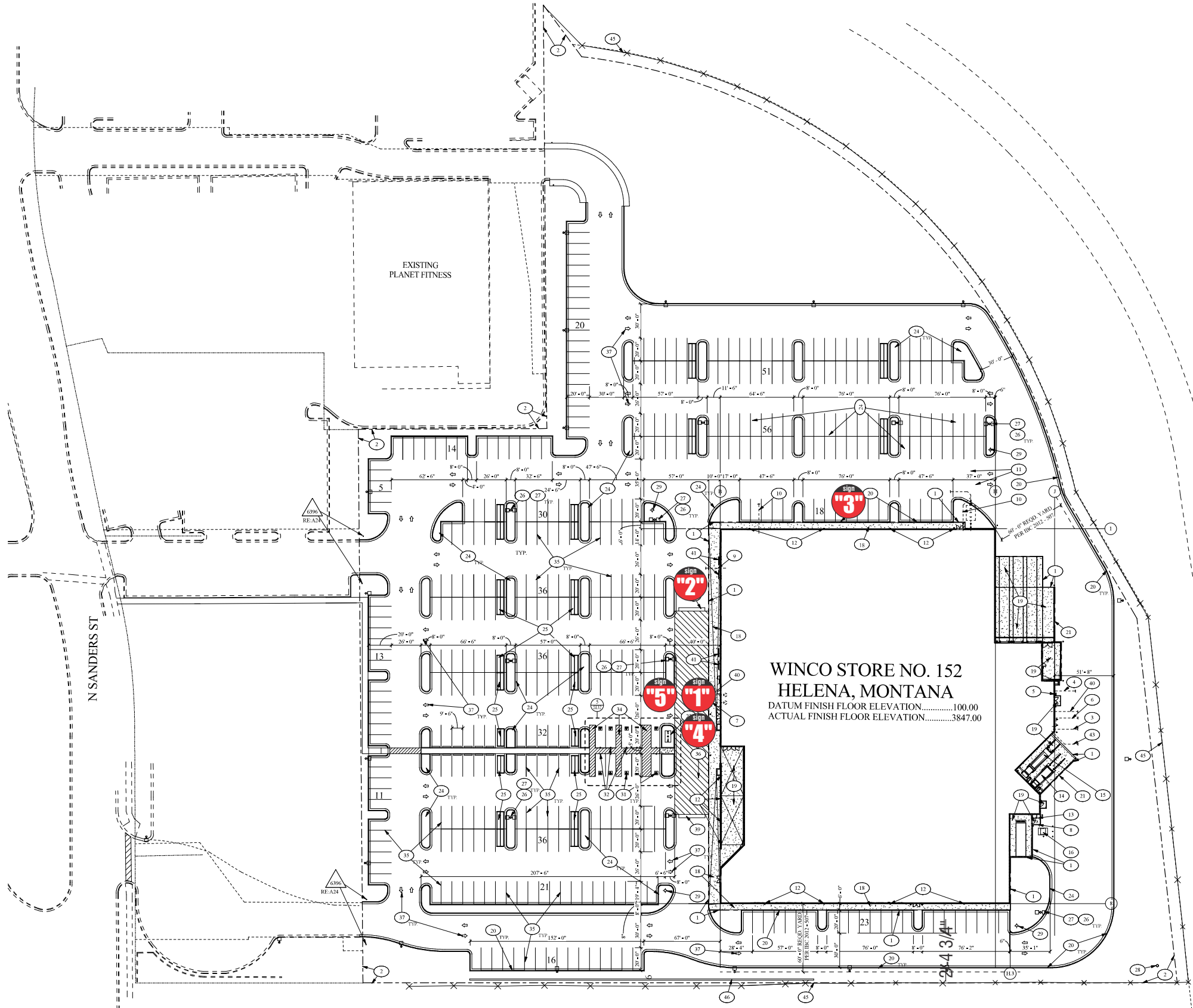
State of Montana  
County of Lewis & Clark

On this 10<sup>th</sup> day of October, two thousand and seven, before me  
Bernadette M. Lahr a Notary Public for the State of Montana, personally appeared  
Jason Davis known to me to be the Chairman of the Board of Adjustment of the City  
of Helena, Montana.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Official Seal,  
the 10<sup>th</sup> day of October, 2007 in this certificate first above written.

  
Notary Public for State of Montana

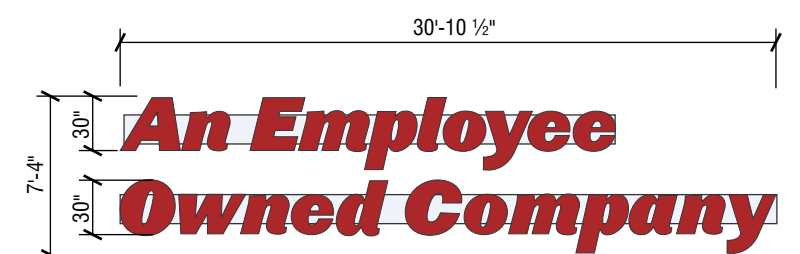
Residing at Helena, Montana. My commission expires September 25, 2009.



**SITE PLAN**  
scale: 1" = 100'



**"WinCo Foods"**  
**LED ILLUMINATED CHANNEL LETTERS - STACKED LAYOUT**  
scale: NTS **199.2sf**



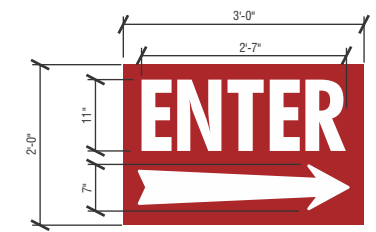
**"2"** MFG. & INSTALL NEW "An Employee Owned Company" LED ILLUMINATED CHANNEL LETTERS - STACKED LAYOUT/RACEWAY **100.1sf**



**"3"** "WinCo Foods"  
**60" Stacked LED Illuminated Channel Letters w/ Raceway**  
scale: 3/32" = 1'-0" **164.6sf**



**"4"** **18" ADDRESS NUMERALS**  
scale: 3/8" = 1'-0"



**"5"** Mfg. Install S/F Alum. Panel  
scale: 1/2" = 1'-0"

1/4" THICK ALUMINUM PAINTED #313 DK. BRONZE MOUNTED TO WALL WITH STUDS (CENTERED ON FASCIA) PATTERN PROVIDED BY IMAGE NATIONAL COPY STYLE - HELVETICA MEDIUM

It is the intent and purpose of this color rendering to provide a basic color representation of your sign finish and color. However, digital media and printed colors will vary from actual paint finish and color. Existing painted surfaces will have a perceptible difference in shade and sheen from your sign finish. Providing a sample of the paint you wish to match or a Matthews paint color formula will minimize the differences.

12625 Star Road Nampa, ID 83687 toll free: 800.592.8058 tele: 208.345.4020 fax: 208.336.9886 www.imagenational.com

image national signs **in**  
...bringing your image to light!

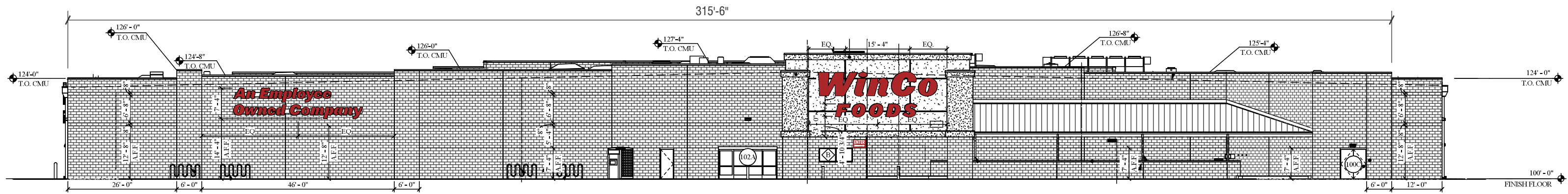
PROJECT TITLE:  
**WinCo FOODS** store # **152**

LOCATION:  
2995 N. Sanders St.,  
Helena, MT 59601

REQUESTED BY: Dave Cobb  
DRAWN BY: TRH  
COMPUTER FILE INCLUDING DATE: WF-152 HelenaMT-EXT-R1-080318

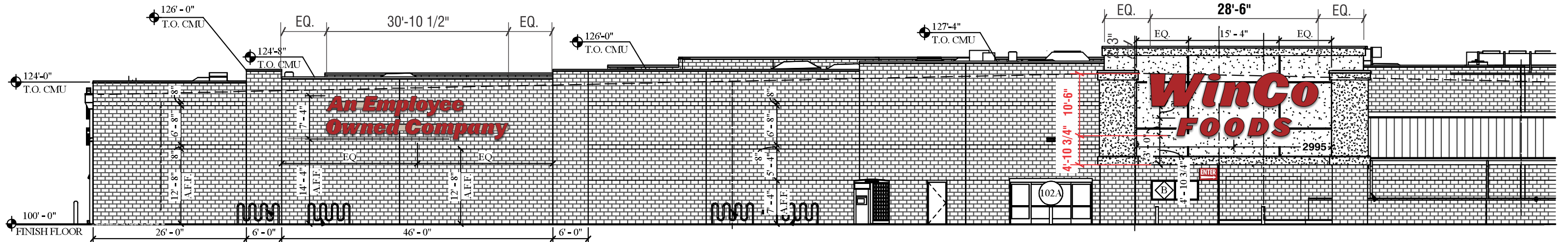
UNDERWRITERS LABORATORIES ELECTRIC SIGN NAMPAL PLANT - UL #433195-001  
U.S. & PR. - All signs conform to UL-48/2161 (labeled accordingly) & must comply with UL-411 install procedures. Canada - all signs must be CAS compliant. This sign(s) is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or applicable local codes. This includes proper grounding and bonding of the sign.  
page # **1 of 8**





**Front (West) Building Elevation**

scale: NTS



**Partial Front (West) Building Elevation**

scale: 1/16" = 1'-0"



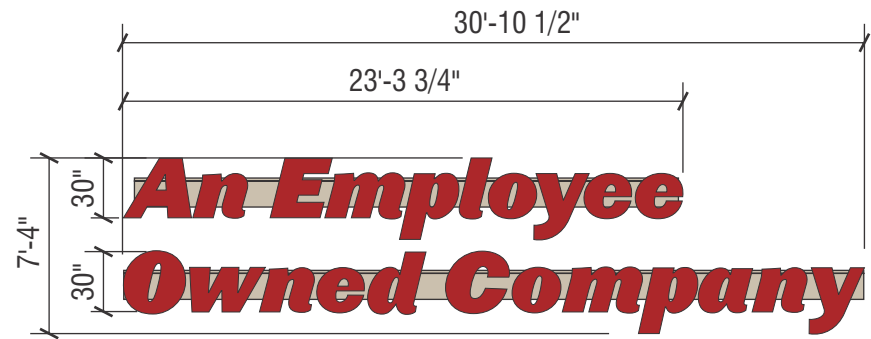
SIGN AREA IS CALCULATED USING DOTTED AREA SHOWN



**“WinCo Foods”**  
**LED ILLUMINATED CHANNEL LETTERS - STACKED LAYOUT**

scale: 1/8" = 1'-0"

199.2sf



**“An Employee Owned Company” LED ILLUMINATED CHANNEL LETTERS - STACKED LAYOUT/RACEWAY**

scale: 1/8" = 1'-0"

100.1sf

It is the intent and purpose of this color rendering to provide a basic color representation of your sign finish and color. However, digital media and printed colors will vary from actual paint finish and color. Existing painted surfaces will have a perceptible difference in shade and sheen from your sign finish. Providing a sample of the paint you wish to match or a Matthews paint color formula will minimize the differences.

16265 Star Road Nampa, ID 83687 toll free: 800.592.8058 tele: 208.345.4020 fax: 208.336.9886 www.imagenational.com



PROJECT TITLE:

**WinCo** store #  
**FOODS** 152

LOCATION:

2995 N. Sanders St.,  
Helena, MT 59601

REQUESTED BY:

Dave Cobb

DRAWN BY:

TRH

COMPUTER FILE INCLUDING DATE:

WF-152 HelenaMT-EXT-R1-080318

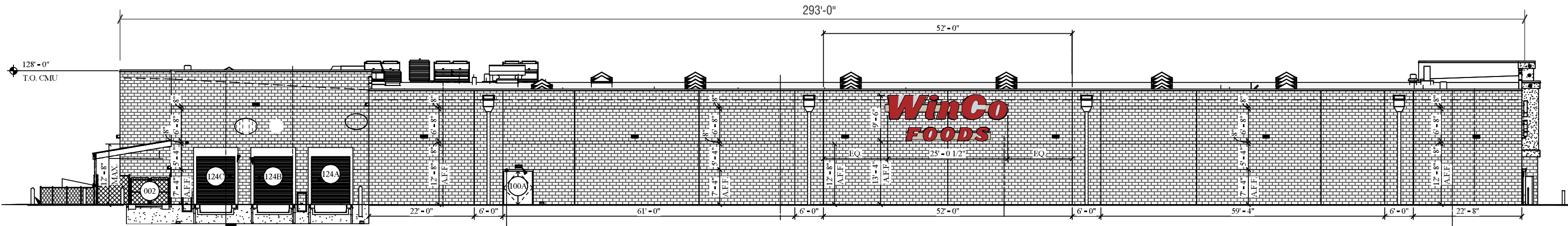


NAMPA PLANT -  
UL #433195-001

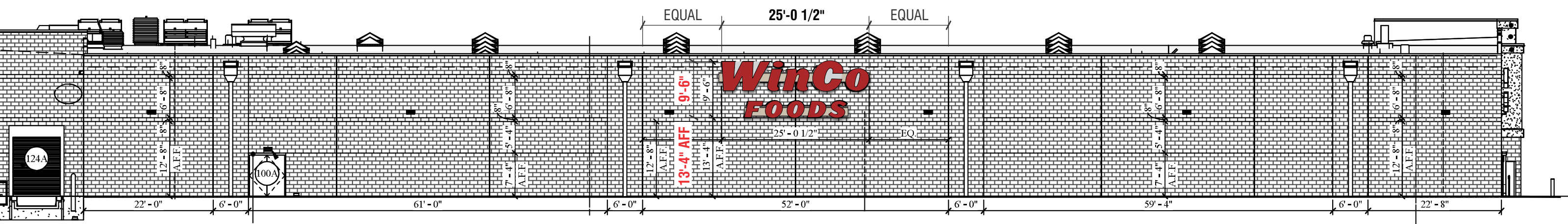
U.S. & PR. - All signs conform to UL-48/2161 (labeled accordingly) & must comply with UL-411 install procedures. Canada - all signs must be CAS compliant. This sign(s) is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or applicable local codes. This includes proper grounding and bonding of the sign.

page #

2 of 8



**Left (North) Building Elevation**  
scale: NTS



**Partial Left (North) Building Elevation**  
scale: 1/16" = 1'-0"



SIGN AREA IS CALCULATED  
USING DOTTED AREA SHOWN

**"WinCo Foods"**



**60" Stacked LED Illuminated Channel Letters w/ Raceway**

scale: 3/16" = 1'-0"

164.6sf

It is the intent and purpose of this color rendering to provide a basic color representation of your sign finish and color. However, digital media and printed colors will vary from actual paint finish and color. Existing painted surfaces will have a perceptible difference in shade and sheen from your sign finish. Providing a sample of the paint you wish to match or a Matthews paint color formula will minimize the differences.

16265 Star Road Nampa, ID 83687 toll free: 800.592.8058 tele: 208.345.4020 fax: 208.336.9886 www.imagenational.com



PROJECT TITLE:

**WinCo  
FOODS**

store #  
**152**

LOCATION:

2995 N. Sanders St.,  
Helena, MT 59601

REQUESTED BY:

Dave Cobb

DRAWN BY:

TRH

COMPUTER FILE  
INCLUDING DATE:

WF-152 HelenaMT-EXT-R1-080318

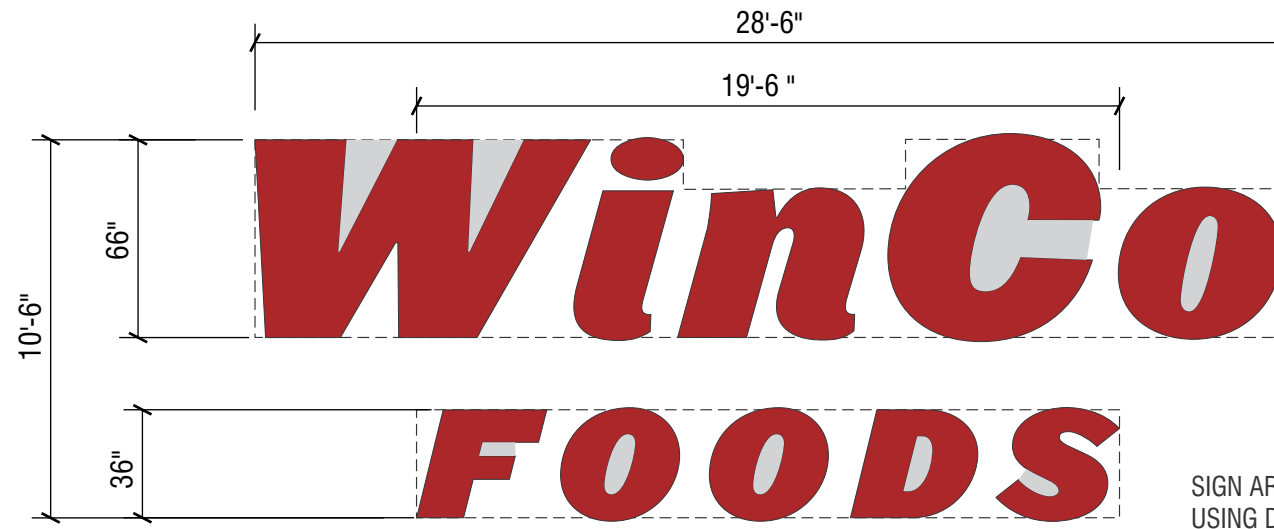
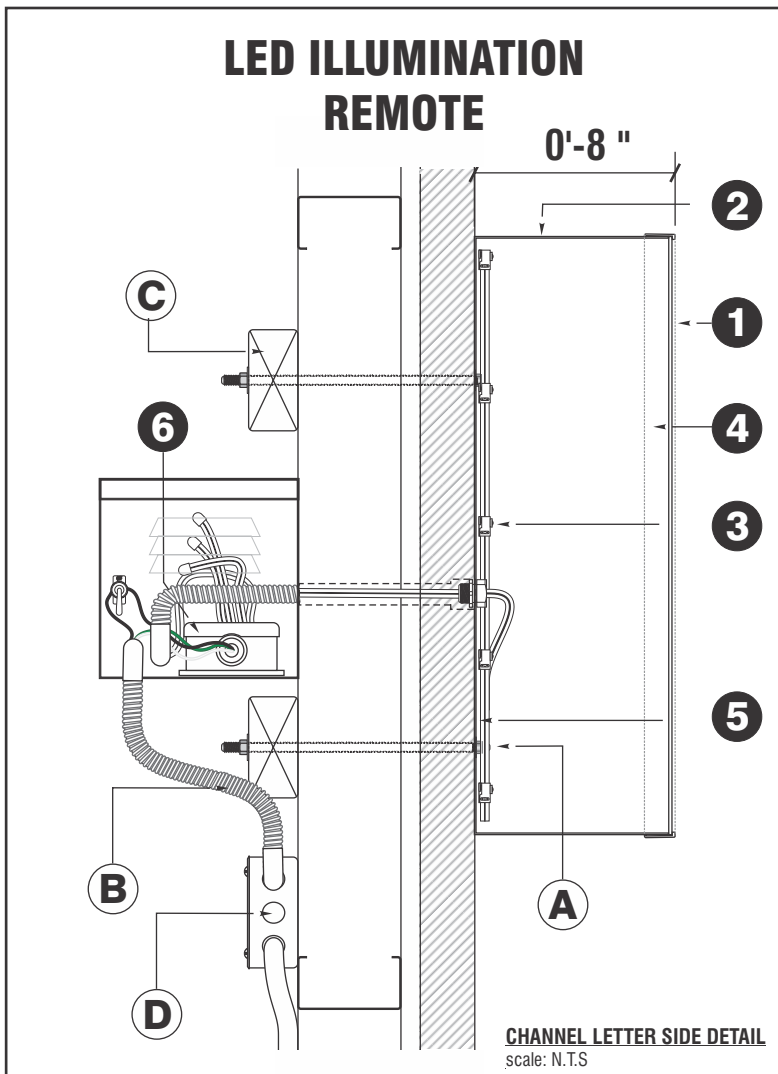


NAMPA PLANT -  
UL #433195-001

U.S. & PR. - All signs conform to UL-48/2161 (labeled accordingly) & must comply with UL-411 install procedures. Canada - all signs must be CAS compliant. This sign(s) is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or applicable local codes. This includes proper grounding and bonding of the sign.

page #

3 of 8



**MFG. & INSTALL (1) NEW "WinCo Foods"**  
**LED ILLUMINATED CHANNEL LETTERS - STACKED LAYOUT**  
 scale: 3/16"=1'-0" 199.2sf

**I N S T A L L**

- A.** Non-Corrosive Securement  
3/8" Rivet Nut w/ All-Thread Attachment  
(or appropriate mounting hardware)
  - B.** 1/2" Flexible Conduit Whip to 120v Power
  - C.** Blocking as Required per Location
  - D.** (1) 20 amp 120v Circuit Required  
(supplied by others than Image National)
- NOTE:** Disconnect Switch Required in Transformer Box (Supplied by Image National)

<p><b>1 FACE:</b> MATERIAL: Cyro SG Acrylic  COLOR: 211-1 or 2283 RED</p>	<p><b>2 RETURNS:</b> MATERIAL: PRE-PAINTED .040 ALUM. SIZE: 8" COLOR: Heron Blue White (Inside)</p>	<p><b>3 ILLUMINATION:</b> MATERIAL: GELcore LED SIZE: 5-UP COLOR: Red/Red</p>
<p><b>4 TRIMCAP:</b> MATERIAL: 1" TRIMCAP w/ TRIMCAP CLIPS @ "W" &amp; "C" COLOR: PAINTED WHITE</p>	<p><b>5 BACKS:</b> MATERIAL: PRE-PAINTED .063 ALUM. COLOR: Semi-Gloss White (Both Sides)</p>	<p><b>6 ELECTRICAL:</b></p>

It is the intent and purpose of this color rendering to provide a basic color representation of your sign finish and color. However, digital media and printed colors will vary from actual paint finish and color. Existing painted surfaces will have a perceptible difference in shade and sheen from your sign finish. Providing a sample of the paint you wish to match or a Matthews paint color formula will minimize the differences.

16265 Star Road Nampa, ID 83687 toll free: 800.592.8058 tele: 208.345.4020 fax: 208.336.9886 www.imagenational.com



PROJECT TITLE:  
**WinCo FOODS** store # 152

LOCATION:  
2995 N. Sanders St., Helena, MT 59601

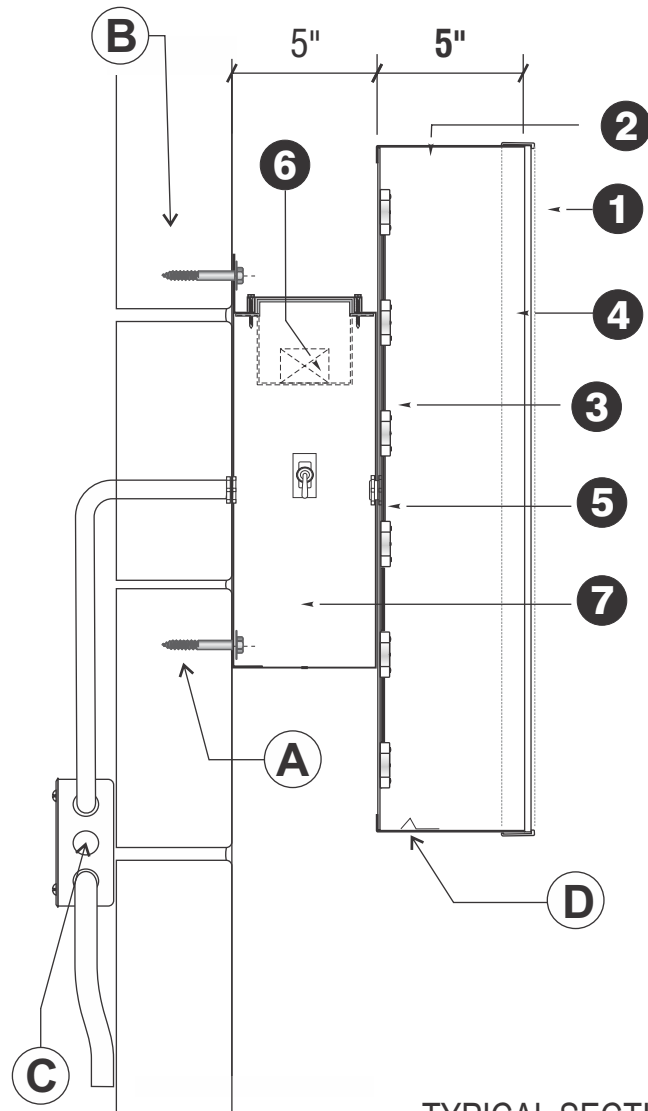
REQUESTED BY: Dave Cobb  
 DRAWN BY: TRH  
 COMPUTER FILE INCLUDING DATE: WF-152 HelenaMT-EXT-R1-080318

UL UNDERWRITERS LABORATORIES ELECTRIC SIGN  
 NAMPA PLANT - UL #433195-001  
U.S. & PR. - All signs conform to UL-48/2161 (labeled accordingly) & must comply with UL-411 install procedures. Canada - all signs must be CAS compliant. This sign(s) is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or applicable local codes. This includes proper grounding and bonding of the sign.

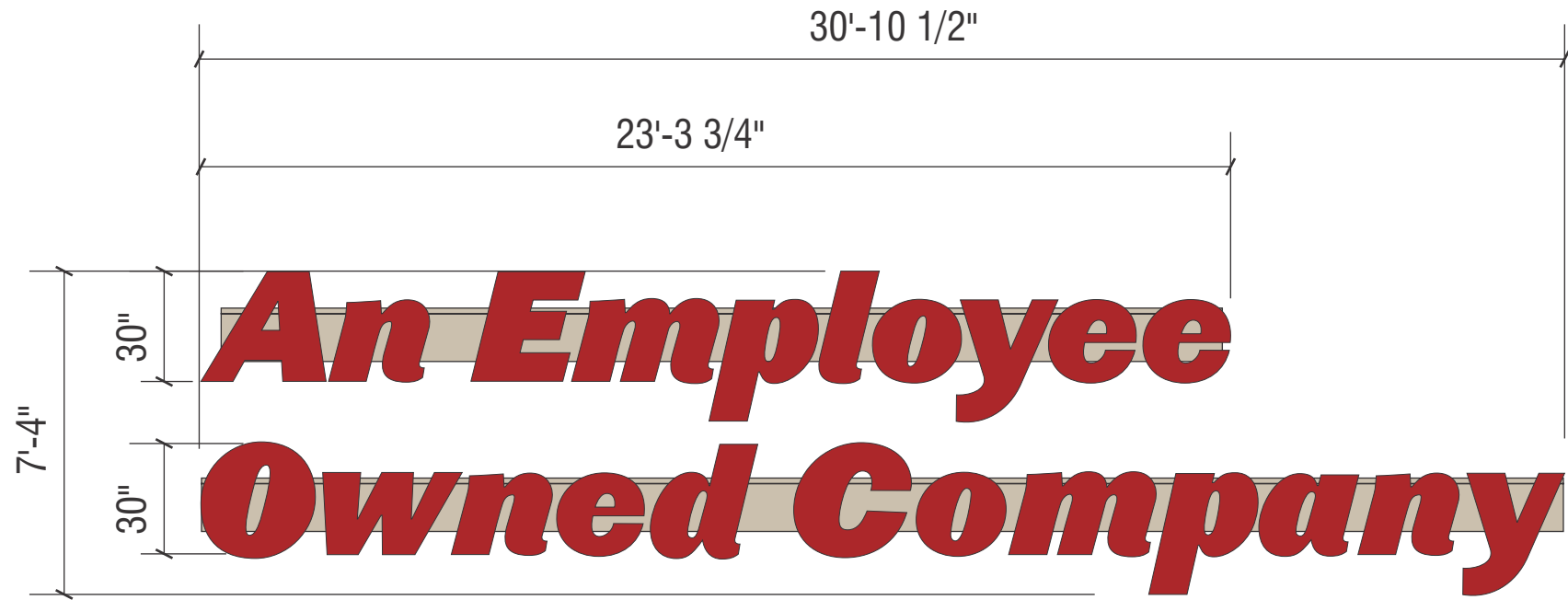
© 2018 image national signs. This design is an original work of authorship by Image National, Inc. (image) which owns the copyright protection by the copyright law of the United States (title 17, U.S. Code). All rights are reserved by image and, until the use of this design is authorized by image in writing, image owns the exclusive rights to: a) reproduce this design in copies, in graphic form or as a sign; b) prepare derivative works based upon the design; c) distribute copies of the design by sale or other transfer of ownership; and d) display the design publicly.



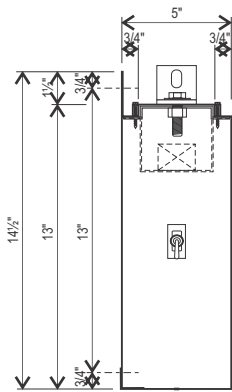
# LED ILLUMINATION - RACEWAY



TYPICAL SECTION DETAIL  
NOT TO SCALE



**"An Employee Owned Company" LED ILLUMINATED**  
**CHANNEL LETTERS - STACKED LAYOUT/RACEWAY**  
scale: 1/4"=1'-0" 100.1sf



**RACEWAY:**  
**Painted to match Bldg.**  
**SW #7542**  
**"Naturel"**

<p><b>1 FACE:</b> <b>MATERIAL:</b> Cyro SG Acrylic <b>COLOR:</b> 211-1 or 2283 RED</p>	<p><b>2 RETURNS:</b> <b>MATERIAL:</b> PRE-PAINTED .040 ALUM. <b>SIZE:</b> 5" <b>COLOR:</b> Heron Blue - White (Inside)</p>	<p><b>3 ILLUMINATION:</b> <b>MATERIAL:</b> GE <b>SIZE:</b> TBD <b>COLOR:</b> RED/RED</p>
<p><b>4 TRIM CAP:</b> <b>MATERIAL:</b> 1" JEWELITE TRIM CAP <b>COLOR:</b> WHITE</p>	<p><b>5 BACKS:</b> <b>MATERIAL:</b> PRE-PAINTED .063 ALUM. <b>COLOR:</b> PRE-PAINTED WHITE (WHITE INSIDE)</p>	<p><b>6 ELECTRICAL:</b> <b>POWER SUPPLY:</b> (-) GEPS 12-60 <b>TOTAL amps:</b> - amps EA. set</p>
<p><b>7 RACEWAY:</b> <b>MATERIAL:</b> PAINTED .063 ALUM. <b>SIZE:</b> 13" x 5" x 22'-6" &amp; 13" x 5" x 30'-10" <b>COLOR:</b> TO MATCH SW #7542 "Naturel"</p>		

## I N S T A L L

- A. Non-Corrosive Securement Using Appropriate Mounting Hardware
- B. Blocking by WinCo GC
- C. 20 amp 120v Circuits Required (supplied by GC in Stud Frame Gap)
- D. 1/4" Weep Holes W/ Baffles as Required

It is the intent and purpose of this color rendering to provide a basic color representation of your sign finish and color. However, digital media and printed colors will vary from actual paint finish and color. Existing painted surfaces will have a perceptible difference in shade and sheen from your sign finish. Providing a sample of the paint you wish to match or a Matthews paint color formula will minimize the differences.

16265 Star Road Nampa, ID 83687 toll free: 800.592.8058 tele: 208.345.4020 fax: 208.336.9886 www.imagenational.com



PROJECT TITLE:

**WinCo** store #  
**FOODS** 152

LOCATION:

2995 N. Sanders St.,  
Helena, MT 59601

REQUESTED BY:

Dave Cobb

DRAWN BY:

TRH

COMPUTER FILE INCLUDING DATE:

WF-152 HelenaMT-EXT-R1-080318



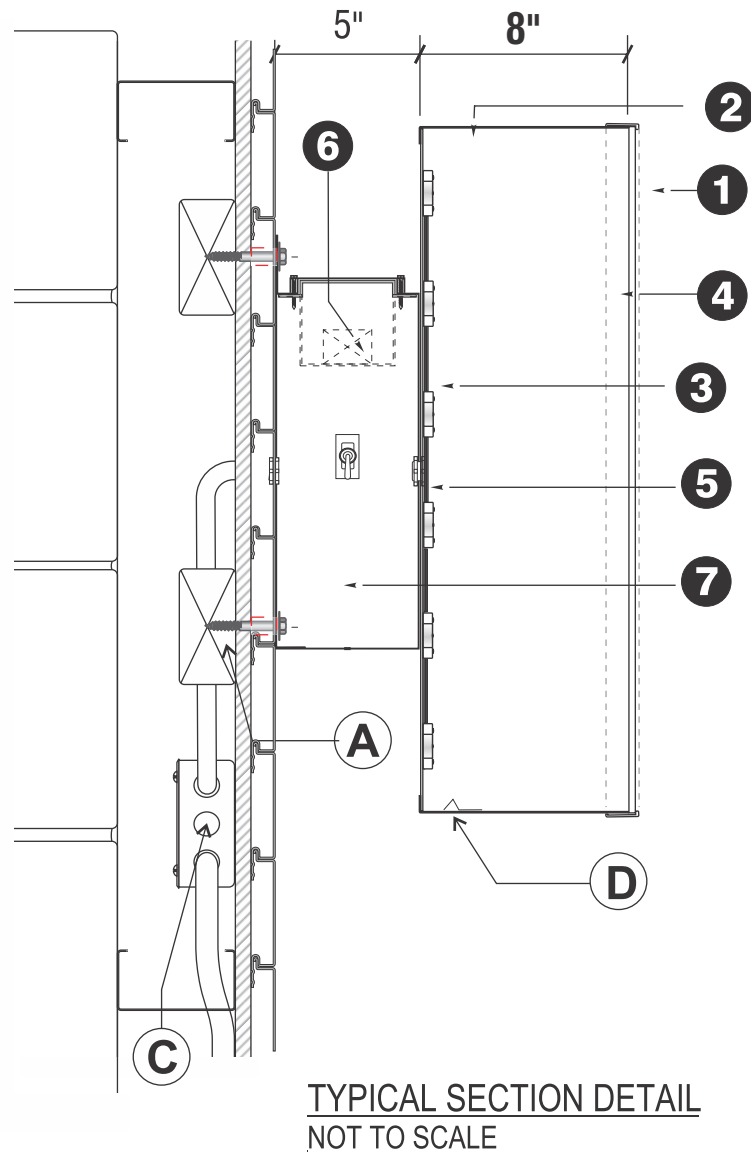
NAMPA PLANT -  
UL #433195-001

U.S. & PR. - All signs conform to UL-48/2161 (labeled accordingly) & must comply with UL-411 install procedures. Canada - all signs must be CAS compliant. This sign(s) is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or applicable local codes. This includes proper grounding and bonding of the sign.

page #

5 of 8

# LED ILLUMINATION - RACEWAY



SIGN AREA IS CALCULATED USING DOTTED AREA SHOWN

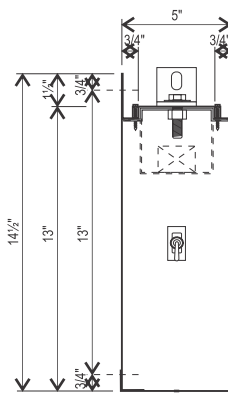
"WinCo Foods"



**60" Stacked LED Illuminated Channel Letters w/ Raceway**

scale: 1/4" = 1'-0"

164.6sf



**RACEWAY:**  
Painted to match Bldg.  
SW #7542  
"Naturel"

<p><b>1 FACE:</b> <b>MATERIAL:</b> Cyro SG Acrylic  <b>COLOR:</b> 211-1 or 2283 RED</p>	<p><b>2 RETURNS:</b>  <b>MATERIAL:</b> PRE-PAINTED .040 ALUM. <b>SIZE:</b> 8" <b>COLOR:</b> Heron Blue White (Inside)</p>	<p><b>3 ILLUMINATION:</b>  <b>MATERIAL:</b> GELcore LED <b>SIZE:</b> 5-UP <b>COLOR:</b> Red/Red</p>
<p><b>4 TRIMCAP:</b> <b>MATERIAL:</b> 1" TRIMCAP w/ TRIMCAP CLIPS @ "W" &amp; "C" <b>COLOR:</b> PAINTED WHITE</p>	<p><b>5 BACKS:</b> <b>MATERIAL:</b> PRE-PAINTED .063 ALUM. <b>COLOR:</b> Semi-Gloss White (Both Sides)</p>	<p><b>6 ELECTRICAL:</b></p>
<p><b>7 RACEWAY:</b> <b>MATERIAL:</b> PAINTED .063 ALUM. <b>SIZE:</b> 13" x 5" x 20'-0" &amp; 13" x 5" x 30'-9" <b>COLOR:</b> SW #7542 "Naturel"</p>		

## I N S T A L L

- A. Non-Corrosive Securement Using Appropriate Mounting Hardware
- B. Blocking by WinCo GC
- C. 20 amp 120v Circuits Required (supplied by GC in Stud Frame Gap)
- D. 1/4" Weep Holes W/ Baffles as Required

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16265 Star Road Nampa, ID 83687 toll free: 800.592.8058 tele: 208.345.4020 fax: 208.336.9886 www.imagenational.com



PROJECT TITLE:

**WinCo** store #  
**FOODS** 152

LOCATION:

2995 N. Sanders St.,  
Helena, MT 59601

REQUESTED BY:

Dave Cobb

DRAWN BY:

TRH

COMPUTER FILE INCLUDING DATE:

WF-152 HelenaMT-EXT-R1-080318



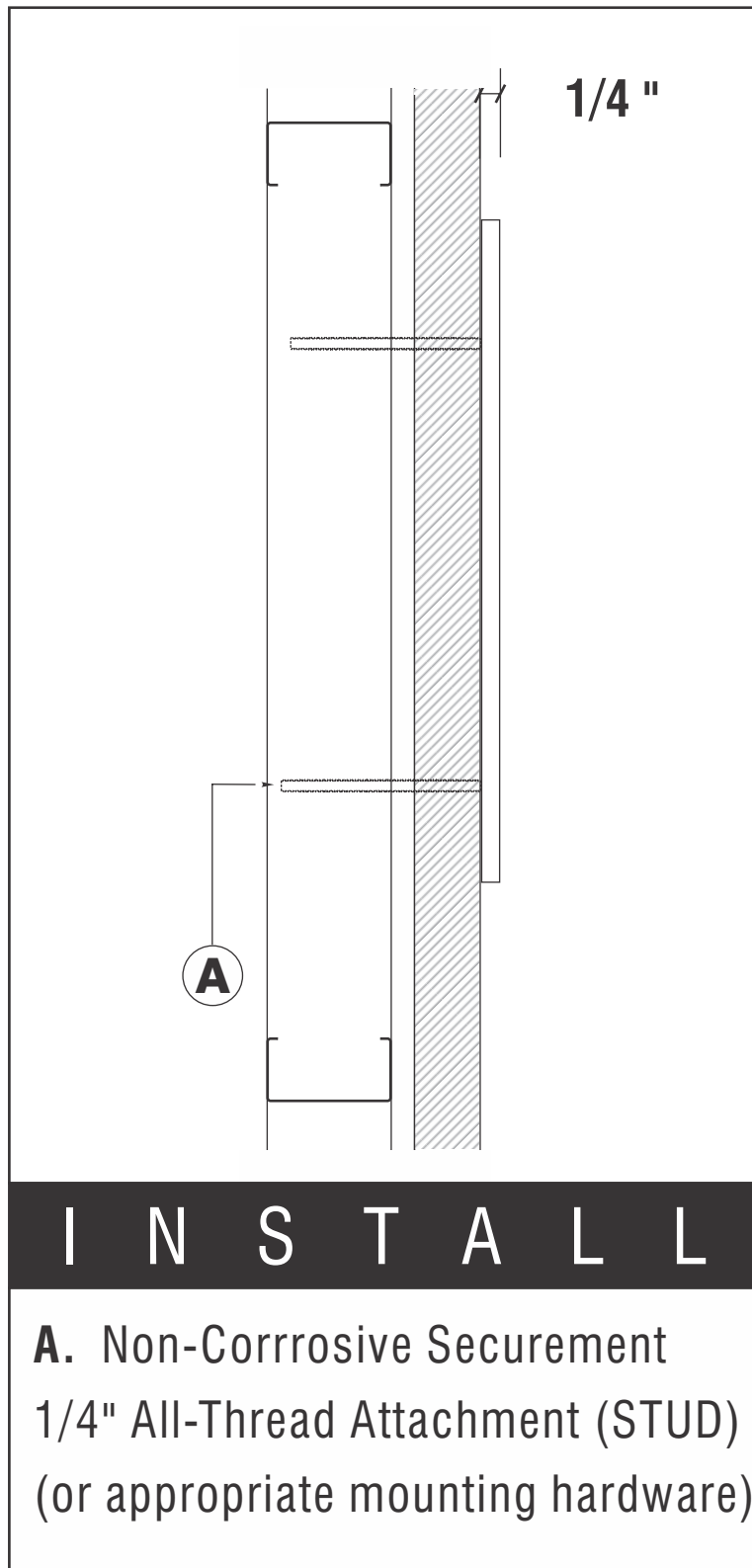
NAMPA PLANT -  
UL #433195-001

U.S. & PR. - All signs conform to UL-48/2161 (labeled accordingly) & must comply with UL-411 install procedures. Canada - all signs must be CAS compliant. This sign(s) is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or applicable local codes. This includes proper grounding and bonding of the sign.

page #

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**18" ADDRESS NUMERALS**

scale: 1 1/2" = 1'-0"

1/4" THICK ALUMINUM PAINTED #313 DK. BRONZE  
MOUNTED TO WALL WITH STUDS (CENTERED ON  
FASCIA) PATTERN PROVIDED BY IMAGE NATIONAL  
COPY STYLE - HELVETICA MEDIUM

<p><b>1 FACE:</b> <b>MATERIAL:</b> 1/4" PAINTED ALUM.  <b>COLOR:</b> #313 Bronze</p>	<p><b>2 RETURNS:</b>  N/A</p>	<p><b>3 ILLUMINATION:</b>  N/A</p>
<p><b>4 TRIMCAP:</b>  N/A</p>	<p><b>5 BACKS:</b>  N/A/</p>	<p><b>6 ELECTRICAL:</b>  N/A</p>

It is the intent and purpose of this color rendering to provide a basic color representation of your sign finish and color. However, digital media and printed colors will vary from actual paint finish and color. Existing painted surfaces will have a perceptible difference in shade and sheen from your sign finish. Providing a sample of the paint you wish to match or a Matthews paint color formula will minimize the differences.

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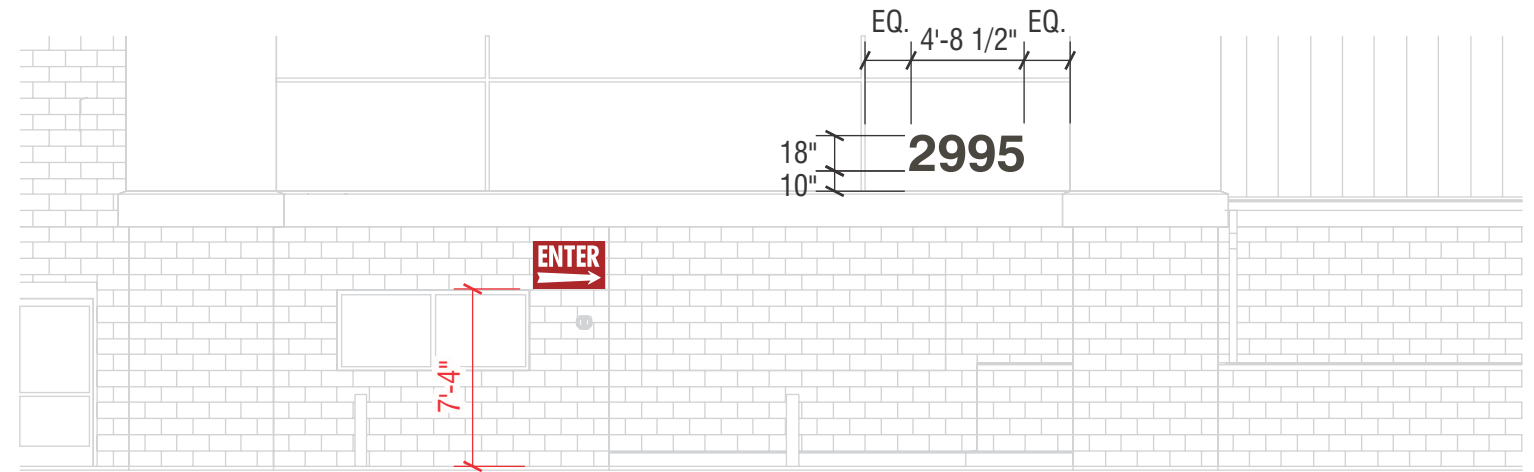
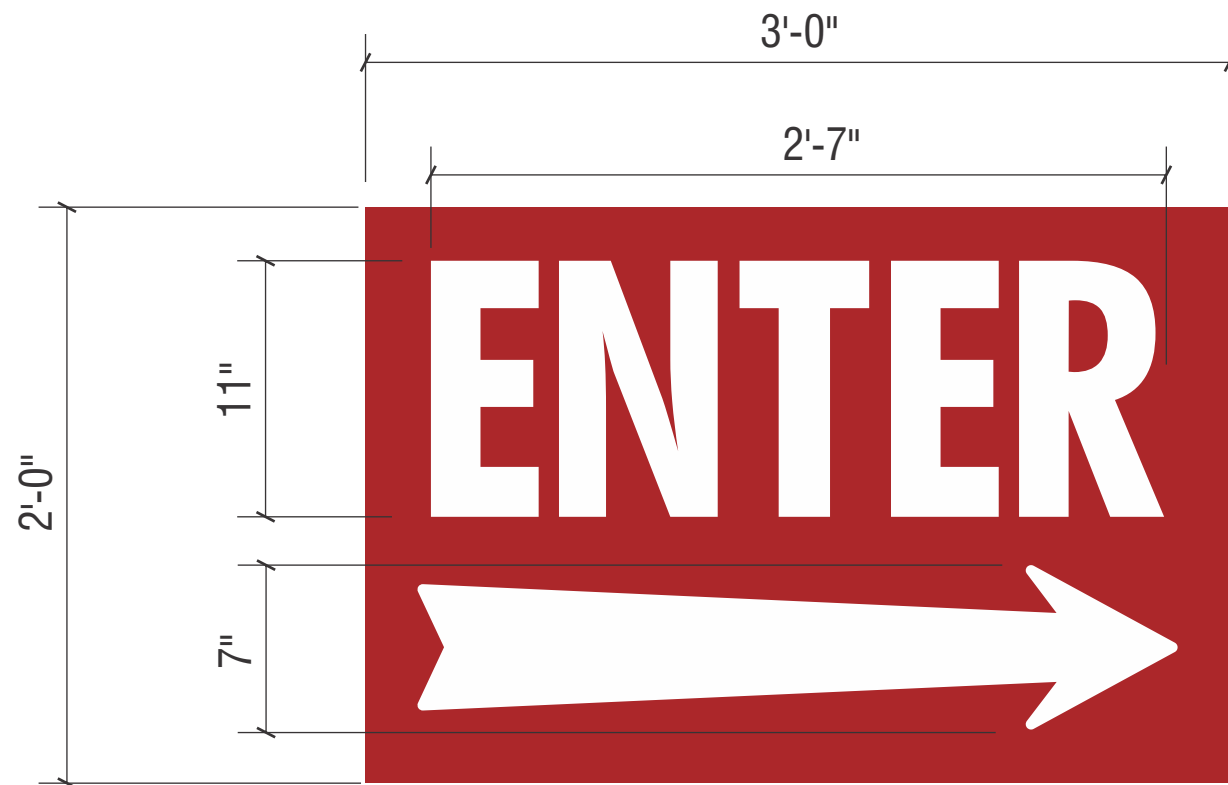


PROJECT TITLE:  
**WinCo FOODS** store # **152**

LOCATION:  
2995 N. Sanders St.,  
Helena, MT 59601

REQUESTED BY: Dave Cobb  
DRAWN BY: TRH  
COMPUTER FILE INCLUDING DATE: WF-152 HelenaMT-EXT-R1-080318

**UL** UNDERWRITERS LABORATORIES ELECTRIC SIGN  
NAMPA PLANT - UL #433195-001  
U.S. & PR. - All signs conform to UL-48/2161 (labeled accordingly) & must comply with UL-41J install procedures. Canada - all signs must be CAS compliant. This sign(s) is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or applicable local codes. This includes proper grounding and bonding of the sign.



**Partial Front Building Elevation**  
scale: 1/8" = 1'-0"



**Mfg. Install S/F Alum. Panel**  
scale: 1 1/2" = 1'-0"

Mfg. (1) New Pre-Painted White .080 Alum. Panel 2'-0" x 3'-0"  
w/ 1st Surface 3M 3630-73 Dk. Red Vinyl Overlay w/ Weeded  
Copy & Arrow  
Install New Panel As Shown

It is the intent and purpose of this color rendering to provide a basic color representation of your sign finish and color. However, digital media and printed colors will vary from actual paint finish and color. Existing painted surfaces will have a perceptible difference in shade and sheen from your sign finish. Providing a sample of the paint you wish to match or a Matthews paint color formula will minimize the differences.

16265 Star Road Nampa, ID 83687 toll free: 800.592.8058 tele: 208.345.4020 fax: 208.336.9886 www.imagenational.com



PROJECT TITLE:  
**WinCo FOODS** store # **152**

LOCATION:  
2995 N. Sanders St.,  
Helena, MT 59601

REQUESTED BY: Dave Cobb  
DRAWN BY: TRH  
COMPUTER FILE INCLUDING DATE: WF-152 HelenaMT-EXT-R1-080318



NAMPA PLANT -  
UL # 433195-001

U.S. & PR. - All signs conform to UL-48/2161 (labeled accordingly) & must comply with UL-411 install procedures. Canada - all signs must be CAS compliant. This sign(s) is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or applicable local codes. This includes proper grounding and bonding of the sign.



**City of Helena**

**Community Development Department**  
Planning Division  
316 North Park Avenue  
Helena, MT 59623  
Telephone: 447-8490  
E-mail: [hsautter@helenamt.gov](mailto:hsautter@helenamt.gov)

August 24, 2016

Michael Wall  
Wall Family – Power Townsend Foundation  
Box 4879  
Helena, MT 59604

RE: Board of Adjustment Order and Decision

Dear Mr. Wall:

Enclosed you will find a copy of the Order and Decision of the city of Helena Board of Adjustment. Please keep this as an official record of the approved:

variance from Section 11-23-10 (B-2 District D) of City Code to exceed 200 sf of wall signage allowed by an additional 274 square feet. The square footage of wall sign area will be divided amongst three (3) separate wall sign elevations. Two (2) signs (199.2 sf and 108.7 sf of sign area) will be installed on the north facade of the building and one (1) sign containing 164.6 sf of sign area will be installed on the east elevation; for a building proposed to be located on property in a B-2 (General Commercial Business) District; for property legally described as Tract 10-A per COS #3283781, Helena, Montana; generally located south of East Custer Avenue, west of Interstate 15, and east of North Sanders Street, property address to be assigned to Tract 10-A **with the following conditions: 1. A building permit must be obtained within one (1) year and 2. A sign permit must be obtained within one (1) year of obtaining a building permit.**

When applying for your building permit, please include a copy of the Order and Decision along with your other documentation.

If you need additional information regarding this subject, please contact me at 447-8490.

Sincerely,

Helen Sautter  
Administrative Assistant III  
Community Development

Enclosure (1)  
CC: Nate Coombs



**ORDER AND DECISION OF THE BOARD OF ADJUSTMENT  
CITY OF HELENA, MONTANA**

**WHEREAS, Wall Family – Power Townsend Foundation, heretofore petitioned the Board of Adjustment for a variance of zoning requirements relating to the following real property located within the city of Helena, Montana, with a legal address of:**

**Tract 10-A per COS #3283781**

**SAID VARIANCE BEING OF THE FOLLOWING NATURE:** variance from Section 11-23-10 (B-2 District.D) of City Code to exceed 200 sf of wall signage by an additional 274 square feet for a building proposed to be located on property in a B-2 (General Commercial Business) District.

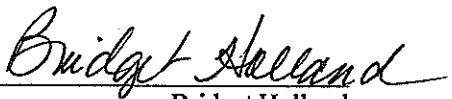
**WHEREAS, the Board of Adjustment gave notice and held a Public Hearing on said Petition as required by the applicable statutes and ordinances, and took testimony under oath from Petitioner and other interested parties, and said Board of Adjustment is now fully informed in the premises.**

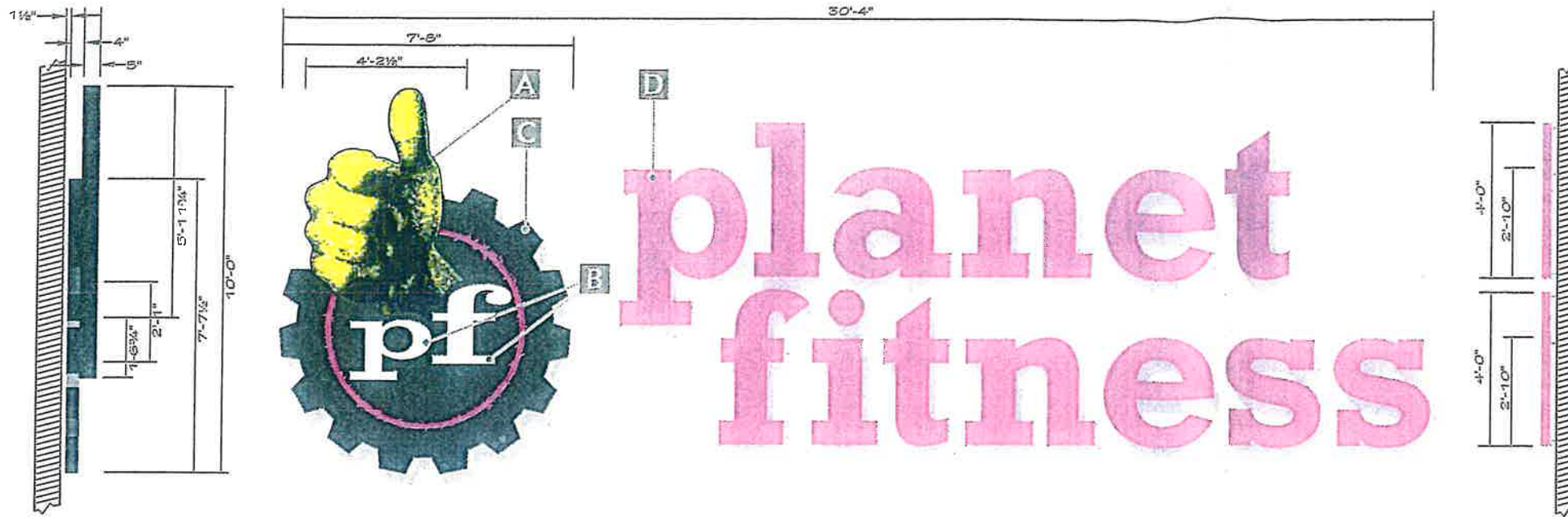
**THE BOARD OF ADJUSTMENT FINDINGS ARE AS FOLLOWS: Approves the following variance.**

**SAID VARIANCE BEING OF THE FOLLOWING NATURE:** variance from Section 11-23-10 (B-2 District D) of City Code to exceed 200 sf of wall signage allowed by an additional 274 square feet. The square footage of wall sign area will be divided amongst three (3) separate wall sign elevations. Two (2) signs (199.2 sf and 108.7 sf of sign area) will be installed on the north facade of the building and one (1) sign containing 164.6 sf of sign area will be installed on the east elevation; for a building proposed to be located on property in a B-2 (General Commercial Business) District; for property legally described as Tract 10-A per COS #3283781, Helena, Montana; generally located south of East Custer Avenue, west of Interstate 15, and east of North Sanders Street, property address to be assigned to Tract 10-A **with the following conditions: 1. A building permit must be obtained within one (1) year and 2. A sign permit must be obtained within one (1) year of obtaining a building permit.**

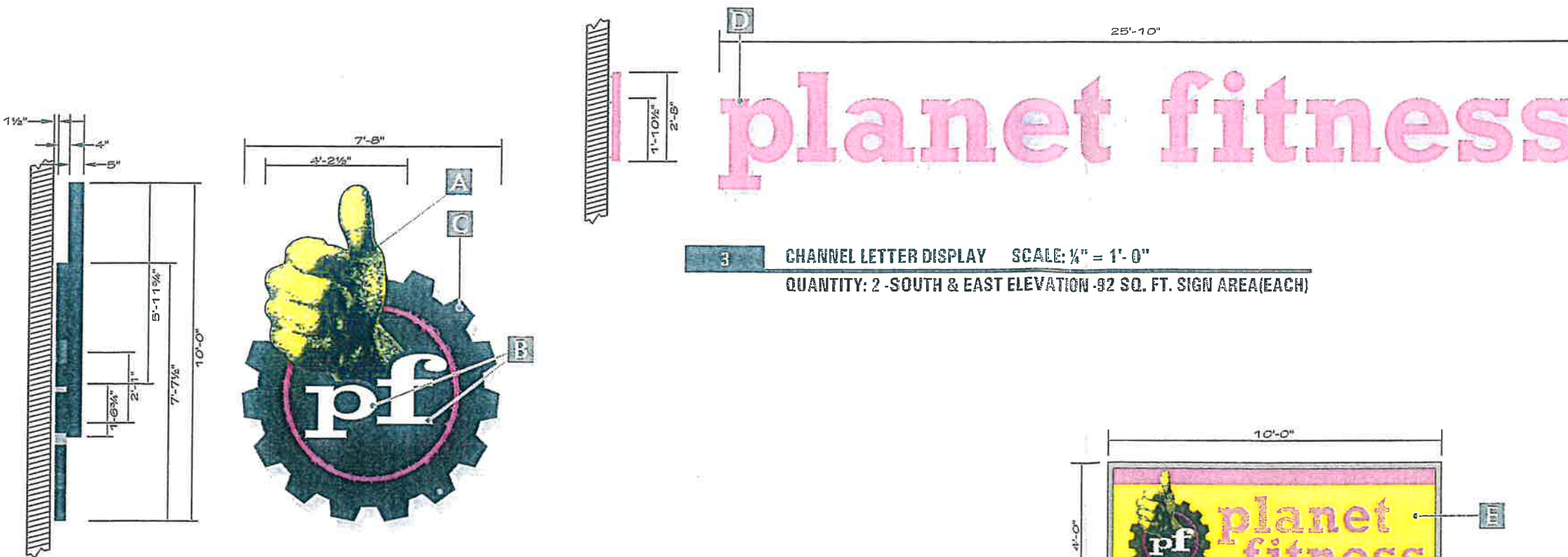
**IT IS HEREBY DETERMINED AND ORDERED that the variance petitioned for by the petitioner is APPROVED.**

**DONE AND DATED BY ORDER OF SAID BOARD OF ADJUSTMENT THIS 5th DAY OF JULY, 2016.**

  
\_\_\_\_\_  
Bridget Holland  
Chairman, Board of Adjustment



**1** CHANNEL LETTER & LOGO DISPLAY SCALE: 1/4" = 1'-0"  
 QUANTITY: 1 WEST ELEVATION -304 SQ. FT. SIGN AREA



**3** CHANNEL LETTER DISPLAY SCALE: 1/4" = 1'-0"  
 QUANTITY: 2 - SOUTH & EAST ELEVATION -92 SQ. FT. SIGN AREA (EACH)

**1** CHANNEL LOGO DISPLAY SCALE: 1/4" = 1'-0"  
 QUANTITY: 1 NORTH ELEVATION  
 76 SQ. FT. SIGN AREA



**4** D/F TENANT PYLON FACES SCALE: 1/4" = 1'-0"

FABRICATION SPECIFICATIONS	
<b>A</b> PAN CHANNEL LIGHTING	WHITE LED
FACE COLOR	WHITE #7328
VINYL COLOR	DIGITAL PRINT DETAIL
TRIM CAP COLOR	BLACK
RETURN COLOR	PRE-PAINTED BLACK
<b>B</b> PAN CHANNEL LIGHTING	WHITE LED
FACE COLOR	WHITE #7328
TRIM CAP COLOR	BLACK
RETURN COLOR	PRE-PAINTED BLACK
<b>C</b> REVERSE PAN LIGHTING	WHITE LED
-REINFORCED FACE COLOR	BLACK
RETURN COLOR	BLACK
VINYL COLOR	3M 3630-118 INTENSE MAGENTA (RING) & 3M 180C-10 WHITE
STAND-OFF	1 1/2"
<b>D</b> REVERSE PAN LIGHTING	WHITE LED
FACE COLOR	MATCH 3M 3630-118
RETURN COLOR	MATCH 3M 3630-118
STAND-OFF	1 1/2"
<b>E</b> DECORATE TYPE	LEXAN OR ACRYLIC
TENANT FACES VINYL	3M BLACK, YELLOW, MAGENTA & DIGITAL PRINT (HAND)
SHOP DRAWING REVD.	NO
ENG. DRAWING REVD.	NO
ELEC. NOO. SUP. INCLUDED	NO



Montana Branch

Helena  
 2993 Bozeman Ave.  
 Helena, MT 59601  
 406-443-4172

This drawing was created to assist you in obtaining the product. The sign manufacturer is not responsible for the accuracy of YESCO's drawings. It is your responsibility to obtain the correct specifications for the product you are ordering.

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 All rights reserved.

WWW.YESCO.COM

CLIENT:

PLANET FITNESS

ADDRESS:

3505 N. SANDERS

CITY / STATE / ZIP:

HELENA, MT

ACCOUNT EXECUTIVE:

DAVE SATHER

DESIGNER:

J. SCHULLER

ORIGINAL DATE:

8-14-16

CLIENT SIGNATURE / DATE

LANDLORD SIGNATURE / DATE

NOTE: UNLESS OTHERWISE NOTED, ELECTRICAL RINGS OR FINAL ELECTRICAL CONNECTION CHARGES ARE NOT INCLUDED. ILLUMINATED DISPLAYS WILL BE Wired FOR 120 VOLT POWER UNLESS OTHERWISE INDICATED.

IF YOU HAVE ANY QUESTIONS PLEASE CONTACT YOUR SALES REPRESENTATIVE

VOLTS AMP

YESCO IS A UL RECOGNIZED MANUFACTURER

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND / OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND DEVICES OF THE SIGN.

DATE REVISION DESIGNER

8-18-16 J.S.

PRODUCTION

317730

PAGE OF

1 2









Shopping Cart: 0 items [\$0.00]



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[Help](#)

**Property Tax ID:** 44608

**Status:** Current

**Realware#:** 188820204240000

**Receipt:** 6111

**2022 Owner(s):**

BARCLAY HOLDINGS CXII LLC

**Mailing Address:**

2415 E CAMELBACK RD STE 900

PHOENIX, AZ 850164295

**Levy District:**

01-01, Tax District 01

#### 2022 Value:

**Market:** \$325,593

**Taxable:** \$6,154



[Detail](#)

#### 2022 Taxes:



[View Pie Charts](#)

**First Half:** \$2,667.11

**Due:** 11/30/2022

**Second Half:** \$2,667.10

**Due:** 5/31/2023

**Total:** \$5,334.21



[Detail](#)

#### 2022 Payments:

**First Half:** \$2,725.57

**Second Half:** \$0.00

**Total:** \$2,725.57

(May include penalty & interest)

#### 2022 Legal Records:

**Geo Code:** 05-1888-20-2-04-24-0000 **Deed Book:** M60 **Page:** 9822 **Instru#:** 3397749 **Date:** 2022-05-03

**Subdivision:** (CLM) SubDivision CLM **Lot:** 8

**TRS:** T10 N, R03 W, Sec. 20

**Legal:** CUSTER LANDING MAJOR, S20, T10 N, R03 W,

Lot 8, COS #3148378

**Note:** The accuracy of this data is not guaranteed. Property Tax data was last updated 02/01/2023 02:00 PM.

Send Payments to:

Lewis & Clark County  
316 North Park Ave; Room #113  
Helena, Montana 59623

Phone: (406) 447-8329

Email: [propertytax@lccountymt.gov](mailto:propertytax@lccountymt.gov)



**When recorded return to:**  
Barclay Group Venture Capital, L.L.C.  
2415 E. Camelback Road, #900  
Phoenix, AZ 85016

---

**SPECIAL WARRANTY DEED**

FOR VALUE RECEIVED, **GRH Jenks LLC**, an Idaho limited liability company, and **JGH Helena LLC**, an Idaho limited liability company (collectively, "**Grantor**"), whose address is 855 W. Broad Street, Suite 300, Boise, Idaho 83702, does hereby BARGAIN, SELL, AND CONVEY unto **Barclay Holdings CXII, LLC**, an Arizona limited liability company ("**Grantee**"), whose address is 2415 E. Camelback Road, #900, Phoenix, Arizona 85016, the following described real property located in the City of Helena, County of Lewis and Clark, State of Montana, which is further described in the attached Exhibit A, which exhibit is attached hereto and made a part hereof by this reference (the "**Property**");

TO HAVE AND TO HOLD said Property, with its appurtenances unto Grantee and to Grantee's heirs and assigns forever. And Grantor, for itself, its heirs and assigns, does hereby covenant to and with Grantee, that Grantor is the owner of said Property; that the Property is free from all encumbrances, except liens of taxes, levies, and assessments not yet due and payable, easements, restrictions, and other matters of public record; and that Grantor will warrant and defend Grantee as to persons claiming by or through Grantor, but not further or otherwise;

SUBJECT TO the following restriction: the Property, or any part thereof, shall not be used (i) for the primary sale of Asian Food, such that the sale of Asian Food items in the aggregate by any occupant shall not exceed 10% of such occupant's gross sales, or (ii) in a way which unreasonably interferes with access to Lot 3 (legally described below), including Lot 3's building and signs, from streets adjacent to Lot 3 (collectively, the "**Restrictive Covenants**"). The term "**Asian Food**" includes, without limitation, Chinese, Japanese (including sushi), Vietnamese, Thai, food generally recognized as Chinese food, and soy sauce based food. The limitation on the sale of Asian Food shall not apply to Barclay Holdings CXII, LLC, an Arizona limited liability company, on the Property to the extent the Property is used as a prototypical Chef's Store for the sale of bulk food and restaurant supplies and the sale of Asian Food does not include foods that are prepared for immediate consumption without further cooking, processing, or division into individual portions.

“Lot 3” means Lot 3 of the Custer Landing Major Subdivision to the City of Helena, Lewis and Clark County, Montana, as shown on plat filed under Document Number 3148378. LESS AND EXCEPT that portion of Lot 3 deeded to the Montana Department of Transportation September 30, 2009 in M Book 40, Page 9286, records of Lewis and Clark County, Montana.

The Restrictive Covenants shall run with the land and shall bind and inure to the benefit of the grantor, grantee, the owner of Lot 3, and each of their successors and assigns; provided, however, the Restrictive Covenants shall automatically terminate if Lot 3 ceases to be used for an Asian Food restaurant for a period of one full calendar year.

IN WITNESS WHEREOF, Grantor has hereunto caused the deed to be executed this  
~~2<sup>nd</sup>~~ day of ~~March~~, 20~~22~~  
3<sup>rd</sup> May

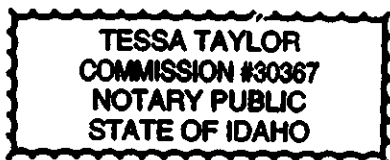
[END OF TEXT; SIGNATURE PAGES FOLLOW.]

JGH Helena LLC,  
an Idaho limited liability company

By: *Sybil Hawkins*  
Name: Sybil Hawkins  
Its: Manager

STATE OF IDAHO            )  
  ) ss  
County of ADA            )

This record was acknowledged before me on March 3, 2022, by Sybil Hawkins as Manager of **JGH Helena LLC**, an Idaho limited liability company.



*Tessa Taylor*  
Notary Public  
My commission expires: 6/7/24



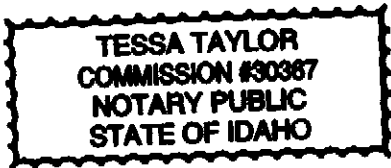
GRH Jenks LLC,  
an Idaho limited liability company

By: GRH Management LLC,  
an Idaho limited liability company,  
Its Manager

By: *Brian Huffaker*  
Name: Brian Huffaker  
Its: President

STATE OF IDAHO            )  
  ) ss  
County of ADA             )

This record was acknowledged before me on April 1, 2022, by Brian Huffaker as President of GRH Management LLC, Manager of GRH Jenks LLC, an Idaho limited liability company.



*Tessa Taylor*  
Notary Public  
My commission expires: 10/7/24

**EXHIBIT A**

**LEGAL DESCRIPTION OF PROPERTY**

Lot 8A of the AMENDED PLAT OF LOTS 7 AND 8 OF THE FINAL PLAT OF CUSTER LANDING MAJOR SUBDIVISION, located in the City of Helena, in the northwest quarter of Section 20, Township 10 North, Range 3 West, Principal Meridian, Montana, Lewis and Clark County Montana, filed under Document 3395855.

**AMENDED PLAT OF LOTS 7 AND 8 OF THE FINAL PLAT OF  
CUSTER LANDING MAJOR SUBDIVISION**

LOCATED IN THE CITY OF HELENA, IN THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 10 NORTH, RANGE 3 WEST, P.M.M.,  
LEWIS AND CLARK COUNTY, MONTANA

Survey Commissioned by: Barclay Group, LLC Dates of Survey: September - October 2021 Purpose of Survey: Relocate Common Boundaries

**LEGAL DESCRIPTION OF LOT 7A**

Those portions of Lot 7 and Lot 8 of the Final Plat of Custer Landing Major Subdivision, filed under Document Number 3148378, records of Lewis and Clark County, Montana, located in the City of Helena, Montana, in the northwest quarter of Section 20, Township 10 North, Range 3 West, Lewis and Clark County, Montana, more particularly described as follows, with all bearings contained herein referenced to the City of Helena Low-Distortion Projection:

Beginning at the northwest corner of said Lot 7, monumented with a #5 rebar topped with a 2-inch aluminum cap marked "9758LS"; thence S12°00'24"E 158.69 feet along the east right-of-way of Sanders Street; thence S14°23'13"E 41.56 feet along said east right-of-way to the south line of the 35-foot wide access drive and utility easement in said Lot 7; thence along said easement line N89°11'54"E 215.35 feet to the west boundary of Certificate of Survey Number 3292754; thence N1°05'00"W 122.18 feet along said west boundary to the south boundary of Lot 4 of said Document Number 3148378; thence along said south boundary the following five (5) courses: (1) S89°09'08"W 29.99 feet; (2) N0°38'27"W 67.21 feet; (3) S89°22'50"W 189.20 feet; (4) N22°57'51"W 13.76 feet; (5) S77°08'51"W 31.86 feet to the Point of Beginning, containing 0.986 acres more or less, and subject to any easements of record or apparent on the ground.

**LEGAL DESCRIPTION OF LOT 8A**

Those portions of Lot 7 and Lot 8 of the Final Plat of Custer Landing Major Subdivision, filed under Document Number 3148378, records of Lewis and Clark County, Montana, located in the City of Helena, Montana, in the northwest quarter of Section 20, Township 10 North, Range 3 West, Lewis and Clark County, Montana, more particularly described as follows, with all bearings contained herein referenced to the City of Helena Low-Distortion Projection:

Beginning at the southwest corner of said Lot 7, monumented with a #5 rebar topped with a 2-inch aluminum cap marked "9758LS"; thence along the east right-of-way of Sanders Street the following three (3) courses: (1) N0°39'51"W 223.34 feet; (2) 121.87 feet along a curve to the left having a delta of 13°43'22", a radius of 508.85 feet, and a chord bearing and distance of N7°31'32"W 121.58 feet; (3) N14°23'13"W 18.22 feet to the south line of the 35-foot wide access drive and utility easement in said Lot 7; thence along said easement line N89°11'54"E 215.35 feet to the west boundary of Certificate of Survey Number 3292754; thence S1°05'00"E 362.58 feet along said west boundary to the north boundary of Certificate of Survey Number 3198943; thence S89°25'20"W 199.16 feet along said north boundary to the Point of Beginning, containing 1.665 acres more or less, and subject to any easements of record or apparent on the ground.

**CERTIFICATE OF AMENDED PLAT APPROVAL**

[Signature] 1/25/22  
City of Helena Community Development Date

[Signature] 1/25/2022  
City of Helena Engineer Date

**CERTIFICATE OF EXAMINING LAND SURVEYOR**

I, ERIK ULLMER, acting as an examining land surveyor for Lewis and Clark County, Montana, do hereby certify that I have examined this Certificate of Survey and find that the survey data shown hereon meet the conditions set forth by or pursuant to 76-3-611(2)(a), MCA.

[Signature] 1/20/22  
Examining Land Surveyor

**CERTIFICATE OF COUNTY TREASURER**

I hereby certify pursuant to 76-3-207(3), MCA, that all real property taxes and special assessments assessed and levied on the land described on this Amended Plat have been paid.

Assessment Codes: 44607, 44608

[Signature] 3/23/2022  
Lewis and Clark County Treasurer

**CLERK AND RECORDER**

**CERTIFICATE OF SUBDIVISION AND DEQ EXEMPTIONS**

We, the undersigned representatives for GRH Jenks LLC and JGH Helena LLC, do hereby certify that the purpose of this survey is to relocate common boundaries, and is therefore exempt from review as a subdivision under the Montana Subdivision and Platting Act pursuant to Section 76-3-207(1)(d), MCA: "for five or fewer lots within a platted subdivision, the relocation of common boundaries."

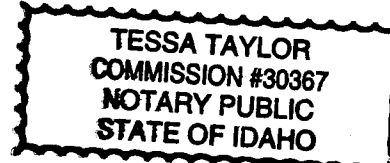
This survey is subject to 24.183.1104(1)(f)(iii)(C), ARM "The area that is being removed from one tract of record and joined with another tract of record is not itself a tract of record. Said area shall not be available as a reference legal description in any subsequent real property transfer after the initial transfer associated with the amended plat on which said area is described, unless said area is included with or excluded from adjoining tracts of record."

We further certify that parcels 7A and 8A are exempt from DEQ review in accord with 76-4-125(2)(d), MCA because they are located within the jurisdictional area of the City of Helena, which has adopted a growth policy pursuant to Title 76, Chapter 1, MCA, and which is a first-class municipality. The City Commission has certified to DEQ, pursuant to 76-4-127, MCA, that adequate storm water drainage and adequate municipal facilities will be provided.

[Signature]  
GRH Jenks LLC  
Brian Huffaker, President of GRH Management LLC, its Manager

STATE OF IDAHO )  
) ss.  
County of Ada )

This record was acknowledged before me on December 23, 2021, by Brian Huffaker, as President of GRH Management LLC, the Manager of GRH Jenks LLC, an Idaho limited liability company.

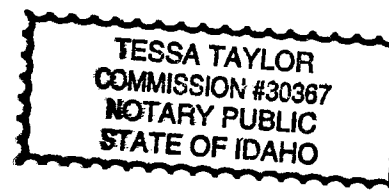


[Signature]  
Notary Public for Idaho  
My commission expires: 6/7/24

[Signature]  
JGH Helena LLC

Sybil Hawkins, Manager  
STATE OF IDAHO )  
) ss.  
County of Ada )

This record was acknowledged before me on December 31, 2021, by Sybil Hawkins, as Manager of JGH Helena LLC, an Idaho limited liability company.



[Signature]  
Notary Public for Idaho  
My commission expires: 6/7/24

**CERTIFICATE OF SURVEYOR**

[Signature]  
GUNNAR B. GETCHELL  
9758 LS  
12/20/21

3395855 COS  
03/23/2022 01:36 PM Pages: 1 of 2 Fees: 166.00  
Amy Reeves Clerk & Recorder Lewis & Clark MT

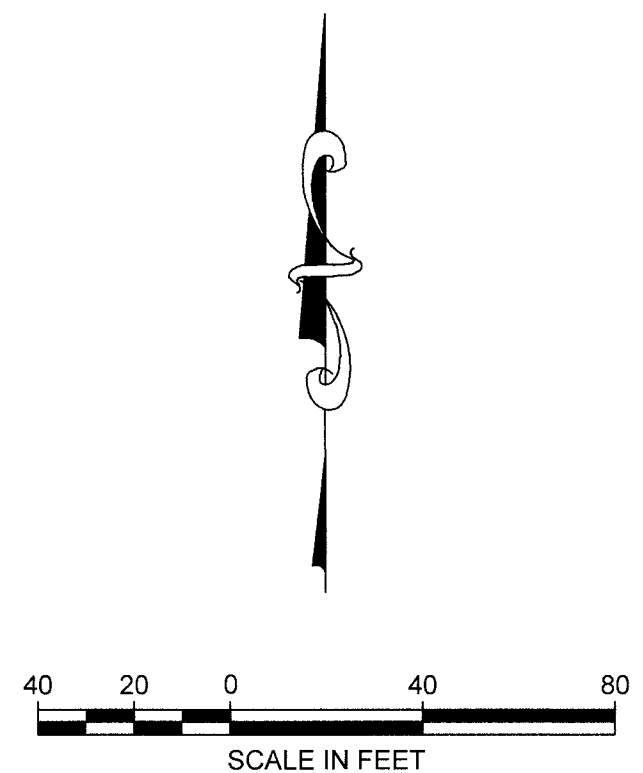
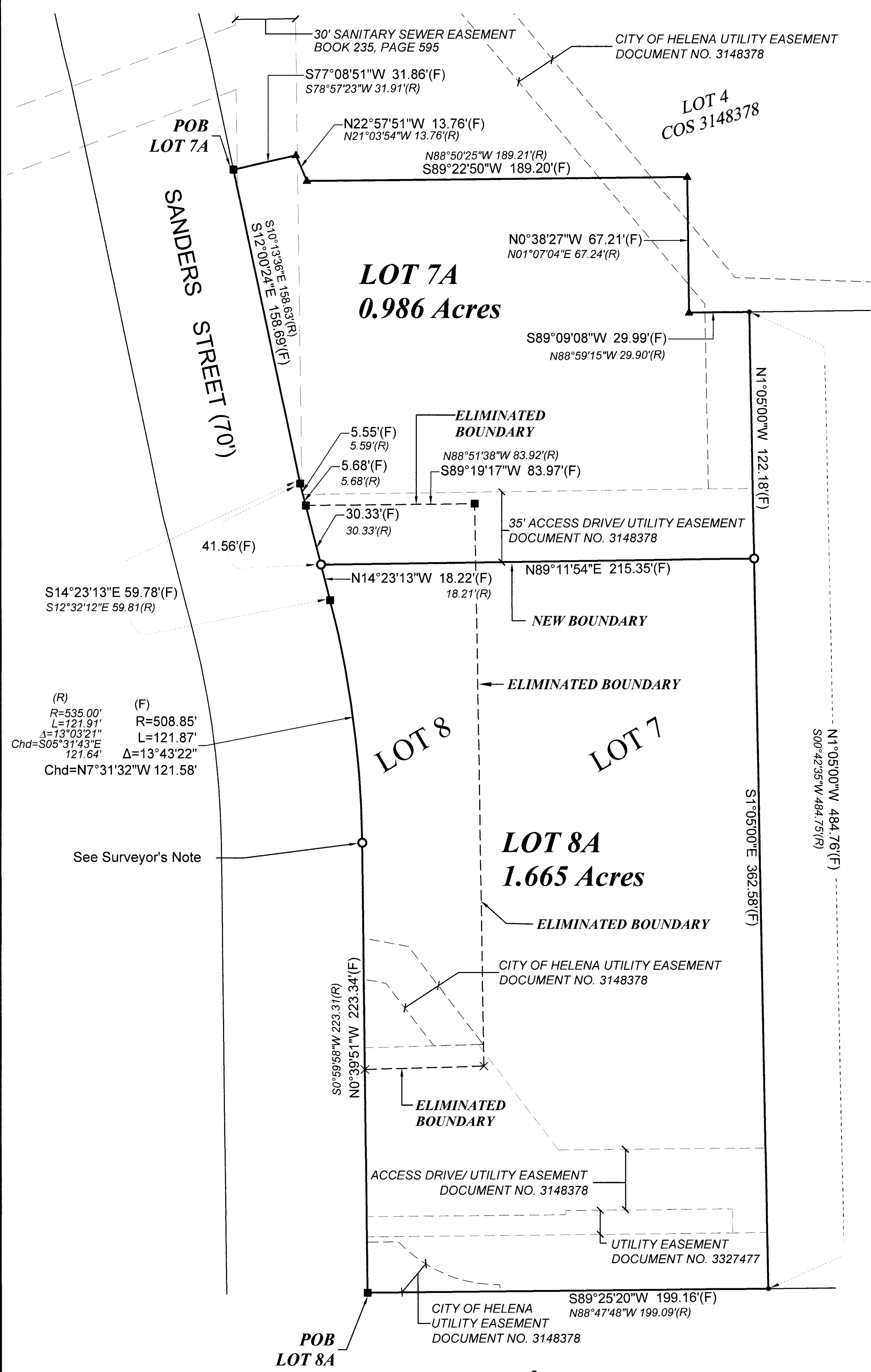
<b>Morrison Maierle</b> engineers • surveyors • planners • scientists 1 Engineering Place Helena, MT 59602 Phone: 406.442.3050 www.m-m.net COPYRIGHT © MORRISON-MAIERLE, INC. 2021	1/4 SEC. NW	SECTION 20	TOWNSHIP 10N	RANGE 3W
	PRINCIPAL MERIDIAN, MONTANA LEWIS & CLARK COUNTY, MONTANA PLOTTED DATE: Dec/09/2021 PLOTTED BY: gunnar b. getchell CLIENT: BARCLAY GROUP LLC SHEET 1 OF 2			
FIELD WORK: GPQ DRAWN BY: JJR CHECKED BY: GBG	DATE: 12/9/2021 SCALE: 1"=40' PROJ. #: 6920001	DRAWING NAME: R:\6920\002 Custer Landing AmPlat\ACAD\Survey\6920002 Am Plat.dwg		



# AMENDED PLAT OF LOTS 7 AND 8 OF THE FINAL PLAT OF CUSTER LANDING MAJOR SUBDIVISION

LOCATED IN THE CITY OF HELENA, IN THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 10 NORTH, RANGE 3 WEST, P.M.M.,  
LEWIS AND CLARK COUNTY, MONTANA

Survey Commissioned by: Barclay Group, LLC    Dates of Survey: September - December 2021    Purpose of Survey: Relocate Common Boundaries



**BASIS OF BEARINGS**

Bearings are grid, derived from Global Navigation Satellite System (GNSS) observations with survey-grade receivers and referenced to the Helena Low Distortion Projection (aka Helena Coordinate System).

**TRACT 10-A-1**  
COS 3292754

**LEGEND**

- Found Yellow Plastic Cap marked "2523ES"
- Found 2" aluminum cap marked "MORRISON MAIERLE INC. 9758LS"
- ▲ Found 1-1/4" diameter copper marker over magnet marked "MMI 9758LS"
- Set 1-1/4" dia. copper marker over magnet marked "MMI 9758LS", except as noted.
- × Calculated point - nothing found or set
- (R) Record Course per COS 3148378
- (F) Found Course per this survey

**SURVEYOR'S NOTE**

Found a #5 rebar, leaning, with no aluminum cap. Appeared to be disturbed and bears S62°03'08"W 0.82 feet from the calculated corner position. Set a #5 rebar, 24" length, with a 2" aluminum cap marked "MORRISON-MAIERLE INC. 9758LS" at the correct location, and removed the found rebar.

**TRACT 2**  
COS 3198943

<p style="font-size: 8px; margin: 0;">1 Engineering Place Helena, MT 59602 Phone: 406.442.3050 www.m-m.net COPYRIGHT © MORRISON-MAIERLE, INC. 2021</p>	1/4 SEC. NW	SECTION 20	TOWNSHIP 10N	RANGE 3W
	PRINCIPAL MERIDIAN, MONTANA LEWIS & CLARK COUNTY, MONTANA PLOTTED DATE: Dec/09/2021    PLOTTED BY: gunnar.b.getchell CLIENT: BARCLAY GROUP LLC    SHEET <b>2</b> OF <b>2</b>			
FIELD WORK: GPQ DRAWN BY: JJR CHECKED BY: GBG	DATE: 12/9/2021 SCALE: 1"=40' PROJ. #: 6920.002		DRAWING NAME: R:\6920\002 Custer Landing AmPlat\ACAD\Survey\6920002 Am Plat.dwg	