

DATE SUBMITTED: 7/2/92

PERMIT NO. 42885

FEE \$ _____
\$X11

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS Space 508

SQ. FT. OF BLDG: 1800

SUBDIVISION Mesa Mall

SQ. FT. OF LOT: _____

FILING # _____ BLK # _____ LOT # _____

NO. OF FAMILY UNITS: _____

TAX SCHEDULE # 2945-092-03-009

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: _____

~~TENANT~~
~~OWNER~~ Pacific Wave

USE OF EXISTING BUILDINGS: _____

ADDRESS 2424 Hwy. 6 and 50

DESCRIPTION OF WORK AND INTENDED USE:
Retail

TELEPHONE: 245-6445

REQUIRED: Two plot plans showing parking, landscaping, setbacks to all property lines, and all streets which abut the parcel.

FOR OFFICE USE ONLY

ZONE H0

FLOODPLAIN: YES _____ NO X

SETBACKS: FRONT _____

GEOLOGIC HAZARD: YES _____ NO X

SIDE _____ REAR _____

CENSUS TRACT: 9 TRAFFIC ZONE: 9

MAXIMUM HEIGHT _____

PARKING REQ'MT _____

LANDSCAPING/SCREENING REQUIRED: _____

SPECIAL CONDITIONS: _____

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a Certificate of Occupancy is issued by the Building Department (Section 307, Uniform Building Code).

Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition shall be required.

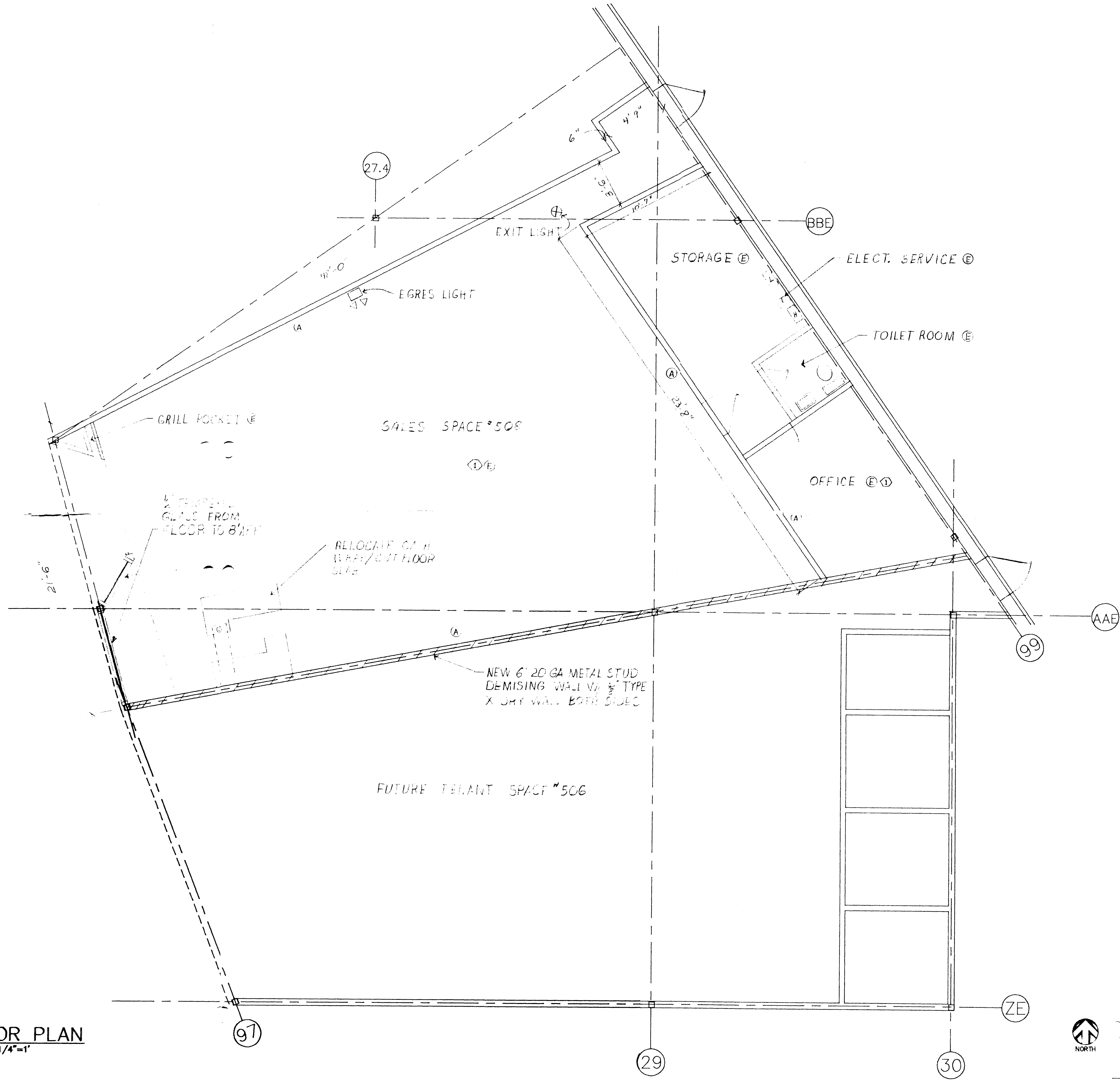
I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. Failure to comply shall result in legal action.

Angeline Barrett
Department Approval
7/2/92
Date Approved

Kelly Ford
Applicant Signature
7/2/92
Date

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2 D Grand Junction Zoning & Development Co)

REVISIONS	BY



- NOTE:
- TENANT FIXTURES SHALL NOT BE SUPPORTED ON DEMISING WALLS. DO NOT SUPPORT TENANT FIXTURES FROM LANDLORD'S METAL STUDS IN DEMISING PARTITIONS. PROVIDE SEPARATE SUPPORT FOR FIXTURES. IF WOOD IS USED FOR FIXTURE SUPPORTS IN DEMISING PARTITIONS, IT MUST BE ILL. RATED NONCOMBUSTIBLE. PROVIDE CONTROL JOINTS IN DEMISING PARTITIONS, FOLLOW GYPSUM WALL-BOARD MANUFACTURER'S RECOMMENDATIONS.
 - ALL WORK MUST COMPLY WITH THE CURRENT BUILDING CODE REQUIREMENTS AND BE APPROVED BY ALL THE APPROPRIATE BUILDING DEPARTMENT AUTHORITIES. ALL WORK MUST COMPLY WITH ALL ZONING REQUIREMENTS AND RESTRICTIONS.
 - TENANT MAY NOT INSTALL ANY ASBESTOS CONTAINING MATERIALS (ACM's) IN THE CONSTRUCTION OF THE DEMISED PREMISES. IN THE EVENT THE PREMISES WERE PREVIOUSLY OCCUPIED, NEITHER TENANT, TENANT'S EMPLOYEES, TENANT'S AGENT NOR TENANT'S CONTRACTOR MAY REMOVE ANY SUSPECT ACM'S FROM WITHIN THIS SPACE WITHOUT FIRST CONSULTING LANDLORD.
 - ALL DIMENSIONS ARE FINISH TO FINISH, UNLESS OTHERWISE NOTED.
 - ALL DRYWALL SURFACES, EXCEPT THE TOILET ROOM, SHALL RECEIVE NEW PAINT.
 - ENTIRE SF. OVERHEAD COILING GRILL, DISPLAY WINDOWS, MIRROR COVERED SURFACE, PLASTO-LAMINATE, AND A/O BRUNT UMBER 4"x8" QUARRY-TILE BASE ARE EXISTING AND ARE TO REMAIN.

DOOR & WINDOW SCHEDULE

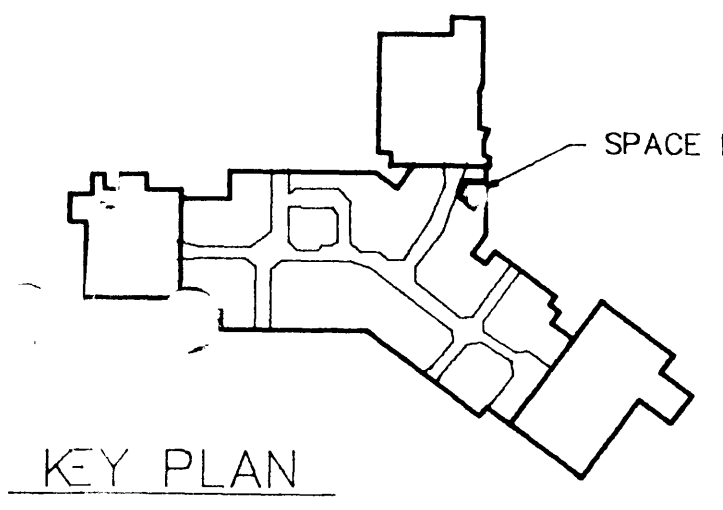
- ① — ALUMINUM OVERHEAD COILING GRILL (E)
- ② — 3070 WOOD FRAME AND CASING W/ 3070 S.C. (A)
HARD BOARD DOOR

FINISH SCHEDULE

- ① — 5/8" DRYWALL, FLOATED SMOOTH, ALL WALLS.
- ② — NEW 3-5/8" METAL STUDS, 5/8" GYP. BD. TAPE, FLOATED AND PAINTED.
- △ — 24 OZ. COMMERCIAL DIRECT GLUE CARPET, NEW
- △ — VCT-ARMSTRONG 1/8" - FORTRICE WHITE
- (A) — PAINT W/ 2 COATS OFF-WHITE FLAT LATEX.
- (E) — EXISTING
- ① — SUSPENDED CEILING. ARMSTRONG 769 CORTEGA WHITE TILE W/DONN WHITE GRID & BRACED FOR LOCAL CODE.
- (M) — MIRROR, EXISTING

LEGEND

- — DOOR W/ NUMBER
- — PAINT W/ LETTER
- △ — FLOOR W/ NUMBER
- — WALL W/ NUMBER
- — CEILING W/ NUMBER
- ⊗ — REVISIONS
- ⊕ — MISC. MATERIAL
- (A) — EXISTING WALL
- (B) — NEW CONSTRUCTION
- (E) — EXISTING
- ▨ — NEW WALL (2) (A)
- — EXISTING WALL (E) (1)
- - - - DEMOLITION WALL



FLOOR PLAN
SCALE: 1/4"=1'

KELCO GENERAL CONTRACTORS
584 25 ROAD
GRAND JUNCTION, CO 81505

PACIFIC WAVE COMPLETE TRAVELER:
SPACE 508 SPACE 506
MESA MALL, GRAND JUNCTION, CO

DRAWN
CHECKED
DATE 7-2-92
SCALE 1/4" = 1'
JOB NO.
SHEET A-1
OF SHEETS