

DATE SUBMITTED 4/5/94

BUILDING PERMIT NO. 48329

FEE \$ N/C

PLANNING CLEARANCE

(Major site plan review, multi-family development, non-residential development, interior remodels)
Grand Junction Department of Community Development

BLDG ADDRESS 2454 Hwy 6150
SUBDIVISION Sawteik
FILING — BLK — LOT 3
TAX SCHEDULE NO. 2945-092-05-006
OWNER Jay Cooke
ADDRESS 2454 Hwy 6150
TELEPHONE 241-231

SQ. FT. OF PROPOSED BLDG(S)/ADDITION N/A
SQ. FT. OF EXISTING BLDG(S) N/A
NO. OF FAMILY UNITS —
NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 2
USE OF EXISTING BLDGS Commercial strip center
DESCRIPTION OF WORK AND INTENDED USE:
Interior remodel

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

ZONE H0
SETBACKS: Front 65' from property line or 65' from center of ROW, whichever is greater
Side 15' from property line
Rear 15' from property line
Maximum Height 65'
Maximum coverage of lot by structures 35%
Landscaping/Screening Req'd —

DESIGNATED FLOODPLAIN: YES NO
GEOLOGIC HAZARD: YES NO
CENSUS TRACT 9 TRAFFIC ZONE 9
Parking Req'mt —
File Number —
Special Conditions: all EXISTING

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). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. 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.

Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

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.

Department Approval 4/5/94 Applicant Signature Jay Cooke
Date Approved P. S. Edwards Date 4/5/94

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

(White: Planning) (Yellow: Customer) (Pink: Building Department)

March 24, 1994

Jay Cooke
Valley Plaza West
Grand Junction, CO

Dear Jay:

Regarding our discussion concerning the tenant finish for H & R Block in space #112 at Valley Plaza West.

Our proposal would be as follows:

Frame, sheetrock, tape, texture, and paint approximately 1396 sq. ft. of new wall. (see attached plan) Tape, texture & paint approximately 1800 sq ft. of existing wall.

Install cove base, pine caps on new walls, two doors & frames, and missing track for ceiling tile.

Install floor drain, water heater, rough plumbing, and fixtures in existing bathroom area. Pour new 15' x 8' concrete pad in bathroom.

Provide duplex outlets and electrical wiring as specified in the attached floor plan.

General Contract:	\$7500.74
Plumbing bid:	\$1399.26
Electrical bid:	\$1100.00
Total bid:	\$10,000.00

This bid does not include any floor covering, carpet for the walls or installation of any floor covering. It also does not include ceiling tile.

With those exceptions, the remainder of the space will be delivered to the tenant complete and ready for occupancy.

Sincerely,



Steve Thompson
Kissner Wilson Property Management

KISSNER
WILSON
& Associates

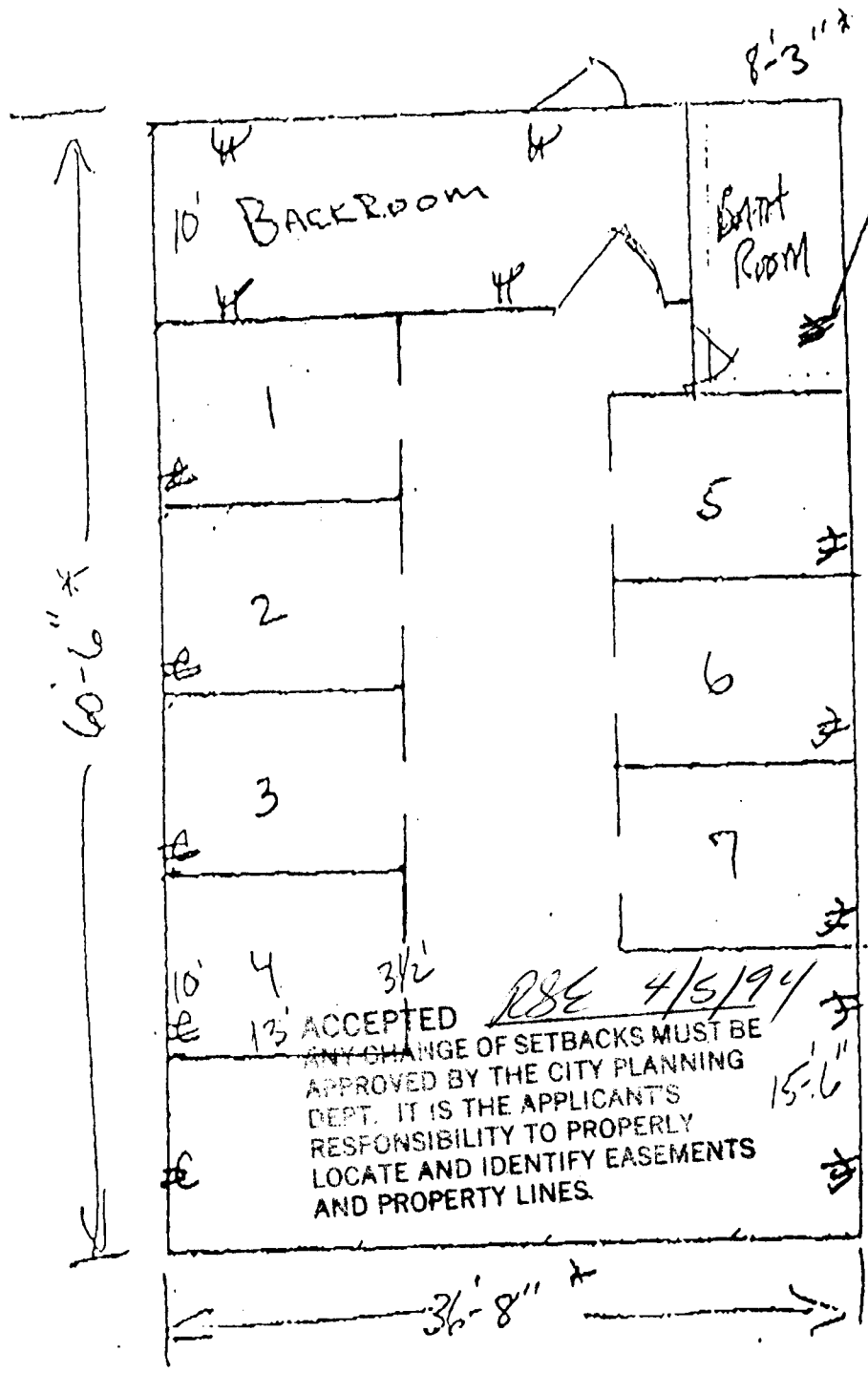
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Grand Junction, Colorado 81502
(303) 241-2801
FAX: 241-8312
800-846-0063

- Investments
- Joint Ventures
- Venture Capital
- Real Estate
- New Construction
- Land Development

indicated on the above floor plan as offices 1-7 (10' 0" X 13' 0") with an entrance 3' 6" wide without a door, three partial walls shall be constructed 2" X 4" framed walls with plywood covered with carpet and tops capped

EXHIBIT B

DESCRIPTION OF LANDLORD'S AND TENANT'S WORK



One (1) duplex as conveniently placed as possible.

LANDLORD'S WORK - To deliver the Premises to Tenant free from termites, insects, rodents and vermin. Prior to such delivery Landlord shall make the following repairs and improvements: Landlord shall agree to construct a dividing wall between the back room and office area with one door to separate the two areas; construct partial walls 6 Ft. high indicated on the above floor plan as offices 1-7 (10' 0" X 13' 0") with an entrance 3' 6" wide without a door, these partial walls shall be constructed 2" X 4" framed walls with sheetrock or plywood covered with carpet and tops capped with wood. Provide electrical duplex outlets where indicated on floor plan. Note: There is not any electrical in said partial walls. Carpet entire space except bathrooms, with carpet taken from space #111; construct and finish one (1) ADA approved bathroom and finish, texture and paint all walls not carpeted.

Landlord's Initials

Tenant's Initials