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BLDG PERMIT NO. 64800

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 1101 Winters Ave TAX SCHEDULE NO. 2945-231-18-006
 SUBDIVISION Winter Creek Sub Park SQ. FT. OF PROPOSED BLDG(S)/ADDITION 17,550 #1
 FILING — BLK — LOT 1 SQ. FT. OF EXISTING BLDG(S) 52,000 #1
 (1) OWNER Tumac Industries NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 1101 Winters Ave
 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT ECD Northwest, INC USE OF EXISTING BLDGS Manufacturing
 (2) ADDRESS 2463 Industrial Blvd DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE 245-5610 Manufacturing

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE I-2 Maximum coverage of lot by structures _____
 SETBACKS: Front _____ from property line (PL) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater
 Side _____ from PL Rear _____ from PL Special Conditions Interior Remodel
 Maximum Height _____ CENSUS 8 TRAFFIC 44 ANN# _____

Modifications to this Planning Clearance must be approved, in writing, by the Director of the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Jeffery Williams Date 3/21/98
 Department Approval Donnie Edwards Date 3/24/98

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. _____
 Utility Accounting Dobu Overholt Date 3/24/98

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

March 23, 1998

Community Development Department
Mesa County Building Department
Grand Junction Fire Department

RE: Interior Remodel
1101 Winters Avenue

Review Agencies:

Enclosed are floor plans for the Grand Junction Steel building located on 1101 Winters Avenue. ECD Northwest, Inc. has leased 17,550 square feet of this facility. This lease would require the construction of dividing walls to separate a mechanical and parts room as well as the installation of three exterior overhead doors and one interior overhead door. Existing overhead heater would also be relocated. An 8X25 utility room around the main power breakers with exterior access will be added in order to properly manage the power distribution for this section and other sections of the building.

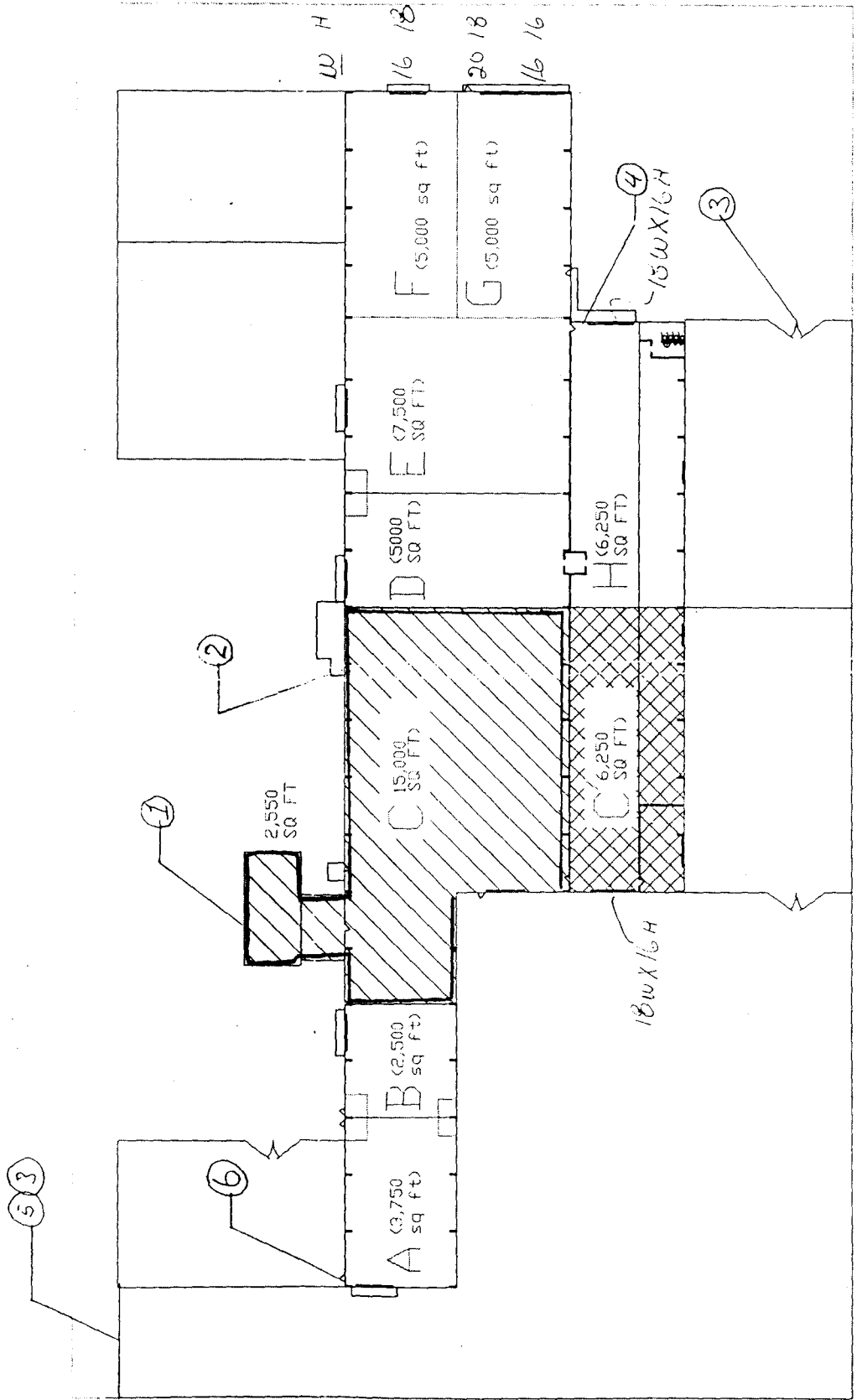
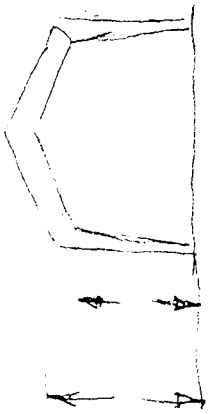
This building consists of a total of 52,000 square feet of Industrial free span metal building, fully sprinkled for fire protection. The building is located on a 4.5 acre fenced lot with ample parking and yard area. Grand Junction Steel is vacating this area of the building. There would not be any increase in employees or visitors to the property. ECD Northwest, Inc. manufactures and distributes air drilling units in the U.S. and foreign markets and does not service the general public.

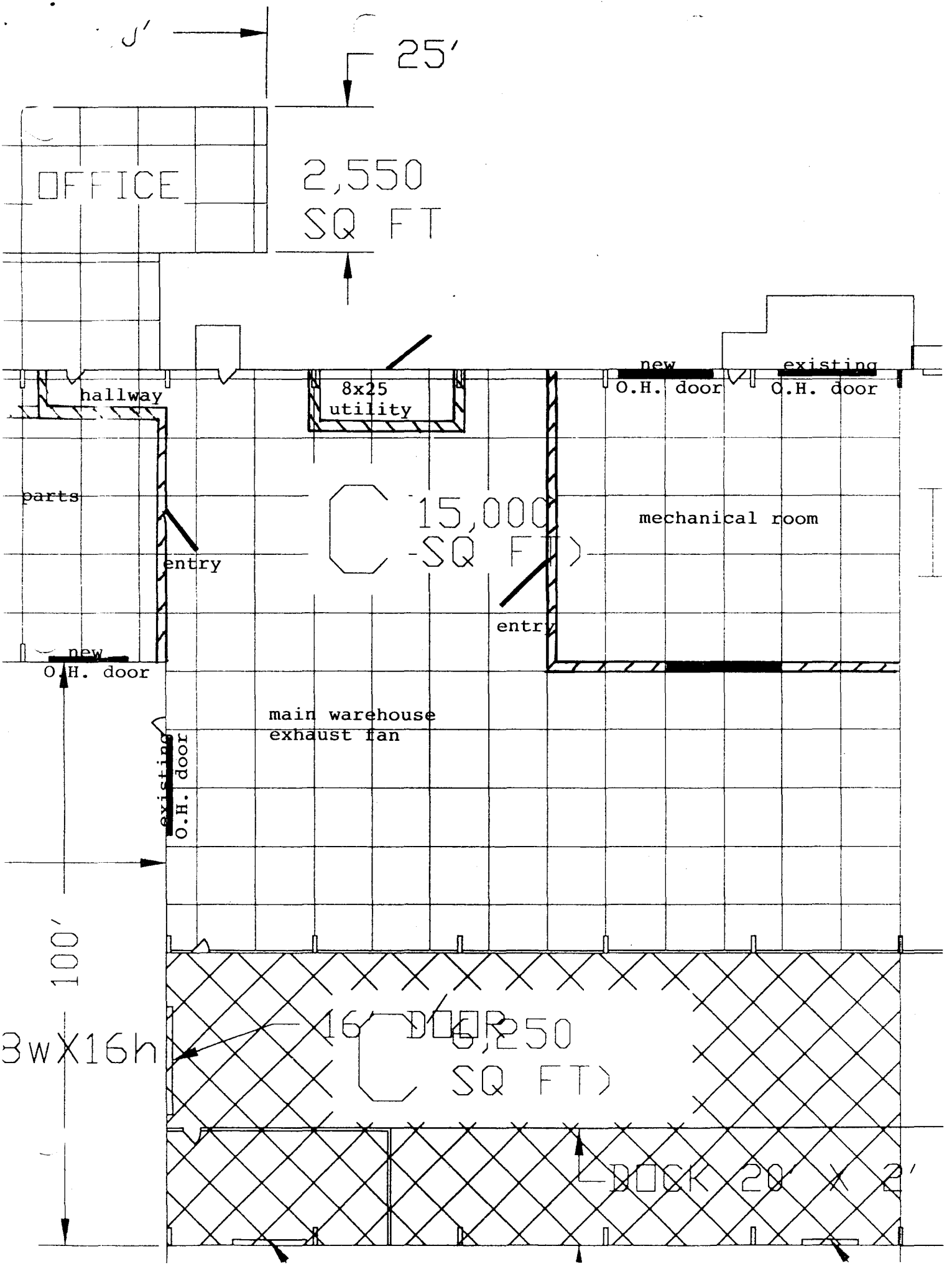
Please feel free to call if I can provide any further information.

Sincerely,



Jeffrey K. Williams
Broker Associate





GRAND JUNCTION FIRE DEPARTMENT CLEARANCE FORM

RECEIVED: DATE 3/24/98 TIME 2:44 P.M.

* Allow a minimum of ten (10) working days for plan review.

JOB LOCATION 1101 WINTERS AVENUE CONTACT NAME/PHONE JEFF WILLIAMS 249-2277

BUSINESS NAME Grand Jct Steel/CCD Northwest Inc BUILDING USE Mfg. & Fabricating

	DATE COMPLETED	TIME
1. PLAN REVIEW	<u>3/24/98</u>	<u>30 MINUTES</u>
<input type="checkbox"/> Site Plan <input type="checkbox"/> Stamped Building Plans <input type="checkbox"/> Minor Project (wall additions, etc.) <input checked="" type="checkbox"/> Interior Remodel		
2. FIRE PROTECTION SYSTEM		
<input type="checkbox"/> System Plans <input type="checkbox"/> Hydraulic Calculations <input type="checkbox"/> Component Cut Sheets <input type="checkbox"/> CO State Registration Form		
3. FIRE ALARM SYSTEM		
<input type="checkbox"/> System Plans <input type="checkbox"/> Component Cut Sheets <input type="checkbox"/> Battery Calculations		
4. HOOD EXTINGUISHING SYSTEM		
<input type="checkbox"/> System Plans <input type="checkbox"/> Component Cut Sheets		
5. SPRAY BOOTH		
<input type="checkbox"/> Building Plans Extinguishing System: <input type="checkbox"/> Water (SEE ITEM 2) <input type="checkbox"/> Chemical (SEE ITEM 4)		
6. KNOX-BOX REQUIRED		
<input type="checkbox"/> YES <input type="checkbox"/> NO		

REVIEW COMMENTS:

* All tests and inspections require a minimum of twenty four (24) hours advance notice.

- 1) HAVE YOUR FIRE SPRINKLER CONTRACTOR ADJUST THE SPRINKLER LOCATIONS AS NEEDED.
- 2) CALL THE FIRE DEPARTMENT FOR A FINAL INSPECTION BEFORE OPENING THE BUSINESS
- 3) PROVIDE FOUR MINIMUM SIZE RAUOBC FIRE EXTINGUISHERS.

Applicant's Signature Jeff Williams Date 3/24/98 Fee NONE Paid _____

* I have read and understand the review comments and requirements.

Completed By Hank Masterson Date 3-24-98 Time 3:00 Data Input _____