

6-11-2025

To whom it may concern.

I am hoping & asking for your approval to be able to sell vintage and collectible sports good. I am not & will not operate my store as a thrift store nor will I compete with the local community gift stores. My merchandise is strictly vintage rare collectibles for a man cave decor & accessories.

I have been a resident of Keller for decades and owned several businesses known as PAPA G'S SPORTS BAR & THE LOCAL WATERING HOLE and I have paid my share of taxes to Keller.

My operation is not a consignment store nor is it a thrift store. My few used inventory as I mentioned earlier is not compatible with the average thrift store.

Please consider my application & I'm praying that it will meet your approval.

Sincerely -

GEORGE DADDAN

George Daddan



CERTIFICATE OF OCCUPANCY

This certificate issued pursuant to the requirements of the 2021 International Building Code certifying that at the time of issuance this structure was in compliance with the various ordinances of the City regulating building construction or use.

Name: **WHOLESALE PLUS**

Address: **432 N MAIN ST SUITE 400**

Permit No.: **MISC24-0025**

Name of Contact: GEORGE HADDAD

Classification: MERCANTILE: M

Use: RETAIL

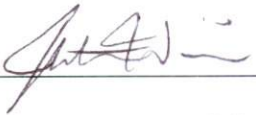
Date of Issuance: 4/4/2024


Occupant Load: 12

Automatic Sprinkler System: Required? NO

Type of Construction: V-B

Special Conditions:


Justin Wilkins, Building Official


Debra Crafton, Fire Marshal

~ POST IN A CONSPICUOUS PLACE ~



(REMODEL) COMMERCIAL BUILDING PERMIT
APPLICATION

BUILDING SERVICES

FORM# 1405

DATE 1-28-2024

PERMIT NO. Misc24-0025

PROPERTY DESCRIPTION

PROJECT ADDRESS 432 N. MAIN ST. #400 KELLER PROPERTY OWNER NAME MONTE R. DAVIS
LOT 1 BLOCK 1 SUBDIVISION DAVIS ADDITION - KELLER PROPERTY OWNER ADDRESS 432 N. MAIN ST. #400
PROJECT NAME WHOLESALE PLUS PROPERTY OWNER PHONE # 817-380-5011
TDLR PROJECT NUMBER _____ CONTACT NAME MONTE R. DAVIS
(Required on all projects over \$50,000 construction value)

DESCRIPTION OF PROJECT

INSTALLING AN 8' x 18' PARTITION.
INSTALLING AN 8' x 42" HIGH COUNTER TOP.

CONSTRUCTION VALUE \$ 2,500 OCCUPANCY CLASSIFICATION _____

TOTAL SQUARE FEET 1200

SUBCONTRACTORS

Required to be registered with City prior to issuance of permit

UTILITY PROVIDER check one

☐ Electrical Contractor: DODSON ELECTRIC
☐ Plumbing Contractor: N/A
☐ Mechanical Contractor: N/A

☐ Oncor Electric & Atmos Gas
☒ Tri-County Electric

PERMIT APPLICANT INFORMATION - please print

General Contractor APPLICANT, George Haddad Contact Name GEORGE HADDAD
Address 1337 GATEWOOD DR. Phone # 817-565-2656
City/State/Zip KELLER TX. 76248

Signature of Permit Applicant

Please Print Name

GEORGE HADDAD

Building Permit Fee	\$ _____	Electrical Fee	\$ _____
Plan Review Fee	\$ _____	Mechanical Fee	\$ _____
Contractor Registration	\$ _____	Plumbing Fee	\$ _____

Released for Construction _____

Date

REC'D FEB 05 2024



(REMODEL) COMMERCIAL BUILDING PERMIT APPLICATION

BUILDING SERVICES

FORM# 1405

SUBMITTAL CHECKLIST

The City has in effect the Unified Development Codes, the 2021 International Codes, 2020 National Electrical Code and the 2018 Energy Code. Please refer to these documents for preparation of your plans. Please allow minimum of (15) working days for review.

The permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced.

Food establishments and/or food handling businesses are required to contact the Tarrant County Health Department for separate permitting and inspection procedures. Verification of a passing Health Inspection must be provided in order to receive a Certificate of Occupancy for food establishments and/or food handling businesses.

If this permit is for a shell building, then each individual tenant will need to apply for a CO.

The Plan Review Fee is due at the time of application submittal.

***Submit (1) Thumb Drive in PDF format including the following:**

☐ **BUILDING PLANS**

SIZE: 24" x 36"

- ☐ Elevations
- ☐ Floor plan
- ☐ Door, window, and hardware schedule
- ☐ Structural plans
- ☐ Foundation plan designed by a State of Texas licensed professional engineer
- ☐ Construction details: interior and exterior wall sections, interior finish, interior elevations, etc.
- ☐ Mechanical, electrical (including riser diagram), and plumbing (including riser diagram) plans.
- ☐ Fire protection plan for fire-rated walls, ceilings, and floors (if applicable)
- ☐ Architect's or engineer's seal and signature as required by state law
- ☐ Site Plan- Location of building on property and setbacks

☐ **ENERGY PLANS**

SIZE: 8.5" x 11"

- ☐ COMcheck or equivalent energy code compliance report

☐ **ASBESTOS SURVEY**

SIZE: 8.5" x 11"

- ☐ Required for all renovations/ alterations/ modifications per Senate Bill 509 requires municipalities to verify that an asbestos survey has been conducted prior to issuing a permit for renovation, alteration, or demolition of a public or commercial building.

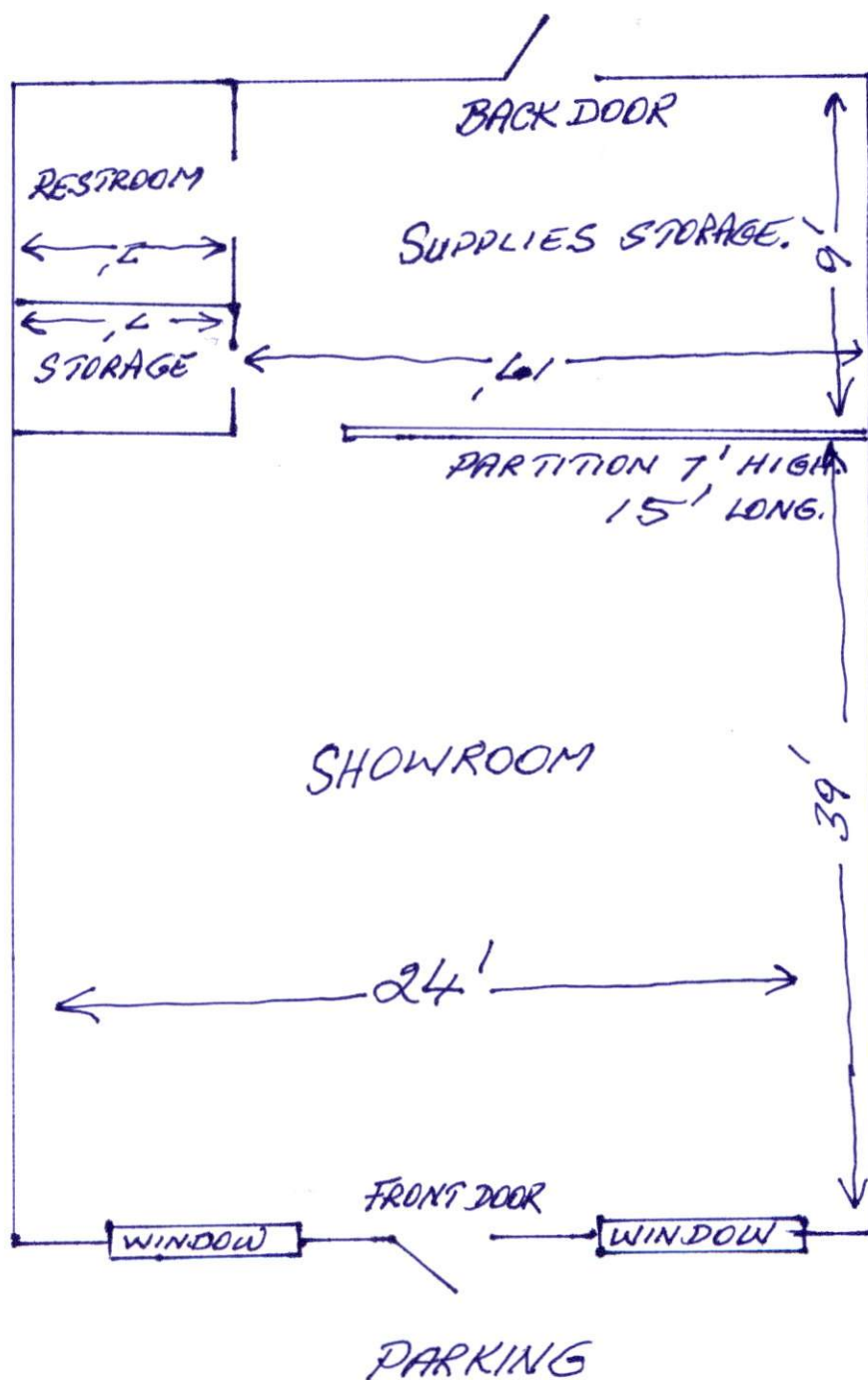
I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR PERFORMANCE OF CONSTRUCTION.

Signature of Applicant

Date

WHOLESALE PLUS
432 N. MAIN STREET #400
KELLER, TEXAS. 76248

LOT# 1 BLOCK# 1
DAVIS ADDITION-KELLER



WHOLESALE PLUS
MANCAVE MERCHANDISE

400

WELCOME

OPEN

432 North Main Street Suite #400
06/03/2025 11:10 a.m.

400

SORRY
NO PUBLIC
RESTROOM

OUTSIDE
BATHROOM

ALLIED
846 355 4378

WE ACCEPT
VISA MASTERCARD DISCOVER

Business Hours
MONDAY 10:00-5:00
TUESDAY 10:00-5:00
WEDNESDAY 10:00-5:00
THURSDAY 10:00-5:00
FRIDAY 10:00-5:00
SATURDAY 10:00-5:00
SUNDAY CLOSED

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432 North Main Street Suite #400

06/03/2025 11:10 a.m.



432 North Main Street Suite #400

06/03/2025 11:10 a.m.

400

SORRY
NO PUBLIC
RESTROOM



Business Hours

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TUESDAY:	10:00-5:00
WEDNESDAY:	10:00 - 5:00
THURSDAY:	10:00 - 5:00
FRIDAY:	10:00 - 5:00
SATURDAY:	10:00 - 5:00
SUNDAY:	CLOSED

432 North Main Street Suite #400
06/03/2025 11:10 a.m.