

FEE \$ 5.00
TCP \$ Pd
DRAINAGE FEE \$ Pd

BLDG PERMIT NO. 57853
FILE # SPR 96-121

PLANNING CLEARANCE

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



** THIS SECTION TO BE COMPLETED BY APPLICANT **

BLDG ADDRESS 2885 - N AVE unit 9 TAX SCHEDULE NO. 2943-131-13-003

SUBDIVISION WAL-MART MTRAL SUB SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1170

FILING _____ BLK _____ LOT 3 SQ. FT. OF EXISTING BLDG(S) 4500

(1) OWNER JERRY DEE MUTH NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 0 CONSTRUCTION

(1) ADDRESS 2786 - Quaker rd 250 NO. OF BLDGS ON PARCEL
 BEFORE: NA AFTER: NA CONSTRUCTION

(1) TELEPHONE _____ USE OF ALL EXISTING BLDGS _____

(2) APPLICANT LOPEZ const. DESCRIPTION OF WORK & INTENDED USE: _____

(2) ADDRESS 434-5954 EAT Finish - GREAT CHIPS

(2) TELEPHONE 3032-812

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

** THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF **

ZONE C-1 Landscaping / Screening Required: YES _____ NO X

SETBACKS: Front _____ from Property Line (PL) Parking Req'mt 3 per operator station at peak
 or _____ from center of ROW, whichever is greater = 12 spaces

Side _____ from PL Rear Interior from PL Special Conditions: _____

Maximum Height _____

Maximum coverage of lot by structures _____ CENS.T. 7 T.ZONE 39 ANNEX # _____

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. 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 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 is required by the G.J. Zoning and Development Code.

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 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's Signature [Signature] Date 9/27/96

Department Approval [Signature] Date 10/1/96

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. N/A

Utility Accounting Mellie Fowler Date 10-2-96

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)

FROM : karen

PHONE NO. : 303 245 6760

P01

Great Clips for hair.®FIVE IN FIVE, INC.
A GREAT CLIPS® Franchise

August 22, 1996

**Mr. Rodney Snider
Scotty Investments
405 Pitkin Avenue
Grand Junction, CO 81501**

Per your request, I am outlining here the nature and extent of the business we will be opening in your new North Avenue Village shopping center.

We are a unisex hair care salon doing business as Great Clips. We don't take appointments, and we don't do color, tanning or nails. We provide haircuts and perms. We typically service more men than women and do about ten percent kids.

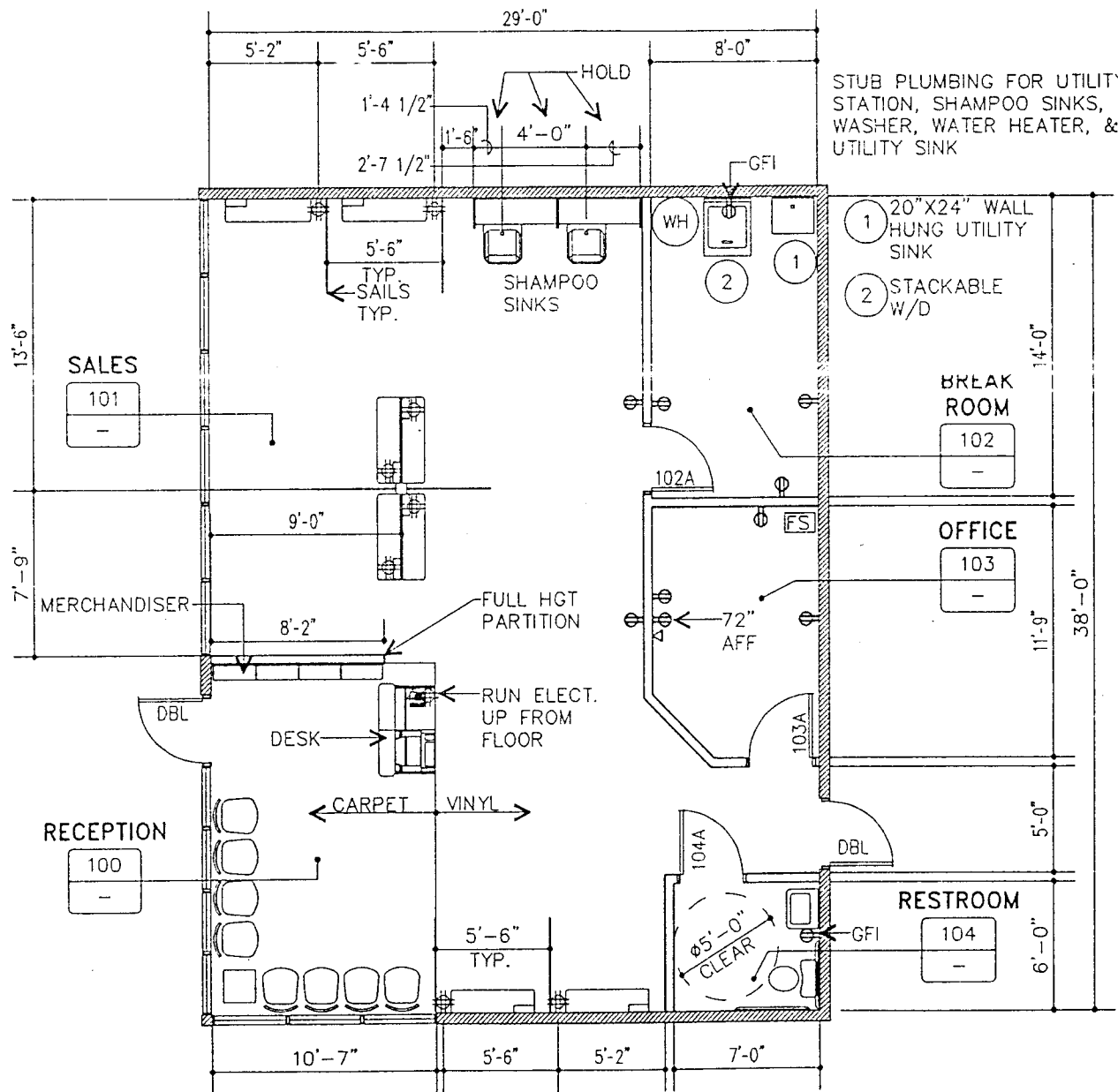
Our hours are 9:00 to 9:00 on weekdays and less on Saturdays and Sundays. We will open and close the salon with two stylists. During the busy middle part of the day we will typically have three or four stylists on duty. If this turns out to be a very busy salon we will also use a receptionist during the busy periods.

Our wait times are short, and our average haircut time is 17 minutes.

I trust this answers your questions. We look forward to operating our Great Clips salon in your North Avenue Village.

Sincerely,

Jerry Muth



1170 sf
1510

GENERAL NOTES:

1. DIMENSIONS ARE PLUS OR MINUS EXCEPT WHERE NOTED AS "HOLD". ALL DIMENSIONS ARE TO BE FIELD VERIFIED AND ARE NOT TO BE SCALED OFF THIS DRAWING.

2. OUTLETS AT STYLIST WORK STATIONS ARE TO BE FOURPLEX OUTLETS, MOUNTED AT 32" A.F.F. ALL OTHER OUTLETS ARE DUPLEX OUTLETS, TO BE MOUNTED AT 15" A.F.F. UNLESS NOTED OTHERWISE.

3. AT PINWALLS PULL ELECTRICAL THROUGH TO STYLIST WORK STATION AND MOUNT FOURPLEX OUTLET HORIZ. TO SURFACE OF PANEL DIVIDER AND TIGHT TO INSIDE END OF STYLIST WORK STATION AT 24" A.F.F.

4. AT LOBBY DESK, USE FLOOR OUTLET IF POSSIBLE. OTHERWISE RUN ELECTRICAL THROUGH CEILING AND PAINT POWER POLE TO MATCH WALLS.

5. PROVIDE VENTING AND ELECT. OUTLET FOR GAS/ELECT. DRYER -VERIFY W/ OWNER

6. NEW WALL CONSTRUCTION IS TO BE 5/8" GYP. BD. W/ 3 5/8" MTL. STUDS, UNLESS NOTED OTHERWISE. BACK WALL OF SPACE TO BE 5/8" GYP. BD. TAPED, SANDED, AND READY FOR PAINT.

7. G.C. IS RESPONSIBLE FOR MEETING PREVAILING BUILDING CODES, DISABILITY LAWS & CODES, FIRE CODES, MECH. & ELECT. CODES., AND LIFE SAFETY STANDARDS.

8. ALL DOORS TO BE 3'-0" X 6'-8". UNLESS NOTED OTHERWISE.

9. BULKHEADS AT SHAMPOO SINKS BY GREAT CLIPS, INC.

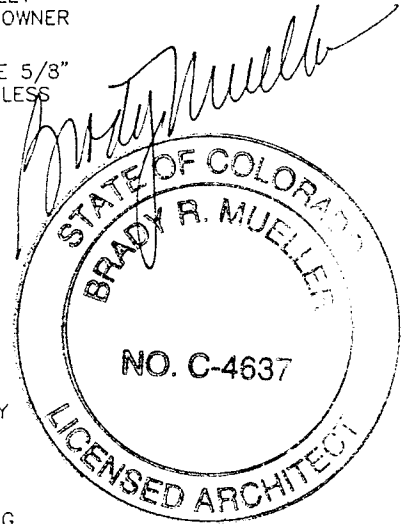
10. DBL = DOOR BY LANDLORD.

11. RESTROOM DOORS TO HAVE SPRING LOADED HINGES.

LEGEND

- EXIST CONSTRUCTION
- NEW CONSTRUCTION
- TELEPHONE JACK
- FOURPLEX OUTLET
- DUPLEX OUTLET
- SEATING
- FLOOR SAFE- VERIFY LOCATION AND MODEL W/ SALON OWNER

24
18
42



GREAT CLIPS, INC.
3800 WEST 80TH STREET
SUITE 400
MINNEAPOLIS, MN 55431
(612) 893-9088

FLOOR PLAN

SCALE: 1/8" = 1'-0"
DATE: 8/2~'96
INTERIOR A: 1102 SQ FT
KOMW PROJECT: 96290

**NORTH AVENUE VILLAGE
GRAND JUNCTION, CO.**

SALON OWNER: JERRY & DEE MUTH

REVISIONS:
8/22/96
8/23/96

OWNER APPROVAL:

GCI HAS CONSENTED
TO SITE:

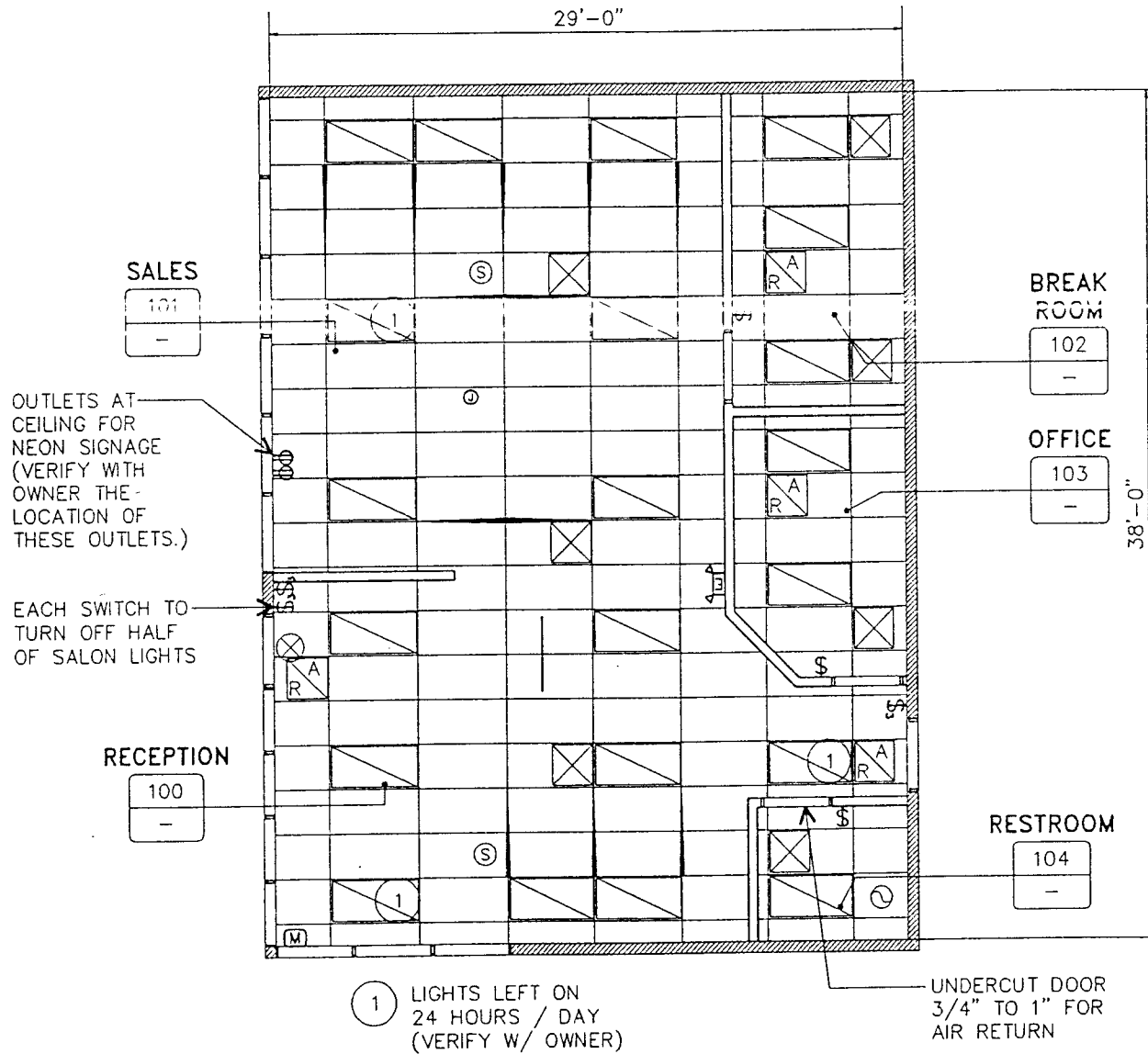
DRAWN BY: BDW



6 CAHILL AVENUE INVER GROVE HEIGHTS, MN 55076
PHONE 612-451-4605 FAX 612-451-0917

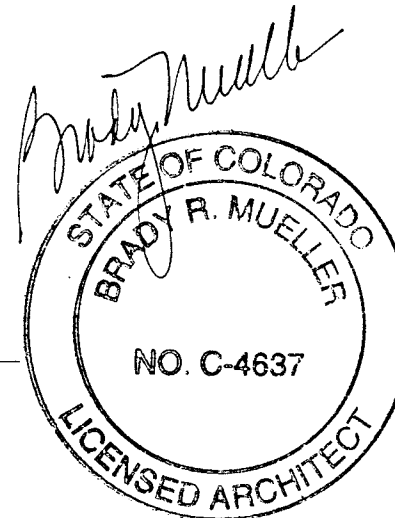
GENERAL NOTES

1. DIMENSIONS ARE PLUS OR MINUS EXCEPT WHERE NOTED AS "HOLD". ALL DIMENSIONS ARE TO BE FIELD VERIFIED AND ARE NOT TO BE SCALED OFF THIS DRAWING.
2. LIGHTING PLAN LAYOUT IS APPROXIMATE. EXACT LOCATIONS WILL VARY BASED ON EXISTING GRID LAYOUT.
3. RELOCATE EXISTING LIGHTING WHEN NECESSARY.
4. ALL LIGHTS TO HAVE FLAT ACRYLIC DIFFUSERS UNLESS REQUIRED OTHERWISE BY LANDLORD OR SALON OWNER.
5. DUE TO EXCESSIVE HEAT AND MOISTURE, GENERAL CONTRACTOR IS TO VERIFY WITH MECHANICAL AND SALON OWNER AIR INTAKE AND AIR SUPPLY REQUIREMENTS.
6. GENERAL CONTRACTOR IS RESPONSIBLE FOR MEETING PREVAILING BUILDING CODES, DISABILITY PROVISION CODES, FIRE CODES, MECH. & ELECT. CODES, AND LIFE SAFETY STANDARDS.
7. GENERAL CONTRACTOR TO VERIFY WHETHER A R/A PLENUM OR A DUCTED RETURN IS REQUIRED. ARRANGE R/A ACCORDINGLY.



LEGEND

- | | |
|--|------------------------------------|
| EMERGENCY LIGHTING | JUNCTION BOX |
| EXIT LIGHT - CEILING MOUNT | 2X2 AIR SUPPLY |
| MOTION SENSOR (OPTIONAL) VERIFY WITH OWNER | 2X2 AIR RETURN |
| LIGHT SWITCH | 2X4 TUBE LAY-IN FLOOR. FIXTURE |
| LIGHT SWITCH (CONTROLS ALL LIGHTS) | EXHAUST FAN |
| GREAT CLIPS PRICE BOARD | SPEAKERS -VERIFY LOCATION W/ OWNER |
| GREAT CLIPS SKY SAILS | |



GREAT CLIPS, INC.
 3800 WEST 80TH STREET
 SUITE 400
 MINNEAPOLIS, MN 55431
 (612) 893-9088

CEILING PLAN

SCALE: 1/8" = 1'-0"
 DATE: 8/11/96
 INTERIOR AREA: 1102 SQ FT
 KOMW PROJECT: 96290

**NORTH AVENUE VILLAGE
 GRAND JUNCTION, CO.**

SALON OWNER: JERRY & DEE MUTH

REVISIONS:

OWNER APPROVAL:

GCI HAS CONSENTED TO SITE:

DRAWN BY: BDW



**KRIEBEL, O'BRIEN,
 MUELLER & WASS, INC.**
 ARCHITECTS & ENGINEERS

6 CAHILL AVENUE INVER GROVE HEIGHTS, MN 55075
 PHONE 612-451-4605 FAX 612-451-0317