



Date Submitted: 3/11/96



# CHANGE OF USE

DEVELOPMENT APPLICATION

Property Owner: AL MAYO

Address: 2472 - H - Road

Telephone: 245 - 2785 Home - 242 - 5051 WORK

Applicant's Name: Cuttin' Loose Hair & Nail Salon <sup>Rae Lynn Kinardo</sup> DEBBY ELLSWORTH

Address: 2110 Sequoia

Telephone: 245 - 4505

Location of Property: 1204 UTE AVE

Tax Parcel No. 2945-133-19-009 & 2945-133-19-010

Existing Use: OFFICES

Proposed Use: Hair Salon

Other: \_\_\_\_\_

| FOR OFFICE USE ONLY   |          |              |              |              |
|---|----------|--------------|--------------|--------------|
| Zone: <u>C-2</u>  | Setbacks | F: <u>NA</u> | S: <u>NA</u> | R: <u>NA</u> |
| Special Conditions: <u>MUST have 9 paved parking spaces</u> |          |              |              |              |

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

Debbie Ellsworth  
Applicant's Signature

3-11-96  
Date

Winston L. Alvord  
Community Development Department Approval

3/21/96  
Date

CHANGE OF USE REVIEW

Location: 1204 UTE AVE

Type of Use: Hair Salon

| ITEMS   | DISTRIBUTION   |  |   |  |  |  |  |   |                                      |   |   |                                    |   |                               | TOTAL REQ'D. |   |
|---|--|--|---|--|--|--|--|---|--------------------------------------|---|---|------------------------------------|---|-------------------------------|--------------|---|
|   | <input checked="" type="checkbox"/> City Community Development | <input checked="" type="checkbox"/> City Dev. Eng. | <input checked="" type="checkbox"/> City Utility Eng. | <input type="checkbox"/> City Property Agent | <input type="checkbox"/> City Parks/Recreation | <input type="checkbox"/> City Attorney | <input type="checkbox"/> City Sanitation | <input checked="" type="checkbox"/> City Fire Dept. | <input type="checkbox"/> City Police | <input type="checkbox"/> Water District | <input type="checkbox"/> Sewer District | <input type="checkbox"/> U.S. West | <input type="checkbox"/> Public Service | <input type="checkbox"/> GVRP |              | <input checked="" type="checkbox"/> Other Bldg. Dept. |
| Date Received   | 3/11/96  |  |   |  |  |  |  |   |                                      |   |   |                                    |   |                               |              |   |
| Receipt #   |  |  |   |  |  |  |  |   |                                      |   |   |                                    |   |                               |              |   |
| File #  | COU-96-4.10  |  |   |  |  |  |  |   |                                      |   |   |                                    |   |                               |              |   |
| DESCRIPTION   |  |  |   |  |  |  |  |   |                                      |   |   |                                    |   |                               |              |   |
| <input checked="" type="checkbox"/> Application Fee \$5000      | 1  |  |   |  |  |  |  |   |                                      |   |   |                                    |   |                               |              |   |
| <input checked="" type="checkbox"/> Submittal Checklist *       | 1  |  |   |  |  |  |  |   |                                      |   |   |                                    |   |                               |              |   |
| <input checked="" type="checkbox"/> Application Form * v        | 1  | 1  | 1   | 1  | 1  | 1                                      | 1  | 1   | 1                                    | 1                                       | 1                                       | 1                                  | 1                                       | 1                             | 1            |   |
| <input checked="" type="checkbox"/> Review Agency Cover Sheet * | 1  | 1  | 1   | 1  | 1  | 1                                      | 1  | 1   | 1                                    | 1                                       | 1                                       | 1                                  | 1                                       | 1                             | 1            |   |
| <input checked="" type="checkbox"/> Planning Clearance *        | 1  |  |   |  |  |  |  |   |                                      |   |   |                                    |   |                               |              |   |
| <input checked="" type="checkbox"/> Reduction of Assessor's Map | 1  | 1  | 1   | 1  | 1  | 1                                      | 1  | 1   | 1                                    | 1                                       | 1                                       | 1                                  | 1                                       | 1                             | 1            |   |
| <input checked="" type="checkbox"/> General Project Report <    | 1  | 1  | 1   | 1  | 1  | 1                                      | 1  | 1   | 1                                    | 1                                       | 1                                       | 1                                  | 1                                       | 1                             | 1            |   |
| <input checked="" type="checkbox"/> 11" x 17" Site Plan <       | 1  | 1  | 1   | 1  | 1  | 1                                      | 1  | 1   | 1                                    | 1                                       | 1                                       | 1                                  | 1                                       | 1                             | 1            |   |
| <input type="checkbox"/> Sketch of Proposed Signage             | 1  |  |   |  |  |  |  |   |                                      |   |   |                                    |   |                               |              |   |
| <input checked="" type="checkbox"/> Evidence of Title <         | 1  | 1  | 1   | 1  | 1  | 1                                      | 1  | 1   | 1                                    | 1                                       | 1                                       | 1                                  | 1                                       | 1                             | 1            |   |
|   |  |  |   |  |  |  |  |   |                                      |   |   |                                    |   |                               |              |   |
|   |  |  |   |  |  |  |  |   |                                      |   |   |                                    |   |                               |              |   |
|   |  |  |   |  |  |  |  |   |                                      |   |   |                                    |   |                               |              |   |
|   |  |  |   |  |  |  |  |   |                                      |   |   |                                    |   |                               |              |   |
|   |  |  |   |  |  |  |  |   |                                      |   |   |                                    |   |                               |              |   |
|   |  |  |   |  |  |  |  |   |                                      |   |   |                                    |   |                               |              |   |
|   |  |  |   |  |  |  |  |   |                                      |   |   |                                    |   |                               |              |   |
|   |  |  |   |  |  |  |  |   |                                      |   |   |                                    |   |                               |              |   |
|   |  |  |   |  |  |  |  |   |                                      |   |   |                                    |   |                               |              |   |
|   |  |  |   |  |  |  |  |   |                                      |   |   |                                    |   |                               |              |   |
|   |  |  |   |  |  |  |  |   |                                      |   |   |                                    |   |                               |              |   |
|   |  |  |   |  |  |  |  |   |                                      |   |   |                                    |   |                               |              |   |

NOTES: \* An asterisk in the item description column indicates that a form is supplied by the City.

# General Project Report

The building is located at 1204 UTE AVE. AT present it is being used for office space.

We propose to put a hair salon in this building. Existing plumbing and electrical are adequate for a hair salon. This will be a 3 chair salon

Thank-you.

Wesley Ellsworth

Open Tuesday thru Sat - 8<sup>00</sup> to 6<sup>00</sup>

3 working people.

# REVIEW COMMENTS

Page 1 of 1

FILE #COU-96-4.10

TITLE HEADING: Office to Hair Salon

LOCATION: 1204 Ute Avenue

PETITIONER: Debby Ellsworth & Rae Lynn Rinaldo

PETITIONER'S ADDRESS/TELEPHONE: 2110 Sequoia  
Grand Junction, CO 81503  
245-7505

STAFF REPRESENTATIVE: Kristen Ashbeck

**NOTE: THE PETITIONER IS REQUIRED TO SUBMIT FOUR (4) COPIES OF WRITTEN RESPONSE AND REVISED DRAWINGS ADDRESSING ALL REVIEW COMMENTS.**

**CITY UTILITY ENGINEER** 3/15/96  
**Trent Prall** 244-1590

No comment.

**CITY DEVELOPMENT ENGINEER** 3/18/96  
**Jody Kliska** 244-1591

No Transportation Capacity Payment.

**CITY FIRE DEPARTMENT** 3/18/96  
**Hank Masterson** 244-1414

The Fire Department has no problem with this proposal.

**CITY COMMUNITY DEVELOPMENT** 3/18/96  
**Kristen Ashbeck** 244-1437

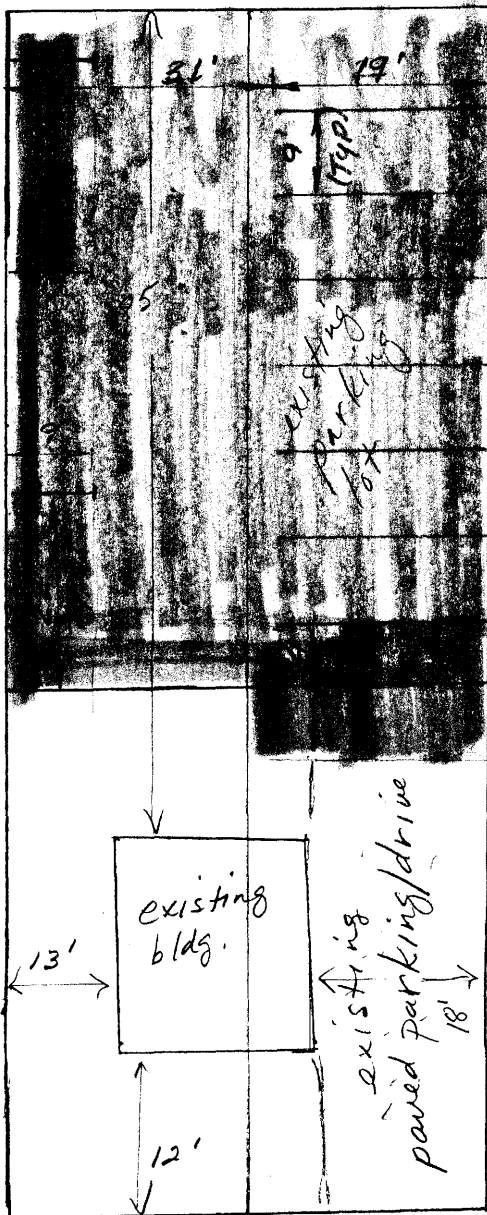
1. Proposed use required 9 paved parking spaces. Show layout of these spaces on the site plan and indicate where the driveway is to get to the parking area.
2. Any proposed signage will require a sign permit issued to a licensed sign contractor.



2945 133-19-009 - 70 x 50  
2945-133-19-010 - 55 x 50  
70 x 50

1204 Ute Ave

50' Alley



The pink area is where we will be parking. The parking stalls are 19' in length + 9' wide. Our handicap space is 14' wide + 19' in length  
125'

Total Spaces = 13 (11)+  
Required spaces - 9

ACCEPTED KKA 3/21/96  
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

Ute Ave.

Response to Kristen's Comments -

scheduled for Monday.  
3/25/96



2945 133-19-009 - 70 x 50  
2945 133-19-010 - 55 x 50  
725 x 50

1204 Ute Ave

