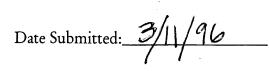
## **Table of Contents**

A few items are denoted with an asterisk (\*), which means they are to be scanned for permanent record on the ISYS

P S

Name: Hair Salon - 1204 Ute Avenue - Change of Use

с r retrieval system. In some instances, items are found on the list but are not present in the scanned electronic development e а file because they are already scanned elsewhere on the system. These scanned documents are denoted with (\*\*) and will s n be found on the ISYS query system in their designated categories. e n Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page. n е d t Remaining items, (not selected for scanning), will be listed and marked present. This index can serve as a quick guide for the contents of each file. XX **Table of Contents** \*Review Sheet Summary X X \*Application form X **Review Sheets** X Receipts for fees paid for anything X X \*Submittal checklist X \*General project report X Reduced copy of final plans or drawings X Reduction of assessor's map. Evidence of title, deeds, easements \*Mailing list to adjacent property owners Public notice cards Record of certified mail Legal description Appraisal of raw land Reduction of any maps - final copy \*Final reports for drainage and soils (geotechnical reports) Other bound or non-bound reports Traffic studies X X **\*Review Comments** X X \*Petitioner's response to comments \*Staff Reports \*Planning Commission staff report and exhibits \*City Council staff report and exhibits \*Summary sheet of final conditions **DOCUMENT DESCRIPTION:** 





CHANGE OF USE
DEVELOPMENT APPLICATION

Property Owner: AL MAVO
Address: 2472 - 11 - Road
Telephone: 245-2785 Home - 242-5051 WORK
Applicant's Name: uttin Loose Hair & Mail Salon DEBBY Ellis workt
Address: 2110 Segulia
Telephone: <u>245-4595</u>
Location of Property: 1204 UTE AVE
Tax Parcel No. 2945-133-19-009 \$ 2945-133-19-010
Existing Use: OFFICES
Proposed Use: Nair Salow
Other:

FOR OFFICE USE ONLY							
Zone:	Setback.	s F: p	JA S:	NA	R: NA		
Special Conditions:	Must have	9 pair	ed part	king st	paces		
		1		5 /			

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.

plelity Applicant's Signature

Community Development Department Approval

White - Community Development Dept.

<u>3-11-96</u> Date <u>3/21/96</u>

Yellow - Customer

	JBMITTAL CHECKLIS				
C	CHANGE OF USE REVIEW				
Location: 1204 UTE	AUE Type of Use: HAIR Salow				
ITEMS DISTRIBUTION					
ITEMS Date Received <u>3/11/96</u> Receipt # File # COM-96-410 DESCRIPTION Application Fee Submittal Checklist * Application Form* v Review Agency Cover Sheet * Planning Clearance* Reduction of Assessor's Map General Project Report 11" x 17" Site Plan O Sketch of Proposed Signage Evidence of Title	ommunity Development ev. Eng. ility Eng. operty Agent arks/Recreation ttorney anitation re Dept. District District Bldg, Dept. Bridg, Dept.				

General Project Report The building is located at 1204 UTE AUE. AT PRESENT it is being used FOR Office Space. We propose to put a hair Solow in this building. Existing plumbing and electrical are adequate for a hair salow. This will be a 3 Chair Salon Shark-you. Webly blleworth Open Tuesday Hrau Sat - 800 to 600 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.

294/5 133-19-009 70 × 50 2945 - 133 - 19 - 010 - 55 × 50 125 - 50

1204 Ute Que

50' Alley existing bldg. ,13' 12'

Ute Ave.

The pink area is where we will Be parring. The Parking Stalls are 19' in Length + 9' wide. Dur Namicap space is 14'wide & 19' in Length 125'

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

Response to Kristen's Comments -

scheduled for Monday. 3/25/96

ACCEPTED ANY CHANGE OF SETBACKS

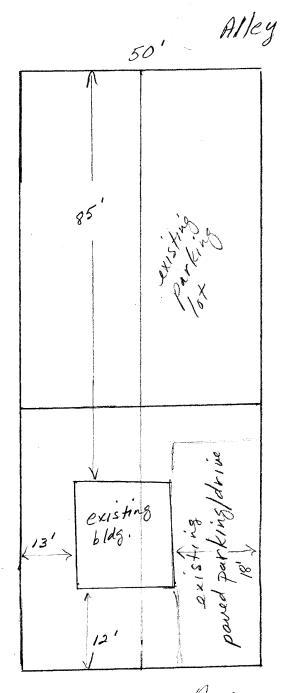
J

ANY CHANGE OF SETBACKS MOST OF APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

2945 - 133 - 19-009 - 70 × 50 2945 - 733 - 19-010 - 55 × 50 - 70 × 50 103×50

1204 Ute Que

125'



R T

Ute Ave.