

Date Submitted: 5-9-96



CHANGE OF USE

DEVELOPMENT APPLICATION

Property Owner: Leanne Blaney

Address: 1635 maple ct

Telephone: 242-1094

Applicant's Name: Timma Sanchez

Address: 3044 1/2 Shawnee Pl. 81504

Telephone: 434-7282

Location of Property: 56 N 4th

Tax Parcel No. 2945-113-15-017

Existing Use: formerly sign co - currently vacant

Proposed Use: hair salon

Other: _____

FOR OFFICE USE ONLY			
Zone: <u>C-2</u>	Setbacks	F:	S: NA-Inten R:
Special Conditions: <u>For operators with parking east of building improved for use.</u>			

additional parking provided by lease

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.

Timma Sanchez
Applicant's Signature

5-8-96
Date

Kristen K. Orwell
Community Development Department Approval

5/21/96
Date

SUBMITTAL CHECKLIST

CHANGE OF USE REVIEW

 Location: 1156 N 4th St.

 Type of Use: Hair Salon

ITEMS	DISTRIBUTION																		TOTAL REQ'D.	
Date Received <u>5-9-96</u> Receipt # <u>3995</u> File # <u>COU-96-420</u>	<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 <u>Building Dept.</u>																			5
DESCRIPTION																				
● Application Fee <u>\$50.00</u>	1																			11
● Submittal Checklist *	1																			11
● Application Form * v	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	55
● Review Agency Cover Sheet *	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	55
● Planning Clearance *	1																			1
● Reduction of Assessor's Map	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	55
● General Project Report	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	55
● 11" x 17" Site Plan	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	55
● Sketch of Proposed Signage	1																			1
● Evidence of Title <u>lease</u>	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	55

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

Date: _____

Proposal: _____

Location: _____

Tax Parcel Number: 2945-113-15-017

Related Files: _____

Additional ROW required? _____

TCP/Adjacent Half street improvements? _____

Revocable Permit required? _____

State Highway Access Permit required? _____

On-site detention/retention or Drainage fee required? _____

Applicable Plans, Policies and Guidelines _____

Located in identified floodplain? FIRM panel # _____

Located in other geohazard area? _____

Located in established Airport Zone? Clear Zone, Critical Zone, Area of Influence? _____

Avigation Easement required? _____

Related Files: _____

General Project Report

Property located at 1156 N. 4th, Formerly known as Signs and Such, has been vacant for approximately seven months. The square footage of the building is 1248. This building has fire escape access in the front and to the rear of the building. There is existing heat and air conditioning in place. This existing building is attached to the piano shop and the Impact Promotions building on the north side. There is a possible sixteen plus parking spaces for the allocation of our useage.

We have recently leased the building from Leanne Blaney and would like to change the existing usage to a hair salon. This salon change proposal will be with a minimal remodeling and with no load bearing construction. The salon will consist of ~~two~~ ^{SIX} stations with a proposed handicap accessable bathroom. We plan to use the pre-existing sign with the same building mount.

REVIEW COMMENTS

Page 1 of 1

FILE #COU-96-4.20

TITLE HEADING: Sign Shop to Hair Salon

LOCATION: 1156 N 4th Street

PETITIONER: Tammie Sanchez

PETITIONER'S ADDRESS/TELEPHONE: 3044 ½ Shawnee Place
Grand Junction, CO 81504
434-7282

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 FIRE DEPARTMENT

5/15/96

Hank Masterson

244-1414

The Fire Department has no problems with this proposal. A building Permit Clearance Form is required from the Fire Department. A copy of this form is required by the Building Department before receiving a building permit.

CITY DEVELOPMENT ENGINEER

5/15/96

Jody Kliska

244-1591

No comment.

CITY COMMUNITY DEVELOPMENT

5/15/96

Kristen Ashbeck

244-1437

1. Will all 6 stations be used at any one time (e.g. largest shift)? If so, a total of 18 parking spaces is required (3 per station).
2. What is square footage of area occupied by the piano shop? Is this retail sales? repair? Lessons?
3. What kind of business is Impact Promotions and what is square footage occupied by them?
4. The cinder block building along the alley is not shown on the plan. If shown, it seems to interfere with proposed employee parking.
5. The parking shown along the east side of the building does not exist. It is a storage area for junk vehicles, therefore cannot count towards available parking.
6. Show on plan where sign will be placed on the building.

CITY UTILITY ENGINEER

5/15/96

Trent Prall

244-1590

Please contact Utility Billing at 244-1580 regarding potential changes in sewer plant investment fees for this proposal. All fees must be paid prior to issuance of a building permit.

MESA COUNTY BUILDING DEPARTMENT

5/21/96

Bob Lee

244-1656

No change in use per the building code. Remodel work will require a building permit issued by our office.



IMPACT PROMOTIONAL PRODUCTS

Advertising Specialties • Screen Printing • Embroidery

May 17, 1996

To Whom It May Concern:

Please be advised that Impact Promotional Products is a broker for imprinted promotional products, representing 3800 manufacturers.

We are not retail - we have outside sales people and very seldom service clients in our office.

We also do some embroidery and silk screening in house which is sold through the outside sales people.

We occupy approximately 2400 square feet and have five employees working in the building. Two outside sales people.

The unit in the center of the building is occupied by Nostalgia Center. There is only one person working there. He has a large recording collection of old music and works there by himself recording for radio stations. He has 1100 square feet available to him. However, he occupies only about 450 square feet of that space, which is a sound proof room.

Respectfully submitted,

Lee Ann Blaney

Owner Impact Promotional Products

Owner of Building at 407 Glenwood Avenue, 1156 N. 4th St., 1160 N. 4th St.

P.S. There are 46 available parking spaces available at this site. Notice has been given Sprint Express to remove all vehicles and to cease use of this property. Also a cinder block building at the rear of this property is being torn down and removed.



IMPACT PROMOTIONAL PRODUCTS

Advertising Specialties • Screen Printing • Embroidery

May 17, 1996

Mr. Ken Ernie
SPRINT EXPRESS
421 Glenwood Avenue
Grand Junction, CO 81501

Dear Ken:

In our rental agreement, reference Parking Lot between 421 Glenwood Avenue and 407 Glenwood Avenue, we agreed to a 30 days notice of vacancy.

Ken, last October I personally visited with you to let you know we might need the lot in February or March, so that you would have time to prepare. However, that time has come when we definitely need the entire lot.

Please consider this letter as my official 30 days notice to vacate any and all parts of the referenced parking lot and any land fronting to the north of the parking lot belonging to Bud and Lee Ann Blaney.

We have decided to do some remodelling which will affect these areas.

Thank you Ken .

Sincerely,

A handwritten signature in cursive script that reads "Lee Ann Blaney". The signature is written in black ink and is positioned above the printed name.

Lee Ann Blaney

Bud Blaney



May 21, 1996

Grand Junction Community Development Department
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(970) 244-1430 FAX (970) 244-1599

Ms. Lee Ann Blaney
Impact Promotions Products
407 Glenwood Avenue
Grand Junction, Colorado 81501

Dear Ms. Blaney,

I received a copy of a letter written from you to Mr. Ken Ernie of Sprint Express indicating your intent to create a parking lot on the eastern portion of your property on the southeast corner of 4th Street and Glenwood Avenue. We would certainly encourage you to do so as it would be an improvement to the site as well as provide the necessary parking for your new tenant at 1156 N. 4th Street.

However, prior to construction of the parking lot, a plan must be approved by the City through an administrative Site Plan Review process. Certain improvements requirements will apply such as asphalt paving and landscaping. The first step of the Site Plan Review process is to contact this office and set an appointment for a preapplication conference. More detailed information regarding the process and the requirements for parking lot construction will be discussed with you at that time. In the meantime, please do not hesitate to contact me if you have questions regarding this information.

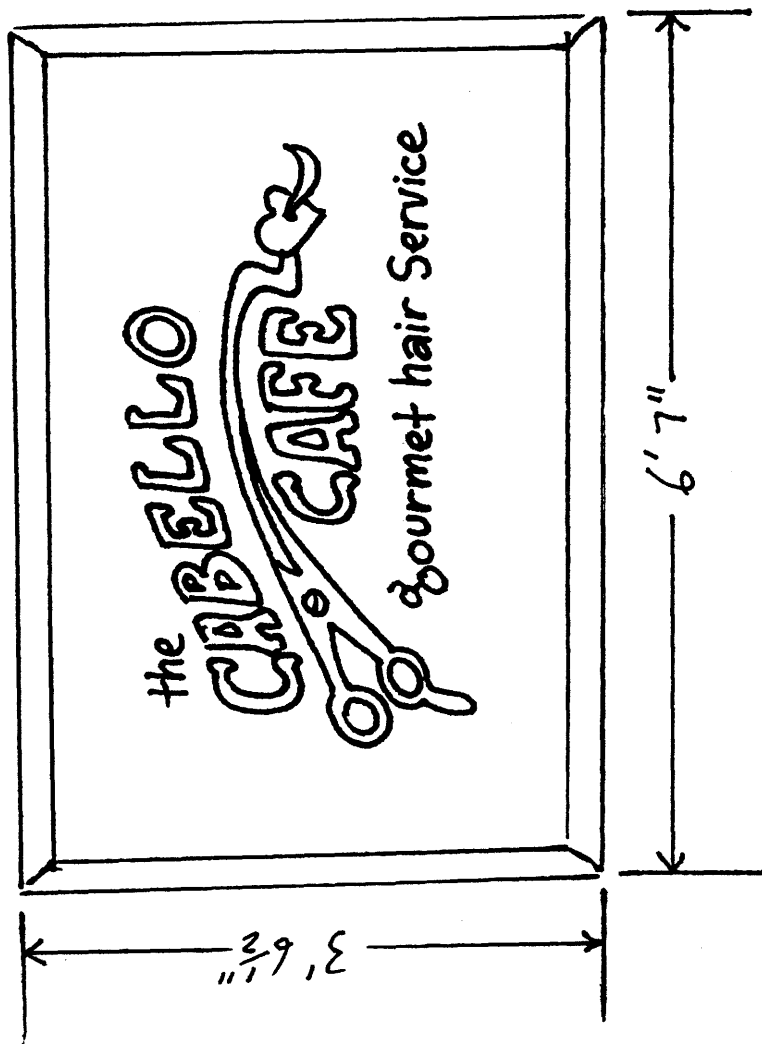
Sincerely,

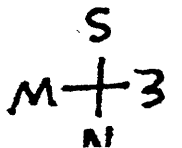
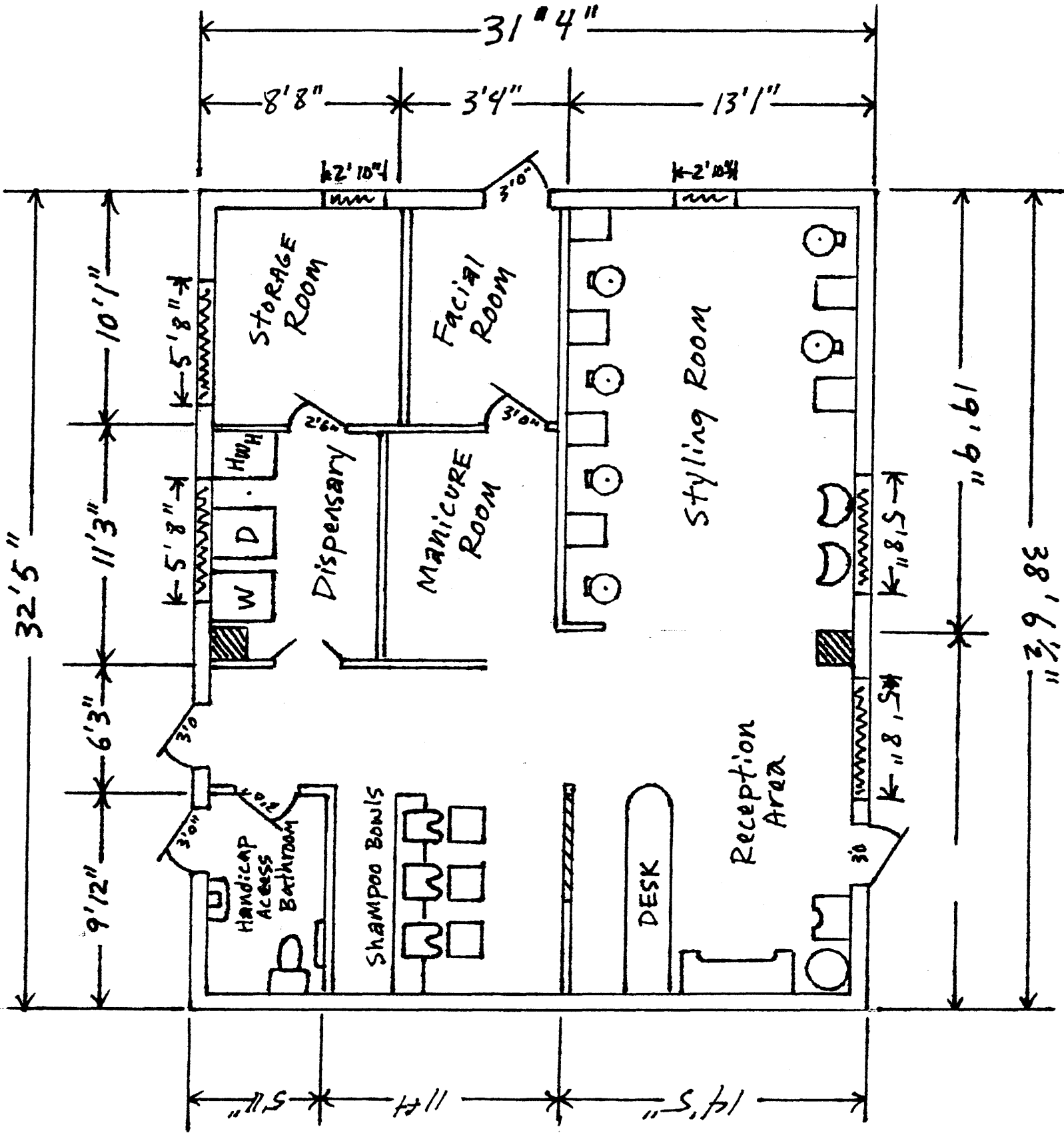
A handwritten signature in cursive script that reads "Kristen".

Kristen Ashbeck
Planner



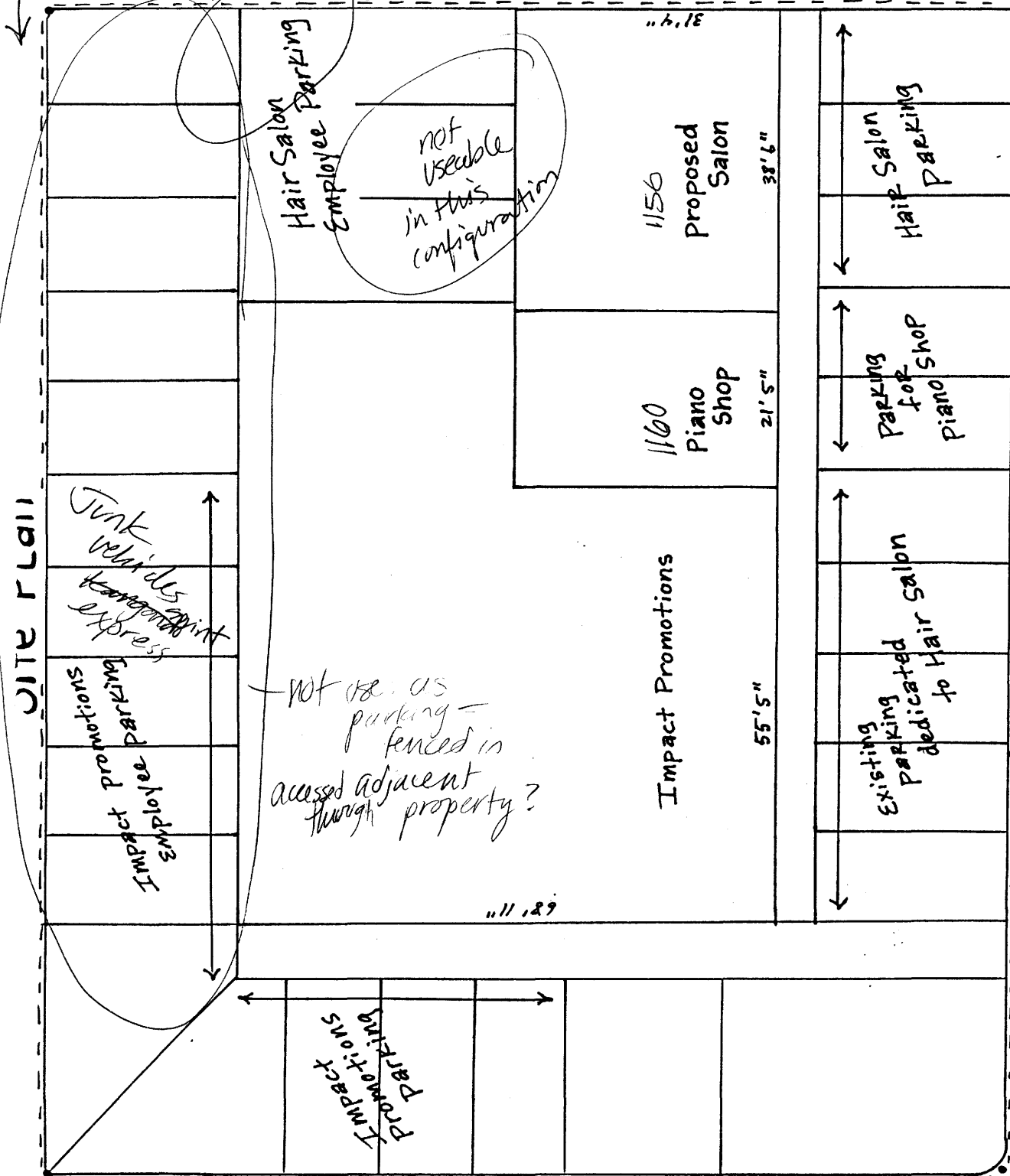
Existing Sign Painted
w/ Hair Salon Logo





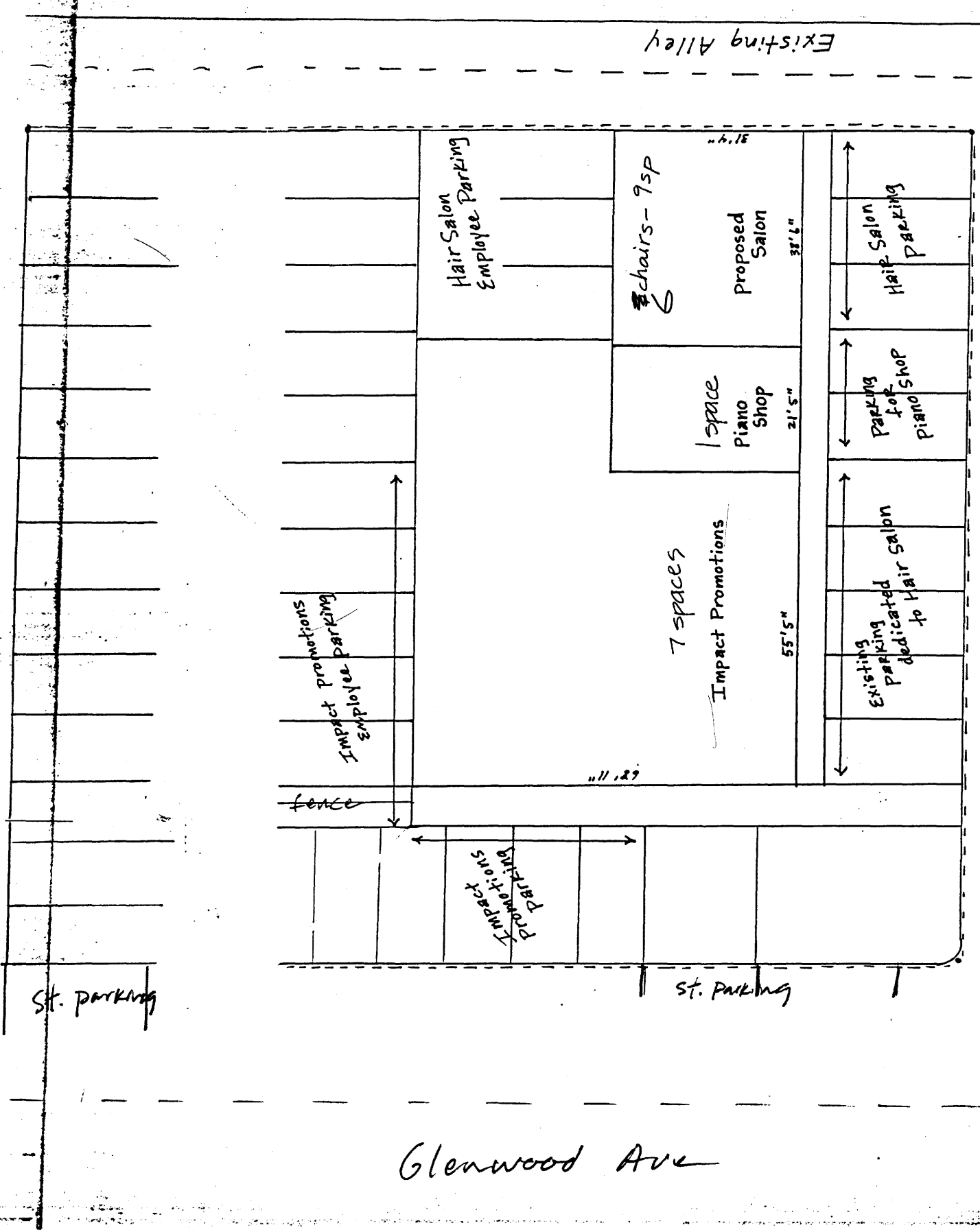
Existing Alley

can't enter from alley cinderblock building



4th Street

Glenwood Ave.



Existing Alley

Hair Salon
Employee Parking

6 chairs - 9sp
Proposed Salon

1 space
Piano Shop

7 spaces
Impact Promotions

Hair Salon
Parking

Parking
for Shop
Piano Shop

Existing
Parking
dedicated
to Hair Salon

St. parking

St. parking

Glenwood Ave

4th Street