

DATE SUBMITTED: 3-1-96

CHANGE OF USE

DEVELOPMENT APPLICATION

PROPERTY OWNER: Valley Plaza

ADDRESS: _____

PHONE: _____

APPLICANT'S NAME Great Clips for Hair

ADDRESS: 2785 County Rd 250 Durango, Co 81301

PHONE: 970-259-7304

LOCATION OF PROPERTY: 2454 Hwy 6 E 50 #.112 B

TAX PARCEL #: 2945-091-05-008

EXISTING USE: Weight Watchers

PROPOSED USE: Beauty Salon - & hair

OTHER: _____

FOR OFFICE USE ONLY

ZONE: _____ SETBACKS: F _____ S _____ R _____

SPECIAL CONDITIONS: _____

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.

Steve Thompson
Signature

APPROVED BY: _____

DATE APPROVED: _____

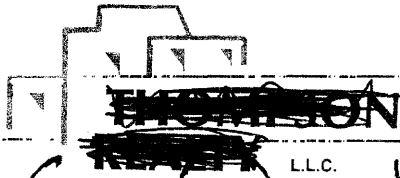
CHANGE OF USE REVIEW

Location: 2454 Hwy 68 50th 718B

Type of Use: Beauty Salon

ITEMS	DISTRIBUTION														TOTAL REQ'D.	
	City Community Development	City Dev. Eng.	City Utility Eng.	City Property Agent	City Parks/Recreation	City Attorney	City Sanitation	City Fire Dept.	City Police	Water District	Sewer District	U.S. West	Public Service	GVRP		Other Building Dept.
Date Received	<u>3-4-96</u>															
Receipt #	<u>COU-96-4.8</u>															
File #	<u>3617</u>															
DESCRIPTION																
◆ Application Fee	1															
◆ Submittal Checklist *	1															
◆ Application Form * v	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
◆ Review Agency Cover Sheet *	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
◆ Planning Clearance *	1															
◆ Reduction of Assessor's Map	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
◆ General Project Report → <	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
◆ 11" x 17" Site Plan → <	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
○ Sketch of Proposed Signage	1															
◆ Evidence of Title <u>Lease</u> ←	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.



To: City of Grand Junction

Date: 2/29/96

From: Five in Five, Inc. - Jerry Muth, VP

Re: Description of Business

We do business as Great Clips. We are a franchisee.

We are a no-appointment-necessary hair care salon. We cut, shampoo, style, and perm hair; men, women, children. We do no other services. We sell hair care products. Our retail price will probably be \$9 for adults and \$8 for children and seniors for a haircut.

In our Valley Plaza Shop we will have eight cutting stations, and two shampoo sinks.

We are beginning our operations with one manager, four full-time and three part-time



REVIEW COMMENTS

Page 1 of 1

FILE # COU-96-4.8

TITLE HEADING: Change of Use-Beauty Salon

LOCATION: 2454 Hwy 6 & 50, #118B

PETITIONER: Great Clips for Hair

PETITIONER'S ADDRESS/TELEPHONE: 2755 County Rd 250
Durango, CO 81301
970-259-7304

PETITIONER'S REPRESENTATIVE: Steve Thompson/Pinyon Construction

STAFF REPRESENTATIVE: Michael Drollinger

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

MESA COUNTY BUILDING DEPARTMENT

3/6/96

Bob Lee

244-1656

No Comments.

CITY DEVELOPMENT ENGINEER

3/6/96

Jody Kliska

244-1591

No Transportation Capacity Payment required.

CITY FIRE DEPARTMENT

3/11/96

Hank Masterson

244-1414

The Fire Department has no problems with this proposal.

CITY UTILITY ENGINEER

3/11/96

Trent Prall

244-1590

Please contact Utility Billing at 244-1580 for information regarding Sewer Plant Investment Fees. All applicable fees must be paid prior to issuance of a building permit.

CITY COMMUNITY DEVELOPMENT

3/11/96

Michael Drollinger

244-1439

See attached comments.


Utility Engineer Review Comments

Date: March 11, 1996

By: Trent Prall

COU-96-4.8 2454 Hwy 6 & 50 (Valley Plaza) #118 B Retail to Beauty Salon
Petitioner: Great Hair Clips Eng: Steve Thompson Staff: Michael

Please contact Utility Billing at 244-1580 for information regarding Sewer Plant Investment Fees. All applicable fees must be paid prior to issuance of a building permit.



City of Grand Junction
Department of Public Works and Utilities



- SALES
- LEASING
- MANAGEMENT
- MARKETING
- ACQUISITION
- DEVELOPMENT
- CONSULTING

Alpine Bank Building
225 North Fifth St.
Suite 1020
Grand Junction,
Colorado 81501
970/241-2909
FAX 970/241-6223

March 12, 1996

Mr. Michael T. Drollinger
City Community Development
250 North 5th Street
Grand Junction, CO 81501

RE: *Change of Use-Beauty Salon
Great Clips for Hair
Valley Plaza Shopping Center*

Dear Mr. Drollinger:

I apologize for being amiss in providing adequate detail with regard to the existing tenants at Valley Plaza Shopping Center. However, I did leave several voice messages and my phone number regarding this matter. At no time was I informed that you had a concern with the content or type of information which I provided you. No doubt such information would have expedited this process if you had called.

That as it may be, at the time of writing this letter, I still have not heard from you after repeated phone calls, and being that time is of the essence, I would like to present the following information describing the uses and types of tenants in Valley Plaza in hopes that this information will satisfy any concerns that you may have with the parking at Valley Plaza without the benefit of your guidance.

#101 Victoria Rose Bridal - A specialty bridal store, specializing in one on one service encompassing the entire wedding dress ensemble with parking requirements in the neighborhood of one to two cars at a time due to the nature of the business.

#102 Kidsport - A specialty soccer store, specializing in soccer equipment for all ages and degrees of skill requiring on a typical day two to three parking spots at a time.

#103 Western Angler - A specialty fishing gear and apparel store, specializing in high quality equipment for the avid fisherman requiring three to four parking spaces.

#104 Gift Baskets Galore - A gift store specializing in various gift ideas from flowers to knick knacks and also has a low parking requirement due to the fact that a lot of the business is delivered.

#105 Crystal River Spas - Is a spa showroom with a low ratio of space to parking requirements due to the inherent nature of the size required to display a spa and requires two or three parking spots at the most.

#106 Create A Memory - Is a specialty toy store for parents looking for educational and stimulating toys for their children. Here again a low volume specialty store appealing to a small percentage of the market and requiring few parking spots in relation to other retail uses.

#107 Norwest Financial - A consumer loan provider which is basically office space with a majority of their business conducted over the phone. Office use by your standards requires less parking which happens to be the case here.

#108 The Packaging Store - A provider of shipping and packaging services with customers coming and going with very brief visits, also requiring few parking spots, probably no more than three at one time.

#109 Mountain Side Bikes - A bike store specializing in high-end road and mountain bikes, roller blades and snow boards. Here again, this store is geared towards a particular market segment and specializes in one on one service thusly requires less parking than a high volume retail use, no more than four to five parking spots at a time.

#110 Vacant - 4500 SF

#111 Pier I Imports - Import store specializing in home furnishing and apparel, probably our highest parking user and to apply your standard, would require as much as 38 parking spots which seems to be excessive in light of the experiences I've witnessed at the store on the busiest Saturday.

#112 H & R Block - Income tax preparer, open only during tax season from January through April, requiring during that period, nominal spaces since the majority of the business is either being dropped off or picked up.

#113 Plants & Petals - Plant & gift store mainly selling live plants and flowers with the majority of the business off premise since they deliver, thusly requiring few parking spots (in the two-three space range).

#114 & #115 Blue Ribbon Lamp Shades - Lighting fixtures and lamp shades store which just recently expanded into the adjoining space and like Crystal River Spas, is mainly showroom and will require a lot less parking than a normal retail use, three to four spaces.

#116 Wild Birds Unlimited - A bird seed and feeder store catering to a small segment of the retail market requiring two to three parking spaces.

#117 Pro Golf Discount - A discount golf equipment and apparel store requiring more than likely at its peak times, normal retail requirements of 4 spaces per 1,000 which would necessitate 37 spaces, which seem excessive.

#118 Frame Junction - A specialty framing store specializing in original art and signed prints which again requires a great deal of one on one service and appeals to a small segment of the market requiring few parking spots than normal (two to three spaces).

#119 & #120 - West Side Deli - A New York Style deli specializing in a wide variety of deli and kosher products providing approximately 36 seats in the deli and approximately 50 seats in the lounge which results in a requirement of 29 parking spaces using your ratios which again seems excessive in my observed opinion.

#100 Prudential - Insurance Office.

#102 Sooper Credit Union - Credit Union.

#103 FMK Leasing - Accounting Office.

#104 Orthodontic Centers - Orthodontic Office with the Orthodontist working two days every two weeks at this office.

As you can see from the above descriptions, the majority of the tenants in this shopping center are in the specialty type retailers, not high volume discount retailers requiring a lot less parking than a normal retailer would. This is not only true in theory, but also in practice evidenced by my observation over the last four years as the leasing agent.

I would like to challenge you to take the time on any given day, at any time, to see for yourself the parking situation or speak with the existing tenants to hear if there are any concerns for adequate parking. You will see for yourself as I've seen, and evidenced by the enclosed petition by the existing tenants of Valley Plaza, that parking is not currently a concern nor will it be in the future.

I trust that this information will be adequate for your analysis of the situation and that you will agree that parking is not a concern and you will grant us approval in a timely fashion as it will be greatly appreciated by all parties concerned.

If I can provide additional information or answer any questions, please do not hesitate to call me at 241-2909. Thank you for your time and consideration in this matter.

Sincerely,

BRAY & CO. - COMMERCIAL

Sidney Squirell
Broker Associate

VALLEY PLAZA
2454 Hwy 6 & 50

70% retail
30% other

Retail Space

#101	Victoria Rose Bridal	2948 SF	11 spaces
#102	Kidsport	2196 SF	8
#103	Western Angler	1223 SF	5
#104	Gift Baskets Galore	3615 SF	13
#105	Crystal River Spas	2856 SF	10 5
#106	Create A Memory	2480 SF	9
#107	Norwest Financial	1860 SF	7
#108	The Packaging Store	1860 SF	7
#109	Mountain Side Bikes	2439 SF	9
#110	Vacant	4460 SF	16
#111	Pier I Imports	9527 SF	11 33
#112	H & R Block	2328 SF	8
#113	Plants & Petals	1860 SF	7
#114	Blue Ribbon Lamp Shades	1860 SF) 7
#115	Blue Ribbon Lamp Shades	2480 SF	
#116	Wild Birds Unlimited	2480 SF	9
#117	Pro Golf Discount	3718 SF	13
#118	Frame Junction	900 SF	4
#119 & 120	West Side Deli	<u>3742 SF</u>	12 + 28 = 37
	Total	56,162 SF	

~~208~~ 208

Bank Space

#100	Prudential	1434 SF) 31	not incl. as part of retail
#102	Sooper Credit Union	3278 SF		
#103	FMK Leasing	2350 SF		
#104	Orthodontic Centers	<u>2204 SF</u>		
	Total	9266 SF		

208 spaces required w/ existing uses

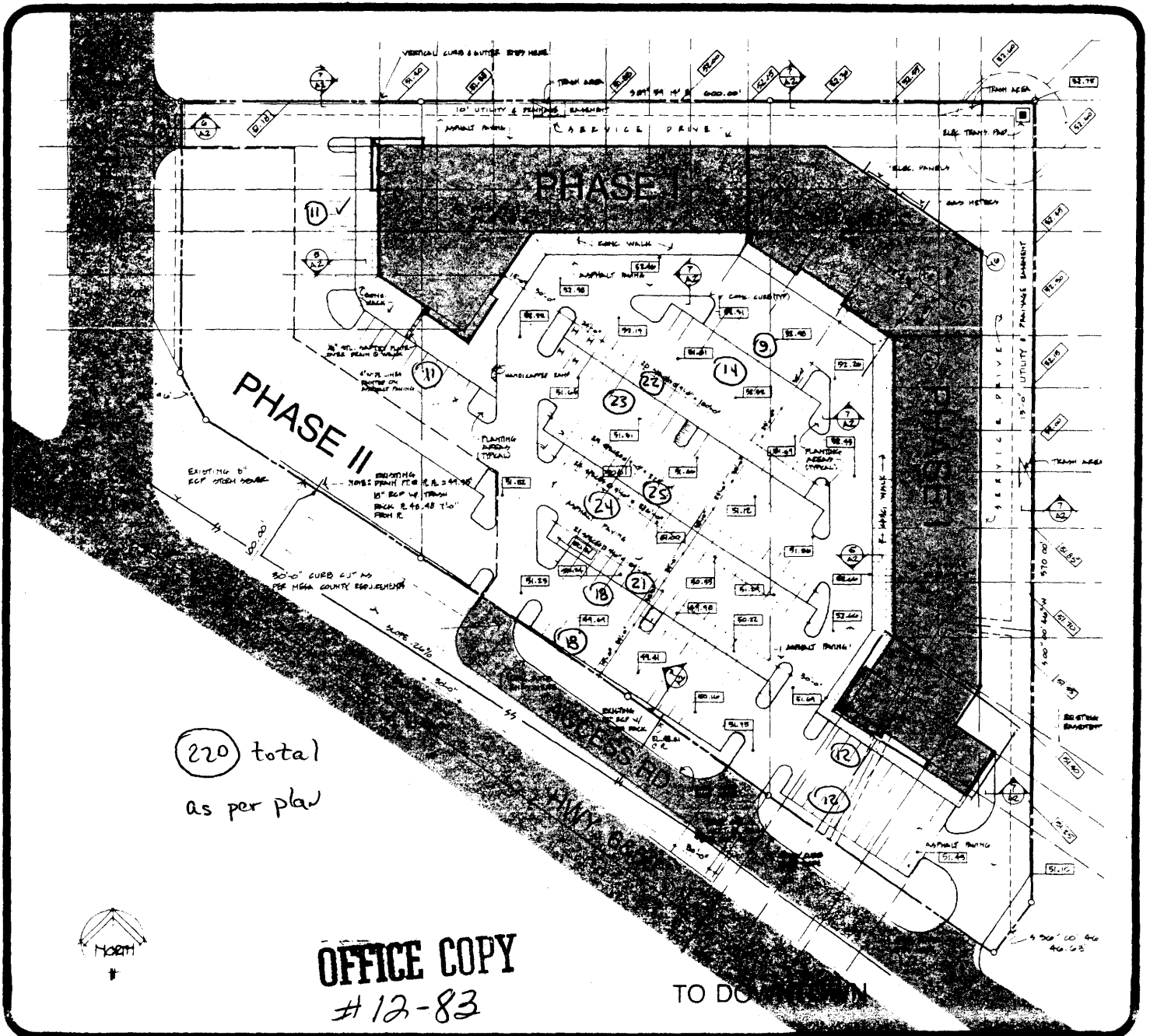
220 spaces available → see attached map (site plan)

• 12 spaces required for Great Clips Use

Valley plaza

SITE PLAN

Valley Plaza, 2454 Hwy. 6 & 50, Grand Junction, Colorado





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

March 13, 1996

Sidney Squirrell
Bray & Co. Commercial
225 North Fifth Street
Suite 1020
Grand Junction CO 81501

RE: Great Clips - 2454 Hwy. 6&50 (Our File #COU-96-4.8)

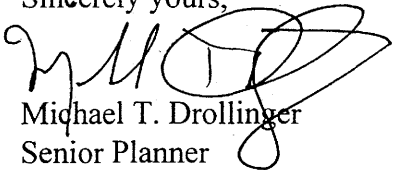
Dear Mr. Squirrell:

Based on the supplementary information which you supplied me this morning and based on my analysis of the parking requirements at the Valley Plaza Shopping Center, it is my conclusion that the change of use for Great Clips can be approved.

There are presently 220 spaces allocated to the retail center at Valley Plaza (not including the office building which was developed as a separate phase) according to a site plan which we have on file. Using the information which you provided me, I have calculated that the existing uses in the shopping center require 208 parking spaces as per our Zoning and Development Code. The Great Clips use will according to you have as a maximum four stations open at any given time. The parking requirement for the use is three parking spaces per station which yields a total of twelve parking spaces required for the use. Since there are presently twelve "unallocated" spaces available in the shopping center, the Great Clips use can be permitted.

As you can see by the above calculations, the uses at Valley Plaza will be utilizing all available parking at the center as per City Code requirements. Please be advised that additional parking may be required by the City should future uses require parking above that required by the existing mix of tenants. I would advise you to contact our office well prior to any future changes of use to assess parking needs of future tenants.

If you should have any questions please do not hesitate to contact me.

Sincerely yours,

Michael T. Drollinger
Senior Planner

cc: File #COU-96-4.8
h:\cityfil\1996\96-0048.ltr



City of Grand Junction
Community Development Department
250 N. 5th Street
Grand Junction, CO 81501
(970) 244-1439
FAX (970) 244-1599

f a x t r a n s m i t t a l

to: Sidney Squirrel/Bray & Co. Commercial

fax: 241-6223

from: Michael T. Drollinger

date/time: March 13, 1996/10:05AM

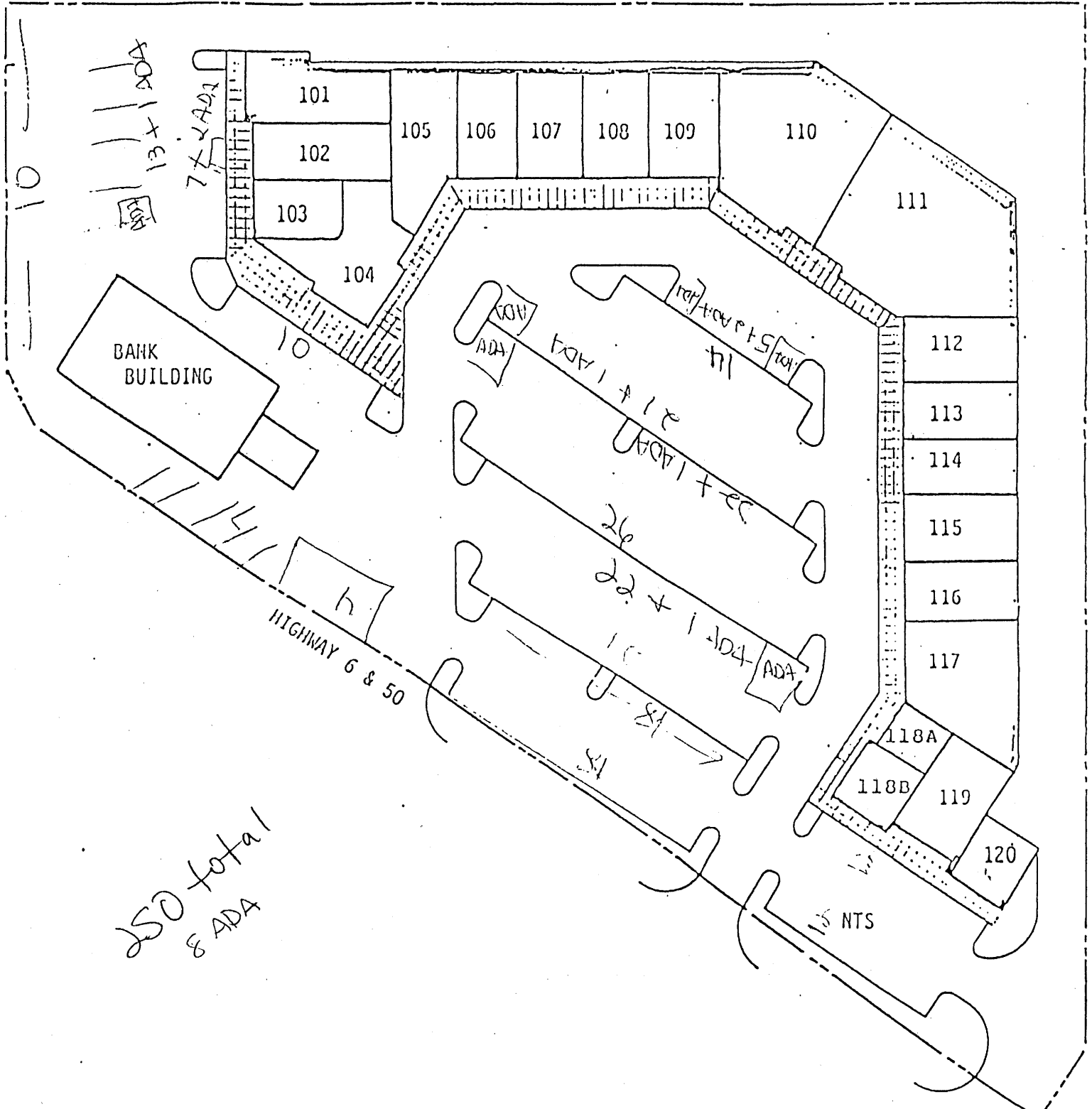
re: Great Clips - 2454 Hwy. 6&50

pages: 2, including cover sheet.

NOTES: Hard copy to follow.

Valley Plaza

241-2909
Sid



250 total
& ADA

STAFF REVIEW

FILE: COU-96-4.8
DATE: March 11, 1996
STAFF: Michael T. Drollinger
REQUEST: Change of Use Review
LOCATION: 2454 Hwy 6&50
ZONING: HO

STAFF COMMENTS:

1. Based on the information provided, the shopping center appears to have parking sufficient for a retail use of the space only. Beauty/barber shops require three parking spaces per operator station as per the Zoning and Development Code which is more than required for a retail use.

Prior to this application being submitted I advised Mr. Squirrell that I would need a detailed breakdown of the uses in the present shopping center and a detailed inventory of parking provided in order to determine whether there is an "excess" of parking in the shopping center. No information to this effect was provided with the application.

Based on the information provided, the change of use will not be approved.

PLEASE TAKE NOTE OF THE FOLLOWING:

1. ALL SIGNS TO BE ERECTED ON THE SITE WILL REQUIRE A SIGN PERMIT PRIOR TO INSTALLATION OF THE SIGN.
2. SITE IMPROVEMENTS (INCLUDING LANDSCAPING) MUST BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS. ANY MODIFICATIONS MUST BE APPROVED, IN WRITING AND/OR WITH REVISED PLANS, BY THE COMMUNITY DEVELOPMENT DEPARTMENT. FAILURE TO INSTALL SITE IMPROVEMENTS AS PER THE APPROVED PLANS MAY DELAY THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
3. SITE IMPROVEMENTS (E.G. LANDSCAPING, SIDEWALK, ETC.) NOT COMPLETED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY MUST BE GUARANTEED.

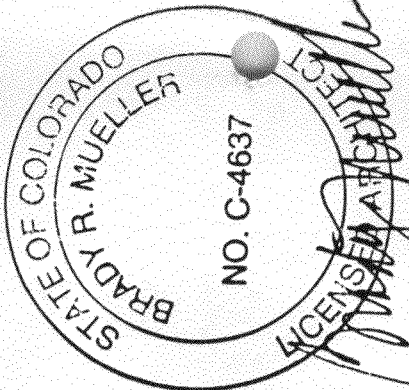
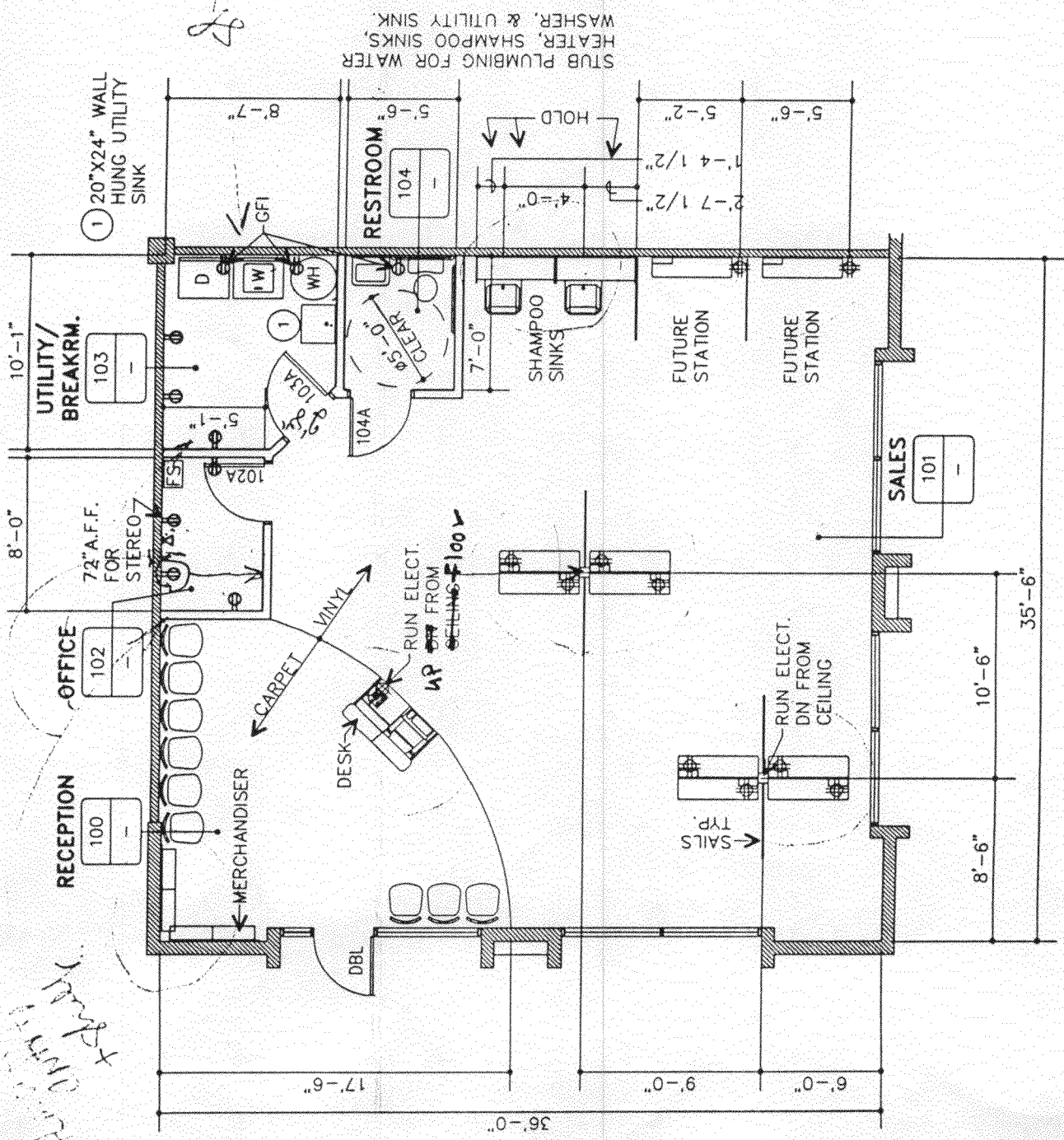
You are urged to contact the Community Development Department if you require clarification or further explanation of any items.

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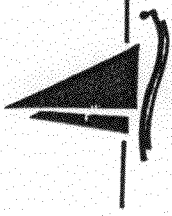
GENERAL NOTES:

- 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.
- 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.
- 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.
- AT LOBBY DESK, USE FLOOR OUTLET IF POSSIBLE. OTHERWISE RUN ELECTRICAL THROUGH CEILING AND PAINT POWER POLE TO MATCH WALLS.
- PROVIDE VENTING AND ELECT. OUTLET FOR GAS/ELECT. DRYER -VERIFY W/ OWNER
- 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.
- G.C. IS RESPONSIBLE FOR MEETING PREVAILING BUILDING CODES, DISABILITY LAWS & CODES, FIRE CODES, MECH. & ELECT. CODES., AND LIFE SAFETY STANDARDS.
- ALL DOORS TO BE 3'-0" X 6'-8" UNLESS NOTED OTHERWISE.
- BULKHEADS AT SHAMPOO SINKS BY GREAT CLIPS, INC.
- DBL = DOOR BY LANDLORD.
- 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



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



OWNER APPROVAL:
GCI HAS CONSENTED TO SITE:

REVISIONS:
2/2/96
2/6/96

FLOOR PLAN
VALLEY PLAZA
GRAND JUNCTION, CO.

SCALE: 1/8" = 1'-0"
DATE: 1/25/96
INTERIOR AREA: 1278 SQ. FT.

SALON OWNED OFF & BODY UNIT