



SARATOGA  
SPRINGS

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May 28, 2019

Mintra Thumjumras,

Re: Change of Use Permit for Pooch Cuts & Bathing, at 1292 N. Redwood Rd., CW# 19-0101

Dear Mr. Thacker:

This letter is to notify you that on May 28, 2019, the Planning Director approved a Change of Use Permit for the retail space located at 1292 North Redwood Road.

The permit is to modify the previous use per the allowed uses in Section 19.04 of the Code under the Change of Use process identified in Section 19.13.06 of the Code, and with the following findings and conditions:

The Change of Use permit is approved as follows:

**Approved changes:**

1. The new use for 250 East Crossroads Boulevard shall be *Retail, Specialty*.

**Findings:**

1. The property is currently zoned Regional Commercial.
2. The proposed use meets the definition for "*Retail, Specialty*" as defined in Section 19.02.
3. Per Code Section 19.04, "*Retail, Specialty*" is a permitted use in the Regional Commercial Zone.
4. The parking requirements for this type of use is less than the previous use.
5. Per Code Section 19.13.06, parking requirements have been analyzed for the new use, and the site complies with the minimum parking requirements as identified in Section 19.09 of the City Code and outlined below:
  - a. The proposed use requires 4 stalls per 1,000 square feet.
  - b. The lease space of 1,146 square feet requires 5 stalls and 485 stalls are provided for all tenants within Lot 1 of the Saratoga Crossroads Subdivision and Commercial Shopping Center.
6. Per Code Section 19.13.06, signage for the changed use must comply with City Code. The condition of approval states that new signage must obtain permits according to Code requirements in place at time of sign permit application.

**Conditions of approval:**

Approval is granted subject to the following conditions to ensure compliance with City Code:

1. This approval letter is for 1292 North Redwood Road.
2. No uses beyond those specifically identified in this letter are approved. Any further changes of use will require additional review and may require additional permits according to the Code in place at time of review.
3. All Fire Department requirements shall be met.
4. All new signage shall comply with the Code and sign permits are required for any signage.
5. No additional parking is required, however all existing parking stalls shall be maintained and remain unobstructed.
6. Consultation with the Building Department is required prior to any remodel or change to verify if a building permit is needed.
7. All other Code requirements shall be met.

Please contact me at your convenience if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "Tippe Morlan".

Tippe Morlan, AICP  
Senior Planner