



Department of Energy
Post Office Box 2567
Grand Junction, Colorado 81502-2567

NOV 10 1988

Location No.: GJ-00517
GJ-06176

Address: 124 S. 5th Street
122 S. 5th Street
Grand Junction, CO

Virginia A. Ritter
2641 Cottonwood Drive
Grand Junction, CO 81501

Dear Ms. Ritter:

Under the Uranium Mill Tailings Radiation Control Act of 1978, Public Law 95-604, the Department of Energy (DOE) is authorized to conduct remedial action at properties contaminated with residual radioactive material from the inactive uranium mill site in Grand Junction, Colorado.

Evaluation of your property identified above has not revealed the presence of residual radioactive material in excess of standards established by the Environmental Protection Agency (EPA). Therefore, the DOE has determined that your property does not require remedial action under the Uranium Mill Tailings Remedial Action Project. For your records we have enclosed a copy of the survey report on your property.

Should you have any questions regarding the Remedial Action Project, please write to me at the above address, or call me or Joseph Virgona at 303/242-8621. Your cooperation in granting us access to your property to conduct radiation surveys is greatly appreciated.

Very truly yours,


R. Eldon Bray
Project Engineer

Enclosure
As stated

cc: Property File - UNC
State Representative

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60 93



DEVELOPMENT APPLICATION
 Community Development Department
 250 North 5th Street Grand Junction, CO 81501
 (303) 244-1430

A Receipt 220
 Date 4-30-93
 Rec'd By _____
 File No. 60 93

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We, the undersigned, being the owners of property situated in Mesa County, State of Colorado, as described herein do hereby petition this:

PETITION	PHASE	SIZE	LOCATION	ZONE	LAND USE
<input type="checkbox"/> Subdivision Plat/Plan	<input type="checkbox"/> Minor <input type="checkbox"/> Major <input type="checkbox"/> Resub				
<input type="checkbox"/> Rezone				From: To:	
<input type="checkbox"/> Planned Development	<input type="checkbox"/> ODP <input type="checkbox"/> Prelim <input type="checkbox"/> Final				
<input checked="" type="checkbox"/> Conditional Use			124 S. 5th St	C-2	Nightclub with liquor license
<input type="checkbox"/> Zone of Annex					
<input type="checkbox"/> Text Amendment					
<input type="checkbox"/> Special Use					
<input type="checkbox"/> Vacation					<input type="checkbox"/> Right-of-Way <input type="checkbox"/> Easement

<input checked="" type="checkbox"/> PROPERTY OWNER	<input checked="" type="checkbox"/> DEVELOPER	<input checked="" type="checkbox"/> REPRESENTATIVE
<u>MARTINEZ FAMILY CORP. (SAME)</u>	<u>BENNETT BOESCHENSTEIN</u>	
Name	Name	Name
<u>122 SOUTH 5TH ST.</u>	<u>1255 DURAM AVE.</u>	
Address	Address	Address
<u>GRAND JUNCTION, CO 81501</u>	<u>GRAND JUNCTION, CO 81501</u>	
City/State/Zip	City/State/Zip	City/State/Zip
<u>242-9645</u>	<u>241-0944</u>	
Business Phone No.	Business Phone No.	Business Phone No.

NOTE: Legal property owner is owner of record on date of submittal.

We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we or our representative(s) must be present at all hearings. In the event that the petitioner is not represented, the item will be dropped from the agenda, and an additional fee charged to cover rescheduling expenses before it can again be placed on the agenda.

Bennett Boeschstein 4/19/93
 Signature of Person Completing Application Date

af...

Signature of Property Owner(s) - Attach Additional Sheets if Necessary

John W. Groves
P.O. Box 3177
Grand Junction, , CO 81502
John W. Groves
P.O. Box 3177
Grand Junction,, CO 81502

Clyde Moslander
6310 E. Pinchot Dr.
Scottsdale, AZ 85251

Glen W. Kunce
555 Main Street
Grand Junction, CO 81501

Amora L. Bley
2700 G Rd.
Grand Junction,, CO 81506

Barbara Raso
P.O. Box 2328
Grand Junction, CO 81502

Amora L. Bley
2700 G Road
Grand Junction, CO 81506

Barbara Raso
P.O. Box 2328
Grand Junction, CO 81502

Barbara Raso
P.O. Box 2328
Grand Junction, CO 81502

R. A. Schiesswohl
570 Hall
Grand Junction, CO 81501

Gregory C. Genuit
728 Main St.
Ouray, , CO 81427

City of Grand Junction
250 North 5th Street
Grand Junction, CO 81501

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City of Grand Junction
250 North 5th Street
Grand Junction, CO 81501

J. M. Sampliner
2433 North 1st St.
Grand Junction, CO 81501

Central Bank of Grand Junction
P.O. Box 608
Grand Junction, CO 81502

Thomas Golden
Country Club Park
Grand Junction, CO 81503

Thomas Golden
Country Club Park
Grand Junction, CO 81503

Thomas Golden
Country Club Park
Grand Junction, CO 81503

Browns General Offices
846 Higuera
Suite 2
San Luis Obispo, CA 93401

Chamberlin Architects
437 Main Street
Grand Jnction, CO 81501

David Stern
United Bank of Denver Trust
1700 Broadway
Denver, CO 80274

Lynn Schmidt
P.O. Box 1047
Grand Junction, CO 80502

Thomas Golden
207 Country Cub Park
Grand Junction, CO 81503

Shari Raso
P.O. Box 2328
Grand Junction, CO 81502

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Headline
2280K
Grand Junction, CO 81506

Sterling Company
P.O. Box 756
Grand Junction, CO 81502

Billie M. Jones
425 North 27th Street
Grand Junction, CO 81501

Melvin Speakman
2753 Unaweeep Ave.
Grand Junction, CO 81503

Melvin Speakman
2753 Unaweeep Ave.
Grand Junction, CO 81503

Melvin Speakman
2753 Unaweeep Ave.
Grand Junction, CO 81503

Dale Park
2675 Paradise Way
Grand Junction, CO 81506

Wilfred P. Sheetz
2020 Kennedy
Grand Junction, CO 81501

School District 51
248 South 4th St.
Grand Junction, CO 81501

Barbara Raso
P.O. Box 2328
Grand Junction, CO 81502

Smith Associates
P.O. Box 756
Grand Junction, CO 81502

Theodore Koeman
769 Elm Ave.
Grand Junction, CO 81501

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7/10/68

Weiker Enterprises
1581 Gulf Blvd., Unit 601
Clearwater, FL 34630

Helmuth Hunger
545 Colorado Ave.
Grand Junction, CO 81501

Train Industries
P.O. Box 5845
Denver, CO 80217

Train Industries
P.O. Box 5845
Denver, CO 80217

Barbara Raso
P.O. Box 2328
Grand Junction, CO 81502

Louise A. Fuoco
545 Main Street
Grand Junction, CO 81501

Amora L. Bley
2700 G Rd.
Grand Junction, CO 81506

City of Grand Junction
250 North 5th Street
Grand Junction, CO 81501

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FILE #60-92
CHUPIRO'S

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Box 3177
Grand Junction, CO 81502

Glen Kunce
555 Main Street
Grand Junction, CO 81501

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Grand Junction, CO 81506

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Grand Junction, CO 81501

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Grand Junction, CO 81501

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Box 756
Grand Junction, CO 81502

Theodore Koeman
769 Elm Ave
Grand Junction, CO 81501

Walker Enterprises
1581 gulf Boulevard, #601
Clearwater, FL 34630

Helmuth Hunger
545 Colorado Ave
Grand Junction, CO 81501

Train Industries
Box 5845
Denver, CO 80217

Louise Fuoco
545 Main Street
Grand Junction, CO 81501

CONDITIONAL USE APPLICATION

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Chupiro's Nightclub
124 S. 5TH ST.
Grand Junction, CO 81501

Expansion of a bar and nightclub into an adjoining building located at 124 South 5th Street, Grand Junction, CO.

GENERAL REQUIREMENTS

A. APPLICATION FORM (see attached)

B. IMPACT STATEMENT OR PROJECT NARRATIVE

1) The Type of Operation

The owners of Chupiro's bar located at 126 South 5th Street have purchased an adjoining building to the south where they intend to open a dance hall. The vacant building has been completely rehabilitated as an open hall with an adjoining doorway to the bar. The petitioner intends to use the building on weekends and special occasions as a dance hall. The open area will have room for tables and chairs, a dance floor, and a small platform for live music combos. The eastern end of the building is being remodeled with two rest rooms. There are three exit doors into the building one is located on 5th Street, one on the alley on the eastern end of the building and one on the northern side of the building leading into the bar.

Surrounding Land Uses, Master Plan and Zoning

The zoning of this parcel is C-2 (HEAVY COMMERCIAL), Section 4-2-12, et seq. The City of Grand Junction Zoning and Development Code, Section 4-3-4 Use/Zone Matrix lists under "Amusement Business-Inside:", "Establishments serving liquor/wine/beer" as uses which require a Conditional Use Permit in the C-2 Zone.

"Night clubs/pubs/inns-not serving liquor/wine/beer" are also listed as requiring Conditional Use Permits in the C-2 Zone. Chupiro's Bar was granted a "Change of ownership-change in corporate structure" liquor license in July of 1991. Chupiro's Bar replaced the "Reverse R Bar" which had been operating at this location for many years. Chupiro's Bar has been operating continuously since the approval of their liquor license in 1991.

This Conditional Use permit and liquor license are being requested by Chupiro's Bar to enable Chupiro's to operate a dance hall and proposed future restaurant within the adjoining building to the south.

The petitioner believes that this will be a compatible use with the surrounding land uses in the downtown area, all of which are commercial buildings or parking lots.

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The Downtown Plan adopted by the City Planning Commission and the City Council as part of the City's Master Plan, identifies this area as a "planned commercial area," in which this type of use would be permitted. The use of this building as a dance hall will improve the downtown area by adding night life and entertainment to the downtown area. A formerly vacant building will now be occupied, thus, adding life and vitality to the area.

2) The hours of operation

The hours of operation will be from 7:00 a.m. to 2:00 p.m. Monday through Saturday, and 7:00 a.m. to 12:00 midnight on Sunday.

3) Seating Capacity

The seating capacity is proposed at 200. Colorado West Security is retained to make sure the capacity is not exceeded.
(see "Security" below)

4) Number of employees per shift

Sunday-Thursday: two employees

Friday-Saturday: two to three employees depending on the number of customers

5) Parking Availability

Under the City's downtown parking regulations, no additional off street parking is required for the remodel of an existing building. Ample parking is available in the public parking spaces both on street and off street in the immediate vicinity.

6) Other Departments contacted

Building Department

The building is currently being remodeled and has already received a building permit. Electrical, plumbing and fire code requirements have been met. A fire extinguisher will be located in the dance hall per the orders of the Fire Department.

Health Department

There is an unfinished kitchen at the eastern end of the bar building. The Mesa County Health Department has inspected the kitchen and has made the owners aware of the requirements for converting it into a commercial kitchen. It is the intention of the owners, ultimately to upgrade the kitchen to full commercial kitchen standards and once the kitchen is remodeled and approved by the County Health Department, to serve food in the bar and dance hall area .

Fire Department

The building has been inspected by the City of Grand Junction Fire Department, as mentioned above, and has been approved for the intended use, if a fire extinguisher is located in the dance hall area. the petitioner will install the required fire extinguisher before occupying the building.

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Security

The petitioner contracts with Western Colorado Security, Inc. to maintain order on the premises, to insure that occupancy is limited to the approved capacity, and to check identification of those entering the establishment to make sure they are of legal drinking age.

D. APPRAISAL OF APPLICATION FOR OPEN SPACE
(see attached Appraisal by Robert O. Stevens, MAI)

E. EVIDENCE OF TITLE
(see attached Deed)

F. COVENANTS
Not applicable. (The petitioner does not propose that any additional covenants be placed on the property.)

G. LEGAL DESCRIPTION
(see attached)

H. NAMES AND ADDRESSES OF ADJOINING PROPERTY OWNERS
WITHIN 200 FEET (see attached)

I. DEVELOPMENT SCHEDULE
The petitioner intends to open the dance hall immediately after the approval of the Conditional Use permit. As mentioned above, the second phase which will take approximately one year, will be the remodeling of the kitchen to the Mesa County Health Department specifications. Once the kitchen is approved by the Health Department, the petitioner intends to begin serving food in the bar and the dance hall area.

April 17, 1991

To all parties concerned:

In reference to: Tank located at the East
end of building location 122 & 124
South Fifth (in the alley) - Grand
Junction, Colorado.

To the best of my knowledge, this tank at the above location
has successfully been sealed in place by using a method of
pumping 5 yards of concrete mix to displace any liquid,
oxygenated vapor, etc., as approved by Fire Chief Ken Johnson.
Permit # _____.

Murdock Concrete Pumping

Don R. M. Murdock
Signature

4-18-91
Date

5:40
Time

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Richard 5-8-91



Two Rivers Convention Center

159 Main Street
Grand Junction, Colorado 81501-2212
Telephone: 303-245-0031

May 8, 1991

To Whom It May Concern:

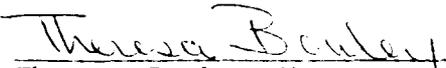
Re: Martinez Family Corporation

I have worked with the Martinez Family for approximately three years doing public dance events at Two Rivers.

They have been very prompt with payments and have abided by all regulations of Two Rivers, as well as security and liquor laws.

Security is required by the City and the Martinez Family works closely with the officers and me to make sure that everything is done according to the law.

Sincerely,



Theresa Bouley, Manager
Two Rivers Convention Center

TB:ds

cc: Cindy Martinez

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760 93

REVIEW COMMENTS

Page 1 of 3

FILE NO. #60-93

TITLE HEADING: Conditional Use Permit - Chupiro's

LOCATION: 124 South 5th Street

PETITIONER: Martinez Family Corp.

PETITIONER'S ADDRESS/TELEPHONE: 122 South 5th Street
Grand Junction, CO 81501
242-9645

PETITIONER'S REPRESENTATIVE: Bennett Boeschstein

STAFF REPRESENTATIVE: Kristen Ashbeck

NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED ON OR BEFORE 5:00 P.M., MAY 26, 1993.

DOWNTOWN DEVELOPMENT AUTHORITY 5/6/93
Barbara Creasman 244-1457

The Downtown Development Authority has no objections.

GRAND JUNCTION FIRE DEPARTMENT 5/10/93
George Bennett 244-1400

No requirements at this time. A liquor license inspection will be conducted prior to opening.

CITY DEVELOPMENT ENGINEER 5/17/93
Gerald Williams 244-1591

No comment.

COMMUNITY DEVELOPMENT DEPARTMENT 5/18/93
Kristen Ashbeck 244-1437

See attached comments.

CITY POLICE DEPARTMENT 5/19/93
Mark Angelo 244-3587

What type of existing lighting is there over the entrances and exits into the building? Recommend some type of lighting over every access.

What type of doors are used at the entrances and exits? Recommend reducing the amount of glass on the new part of the building to prevent injury to patrons and pedestrians passing by in the event of a disturbance.

Is the entrance door on 124 South 5th Street all glass? If so, recommend changing door. There is also a transparent material called "lexan" that can be used in place of glass. This is also an option. Lexan is non-breakable.

Make sure hallway to restrooms is lighted, and exit is lighted so someone doesn't accidentally go out the exit.

CITY PARKS & RECREATION
Don Hobbs

5/21/93
244-1542

Based upon appraisal of \$20,000 x 5% - Open Space Fee of \$1,000 due.

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

MAY 26 1993

FILE NO. #60-93
CONDITIONAL USE PERMIT-CHUPIRO'S NIGHTCLUB

RESPONSE TO REVIEW AGENCY COMMENTS

CITY POLICE DEPARTMENT

1. EXTERIOR LIGHTING

An exterior lighting fixture will be installed over the front entrance. The petitioner has installed two new exterior lighting fixtures at the rear exit.

2. GLASS DOOR(S)

The petitioner will cover the door at 124 South 5th Street with steel mesh and will consider replacing the glass with "lexan" plastic as recommended.

The door onto the alley at the rear (east end) of the building is steel. The door between the bar and the nightclub is also steel.

3. INTERIOR LIGHTING

The restroom hallway is lighted and the rear and front exits have standard interior lighted "Exit" signs to comply with the building and fire codes.

CITY COMMUNITY DEVELOPMENT DEPARTMENT

1. PARKING ANALYSIS

The peak capacity of the dance hall is estimated at 200. Using the City of Grand Junction Zoning and Development Code' Parking Standards found in Section 5-5-1 (I) "18. Bars/Nightclubs" the required parking is "one space per each two persons (designed capacity)". Therefore, the required parking for the dance hall would be 100 spaces during peak hours of operation. Peak hours of operation are estimated to be Friday and Saturday evenings from 8:00 p.m. to 12 midnight. During these hours there is ample public parking available in the downtown area.

The estimated trip generation during the peak weekend hours from 8:00 p.m. to 1:00 a.m. on a Friday or Saturday would be approximately 200-250 trips during the five hour period.

The Downtown Off-street Parking Regulation 5-5-1 (N) does not require separate off-street parking for existing buildings that are being remodeled and reoccupied within the defined downtown area. This proposal is within the defined downtown area and is an existing structure that is being remodeled and reoccupied, therefore, it is not required to provide separate off-street parking.

Over 100 public parking spaces are available within walking distance of the proposed bar and nightclub. Public parking is found on 5th Street, Colorado Avenue, Main Street and in public parking lots off Colorado Avenue all of which are within 500 feet of the proposal.

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT
MAY 26 1993

2. SIGNAGE

No new signs are proposed at this time for 124 South 5th Street. Should additional signage be required the petitioner understands that they must apply for a City Sign Permit in accordance with the City of Grand Junction Zoning and Development Code, Sign Regulations (5-7).

3. PAYMENT OF THE OPEN SPACE FEE

The petitioner will pay the open space fee as required.

4. HOURS OF OPERATION

The petitioner intends the bar/nightclub to be open as follows:

Monday-Saturday	9:00 a.m.-2:00 a.m.
Sunday	9:00 a.m.-12 midnight

STAFF REVIEW

FILE: 60-93

DATE: May 26, 1993

STAFF: Kristen Ashbeck

REQUEST: Conditional Use / Night Club/Bar in C-2 Zone

LOCATION: 124 South 5th Street

APPLICANT: Martinez Family Corporation

EXISTING LAND USE: Commercial - Bar/Part Vacant

PROPOSED LAND USE: Commercial - Bar/Dance Hall

SURROUNDING LAND USE:

NORTH: Commercial

SOUTH: Office

EAST: Commercial and Public Parking

WEST: Commercial and Public Parking

EXISTING ZONING: Heavy Commercial (C-2)

PROPOSED ZONING: Heavy Commercial (C-2)

SURROUNDING ZONING:

NORTH: Retail Business (B-3)

SOUTH: Heavy Commercial (C-2)

EAST: Retail Business (B-3), Heavy Commercial (C-3) and Public Zone (PZ)

WEST: Retail Business (B-3) and Public Zone (PZ)

RELATIONSHIP TO COMPREHENSIVE PLAN: This project is consistent with the general goals of the Downtown Development Strategy which encourage the reuse and redevelopment of existing buildings at levels of intensity and density appropriate for the commercial and office center of downtown.

STAFF ANALYSIS: The Chupiro's proposal is being reviewed according to the recently-adopted text amendment which specifies "Bars/Night Clubs" as a Conditional Use in the C-2 zone. Because the proposal also involves a liquor license it will also be reviewed for those requirements by the Liquor and Beer Hearing Officer.

While this use is not entirely compatible with the future uses intended for this area by the Downtown Development Strategy (Commercial Area, upgraded to B-3, to include cultural

and neighborhood services), it would still be an activity allowed by a Conditional Use in that future zone. Additionally, this project is simply an expansion of an existing use which does not appear to disrupt the overall character of this part of downtown. The project will actually result in occupation and improvement of a currently vacant building along one of the most visible downtown corridors.

STAFF RECOMMENDATION: Approval



City of Grand Junction, Colorado
81501-2668
250 North Fifth Street

June 3, 1993

Mr. Bennett Boeschstein
1255 Ouray Avenue
Grand Junction, Colorado 81501

Dear Bennett,

At the June 1, 1993 hearing, the Grand Junction Planning Commission approved your application for a Conditional Use Permit for Chupiro's Nightclub located at 124 South 5th Street in Grand Junction. This approval is subject to the following conditions:

- 6/3/93 ✓
KFA
1. Payment of the Open Space Fee in the amount of \$1,000.00 is required prior to issuance of a Certificate of Occupancy.
 2. Any future signage must comply with the requirements of the Grand Junction Zoning and Development Code.

Please call if you have any questions regarding these requirements.

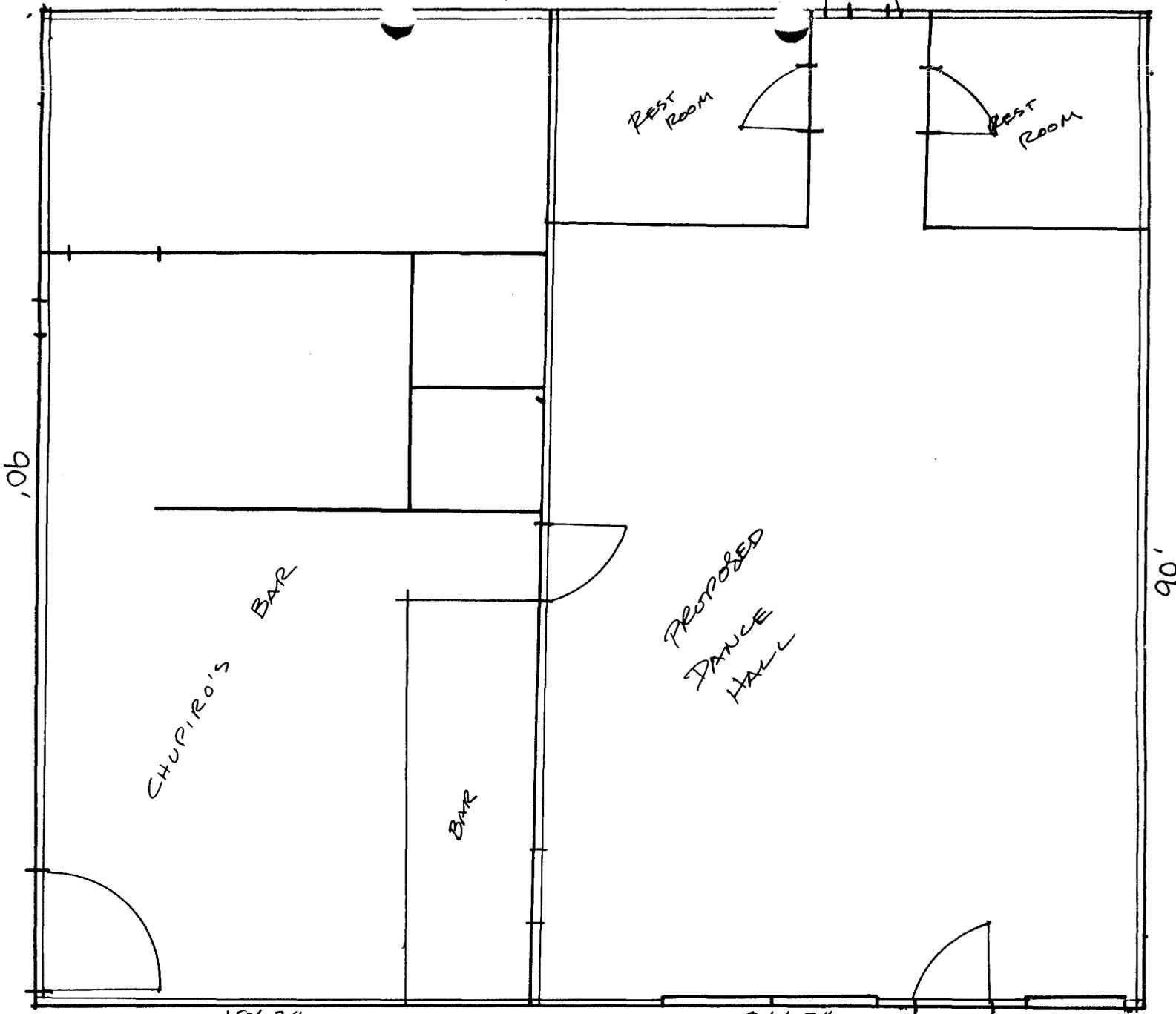
Sincerely,

A handwritten signature in cursive script, appearing to read "Kristen", with a long horizontal flourish extending to the right.

Kristen Ashbeck
Planner

xc: Martinez Family Corporation
Cindy Enos-Martinez

ALLEY



18'3"
122 SOUTH 5TH ST.

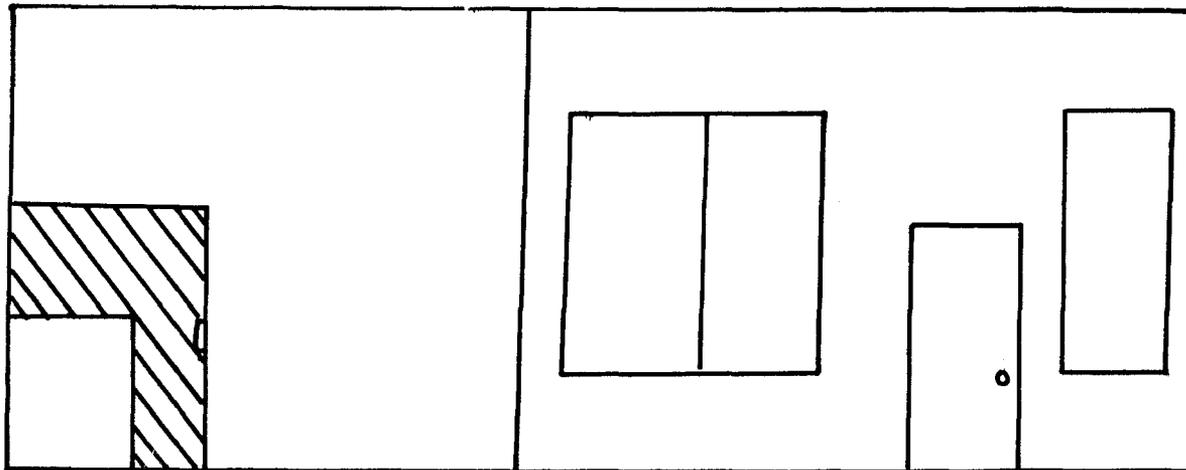
PLAN

24'5"
124 SOUTH 5TH ST.

CHUPIRO'S BAR

DANCE HALL

ELEVATION



122 S. 5th

124 S. 5th

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