

Date Submitted: 4-4-96



CHANGE OF USE DEVELOPMENT APPLICATION

Property Owner: WILLIAM E. AND PRISCILLA C. INKS

Address: 628 KAREN LEE DRIVE GRAND JUNCTION, COLORADO 81504

Telephone: (970) 243-8846

Applicant's Name: THE CHAMELEON CLUB (JEFFREY B. INKS)

Address: 234 MAIN STREET (1946 N. 7TH ST.) GRAND JUNCTION COLORADO

Telephone: (970) 245-3636

Location of Property: 234 MAIN STREET

Tax Parcel No. 2945-143-14-013

Existing Use: VACANT (was retail)

Proposed Use: Comedy Club

Other: _____

FOR OFFICE USE ONLY				
Zone: <u>B-3</u>	Setbacks	F: <u>NA</u>	S: <u>NA</u>	R: <u>NA</u>
Special Conditions: <u>CUP may be required for liquor license</u>				

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.

X Jeffrey B. Inks
Applicant's Signature

X 4/4/96
Date

X [Signature]
Community Development Department Approval

4/12/96
Date

Date: _____

Proposal: _____

Location: _____

Tax Parcel Number: 2945-143-14-013

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: _____

REVIEW COMMENTS

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FILE #COU-96-4.16

TITLE HEADING: Change of Use- Retail to Comedy Club

LOCATION: 234 Main Street

PETITIONER: Jeffrey Inks

PETITIONER'S ADDRESS/TELEPHONE: 1946 N. 7th Street
Grand Junction, CO 81501
245-3636

PETITIONER'S REPRESENTATIVE: Jeffrey Inks

STAFF REPRESENTATIVE: Kristen Ashbeck

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

MESA COUNTY BUILDING DEPARTMENT 4/4/96
Bob Lee 244-1656

No Comments. We have approved the plans for this project.

COMMUNITY DEVELOPMENT DEPARTMENT 4/9/96
Kristen Ashbeck 244-1437

1. If a liquor license is to be applied for in the near future, and it is proposed that liquor sales exceed 25% of gross receipts, then a Conditional Use Permit will be required.
2. No other comments.

CITY UTILITY ENGINEER 4/10/96
Trent Prall 244-1590

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

CITY FIRE DEPARTMENT 4/8/96
Hank Masterson 244-1414

The Fire Department has no problem with this proposal.

DOWNTOWN DEVELOPMENT AUTHORITY 4/9/96
Barbara Creasman 244-1457

The Downtown Development Authority supports this project.

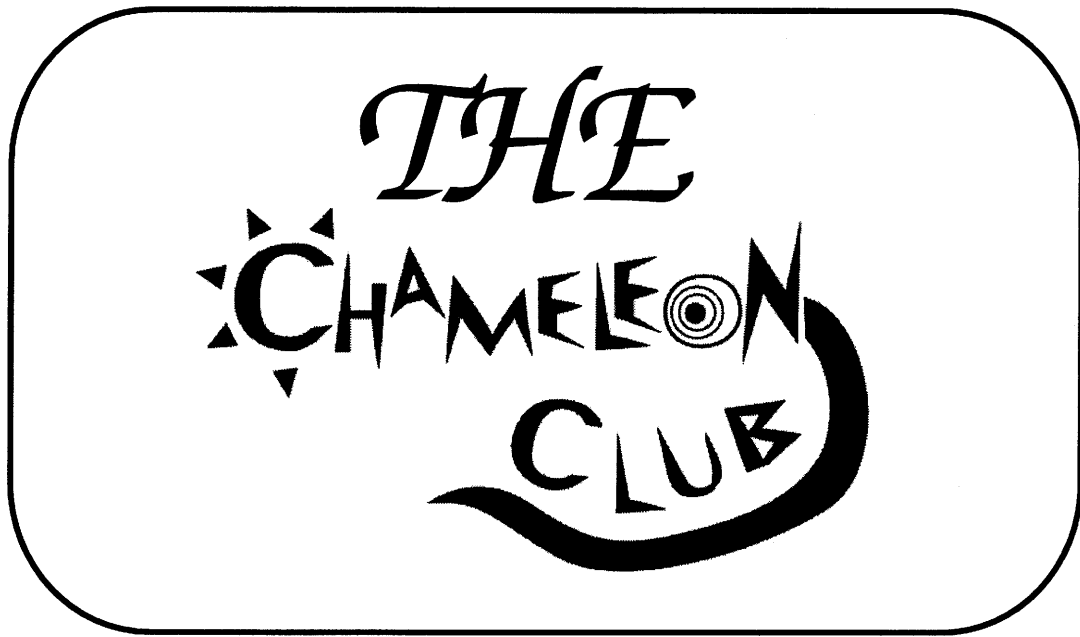
CITY DEVELOPMENT ENGINEER 4/12/96
Jody Kliska 244-1591

No Transportation Capacity Payment.

4-4-96

We plan to open up a
comedy club at 234 Main Street.
Seating will be 150-250 (estimate).
We will remodel and put in
2 new up to code bath rooms.
We are working with Mike Mossburg
and he has seen our plans.
we will also plan to apply for
a liquor license in the near future.

+ Jeffrey B. Oks



4' x 2' 1/2''

**SKETCH OF
PROPOSED SIGN**

234 Main Street

245-3636

4' x 2' 1/2''