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| Fi | le | COU-1994-04.16 Name: Retail to Dance | Clu | b ((| Comedy Club) – 234 Main Street- Change of Use |
|---------------------------------|---------------------------------|--|----------------------------|-------------------------|--|
| P r e s e n t | S c a n n e d | A few items are denoted with an asterisk (*), which means retrieval system. In some instances, items are found on the listile because they are already scanned elsewhere on the system be found on the ISYS query system in their designated categor Documents specific to certain files, not found in the standard of Remaining items, (not selected for scanning), will be listed and the contents of each file. | st b n. T rie che | out Fhe s. ckl | are not present in the scanned electronic development see scanned documents are denoted with (**) and will ist materials, are listed at the bottom of the page. |
| X | X | 20010 01 00110110 | | | |
| | | *Review Sheet Summary | | | |
| X | | 11ppication form | | | |
| X | | Review Sheets | | | |
| | , | Receipts for fees paid for anything | | | |
| X | X | Submittui cheemise | | | |
| X | X | General project report | | | The first of the second of the |
| | | Reduced copy of final plans or drawings | | | |
| | | Reduction of assessor's map. | | | The second secon |
| | | Evidence of title, deeds, easements | | | |
| | | *Mailing list to adjacent property owners | | | |
| | | Public notice cards | | | and the first of the first of the management |
| | | Record of certified mail | | | e Maretieria |
| | | Legal description | | | the control of the state of the control of the cont |
| | | Appraisal of raw land | | | |
| | | Reduction of any maps – final copy | | | |
| | | *Final reports for drainage and soils (geotechnical reports) | | | |
| | | Other bound or non-bound reports | | | and State of the Control of the Cont |
| | | Traffic studies | | | |
| X | X | *Review Comments | | | 100 |
| | | *Petitioner's response to comments | | | |
| | | *Staff Reports | | | |
| | | *Planning Commission staff report and exhibits | | | |
| | | *City Council staff report and exhibits | | | |
| | | *Summary sheet of final conditions | | | |
| v | V | DOCUMENT DESC | CRI | (PT | TON: |
| 1 | X | Sign Sketch | | <u> </u> | |
| X | V | Warranty Deed – Bk 2217 / Pg 178 – not conveyed to City | | <u> </u> | |
| ^ | | Floor Plan | | ļ | |
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Date Submitted: 4-4-96



CHANGE OF USE

DEVELOPMENT APPLICATION

| Property Owner: WILLAM E. AND PRISCILLA C. INKS | |
|--|-----|
| Address: 628 KAREN LEE DAWE GRAND JUNCTION, COLORADO 81504 | |
| Telephone: (970) 243-8846 | |
| Applicant's Name: The Chameleon Club (JEFFREY B. INKS) | |
| Applicant's Name: The Chameleon Club (JEFFREY B. INKS) GRAND JUNCT Address: 234 MAIN STREET (1946 N. 7TH ST.) COLORADO | 161 |
| 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: B-3 Setbacks F: NA S: NA R: NA | |
| Special Conditions: CUP may be required for liquor license | |
| | |
| 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. | |
| \wedge | |
| X Lifey D. Liks X 4/4/92 | |
| Applicant's Signature Date | |
| Lit was the | |
| MMM & GARREL - 4/1496 | |
| Community Development Department Approval Date | |
| | |

| JB. | MIT | TAL | CHE | CKL | |
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CHANGE OF USE REVIEW

Dance Club

| Location: 234 Main | | | | | | | | | | Ту | /p | e c | of — | U | se: | K | <u>e</u> 1 | Za. | 1/ | | J. | 0_ | H | 4 | t C | ret est | ŽĮ, | ر' | | |
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| ITEMS | DISTRIBUTION | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Date Received 4-4-94 Receipt # 3802 File # COU-96-4-16 DESCRIPTION | • City Community Development | City Dev. Ena. | City Utility Eng. | O City Property Agent | O City Parks/Recreation | O City Attorney | O City Sanitation | City Fire Dept. | City Police | O Water District | O Sewer District | O U.S. West | O Public Service | GVRP DDA | · Parter Building Deat. | 1 . 6 | | | | | | | | | | | | | | |
| Application Fee \$50.00 | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Submittal Checklist * | 1 | _ | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Application Form* v | 1 | ــــــــــــــــــــــــــــــــــــــ | _ | L | | | | 1 | | 1 | | | | | | | ╧ | 1 | \perp | ┙ | 1 | | ┵ | | 1 | ┸ | L | L | Ц | Ц |
| Review Agency Cover Sheet * | 1 | _ | 1 | 1 | 1 | 1 | 1 | -1 | 1 | _1 | 1 | 1 | 1 | 1 | 1 | \perp | \perp | \perp | ┵ | \perp | \perp | | \perp | \perp | \perp | ╀ | L | | Ц | Щ |
| Planning Clearance* | 1 | L | Ļ | L | Ļ | L | | | _ | _ | | | | _ | | _ | \perp | \perp | 1 | \downarrow | \downarrow | 4 | 1 | _ | \perp | \perp | L | _ | Ц | $\perp \downarrow$ |
| Reduction of Assessor's Map | | _ | 1 | 1 | | | | | 1 | | 1 | | 1 | 1 | | 4 | _ | 4 | 4 | _ | 1 | 1 | 4 | 1 | \downarrow | 1 | ╀ | L | Ц | |
| General Project Report | 1 | <u> </u> | | <u> </u> | | | | 1 | l | | | 1 | ı | 1 | | \downarrow | 4 | 4 | 4 | 4 | 4 | 1 | 4 | 4 | \bot | 4 | ╀ | _ | Ц | \sqcup |
| 11" x 17" Site Plan | 1 | _ | 1 | 1 | Ľ | | | 1 | _' | | | | 1 | | -4 | _ | 4 | 4 | 4 | 4 | 4 | 1 | 4 | + | + | + | ╀ | ┡ | Ц | \vdash |
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| Date: |
|--|
| Location: |
| Tax Parcel Number: <u>2945-143-14-</u> 013 |
| Related Files: |
| Additional ROW required? |
| 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 established Airport Zone? Clear Zone, Critical Zone, Area of Influence? |
| Avigation Easement required? |
| Related Files: |

REVIEW COMMENTS

Page 1 of 1

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

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

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.

We plan to open up a comedy club at 334 Main street. Secting will be 150-250 (estimate). We will remodel and put in 2 new up to code both rooms. We are working with Mike Mossburg and he has seen our plans. we will also plan to apply for a Orgnor Dicense in the near future.

* Jeffrey B. O.K.



4' x 2' 1/2"

SKETCH OF PROPOSED SIGN

234 Main Street 245-3636

4' x 2' 1/2"