





# DEVELOPMENT APPLICATION

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

Receipt \_\_\_\_\_

Date \_\_\_\_\_

Rec'd By \_\_\_\_\_

File No. CWP-96-108

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			234 MAIN ST.		
<input type="checkbox"/> Zone of Annex					
<input type="checkbox"/> Variance					
<input type="checkbox"/> Special Use					
<input type="checkbox"/> Vacation					<input type="checkbox"/> Right-of Way <input type="checkbox"/> Easement
<input type="checkbox"/> Revocable Permit					

PROPERTY OWNER

DEVELOPER

REPRESENTATIVE

William E. & Priscilla C. Inks

SAME

Name

Name

Name

628 KAREN LEE DRIVE

Address

Address

Address

GRAND JUNCTION, COLORADO 81504

City/State/Zip

City/State/Zip

City/State/Zip

(970) 245-3636 (building)

Business Phone No.

(970) 243-8846

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 required 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.

William E. Inks

Signature of Person Completing Application

April 23, 1996

Date

William E. Inks Priscilla Inks

Signature of Property Owner(s) - attach additional sheets if necessary

April 23, 1996

Date

# SUBMITTAL CHECKLIST

## CONDITIONAL USE PERMIT

 Location: 234 Main

 Project Name: Chameleon Club

ITEMS		DISTRIBUTION													TOTAL REQ'D.									
DESCRIPTION	SSID REFERENCE	<input type="checkbox"/> City Community Development	<input type="checkbox"/> City Dev. Eng.	<input type="checkbox"/> City Utility Eng.	<input checked="" type="checkbox"/> City Property Agent <i>Police</i>	<input type="checkbox"/> City Attorney	<input type="checkbox"/> City G.J.P.C. (8 sets)	<input type="checkbox"/> City Downtown Dev. Auth.	<input type="checkbox"/> City Parks/Recreation	<input type="checkbox"/> County Planning	<input type="checkbox"/> Walker Field													
Date Received <u>4-26-96</u>																								
Receipt # <u>3936</u>																								
File # <u>CUP-96-108</u>																								
<input checked="" type="checkbox"/> Application Fee <u>\$350.00</u>	VII-1	1																						
<input checked="" type="checkbox"/> Submittal Checklist *	VII-3	1																						
<input checked="" type="checkbox"/> Review Agency Cover Sheet*	VII-3	1	1	1	1	1			1	1	1	1												
<input checked="" type="checkbox"/> Application Form*	VII-1	1	1	1	1	1	8	1	1	1	1													
<input checked="" type="checkbox"/> Reduction of Assessor's Map	VII-1	1	1	1	1	1	8	1	1	1	1													
<input checked="" type="checkbox"/> Evidence of Title	VII-2	1				<u>141</u>																		
<input type="checkbox"/> Appraisal of Raw Land	VII-1	1			1				1															
<input checked="" type="checkbox"/> Names and Addresses* <del>*</del>	VII-2	1																						
<input checked="" type="checkbox"/> Legal Description*	VII-2	1				<u>141</u>																		
<input type="checkbox"/> Deed	VII-1	1			1	1																		
<input type="checkbox"/> Easement	VII-2	1	1	1	1	1																		
<input type="checkbox"/> Avigation Easement	VII-1	1			1	1					1													
<input type="checkbox"/> ROW	VII-3	1	1	1	1	1																		
<input checked="" type="checkbox"/> General Project Report <del>*</del>	X-7	1	1	1	1	1	8	1	1	1	1													
<input checked="" type="checkbox"/> Location Map <u>2945-143</u> <del>*</del>	IX-21	1																						
<input checked="" type="checkbox"/> Vicinity Sketch <u>Site Plan</u> <del>*</del>	IX-33	1	1	1	1	1	8	1	1	1	1													

NOTES: \* An asterisk in the item description column indicates that a form is supplied by the City.

## PRE-APPLICATION CONFERENCE

Date: \_\_\_\_\_  
Conference Attendance: \_\_\_\_\_  
Proposal: \_\_\_\_\_  
Location: \_\_\_\_\_  
Tax Parcel Number: \_\_\_\_\_  
Review Fee: \_\_\_\_\_  
(Fee is due at the time of submittal. Make check payable to the City of Grand Junction.)  
Additional ROW required? \_\_\_\_\_  
Adjacent road improvements required? \_\_\_\_\_  
Area identified as a need in the Master Plan of Parks and Recreation? \_\_\_\_\_  
Parks and Open Space fees required? \_\_\_\_\_ Estimated Amount: \_\_\_\_\_  
Recording fees required? \_\_\_\_\_ Estimated Amount: \_\_\_\_\_  
Half street improvement fees/TCP required? \_\_\_\_\_ Estimated Amount: \_\_\_\_\_  
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? \_\_\_\_\_

While all factors in a development proposal require careful thought, preparation and design, the following "checked" items are brought to the petitioner's attention as needing special attention or consideration. Other items of special concern may be identified during the review process.

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Access/Parking                 | <input type="checkbox"/> Screening/Buffering       | <input type="checkbox"/> Land Use Compatibility |
| <input type="checkbox"/> Drainage                       | <input type="checkbox"/> Landscaping               | <input type="checkbox"/> Traffic Generation     |
| <input type="checkbox"/> Floodplain/Wetlands Mitigation | <input type="checkbox"/> Availability of Utilities | <input type="checkbox"/> Geologic Hazards/Soils |
| <input type="checkbox"/> Other _____                    |  |   |

Related Files: \_\_\_\_\_

It is recommended that the applicant inform the neighboring property owners and tenants of the proposal prior to the public hearing and preferably prior to submittal to the City.

## PRE-APPLICATION CONFERENCE

WE RECOGNIZE that we, ourselves, or our representative(s) must be present at all hearings relative to this proposal and it is our responsibility to know when and where those hearings are.

In the event that the petitioner is not represented, the proposed item will be dropped from the agenda, and an additional fee shall be charged to cover rescheduling expenses. Such fee must be paid before the proposed item can again be placed on the agenda. Any changes to the approved plan will require a re-review and approval by the Community Development Department prior to those changes being accepted.

WE UNDERSTAND that incomplete submittals will not be accepted and submittals with insufficient information, identified in the review process, which has not been addressed by the applicant, may be withdrawn from the agenda.

WE FURTHER UNDERSTAND that failure to meet any deadlines as identified by the Community Development Department for the review process may result in the project not being scheduled for hearing or being pulled from the agenda.

*William E. Inks*

\_\_\_\_\_  
Signature(s) of Petitioner(s)

\_\_\_\_\_  
Signature(s) of Representative(s)

2945-143-14-004  
JOHN R ZELLNER  
PARTICIA J  
473 W SCENIC DR  
GRAND JUNCTION, CO 81503-1571

2945-143-14-019  
CITY OF GRAND JUNCTION  
C/O SOUTHWEST IMAGERY  
236 MAIN ST  
GRAND JUNCTION, CO 81501-7804

2945-143-14-941  
CITY OF GRAND JUNCTION  
250 N 5TH ST  
GRAND JUNCTION, CO 81501-2628

2945-143-23-009  
SHARI A RASO  
PO BOX 2328  
GRAND JUNCTION, CO 81502-2328

2945-143-23-943  
DOWNTOWN DEVELOPMENT  
AUTHORITY  
DALBY WENDLAND BLDG  
115 N 5TH ST STE 540  
GRAND JUNCTION, CO 81501-2667

2945-143-49-001  
NANCY E KISSNER- WILSON  
PO BOX 3957  
GRAND JUNCTION, CO 81502

2945-143-11-011  
WILLIAM R JARVIS  
PO BOX 1944  
GRAND JUNCTION, CO 81502-1944

2945-143-49-004  
THOMAS R NIELSEN  
300 MAIN ST STE 301  
GRAND JUNCTION, CO 81501-2404

2945-143-11-017  
YVONNE D WERTH LAUGIER  
JACQUES & SANDRA KERREST REV  
TR  
5741 BUENA VISTA AVE  
OAKLAND, CA 94618-2120

2945-143-14-017  
BANK OF GRAND JUNCTION  
PO BOX 55365  
GRAND JUNCTION, CO 81505-5365

2945-143-14-020  
PLAZA ENGINEERING SUPPLY  
COMPANY INC  
141 N 3RD ST  
GRAND JUNCTION, CO 81501-2436

2945-143-14-948  
RALPH N SCHMIDT  
% CITY OF CITY JUNCTION  
250 N 5TH ST  
GRAND JUNCTION, CO 81501-2628

2945-143-23-941  
CITY OF GRAND JUNCTION  
  
GRAND JUNCTION, CO 81501

2945-143-23-948  
DOWNTOWN DEVELOPMENT  
AUTHORITY OF  
GRAND JUNCTION  
115 N 5TH ST STE 540  
GRAND JUNCTION, CO 81501-2667

2945-143-49-007  
THOMAS M BURKE  
NANCY E KISSNER  
300 MAIN ST STE 201  
GRAND JUNCTION, CO 81501-2404

2945-143-12-016  
PAUL SADE  
E - TRUSTEES P & E SADE REV TRS  
PO BOX 729  
GRAND JUNCTION, CO 81502-0729

2945-143-49-005  
NANCY E KISSNER  
PO BOX 3957  
GRAND JUNCTION, CO 81502

William & Priscilla Inks  
628 Karen Lee Drive  
Grand Junction, CO 81504

2945-143-14-018  
COLORADO STATE EMPLOYEES  
CREDIT UNION  
1390 LOGAN ST  
DENVER, CO 80203-2344

2945-143-14-021  
BANK OF GRAND JUNCTION  
PO BOX 55365  
GRAND JUNCTION, CO 81505-5365

2945-143-11-010  
WILLIAM R JARVIS  
PO BOX 1944  
GRAND JUNCTION, CO 81502-1944

2945-143-23-942  
GRAND JUNCTION DOWNTOWN  
DEVELOPMENT  
AUTHORITY  
115 N 5TH ST  
GRAND JUNCTION, CO 81501-2667

2945-143-23-949  
GRAND JUNCTION COLORADO  
DOWNTOWN DEVELOP  
AURTHORITY  
115 N 5TH ST STE 540  
GRAND JUNCTION, CO 81501-2667

2945-143-11-009  
WILLIAM R JARVIS  
PO BOX 1944  
GRAND JUNCTION, CO 81502-1944

2945-143-15-001  
THOMAS E HUNN  
PO BOX 3082  
GRAND JUNCTION, CO 81502-3082

2945-143-49-006  
R ARNOLD BUTLER  
300 MAIN ST STE 303  
GRAND JUNCTION, CO 81501-2404

City of Grand Junction  
Community Development Dept.  
250 N 5th Street  
Grand Junction, CO 81501

# The Chameleon Club

234 MAIN STREET  
GRAND JUNCTION, CO. 81501  
970-245-3636

## GENERAL PROJECT REPORT

We plan to open up a comedy/dance 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 an he has seen our plans. We have received our building permit. We have received our change of use permit. We will be filing a conditional permit along with applying for a tavern license.

Thanks For Your Time

*Jeffrey B. Dunks*

# REVIEW COMMENTS

Page 1 of 2

FILE #CUP-96-108

TITLE HEADING: Liquor License - The Chameleon Club

LOCATION: 234 Main

PETITIONER: William & Priscilla Inks

PETITIONER'S ADDRESS/TELEPHONE: 628 Karen Lee Drive  
Grand Junction, CO 81504  
243-8846

STAFF REPRESENTATIVE: Kristen Ashbeck

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**NOTE: THE PETITIONER IS REQUIRED TO SUBMIT FOUR (4) COPIES OF WRITTEN RESPONSE AND REVISED DRAWINGS ADDRESSING ALL REVIEW COMMENTS ON OR BEFORE 5:00 P.M., MAY 23, 1996.**

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**DOWNTOWN DEVELOPMENT AUTHORITY** 5/6/96  
**Barbara Creasman** 244-1457

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Downtown Development Authority has no objections.

**CITY POLICE DEPARTMENT** 5/7/96  
**Dave Stassen** 244-3587

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1. What type of lighting is planned for both front and rear?
2. The plan did not show where, if anywhere, a pay phone would be. Please don't put in the rear hall, either by the restroom or the rear door.
3. The area inside the rear door should be lit to remove any dark areas, even when the business is open.
4. Make sure the rear door has a deadbolt. The front door's lock is adequate.

**CITY COMMUNITY DEVELOPMENT** 5/9/96  
**Kristen Ashbeck** 244-1437

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1. Does the building cover the entire site (no overall dimensions given on floor plan)? If not, provide site plan in addition to floor plan already provided.
2. Revise narrative to include additional information: Hours of operation, number of employees and seating capacity (narrative indicates 150 to 250 seating capacity but plan shows 134 -- where will the additional seating be located?).
3. Signage is approved with the Conditional Use Permit. Total sign allowance for this site is 50 square feet. Provide drawing of sign(s) proposed including dimensions, wording and note on plan where it is to be located.

**CITY DEVELOPMENT ENGINEER** 5/15/96  
**Jody Kliska** 244-1591

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No comment.

**CITY UTILITY ENGINEER**

5/15/96

**Trent Prall**

244-1590

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No comment.

**TO DATE, COMMENTS NOT RECEIVED FROM:**

City Attorney



MAY 23 1990

# The Chameleon Club

234 MAIN STREET  
GRAND JUNCTION, CO. 81501  
970-245-3636

## PETITIONER COMMENTS TO REVIEW COMMENTS

Item 1. We plan to have both the front and the rear adequately lit. In the rear of the building we will have a motion detector and or a standard lighting.

Item 2. If a pay phone is to be used in this establishment we plan on locating in the front 1/4 of the building near the entrance. It will not be in a hall way and or near the bath rooms.

Item 3. We will make sure that rear of the building is lit up very well for our exit area.

Item 4. We plan on having a deadbolt for the rear door.

Item 5. The building does cover the entire site. The building is 23 1/2 feet wide an 126 feet long...our neighbors building to the east is owned by the city and attached to our building. We have only 3 inches of cement slab on the west side of the building. Our neighbors to the west are the Teachers Credit Union.

Item 6. Our complete hours of operation haven't been established. We won't be open 7 days a week when we first open. After a tavern license is granted we will come up with a solid "hours of operation". At this point when we first open we will have all ages dancing and comedy/music shows...We estimate those events will start at approximately 8:00pm and we will continue until the customers are ready to go home. So our closing time will vary to customers needs.

Item 7. According to our plans our seating showed only 134 seats. Our table configuration has changed and our tables will be 18'' wide and 6' long. So we will be able to get more people per table. At the time the architect drafted the plans we didn't know exactly what type of tables would be used.

Item 8. Our signage will be exactly to code. We will used the same sign as the last business there and we will obey all local city codes.

STAFF REVIEW

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Planning Commission  
6/11/96: Approved  
4-0

FILE: CUP 96-108

DATE: May 29, 1996

REQUEST: Conditional Use Permit - Bar/Night Club  
LOCATION: 234 Main Street  
APPLICANT: William & Priscilla Inks

STAFF: Kristen Ashbeck

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EXISTING LAND USE: Vacant Commercial Building

PROPOSED LAND USE: Comedy/Dance Club - The Chameleon Club

SURROUNDING LAND USE:

NORTH: Commercial/Retail - Zellner's Furniture & Vacant  
SOUTH: Vacant  
EAST: Commercial/Retail - Southwest Imagery  
WEST: Commercial/Bank - Credit Union

EXISTING ZONING: Retail Business (B-3)

SURROUNDING ZONING:

NORTH: B-3  
SOUTH: Planned Business (PB)  
EAST: B-3  
WEST: B-3

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**RELATIONSHIP TO COMPREHENSIVE PLAN**

This proposal is consistent with the Grand Junction *Downtown Development Strategy Plan*. The Plan supports uses that are compatible with those existing along the Main Street/Colorado Avenue corridors. The proposed club is within the uses allowed in the existing zoning and is compatible with existing uses along Main Street.

**STAFF ANALYSIS**

The applicant is proposing to utilize the existing building located at 234 Main Street for a comedy/dance club. The use was already approved through an administrative Change of Use review. However, the applicant is now requesting a liquor license that will place the use under the broad category of "bar/nightclub" as defined in the Zoning and Development Code. Such a use requires a Conditional Use Permit in the B-3 zone.

The building is currently being remodeled to meet current building codes and will have a seating capacity of 150 to 250 persons depending on final furnishings selected. The Grand Junction Police

Department has offered several suggestions for security/crime prevention purposes. The applicant responded that they will comply with these.

Total sign allowance for the site is 50 square feet. A detail of the proposed signage was not provided; however, the applicant responded that the signage will be consistent with what has been placed on the building with the previous use and is aware of the allowance.

There are no other outstanding issues ~~with this proposal~~, *staff recommends approval of the CUP*

**STAFF RECOMMENDATION:** Approval of the Conditional Use Permit for a Bar/Night Club located at 234 Main Street.

**SUGGESTED PLANNING COMMISSION MOTION:** Mr. Chairman, on item CUP 96-108, I move that we approve the Conditional Use Permit for a bar/night club, the Chameleon Club, to be located at 234 Main Street.



June 14, 1996

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

William & Priscilla Inks  
628 Karen Lee Drive  
Grand Junction, Colorado 81504

RE: CUP 96-108 - Chameleon Club

Dear Mr. and Mrs. Inks,

As you are aware, the Grand Junction Planning Commission approved the Conditional Use Permit for operation of a bar/nightclub (to be known as the Chameleon Club) in the existing structure located at 234 Main Street. There were no conditions of the approval. However, for your information, section 4-6-2 F. states "Developments and uses allowed pursuant to a conditinal use permit shall be developed or established in accordance with the approved development schedule, or within one year of the date of approval if no development schedule is established. Failure to so develop or establish such development or uses accordingly shall be sufficient to revoke the permit."

Please call you have any questions regarding this Conditional Use Permit.

Sincerely,

A handwritten signature in cursive script that reads "Kristen".

Kristen Ashbeck  
Planner

TYPE LEGAL DESCRIPTION(S) BELOW, USING ADDITIONAL SHEETS AS NECESSARY. USE  
SINGLE SPACING WITH A ONE INCH MARGIN ON EACH SIDE.

\*\*\*\*\*

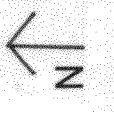
Lot 24 & E 2" of Lot 25,  
Block 101, City of G.J.



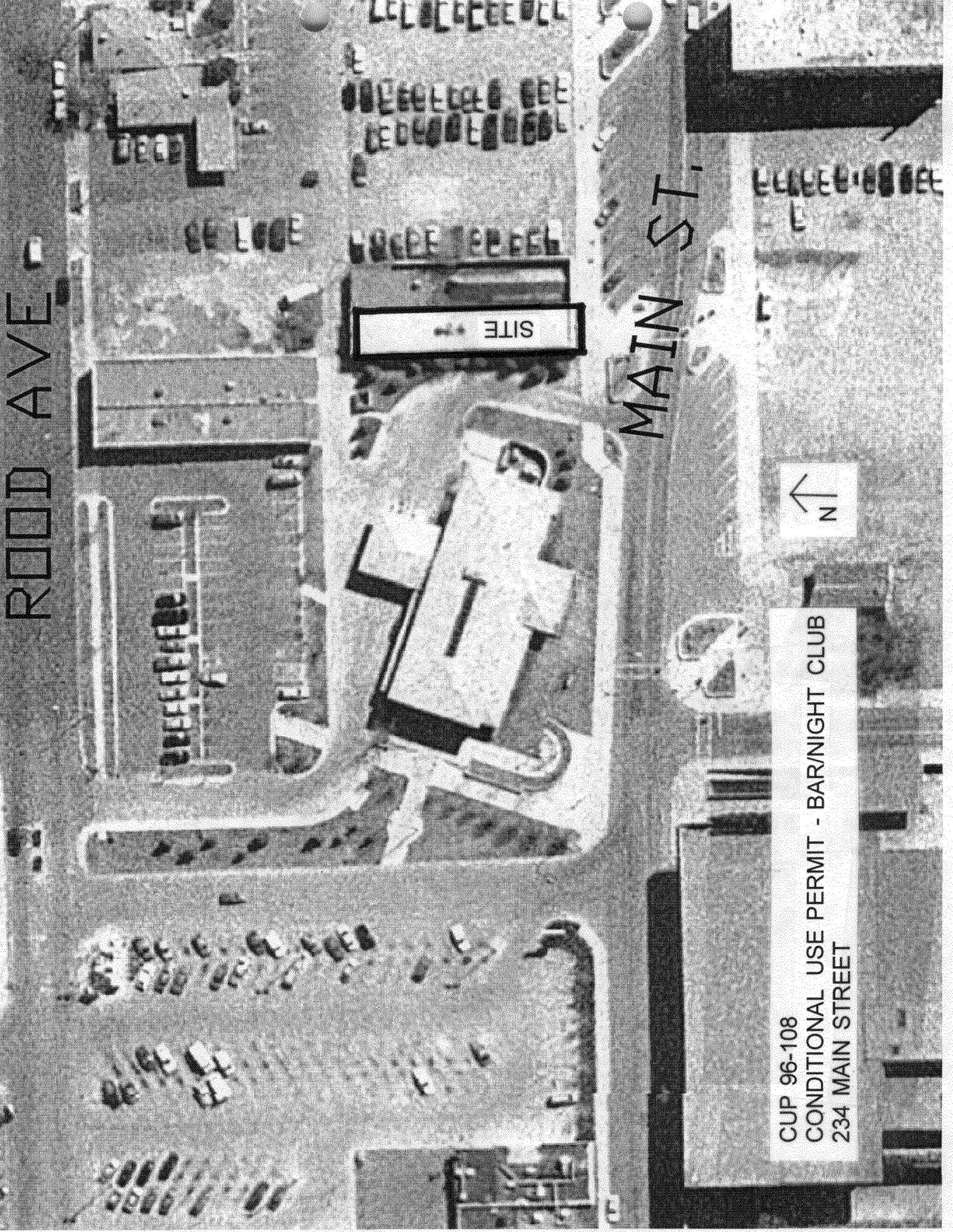
ROOD AVE

MAIN ST.

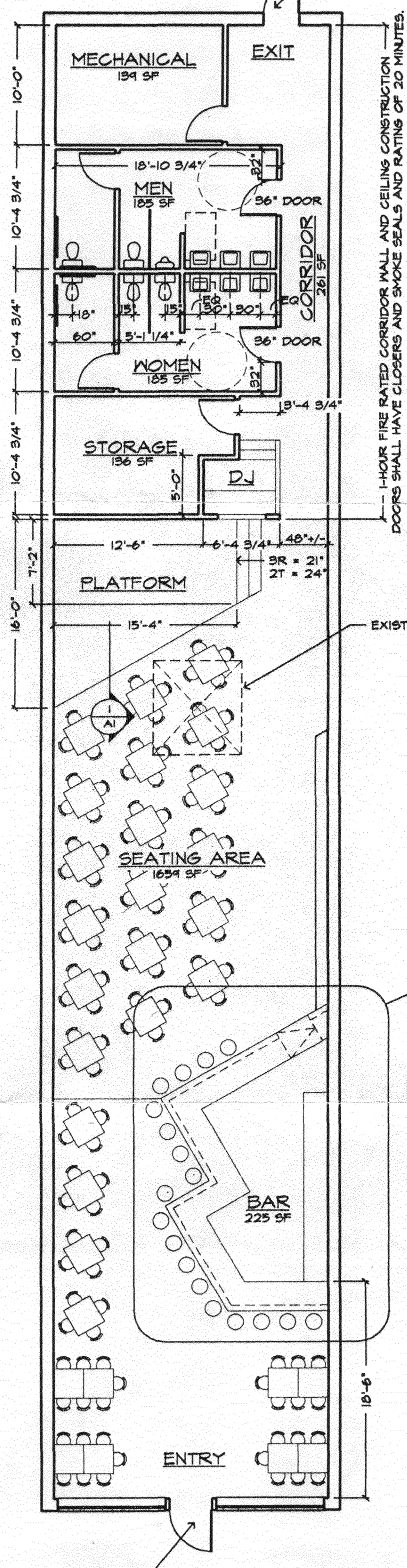
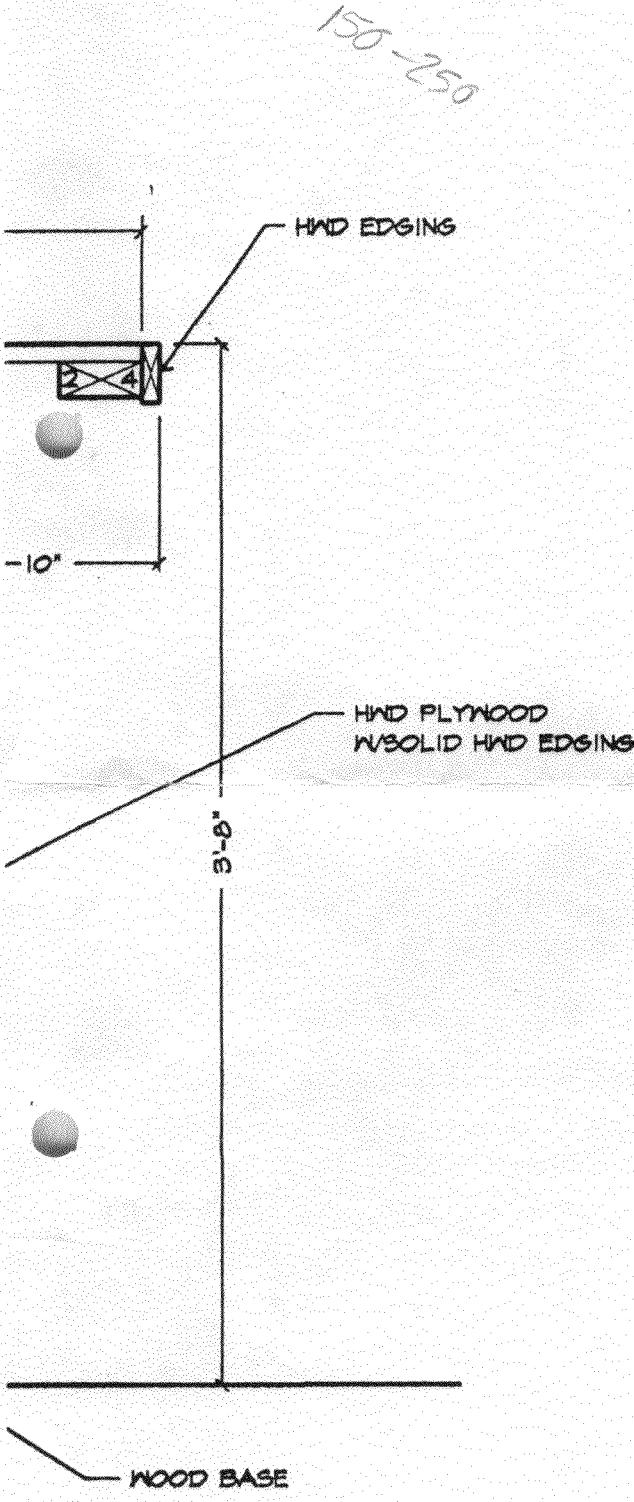
SITE



CUP 96-108  
CONDITIONAL USE PERMIT - BAR/NIGHT CLUB  
234 MAIN STREET







88  
 28  
 116  
 13  
 134

Chameleon Club  
 234 Main Street

Project #  
 960-

Phase  
 CD  
 Issue Date