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1. Model Raceway
Wholesale + Retail Toys
2. 121 North 22nd Court
GRAND Junction Colo.
3. Jan. 15 - Feb. 1, 1987
4. Mesa County Area
5. Approximately Two Blocks
FROM Freeway Bowling
Karate School in same Calder Sac
No residents in immediate Area
6. Family entertainment + selling of toys
7. None
8. Would bring possible customers into the
Area. Building is compatible w/surrounding Area
The building is well secured.
TRACK is Powered by its own Power Supply
Utilize early evening hours - city
The only other model racetrack in
Colorado is in Denver.
Parking is adequate.

Joseph M. Zanin
0308 MC Skimming Road
Aspen, CO 81611

Maylon Julian Wesley
P.O. Box 444
Clifton, CO 81520

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

Capital Mtg. Holding Corp.
P.O. Drawer D - Tax Service
Stockton, CA 95202

Robert Hunt
2583 Hwy 6 & 50
Grand Junction, CO 81505

XXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXX

Chris Jouflas
319 Belaire Dr.
Grand Junction, CO 81501

Ronald Cronk
2654 Paradise Ct.
Grand Junction, CO 81506

Charles Schneider
429 La Crescentia Dr.
San Diego, CA 92106

School District 51
2115 Grand Ave.
Grand Junction, CO 81501

2945-134-03-057 ✓ ZANIN

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2945-134-03-028 ✓ Same

↓

029 ✓ Same

↓

030 ✓ Joseph M ZANIN

0308 MC SKIMMING Rd Apper 81611

✓ 061 CAPITAL MTG Holding CORP

P.O. DRAWER D-Tax SERV Stockton CA 95202

✓ 060 HUNT Rbt.R

2583 Hwy 6+50 S.J. 81505

✓ 039 Same

↓

Maylon Julian Wesley

✓ 045 Wesley Maylon Julian

P.O. Box 444 Clifton 81520

✓ 041 same "

↓

✓ 058

✓ 059 JON FLAS CHRIS

319 BELAIRE DR S.J. 81501

2945-134-02-017 ✓ CRONK RONALD

2654 PARADISE Ct HJ 81506

2945-134-00-011 ✓ SCHNEIDER CHAS L

429 La Crescentia DR San Diego 92106

2945-134-00-942 ✓ School Dist 51

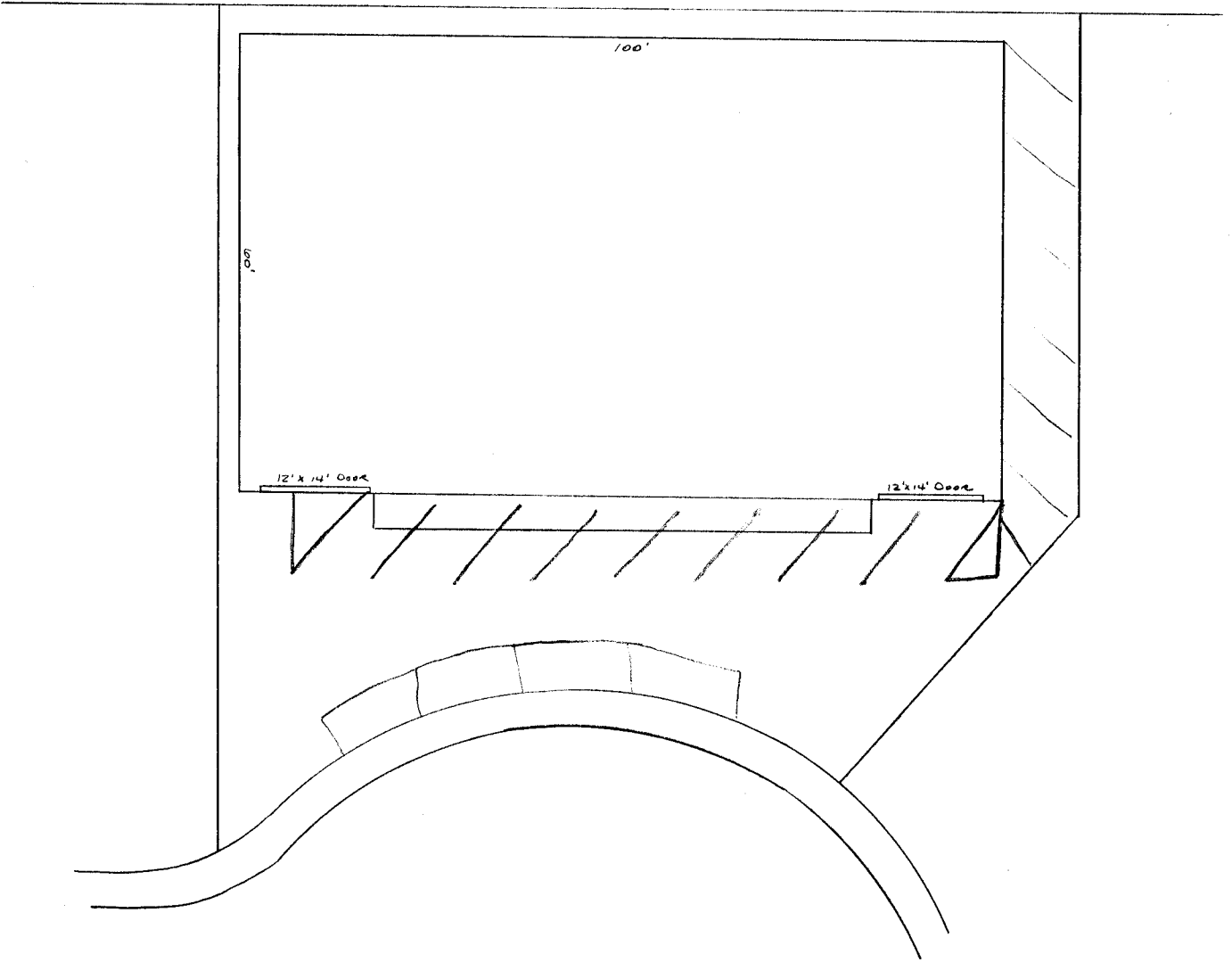
2115 Grand Av S.J. 81501

2945-134-02-021 ERNEST F. & COLE E. JOHNSON 2043 White Ave

~~2246 Hwy 6924 05-019 Arthur E. & Margie E. Nelson Rm Box 47~~ ^{at the 81425}

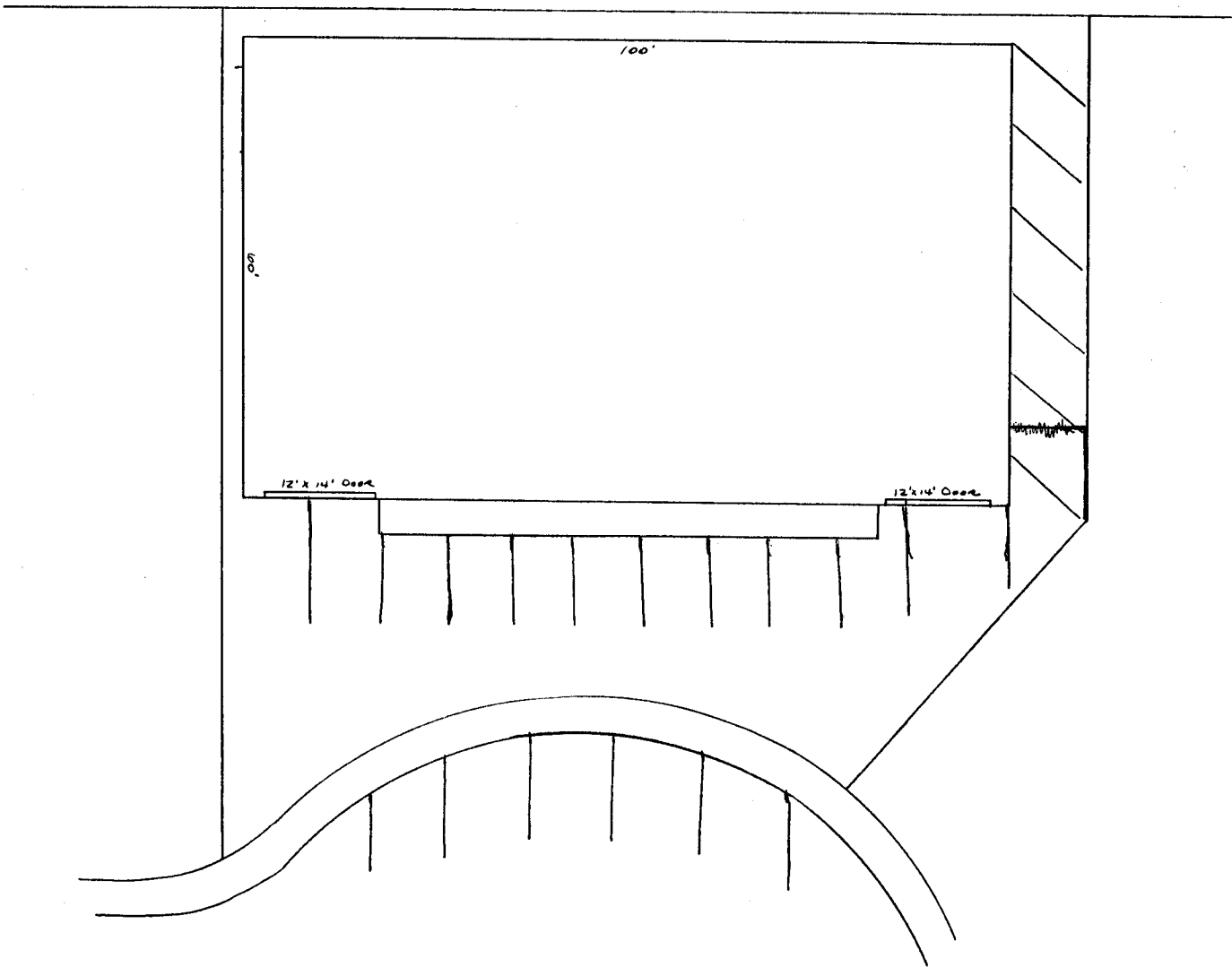
02-063 ?

03-019 ?



1"=10'-0"
N

121 NORTH 22 ¹ / ₂ COVER	
SITE PLAN	
DATE	APPROVED BY
SCALE	DRAWN BY
REVISED	DRAWING NUMBER



121 NORTH 22 ND STREET		SCALE	
SITE PLAN		DRAWN BY	
		REVISED	
DATE		DESIGNED BY	
ARCHITECT		ENGINEER	

REVIEW SHEET SUMMARY

FILE NO. 6-87 TITLE HEADING Model Raceway (Indoor) DUE DATE 2-4-87

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Model Raceway: Loretta Harrison:
121 North 22nd Court

PETITIONER ADDRESS _____

ENGINEER _____

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
1-23-87	Police Dept.	I see no police problems.
1-23-87	City Engineer	I see no problem with this. Parking should be limited to along the front of the building.
1-27-87	Building Dept.	Applicant should request an on-site inspection of the premises by the Building Department to ensure Code compliance of existing structure. Change in use permit may be required depending on proposed occupant loading.



Grand Junction Planning Department
559 White Avenue, Room 60
Grand Junction, Colorado 81501-2643
(303) 244-1648

February 2, 1987

Mrs. Loretta Harrison
c/o J.T.'s Raceway
121 North 22nd Court
Grand Junction, CO 81501

Dear Mrs. Harrison:

Your special use application for an indoor model raceway at 121 North 22nd Court has been processed in accordance with the requirements of the Grand Junction Zoning and Development Code. A copy of review agency comments is enclosed. We have received no adverse comments from adjacent property owners.

You may consider this letter formal approval of your application. Approval is subject to the comments of the City Engineer and Building Department.

Please contact me if you have any questions about this permit, and best of luck in your new enterprise.

Sincerely,

A handwritten signature in black ink, appearing to read "Karl G. Metzner".

Karl G. Metzner
Director of Planning

KGM/tt

Enclosure