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File_1987-0006

Project Name: Model Raceway - N. 22nd Ct. - L. Harrison

P	S	A few items are denoted with an asterisk (*), which means the												
r	c	instances, not all entries designated to be scanned by the de												
e s	a n	specific to certain files, not found on the standard list. For this	s rea	aso	n, a checklist has been provided.									
e	n	Remaining items, (not selected for scanning), will be mark	ed p	res	ent on the checklist. This index can serve as a quick									
n	e	guide for the contents of each file.												
t	d	Files denoted with (**) are to be located using the ISYS ()uer	y S	System. Planning Clearance will need to be typed in									
		full, as well as other entries such as Ordinances, Resolutions,	Boa	rd	of Appeals, and etc.									
	X	Table of Contents												
X	X	Review Sheet Summary												
X		Application form												
		Review Sheets												
		Receipts for fees paid for anything												
		*Submittal checklist												
X	X	*General project report												
		Reduced copy of final plans or drawings												
		Reduction of assessor's map												
-		Evidence of title, deeds, easements												
X	X													
		Public notice cards												
		Record of certified mail												
X		Legal description												
		Appraisal of raw land												
		Reduction of any maps – final copy												
		*Final reports for drainage and soils (geotechnical reports)												
		Other bound or non-bound reports												
		Traffic studies												
		Individual review comments from agencies												
		*Petitioner's response to comments		•										
		*Staff Reports												
		*Planning Commission staff report and exhibits												
		*City Council staff report and exhibits												
		*Summary sheet of final conditions												
		*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)												
	I	DOCUMENTS SPECIFIC TO TH												
	X													
X	X		\perp											
X	-	Review Sheets Development Application – 1/16/87	+											
X	\vdash	Notice of Special Use Application – 2/6/87												
X	X	Letter from Karl Metzner to Loretta Harrison re: approval of project – 2/2/87												
X	X	Site Plan - two different example - (no proof of what was approved)												
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\vdash	+-	- TABLE - TABL	+	_										

- 1. Model Raceway Wholesale + Retail Toys
- 2. 121 North 22 Nd Court GRAND JUNCTION Colo.
 - 3. Jan. 15 Feb.1,1987
 - 4. Mesa County ARea
 - 5. Approximately Two Blocks
 FROM FREE way Bowling
 Karate School in Same Culder Sac
 No residents in immediate Area
 - 6. Family entertainment + selling of toys
 - 7. None
 - 8. Would bring possible enstoners into the 2Rez. Building is competable wsurrounding Area The building is well secured.

 TRACK is Rowered by its own Power Supply Utilize early evening hours-eity.

 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

Chris Jouflas 319 Behaire Dr. Grand Junction, CO 81501

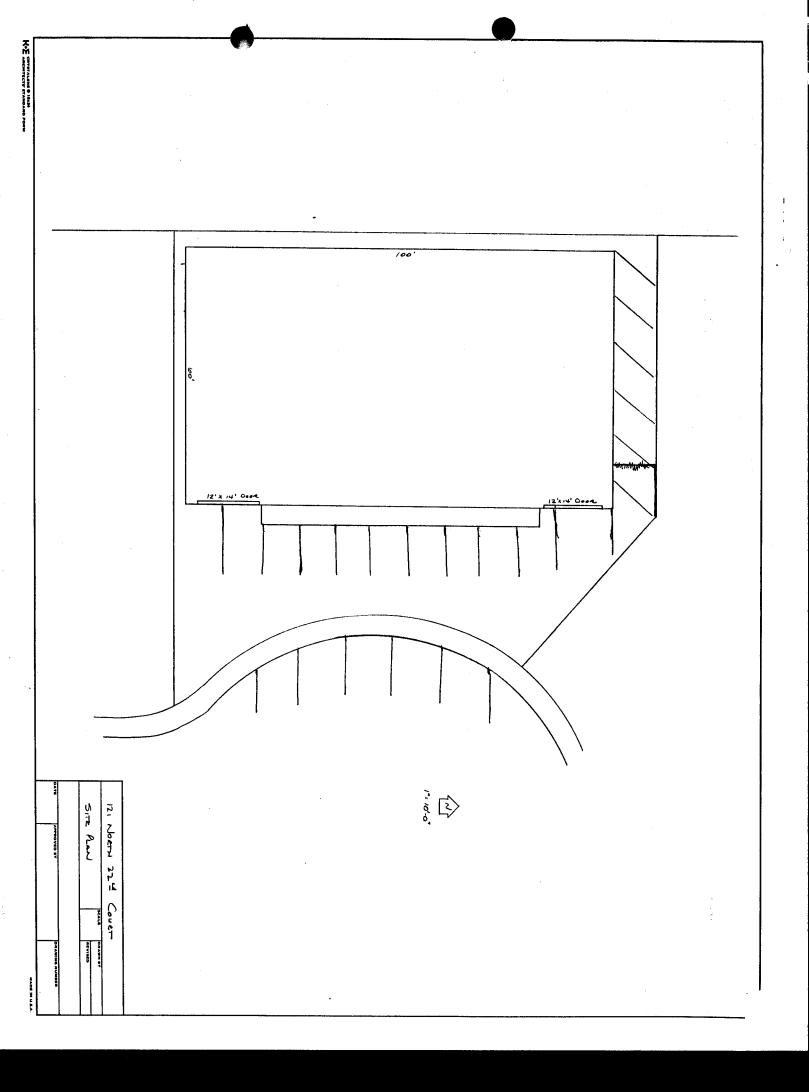
Ronald Cronk 2654 Paradise Ct. Grand Junction, CO 81506

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 2945-134-03-028 Same Same 030 Joseph M ZZNIN 0308 MC SKIMMING Rd Appen 8/6/11 PODROWER D-Tax Serv Stockton V 060 Hunt Rbt.R 2583 Hwy 6+50 \$, 9, 8/505 May In John Wesley 1 048 Wesley mayor Julian 8,0, Box 444 Clifton 81520 J 04! 058 059 JOHFIAS CHRIS 319 Belaire DR 2,9.81501 2945-154-02-017 CRONK RONald 2654 Papadise C+ BD 81506 2946-134-00-011 Schneider Chas L 499 La CRESCENTIZ DR San Diego 92/06 0945-184-00-942 / School Dist 5/ 2115 Dan DAU 10. 81501

2945-134-02-021 ERNEST F. 9 CORD E. Johnson 2043 White Aux 2246 Hug 1424 03-019 Arthur E. 7 Margia E. Nolson Poloxy7 02-063 7 03-019 7



REV.EW SHEET SULMARY

FILE NO. 6	-87 TITLE HEADIN	IG Model Raceway (Indoor) DUE DATE 2-4-87
ACTIVITY -	PETITIONER - LOCATION	I - PHASE - ACRES Model Raceway: Loretta Harrison:
121	North 22nd Court	
PETITIONER	ADDRESS	
ENGINEER		
DATE REC.	AGENCY	COMMENTS
-23-87	Police Dept.	I see not police problems.
-23-87	City Engineer	I see no problem with this. Parking should be limited to along the front of the building.
-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.

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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,

Karl G. Metzner

Director of Planning

KGM/tt

Enclosure