



## IMPACT STATEMENT/PROJECT NARRATIVE

This proposal concerns the zoning for special use of the properties at 2845 Chipeta Avenue. Use of the property for Gymnastics, aerobics, karate and related activities will begin immediately following acceptance and processing of this application. The area impacted is described as Lots 1 & 5, Block 3, Replat of D & W subdivision. Thus far the businesses residing in the area foresee no conflicts with their business. In fact most have stated our activity will increase the exposure of their businesses. Public services have already been transferred to our name.

### Business History

Our gymnastics school has been in existence for eleven years.

We have grown from 100 students in January 1986 to 384 January 1987.

We presently have a state championship competitive team and two all-around state champions.

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Below is a list of reasons supporting the move, both for us and for the community.

### Reasons for moving

Inadequate space in prior facility (5,000 sq ft)  
Inadequate parking

### Benefits for us

Abundance of space (12,000 sq ft)  
Ideal gymnastics set-up  
Plenty of parking  
Host large state and interstate competitions  
Cleaner, more attractive area

### Benefits to the community

Positive activity for the youth  
Employment for full and part time employees  
Competitions, camps, and clinics will bring outside cash to travel, lodging and food industries.  
Exposure and advertising for surrounding businesses.  
Exhibitions for the community (hospitals, nursing homes, businesses, etc.)  
No adverse impacts (noise, pollution, destruction, etc.)  
State, regional and national recognition in the gymnastics community.

United Bank of Gr Jct NA  
2808 North Avenue  
Grand Junction, CO 81501

Dennie Glass  
2401 North Ave  
Grand Junction, CO 81501

Intrawest Bank of G.J.  
PO Box 908  
Grand Junction, CO 81502

Lucille Perry  
665 26 $\frac{1}{2}$  Rd  
Grand Junction, CO 81501

Big Sky Equipmt & Supply  
2846 I-70 Business Loop  
Grand Junction, CO 81501

Beatrice Dairy Products,  
Inc.  
1526 South State St.  
Chicago, IL 60605

K & K Concrete  
492 Fruitwood Dr  
Grand Junction, CO 81504

James F. Squirrell  
PO Box 115  
Cimarron, CO 81220

Morris William &  
Linda W  
214 E Fallen Rd  
Grand Junction, CO 81503

Goodwill Industries  
475 28 $\frac{1}{2}$  Rd  
Grand Junction, CO 81501

Kroft, John B &  
Avis A  
PO Box 83  
Glade Parks, CO 81523

Contractors Heating & Supply  
70 Santa Fe Dr  
Denver, CO 80223

Intermountain Leasing,  
Inc.  
1221 S Clarkson #416  
Denver, CO 80210

Grand Junction Gymnastics  
Academy  
539 South 10th  
Grand Junction, CO 81501

Grandrelco  
6434 So 1650 E  
Salt Lake City, UT 84121

Brian Bensley  
511 Vista Grande  
Grand Junction, CO 81501

Farmer Bros. Co  
20333 S Normandie Ave  
Torrance, CA 90502

4401



Grand Junction Planning Department  
250 North Fifth Street  
Grand Junction, Colorado 81501-2668  
(303) 244-1430

June 10, 1987

Mr. Brian Bensley  
Grand Junction Gymnastics Academy  
2845 Chipeta Avenue  
Grand Junction, CO. 81501

CERTIFIED

Dear Mr. Bensley:

This is to inform you and provide official notification that your application for a Special Use Permit (file # 25-84), for the building at 2845 Chipeta Avenue has been approved.

Under the requirements of the Grand Junction Zoning and Development Code, the use category which includes gymnastics schools is considered as a Special Use for the I-1 (light industrial) zone. The application was reviewed by all necessary agencies and found to be a compatible use at that location.

If I can be of further assistance, or answer questions please feel free to contact me. Best of luck at your new location.

Sincerely,

A handwritten signature in cursive script that reads "Mike Sutherland".

Michael E. Sutherland  
City Development Planner

MES/jr

xc: File #25-87  
Mr. Gerry Ashby

# REVILW SHEET SUMMARY

FILE NO. 25-87 TITLE HEADING Special Use for Gymnastics School DUE DATE 06/12/87

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Special Use Brian Bensley 2845 Chipeta Ave

PETITIONER ADDRESS 511 Vista Grande Grand Junction, CO. 81501

ENGINEER \_\_\_\_\_

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
6/8/87	City Engineer	No objection.
6/9/87	Planning Dept.	There appears to be no serious conflicts with this use at the 2845 Chipeta location. A number of minor site deficiencies need to be corrected before the final Certificate of Occupancy (C.O.) can be released. These are: 1) The landscaped area needs to be cleaned up and weeded. 2) Several parking blocks need to be re-anchored. 3) Parking along the west side needs to be striped with the stalls meeting the City parking standards. We recommend restriping the other stalls as well. Any signage will require a separate sign permit by a licensed sign contractor.
6/4/87	Public Service	Gas and Electric: No objections.
6/2/87	Fire Dept.	The office has no objections to this permit. An inspection of the premisses will need to be done to make sure it meets current fire codes.

