# **Table of Contents**

File\_1987-0025 Project Name: 2845 Chipeta Avenue - B Bensley - Special Use for Gymnastics A few items are denoted with an asterisk (\*), which means they are to be scanned for permanent record on the in some instances, not all entries designated to be scanned by the department are present in the file. There are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been provided. n Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick guide for the contents of each file. n e Files denoted with (\*\*) are to be located using the ISYS Query System. Planning Clearance will need to be typed in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc. X **Table of Contents Review Sheet Summary** Application form **Review Sheets** Receipts for fees paid for anything \*Submittal checklist \*General project report Reduced copy of final plans or drawings Reduction of assessor's map Evidence of title, deeds, easements \*Mailing list to adjacent property owners Public notice cards Record of certified mail XX 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 \*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) DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE: X X Action Sheet X Review Sheet Summary Development Summary - 6/4/87 Ordinance No. - sent for Karl Metzner's review - preliminary not signed Development Application – 5/27/87 X Planning Clearance - \*\* Notice of Special Use Application - 6/12/87 Lease - Business Premises Request for Treasurer's Certificate of Taxes Due - 5/27/87 Site Plan Certified letter from Michael Sutherland to Brian Bensley re: notification that project was approved

#### 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 forsee 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.

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

2401 3 81501 Grand

Dennie Glass 2401 North Ave Grand Junction, CO 81501

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

Lucille Perry
665 26½ 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 28½ 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 Gynmastics 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



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,

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 <u>Special Use Brian Bensley 2845 Chipeta A</u> ve
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PETITIONER	ADDRESS 511 Vista Gra	ande Grand Junction, CO. 81501
ENGINEER_		
DATE REC.	AGENCY	COMMENTS
	•	
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.

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City Engineer  Transportation Engineer						
City Parks/Recreation	00			000	0 0	
City Fire Dept.	50 T			0 0	Ned	
County Planning				T D D	rige:	
County Engineer County Health	69				1288	
County Parks/Recreation				9 6	000	
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