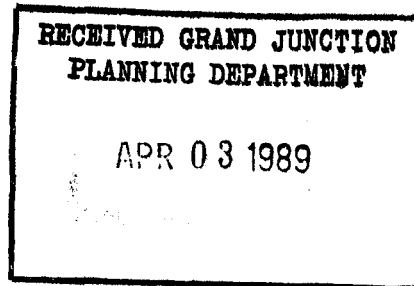


March 27, 1989

City / County Planning Dept.
250 North Fifth Street
Grand Junction, CO 81501



Attn: Karl Metzner
Planning Director

Subject: Champion Raceway
750 South 9th
Grand Junction, CO

Dear Mr. Metzner

Per our discussion we are filing for a text amendment to allow an entertainment center-inside, in a ~~I-1 (Light Industrial)~~ zone.

Our business is a model slot car race track with retail sales of cars, parts and accessories. Business hours would be 4:30 PM to 10:00 PM Tuesday thru Friday, 12:00 AM to 10:00 PM Saturday and 12:00 AM to 5:00 PM Sunday. We have very little walk-in type patrons therefore location is not a great concern.

We are not proposing any changes to the building. Our type of business will only involve passenger vehicles therefore will not create any adverse impacts such as noise, dust, odor, lighting or traffic. Our hours are at periods of low use for the designated Light Industrial zoning.

There is adequate patron access, parking will more than meet the requirements of 1 space per 300 square feet of building required for a commercial zone. Existing curb cuts etc will be used.

The business will have little if any impact on existing businesses.

All utilities are existing water, gas, telephone, electrical and sewer are in place and will not be altered or use increased.

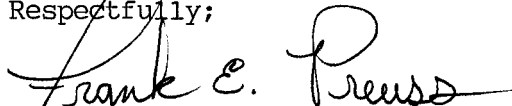
South 9th street will undoubtedly be a corridor to the River Front Project and this type of business along the street would be beneficial to the project.

The building will be maintained with the small amount of trash generated removed promptly. The appearance of the building will be kept up due to the nature of the business and will be an improvement to the current appearance of the general area.

A 4x6 sign will be installed on an existing base. The size will be well under the allowable size per the city code and regulations.

We feel that we will be a real benefit to the area.

Respectfully;


Frank E. Preuss, Owner

Original
Do NOT Remove
From Office

#20 89

development summary



File # 20-89 Name Text Amendment Date 5/4/89

PROJECT LOCATION:

PROJECT DESCRIPTION:

A request to amend Code to permit entertainment centers as an allowed use in the Heavy Industrial (I-2) zone.

REVIEW SUMMARY (Major Concerns)

POLICIES COMPLIANCE	YES NO*		TECHNICAL REQUIREMENTS	SATISFIED NOT SATISFIED*	
	YES	NO*		SATISFIED	NOT SATISFIED*
Complies with adopted policies			Streets/Rights Of Way		
Complies with adopted criteria			Water/Sewer		
Meets guidelines of Comprehensive Plan			Irrigation/Drainage		
			Landscaping/Screening		
			Other: _____		

* See explanation below

STATUS & RECOMMENDATIONS:

Permitting lighter uses in the industrial south downtown area may be beneficial to the redevelopment of the area. Because of potential impacts by some intensive industrial uses, each proposal should be reviewed on an individual basis. Recommend a Special or Conditional Use.

Planning Commission Action

5/2/89 PC recommended approval of the amendment as a Conditional Use.

REVIEW SHEET SUMMARY

FILE NO. 20-89 TITLE/HEADING Text Amendment to Use/Zone Matrix DUE DATE 4/22/89

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Petitioner: Frank E. Preuss

Location: 750 South 9th Street Grand Junction, CO 81501

PETITIONER ADDRESS 750 South 9th Street Grand Junction, CO 81501

ENGINEER n/a

DATE REC. AGENCY COMMENTS

NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED
A MINIMUM OF 48 HOURS PRIOR TO THE FIRST SCHEDULED PUBLIC HEARING.

4/22/89	Planning Dept.	See attached.
4/14/89	Fire Dept.	We don't have a problem with this as long as it doesn't add to our fire load or create an access problem for us. I don't know if allowing the business in this zone will add to any possible E.M.S. calls or not. There isn't enough info. on this business to tell.
4/13/89	City Attorney	No comments.

*Done as F.Y.I.
By Karl*

*sent 4/25/89
JK*