Table of Contents

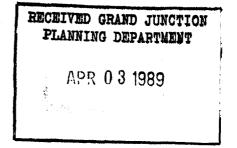
Name: Text Amendment to allow inside entertainment Center in I-1 zone File 1989-0020 Р S A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the in some r с instances, not all entries designated to be scanned by the department are present in the file. There are also documents e a specific to certain files, not found on the standard list. For this reason, a checklist has been provided. s n Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick e n guide for the contents of each file. n e d t 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 X **Table of Contents Review Sheet Summary** Application Form Review Sheets Receipts for fees paid for anything *Submittal checklist XX *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 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 Action Sheet X Development Summary X Review Sheet Summary Review Sheets Development Application - no date - unsigned Ordinance No. 2429 - ** Х X Planning Commission Minutes - ** - 5/2/89 X Х Legal Ad X

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 $\frac{1-1}{T-2}$ (Light Industrial) zone. Our business is a model slot car race track with retail sales of

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; rense ran

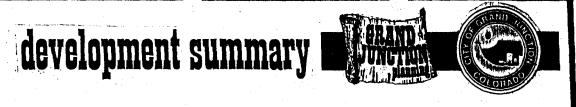
Frank E. Preuss, Owner

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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
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

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FILE NO.	20-89 TITLE HEADING	Text Amendment to Use/Zone Matrix DUE DATE 4/22/89
ACTIVITY - F	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: WRI	TTEN RESPONSE BY T IINIMUM OF 48 HOURS	HE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED 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.

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