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File 1989-0042

Name: Entertainment Center - Slot Car Track - 750 South 9th Street

A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the in some S С instances, not all entries designated to be scanned by the department are present in the file. There are also documents a 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 n guide for the contents of each file. e d 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** X X **Review Sheet Summary** X **Application Form** X **Review Sheets** X Receipts for fees paid for anything *Submittal checklist XX *General project report Reduced copy of final plans or drawings X Reduction of assessor's map. Evidence of title, deeds, easements XX *Mailing list to adjacent property owners 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 *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 Review Sheet Summary X Review Sheets X X Development Summary Х Development Application - 8/1/89 Х Planning Commission Minutes - ** - 9/5/89 X X Х Public Notice of Posting - 8/24/89 X Notice of Public Hearing - 9/5/89 Warranty Deed - Alfred Cisneros and Elciria Cisneros convey to John B. Kroft X and Avis A. Kroft - 12/27/74 Х X Site Plan

City/County Planning Dept. 250 North 5th Street Grand Jct., CO 81501

Attn: Karl Metzner Planning Dept.

Subject: Champion Raceway 750 South 9th Grand Jct., CO

Dear Mr. Metzner:

Per our discussion we are filing for a Conditional Use variance for an Amusement Business - Inside in an I-1 (Light Heavy Industrial) Zone.

Our business is a model slot car race track with retail sales of cars, parts and accessories. Business hours would be 4:30pm to 10:00pm, Tuesday through Friday, 12:00pm to 10:00pm Saturday and 12:00pm to 5:00pm Sunday. We have very little walkin 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 room for 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 will be used.

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

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

South 9th Street will undoubtably 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 4'x6' sign will be installed on an existing base. The size will be well under the allowable size per the city code regulations.

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

Frank E. Preuss, Owner

Mark A. Preuss, Owner

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02-009

02-019 VALLEY FEDERAL S&L ASSOC.MARGARET E. FOSTERP.O. BOX 4002679 HOMESTEAD RD.GRAND JCT., CO81502GRAND JCT., CO81506

03-005 KAMAN BEARING & SUPPLY CO.MARGARET E. FOSTERP.O. BOX 16502679 HOMESTEAD RD.SALT LAKE CITY, UT 84110GRAND JCT., CO 81506

03-004 CENTRAL BANK OF GRAND JCT. CASTINGS INC. 422 WHITE AVE. GRAND JCT., CO 81501

07-001 BILLY E. FOY 377 MARTELLO DR. GRAND JCT., CO 81503 GRAND JCT., CO 81505

07-002

07-014 BILL C. CRAWFORD 498 33 RD. CLIFTON, CO 81520

 02-003
 07-964

 VIRGIL W. GLEAVE
 WC ELEC. JT APPRENTICESHIP

 330 E. 2200 N.
 136 N. 7th ST.

 PROVO, UT 84604
 GRAND JCT., CO 81501

07-968 ROBERT R. DENNINGWESTERN COLO. ELECTRICALMERTZE J. KOSKI518 RIVER VIEW DR.914 3rd AVE.2121 COLLIER AVIGRAND JCT., CO 81503GRAND JCT., CO 81501LAKE NORTH, FL

09-005 ROBERT R. DENNINGEDWIN L. HENDERSON518 RIVER VIEW DR.837 3rd AVE.GRAND JCT., CO81503GRAND JCT., CO81503

09-006

09-007

09-008 BOX 669 GRAND JCT., CO 81502

09-958 7th DAY ADVENT COMM. CENTER 2554 F RD.

10-001 DAVID M. GEBHARDTMUNRO REALTY INC.373 MARTELLO DR.710 LAKESHORE DR.GRAND JCT., CO81503GRAND JCT., CO81505

> 10-003 MUNRO REALTY INC. 710 LAKESHORE DR. GRAND JCT., CO 81505

10-004 MUNRO REALTY INC. 710 LAKESHORE DR. GRAND JCT., CO 81505

10-005 2121 COLLIER AVE. LAKE NORTH, FL 33461

10-006 FRANK CHILDS 1649 MAIN ST. GRAND JCT., CO 81501

John B. Kroft P.O. Box 83 Glade Park, CO 81523

Frank Preuss 1122 White Avenue Grand Junction, CO 81501

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REVIEW SHEET SULMARY

FILE NO. 42-89 TITLE HEADING Cond. Use - Slot Car Track DUE DATE 8/16/89 ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Petitioner: Frank Preuss Location: 750 S. 9th Street Grand Junction, CO 81501 PETITIONER ADDRESS 1122 White Avenue Grand Junction, CO 81501 ENGINEER n/a DATE REC. AGENCY COMMENTS WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED A MINIMUM OF 48 HOURS PRIOR TO THE FIRST SCHEDULED PUBLIC HEARING. NOTE: 8/16/89 Planning Department It would be desirable to have some landscaping along 9th Street, but the site configuration does not provide room without removing some existing parking. 8/17/89 Police Dept. No problems noted. 8/04/89 Fire Dept. This doesn't present a problem for us. We have no objections to this conditional use. The parking lot has a gravel surface. This lot should be paved with asphalt or concrete within a reasonable period of time. Need more detail and dimensions for 8/28/89 City Engineer

parking lot layout.

development summary



Champion Raceway File # 42-89 Name Cond. Use -Frank Preuss Date 09/08/89

PROJECT LOCATION: 750 South 9th Street

PROJECT DESCRIPTION: Request for a conditional use to permit an entertainment center (slot car track) in a I-2 zone.

This is informational only and does not require council action.

REVIEW SUMMARY (Major Concerns)

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

* See explanation below

STATUS & RECOMMENDATIONS:

Some time ago council adopted a text amendment to allow entertainment centers in the heavy industrial zone. A slot car racing business falls under the definition of entertainment centers.

Planning Commission Action

Approved subject to review after one year to determine need to pave parking area.