



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 ~~Industrial~~ *Heavy*) 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 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 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 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 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

Original  
Do NOT Remove  
From Office

#42 89

2945-231

02-003  
VIRGIL W. GLEAVE  
330 E. 2200 N.  
PROVO, UT 84604

07-964  
WC ELEC. JT APPRENTICESHIP  
136 N. 7th ST.  
GRAND JCT., CO 81501

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

02-008  
ROBERT R. DENNING  
518 RIVER VIEW DR.  
GRAND JCT., CO 81503

07-968  
WESTERN COLO. ELECTRICAL  
914 3rd AVE.  
GRAND JCT., CO 81501

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

02-009  
ROBERT R. DENNING  
518 RIVER VIEW DR.  
GRAND JCT., CO 81503

09-005  
EDWIN L. HENDERSON  
837 3rd AVE.  
GRAND JCT., CO 81501

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

02-019  
VALLEY FEDERAL S&L ASSOC.  
P.O. BOX 400  
GRAND JCT., CO 81502

09-006  
MARGARET E. FOSTER  
2679 HOMESTEAD RD.  
GRAND JCT., CO 81506

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

03-005  
KAMAN BEARING & SUPPLY CO.  
P.O. BOX 1650  
SALT LAKE CITY, UT 84110

09-007  
MARGARET E. FOSTER  
2679 HOMESTEAD RD.  
GRAND JCT., CO 81506

Frank Preuss  
1122 White Avenue  
Grand Junction, CO 81501

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

09-008  
CASTINGS INC.  
BOX 669  
GRAND JCT., CO 81502

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

09-958  
7th DAY ADVENT COMM. CENTER  
2554 F RD.  
GRAND JCT., CO 81505

07-002  
DAVID M. GEBHARDT  
373 MARTELLO DR.  
GRAND JCT., CO 81503

10-001  
MUNRO REALTY INC.  
710 LAKESHORE DR.  
GRAND JCT., CO 81505

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

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

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#42 89



# REVIEW SHEET SUMMARY

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

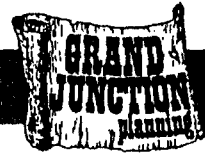
ENGINEER n/a

DATE REC.            AGENCY                    COMMENTS

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NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED  
A MINIMUM OF 48 HOURS PRIOR TO THE FIRST SCHEDULED PUBLIC HEARING.  
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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.
8/28/89	City Engineer	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 parking lot layout.

# development summary



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

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	YES NO *		TECHNICAL REQUIREMENTS	SATISFIED NOT SATISFIED *	
	YES	NO		SATISFIED	NOT SATISFIED
Complies with adopted policies	X		Streets/Rights Of Way	X	
Complies with adopted criteria	X		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.