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File 1991-0019

Name: Guyton's Fun Junction - 2878 North Avenue - Roller Coaster

P r e s e n t	S c a n n e d	<p>A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS retrieval system. In some instances, items are found on the list but are not present in the scanned electronic development file because they are already scanned elsewhere on the system. These scanned documents are denoted with (**) and will be found on the ISYS query system in their designated categories.</p> <p>Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page.</p> <p>Remaining items, (not selected for scanning), will be listed and marked present. This index can serve as a quick guide for the contents of each file.</p>
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X	X	Table of Contents
X	X	Review Sheet Summary
X	X	Application form
X		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
X	X	*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

DOCUMENT DESCRIPTION:

X	X	Action Sheet - 4/2/91			
X	X	Development Summary - 4/9/91			
X		Public Notice Posting - 3/22/91			
X	X	Impact Report - no date			
X		Letter from Robert Lee Building Dept. to whom it may concern re: Mr. Guyton is aware of the permits he required - 3/27/91			
X	X	Letter from Mike Gazdak to Bob Guyton re: required access for emergency vehicles appears to be adequate - 3/29/91			
X	X	Planning Commission Meeting Agenda for 4/2/91			
X	X	Planning Commission Minutes - ** - 4/2/91			
X	X	Coaster Diagram			
X	X	Location Map for Galaxy Roller Coaster			
X		Notice of Public Hearing Mailers - sent 3/2/91			

A



Receipt # _____
Date Rec. MAR 1 1991
Received By D1

#19 91

DEVELOPMENT APPLICATION

We, the undersigned, Being the owners of property situated in Mesa County, State of Colorado, as described on the attached legal description form do hereby petition this:

Type of Petition	Sq.Ft.	Phase	Common Location	Zone	Type of Usage
<input type="radio"/> Subdivision Plat/Plan		<input type="radio"/> Minor <input type="radio"/> Major			
<input type="radio"/> Rezone				Frm <input type="checkbox"/> To <input type="checkbox"/>	
<input type="radio"/> Planned Development		<input type="radio"/> ODP <input type="radio"/> Prelim <input type="radio"/> Final			
<input checked="" type="radio"/> STRUCTURE HEIGHT VARIANCE			Guyton's Fun Junction 2878 NORTH AVE.	C-1	INCREASE HEIGHT FOR A Roller Coaster
<input type="radio"/> Hwy-Oriented Development				H.O.	
<input type="radio"/> Text Amendment					
<input type="radio"/> Special Use					
<input type="radio"/> Vacation					<input type="radio"/> Right-of-way <input type="radio"/> Easement

PROPERTY OWNER DEVELOPER REPRESENTATIVE

Name: Bob Guyton Name: _____ Name: _____

Address: 2878 NORTH AVE Address: _____ Address: _____

City/State: G.J., Colo 81501 City/State: _____ City/State: _____

Business Phone #: 243-1522 Business Phone #: 245-9322 Business Phone #: _____

Note: Legal property owner is owner of record on date of submittal.



WE HEREBY ACKNOWLEDGE THAT WE HAVE FAMILIARIZED OURSELVES WITH THE RULES AND REGULATIONS WITH RESPECT TO THE PREPARATION OF THIS SUBMITTAL, THAT THE FOREGOING INFORMATION IS TRUE & COMPLETE TO THE BEST OF OUR KNOWLEDGE, AND THAT WE ASSUME THE RESPONSIBILITY TO MONITOR THE STATUS OF THE APPLICATION AND THE REVIEW SHEET COMMENTS. WE RECOGNIZE THAT WE OURSELVES, OR OUR REPRESENTATIVE(S) MUST BE PRESENT AT ALL HEARINGS. IN THE EVENT THAT THE PETITIONER IS NOT REPRESENTED, THE ITEM WILL BE DROPPED FROM THE AGENDA, AND AN ADDITIONAL FEE CHARGED TO COVER RE-SCHEDULING EXPENSES BEFORE IT CAN AGAIN BE PLACED ON THE AGENDA



X G.R. Guyton _____
Signature of person completing application Date

X G.R. Guyton _____
Signature of property owner(s) - attach additional sheets if necessary

Maribeth Guyton _____
Date: 2-28-91

2943-074-00-018
Arcadia Investment
P.O.Box 209
Colorado Springs. Co. 80901

2943-074-00-039
Clarence Cook
510 Pear Road
Grand Junction, Co. 81501

2943-074-00-064
Lowell F. Ives
Lou A.
10950 West Union Hills Dr.
Sun City, Arizona 85373

2943-074-00-056
George R. Guyton
2878 North Avenue
Grand Junction, Co. 81501

2943-074-00-067
North Gonzo Assoc.-Monument
Realty
2870 North Avenue
Grand Junction, Co. 81501

2943-074-00-972
Grand Junction Legion Bldg.
Robbins McMullin Post 37
2884 North Ave.
Grand Junction, Co. 81501

2943-181-00-22
Gladys L. Collins
c/o Amco Transmission
967 25 Road
Grand Junction, Co. 81505

294k-181-00-081
Twila B. Rutter
Howard, Co. 81233

2943-181-00-031
Twila B. Rutter
Howard, Co. 81233

2943-181-00-092
Wal-Mart Enterprize Store 1280
702 S.W. 8th
Bentonville, Ark. 71716-0621
Atten. Fred Bunch

2943-181-00-944
Fruitvale Water & Sanitation
District
2887 North Ave.
Grand Junction, Co. 81501

2943-074-00-040
Brian E. Heister
517 Melody Lane
Grand Junction, Colorado 81504

2943-074-00-044
Clayton R. Hilbish
Debbie J. Brunet
515 Melody Lane
Grand Junction, Co. 81504

2943-074-00-045
Verne A. Jones
Eloise
1125 W. 6th, Bldg. 2
Craig, Co. 81625

2943-074-00-051
Gladys M. Benton
Stan 7760 Montane Dr.
Colorado Springs, Co. 80920

2943-074-00-998
Grand Mesa Little League
P.O. Box 1744
Grand Junction, Co. 81502

IMPACT STATEMENT

For thirtyseven years Fun Junction has provided family entertainment, primarily for people in our area. In order to keep growing, the time has come to expand our attractions. The addition of a roller coaster will round out our ride inventory. It is anticipated this will increase the attendance of older children, teens and adults.

This addition will also give Grand Junction a roller coaster that is usually supported by cities of 200,000 to over a million population.

We hope to increase our attendance from local people, as well as becoming more of a regional park. The increased attendance would necessitate the hiring of more than our usual fifty plus teenagers during the season.

DEVELOPMENT SCHEDULE

The GALAXI ROLLER COASTER was purchased in December, 1990. Since that time we have been painting and refurbishing with a completion date of April 1. At that time it will be ready for erection on our prepared site.

#19 91

MAR 1 1991

REVIEW SHEET SUMMARY

(Page 1 of 2)

FILE NO. #19-91 TITLE HEADING: Guyton's Roller Coaster

ACTIVITY: Request to vary the height restriction in a C-1 Zone for a Roller Coaster at Guyton's Fun Junction

PETITIONER: Bob Guyton

REPRESENTATIVE:

LOCATION: 2878 North Avenue

PHASE: Final

ACRES:

PETITIONER'S ADDRESS: 2878 North Avenue, Grand Junction, CO (303) 243-1522

ENGINEER:

STAFF REPRESENTATIVE: David Thornton (303) 244-1447

RESPONSE NECESSARY
by March 29, 1991

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

CITY ATTORNEY 03/05/91
Dan Wilson 244-1505

No comment.

CITY FIRE DEPARTMENT 03/06/91
George Bennett 244-1400

We do not have a problem with this as long as adequate access is provided and maintained for emergency vehicles.

If you have any questions, please contact our office.

BUILDING DEPARTMENT 03/05/91
Bob Lee 244-1631

No objections or other comments.

PUBLIC SERVICE 03/07/91
Carl Barnkow 244-2658

GAS: No objections.

ELECTRIC: No objections.

CITY ENGINEER 03/15/91
Don Newton 244-1559

No comment.

CITY UTILITIES 03/15/91
Bill Cheney 244-1590

No comment.

(Page 2 of 2)

FILE NO. #19-91

TITLE HEADING: Guyton's Roller Coaster

COMMUNITY DEVELOPMENT

03/19/91

David Thornton

244-1447

Planning Staff supports action to allow a height variance up to 25 percent of the allowed height in the C-1 Zone by action of the Planning Commission. The C-1 Zone allows structures to be 40 feet high. The roller coaster proposed stands at 44' 4" tall. This is well within the total height of 50 feet which Planning Commission can grant with the maximum variance.

The setbacks of 27' from Pear Road and 33' from North Avenue are much greater than the setback required for the C-1 Zone.

Amusement parks are a use by right in the C-1 Zone.



Grand Junction Fire Department
330 South Sixth Street
Grand Junction, Colorado
81501-7784

March 29, 1991

Bob Guyton
Fun Junction Amusement Parks
2878 North Ave.
Grand Junction, CO 81501

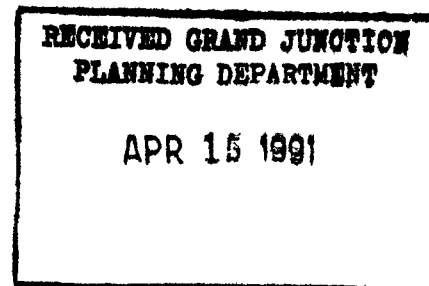
Dear Mr. Guyton

The fire prevention bureau has reviewed the plans submitted for the location of a new roller coaster at the south end of the amusement park. Our focus for the review was to ensure that our emergency vehicles would have adequate access to all sides of the new ride. After our discussion on the subject and according to the plans, the required access for emergency vehicles appears to be adequate.

Sincerely

A handwritten signature in cursive script that reads "Mike Gazdak".

Mike Gazdak
Fire Prevention Officer



*BENNETT
Be sure whoever is
responsible for safety inspection
of Guyton's rides is aware of this.
DITA 4/16/91*

COMMUNITY DEVELOPMENT UPDATE

DEVELOPMENT SUMMARY

TO: City Council
FROM: Community Development
DATE: April 9, 1991

From April 2, 1991 Planning Commission meeting. No action is necessary from City Council.

#19-91 Height Restriction Variance for Guyton's Fun Junction.

A request to increase the height restriction up to 25 % in a C-1 (Light Commercial) Zone to allow an amusement ride at Guyton's Fun Junction Amusement Park.

Petitioner: Bob Guyton
Location: 2878 North Avenue

Planning Commission Action:

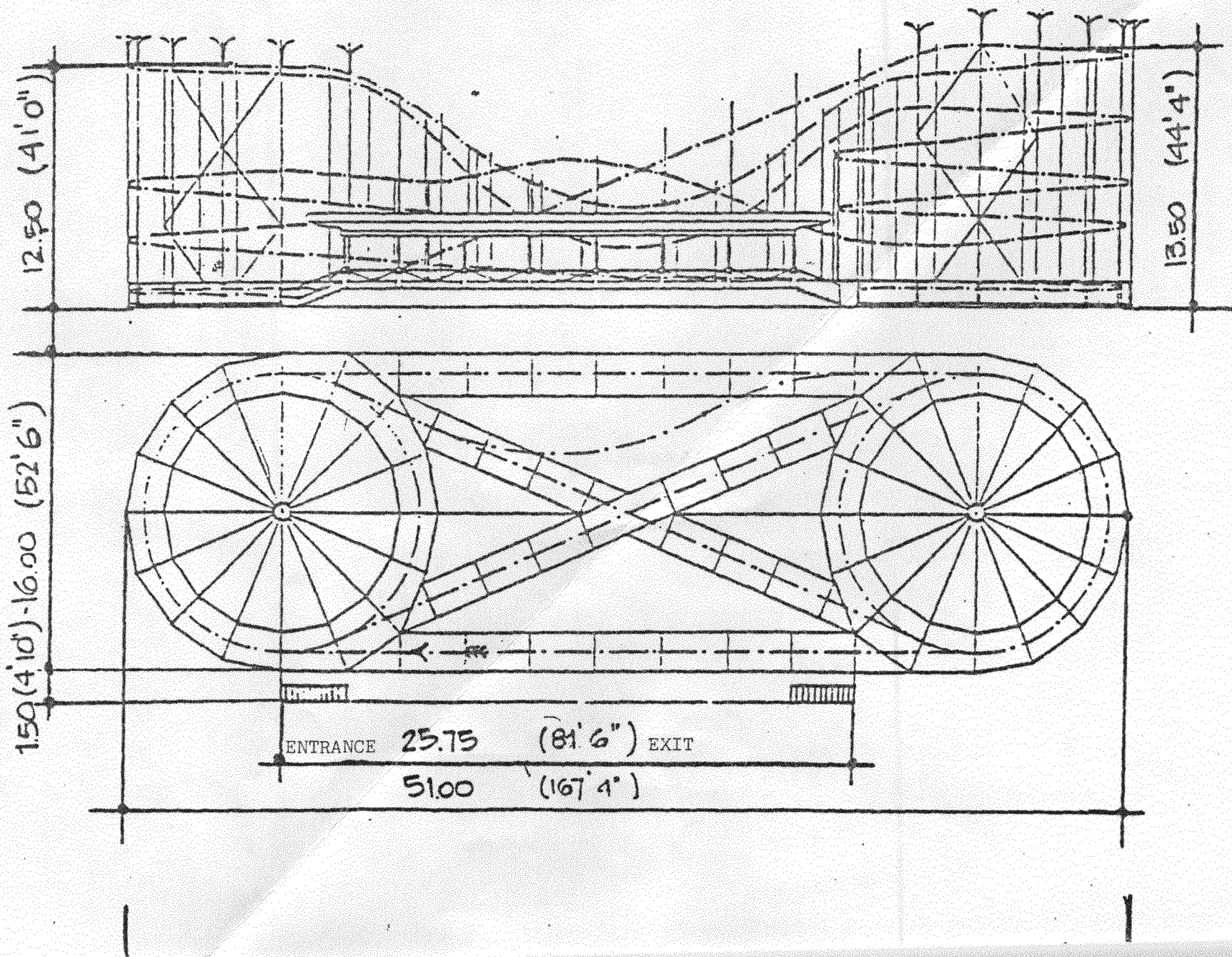
Approved (vote 5-0) the height variance of 25 % which will allow amusement rides up to 50 feet high. This includes all existing rides and future rides for the park.

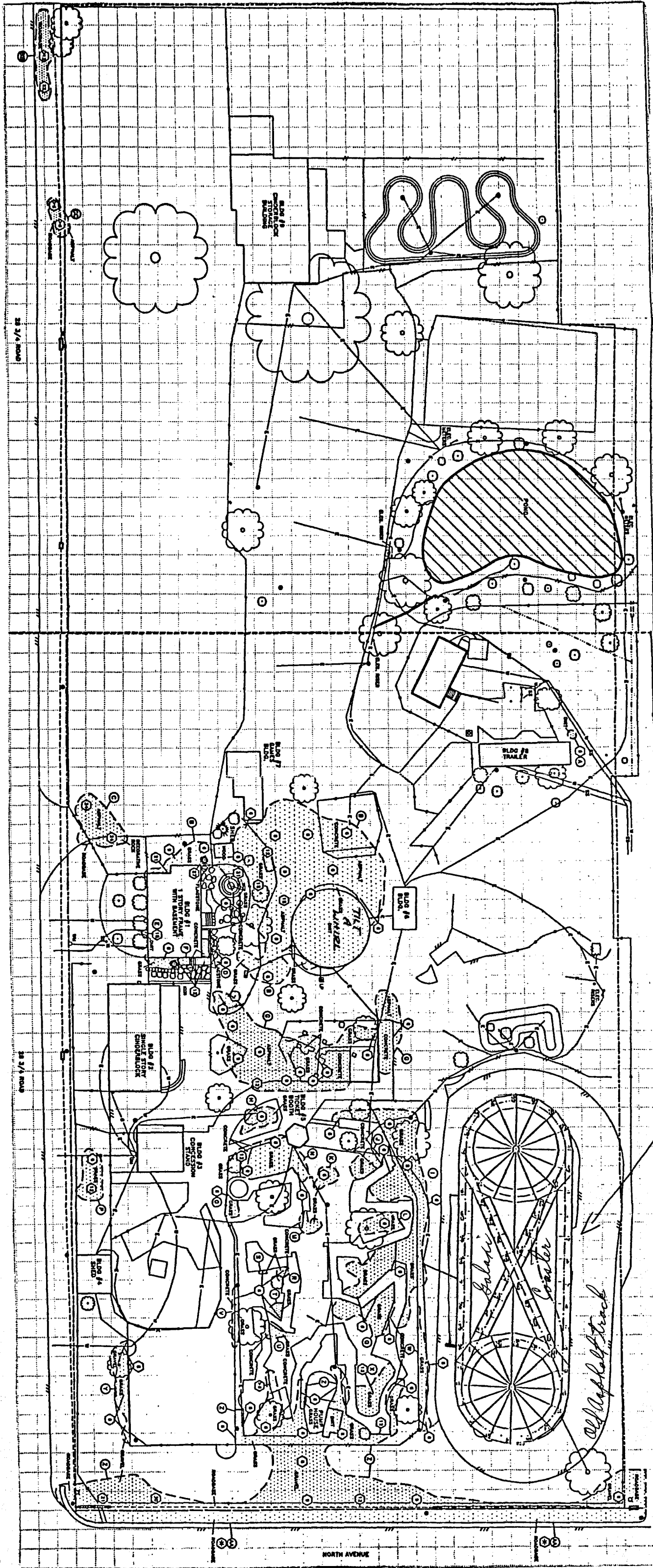
1 - 1 SPECIFICATION

- 1. Name of ride : ROLLER COASTER
 - 2. Number of car : 7 - 8 cars
 - 3. Number of seat each car : 4 - 6 persons
 - 4. Loading system : All passengers simultaneously
 - 5. Hourly capacity : 900 - 1000 persons
 - 6. Length of track : 350 - 450 M'. 1986 feet
 - 7. Operating height : 11 M - 14 M. 44' 4"
 - 8. Drive system requested : Electric power
 - 9. Power system requested : for 3 phase motors
- TRACK
UPRIGHT SUPPORTS } STEEL
BRACES
- CARS STEEL & FIBERGLASS
- LIGHTS
SCENERY } FIBERGLASS
- PLATFORMS WOOD
- voltage : 380 VΔ, frequency 50 Hz
for lighting and single phase motors
voltage : 220 V, 50 Hz.
Voltage deviation :
At the rate frequency up to ± 5% from th
rated value.
- TOTAL WEIGHT OF RIDE STRUCTURE LESS CARS,
LOADING PLATFORMS AND TRIM....126,224 lbs.

MAR 1 1961

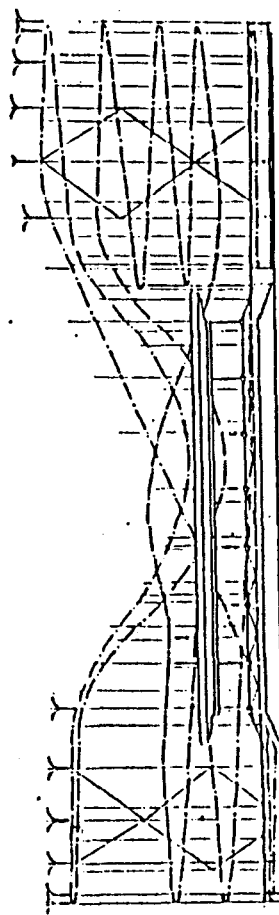
16 61#





Location for Galaxi Roller Coaster

Over Road.



Side view of coaster

Utilities

*See Notes
Water Notes
Dumpsites*

See Notes

