

EAGLETREE TOURS

PROJECT NARRATIVE

Re:

Eagletree Tour Booth
759 Horizon Drive
Grand Junction, Colorado 81506

I, Michael O'Boyle, D.B.A. Eagletree Tours propose to temporarily place a mobile tour booth at the corner of Horizon Drive and Crossroads Blvd. (759 Horizon Drive). The booth would be in place at this location through the Summer of 93 (June, July & August)

The purpose of the booth is to increase the awareness of the Summer-time tourists of the various recreational choices in the Grand - Junction area, and in turn increase business for Eagletree Tours.

The booth will be open from 9 AM to 9 PM, 7 days a week through the Summer. There will be one person at the booth per shift, with 2 shifts per day. (9AM to 3PM and 3PM to 9PM)

Sales of tour related items pertaining to our area, such as tee shirts, maps, books, posters of the Monument, dinosaur paraphernalia etc. will be conducted at the booth in conjunction with signing people up for Eagletree Tours AM & PM tours over the Monument. General information of the area will also be offered to tourists.

The booth will be approximately 16' x 8', built on a flat bed trailer that will be supported with cinder blocks for stability. The trailer will be skirted to hide the wheels and present a cleaner look.

Surrounding the lot that I propose to place this booth is a parking lot with 74 parking spaces. This parking lot is used to about $\frac{1}{2}$ it's capacity by employees and customers of the various retail outlets in the adjacent complex. There are also 29 parking spaces on the opposite side of the W.W. Peppers building that are used by employees of these businesses.

The impact to this parking area due to my booth, I predict to be minimal, as I see my traffic being mainly people on foot walking Horizon Drive, or already parked at the various hotels and restaurants nearby. Eagletree Tour employees will park in such a manner as to not infringe on customer parking, possibly behind W.W. Peppers.

Electricity will be provided to the booth via an underground wire (in accordance with the building Dept. codes) from the main sign of the 759 Horizon Drive Complex.

The booth will be mobile and will be removed by the end of the Summer. I intend to return each Summer, or if this property becomes developed, I intend to find another suitable location for this booth.

NOT REMOVE
FILE

430 93

ORANGE COAST INVESTMENTS INC.
C/O RED TAX DEPARTMENT
400 EAST MAIN ST. 6TH FLOOR
STOCKTON, CA. 95290 - 0001

CASTILLO PROPERTIES
2345 EAST UNIVERSITY DRIVE
PHOENIX, ARIZONA
85034 - 6820

BILL MILIUS
417 NORTH AVEENUE #C
GRAND JUNCTION, COLORADO
81501

KETTLE RESTAURANTS INC.
P.O.BOX 16290
HOUSTON, TEXAS
77222 - 6290

TRES PUEBLO PARTNERSHIP
1055 OLIVE ST.
SAN LUIS OBISPO, CA.
93405 - 2361

HAL WEDERATH
1374 21 ROAD
GRAND JUNCTION, COLORADO
81501 - 6518

MICHAEL KRECEK
752 HORIZON DRIVE
GRAND JUNCTION, COLORADO
81506

FROM OFFICE
D. J. HENSON
10/1/77

EAGLETREE TOURS

PROPOSED TOUR BOOTH
SOUTH WEST CORNER, HORIZON DRIVE & CROSSROADS BLVD.
GRAND JUNCTION, COLORADO

SUBMITTED TO:

CITY OF GRAND JUNCTION
PLANNING DEPARTMENT

SUBMITTED BY:

MIKE O'BOYLE/EAGLETREE TOURS
538 TELLER AVE.
GRAND JUNCTION, COLORADO 81501

MY PROPOSAL IS TO TEMPORARILY PLACE A MOBILE TOUR BOOTH AT THE SOUTH WEST CORNER OF HORIZON DRIVE & CROSSROADS BLVD. THE BOOTH WOULD BE IN PLACE THROUGH THE SUMMER OF 1993 (June, July & August)

THE PURPOSE OF THE BOOTH WILL BE TO INCREASE THE EXPOSURE OF EAGLE-TREE TOURS; TO MAKE SUMMERTIME TOURISTS MORE AWARE OF THE COLORADO NATIONAL MONUMENT, THE GRAND MESA, AND THE OTHER RECREATIONAL AREAS SURROUNDING GRAND JUNCTION.

THE BOOTH WILL BE A LOCATION WHERE GUESTS TO OUR CITY CAN INQUIRE ABOUT AND GET INFORMATION ON THE VARIOUS TOUR & RECREATIONAL OPTIONS AVAILABLE TO THEM WHILE STAYING IN GRAND JUNCTION.

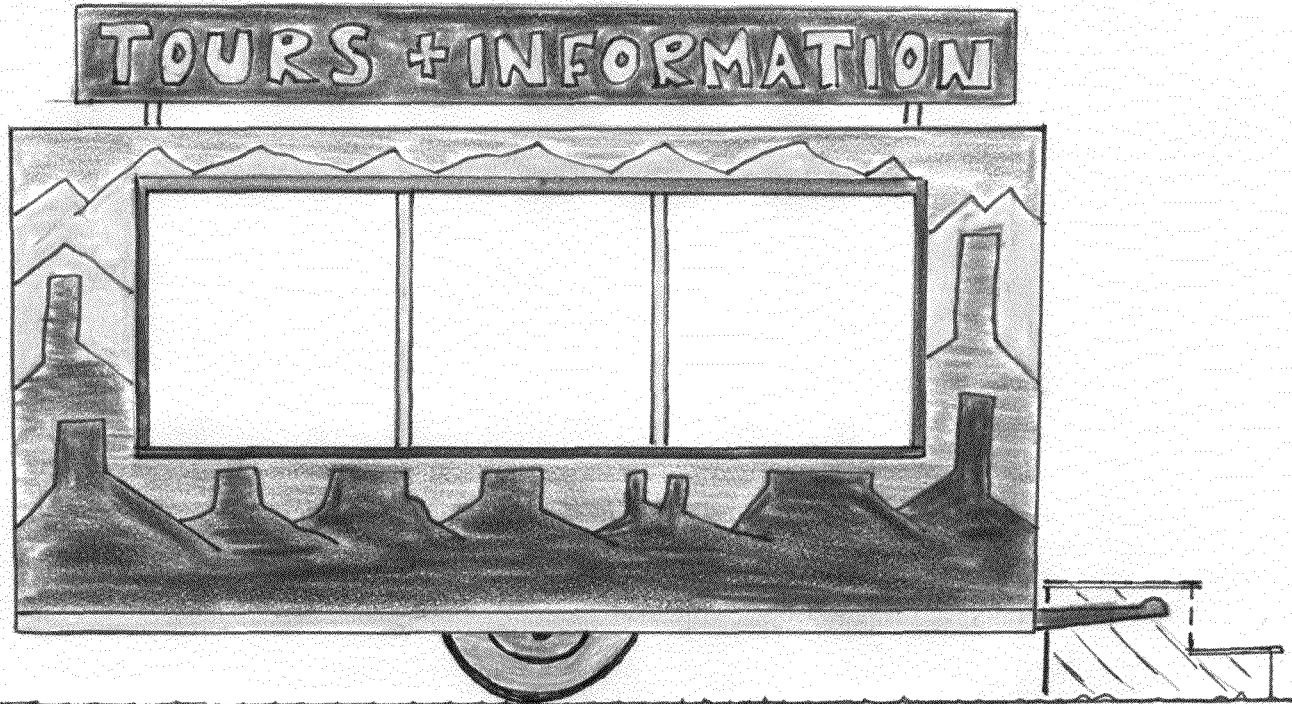
THE BOOTH WILL BE OPEN FROM 9 AM TO 9 PM, 7 DAYS A WEEK, THROUGH THE SUMMER. THERE WILL BE SALES OF TOUR RELATED ITEMS AT THE BOOTH, SUCH AS BOOKS PERTAINING TO OUR AREA, MAPS, POSTERS OF THE MONUMENT, DINOSAUR PARAPHERNALIA, TEE SHIRTS RELATING TO THE AREA AND POSTCARDS.

The attached pages show the proposed design of the booth, the site plan and an agreement between Eagletree Tours and the property owner.

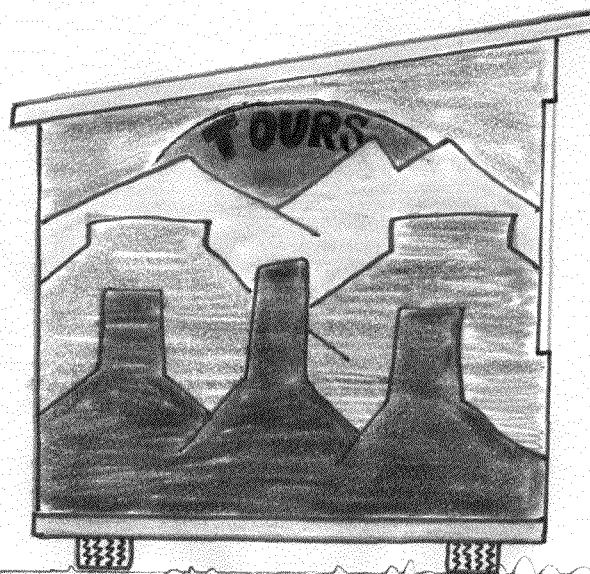
RESPECTFULLY SUBMITTED


MIKE O'BOYLE - EAGLETREE TOURS

EAGLETREE TOURS - PROPOSED TOUR BOOTH DESIGN

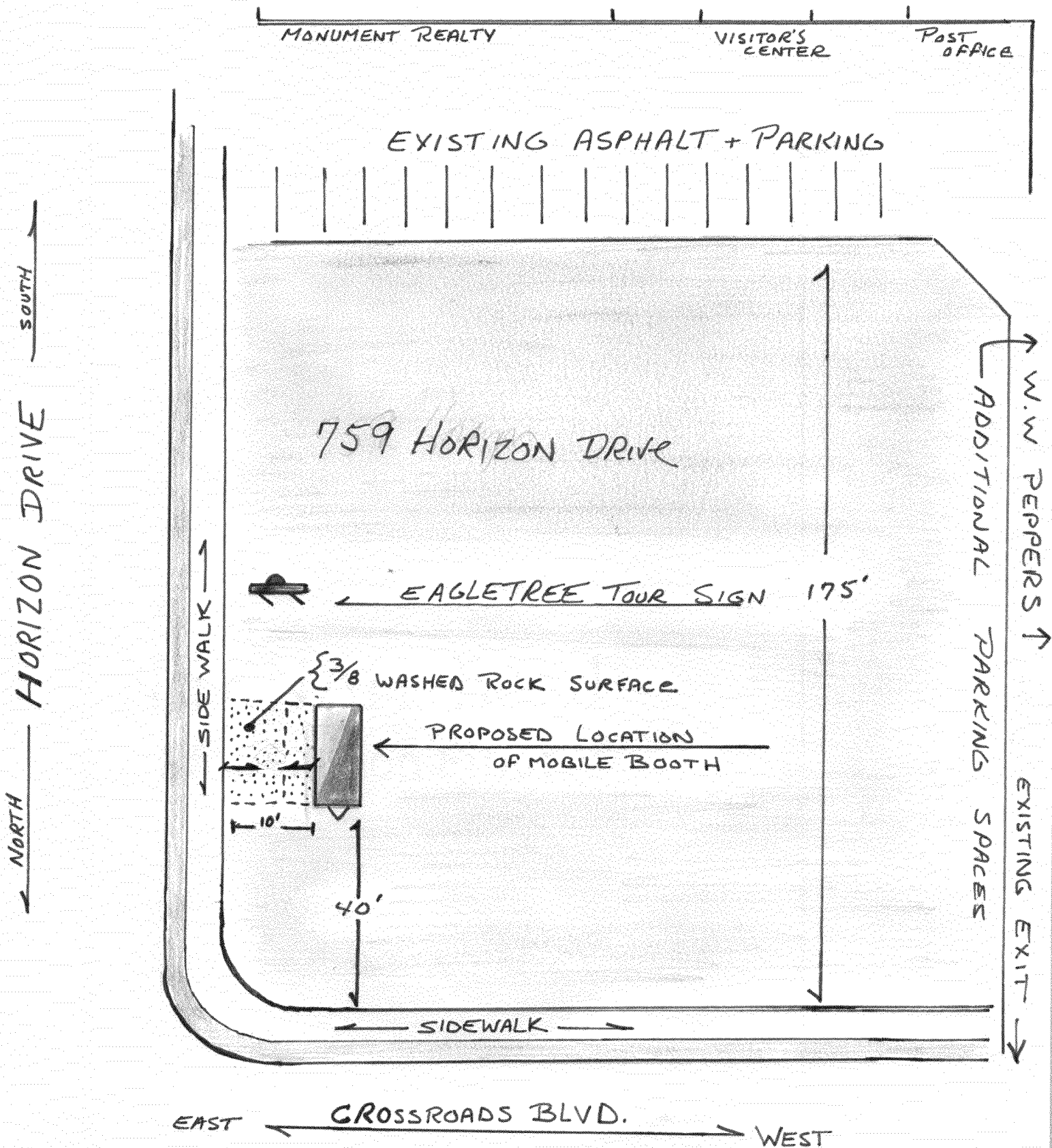


8 FT. X 16 FT. SINGLE AXLE TRAILER, APPROX. 6 TO 8 FEET IN HEIGHT. ONE SIDE WILL HAVE AN OPEN COUNTER/CUSTOMER AREA THAT WILL CLOSE AND LOCK IN THE OFF HOURS. DETATCHABLE STAIRS (for employees use only) WILL COVER THE TONGUE OF THE TRAILER. PREDOMINATE COLORS WILL BE PURPLE & YELLOW.



EAGLETREE TOURS - PROPOSED TOUR BOOTH, SITE PLAN

SOUTH WEST CORNER, HORIZON DR. & CROSSROADS BLVD.



EAGLETREE TOURS

Suggestions to add to narrative:

- intend to return each summer?
- operating approximately 90 days; therefore, considered temporary structure per Building Department.
- lighting? need for utilities? how provided?
- number of employees?
- where will employees park?
- expect mostly foot traffic?
- where do persons arriving by car park?
- provide parking lease/agreement with adjacent lot owner(s)

General:

- will need sign permit for existing sign & signage on booth signage must meet code in terms of total square footage; can transfer 25% to one side only (ie. can only have "TOURS" on one end of the booth)
- booth must be setback from property line 15' (rather than 10' as shown)

REVIEW COMMENTS

Page 1 of 5

FILE NO. #30-93

TITLE HEADING: Special Use Permit

LOCATION: Tour Booth to be located at 759 Horizon Drive (SW corner Horizon Dr. & Crossroads Blvd.)

PETITIONER: Michael O'Boyle

PETITIONER'S ADDRESS/TELEPHONE: 538 Teller Avenue
Grand Junction, CO 81501
241-4792

STAFF REPRESENTATIVE: Kristen Ashbeck

NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED ON OR BEFORE 5:00 P.M., MARCH 29, 1993.

BUILDING DEPARTMENT 3/11/93
Tim Ryan 244-1655

No permit required.

POLICE DEPARTMENT 3/11/93
Marty Currie 244-3563

See attached memo.

CITY DEVELOPMENT ENGINEER 3/16/93
Gerald Williams 244-1591

Sight distance at the corner must be maintained. The size of sight distance zones are shown on the attached. Inasmuch as business patrons will be standing outside of the booth, the trailer must be located so that patrons will not be standing within the sight distance zone.

CITY ATTORNEY 3/18/93
John Shaver 244-1506

None.

CODE ENFORCEMENT DIVISION 3/18/93
Jan Koehn 244-1593

Permanent un-permitted sign needs to be removed. Concerned about setting precedent in the HO Zone allowing temporary uses/vendors on unimproved lots. Parking in the paved lots also is a concern. Upon a site check at approximately 10:30 a.m. (prior to WW Peppers opening) the parking lot was filled almost to capacity except about 10 spaces next to Peppers. Would prefer if on-site parking was provided.

COMMUNITY DEVELOPMENT DEPT.

3/18/93

Kristen Ashbeck

244-1437


See attached.

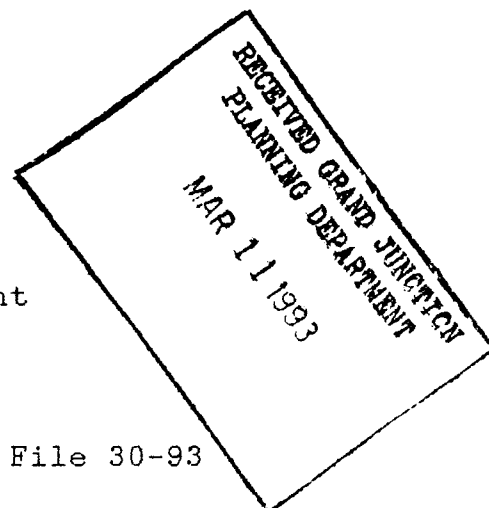
30-93

**SPECIAL USE PERMIT - TOUR INFORMATION BOOTH
REVIEW COMMENTS - COMMUNITY DEVELOPMENT DEPARTMENT
KRISTEN ASHBECK 244-1437 3/18/93**

- ✓ 1. The site plan should be more detailed such as the one attached (preliminary submittal) rather than the one submitted for review. Any revisions or suggested changes to the site plan per the review agency comments should be made to this more detailed plan and resubmitted.
- ✓ 2. Provide a written agreement with the property owner which will allow any tour booth customers arriving by vehicle to park in the adjacent developed parking lot (e.g. as an attachment to lease agreement).
- ✓ 3. Will there be any provision for restroom facilities? Recommend providing an agreement with an adjacent property owner and/or tenant.
- ✓ 4. Revise the setback from Horizon Drive to 15 feet.
- ✓ 5. Provide a litter container attached to or near the booth.
6. Revise the site plan to include the required 40-foot sight distance triangle. The booth and the gravelled area in front must not encroach into this triangle.
7. 32 square feet of signage is allowed on the booth. Up to 25% of this (8 square feet) can be transferred to one end of the booth. Show dimensions of signage on the booth indicating that it meets these requirements.
8. Provide a small sign on the booth which reads "Parking Available in Rear". (see Police Department comments).

MEMORANDUM

Date: March 11, 1993
To: Kristen Ashbeck
Community Development Department
From:  Captain Martyn Currie
Police Department
Subject: Tour Booth Special Use Permit, File 30-93



I do not have a problem with the tour booth being placed on the vacant lot at the southwest corner of Crossroads Boulevard and Horizon Drive providing a couple of issues are addressed.

1. I believe we need to address how close to the corner the tour booth can be parked. If it is too close to the corner there is the possibility that it can cause sight restriction to motorists entering Horizon Drive from Crossroads Boulevard. In addition, if it is too close to the corner will there be pedestrian visitors to the booth queuing up on the sidewalk?
2. Since there is no curb parking available on Horizon Drive we should prevent unwanted stopping of drivers on Horizon Drive by requiring the owner of the booth to have a sign which reads something similar to "PARKING AVAILABLE IN REAR".

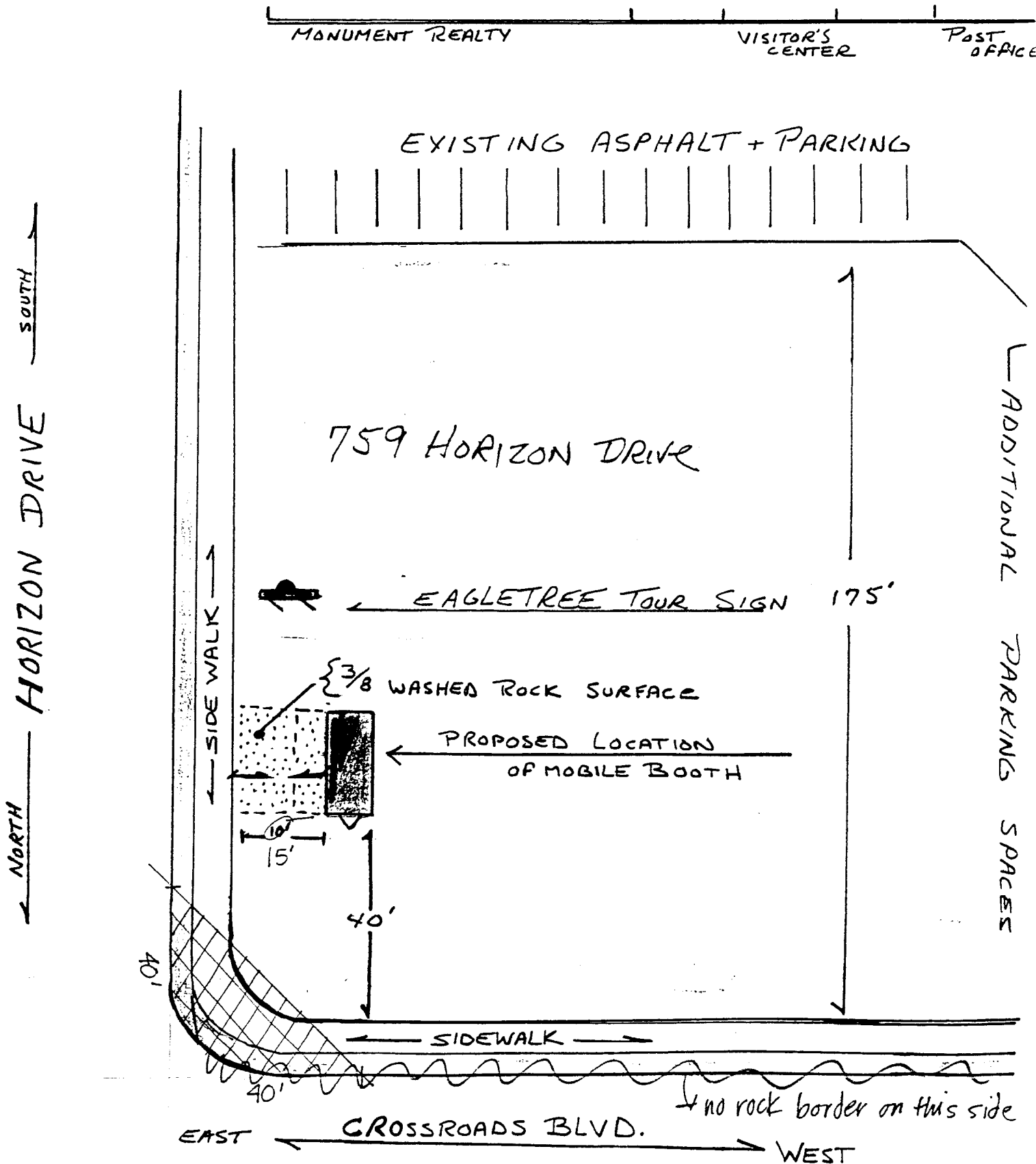
These are just suggestions. Dave Tontoli may be able to assist further by specifying how far from the corner the booth should be placed for sight distance purposes and also by specifying the type of sign needed.

If you have any questions please call me at 244-3563.

Thanks, Marty.

EAGLETREE TOURS - PROPOSED TOUR BOOTH, SITE PLAN

SOUTH WEST CORNER, HORIZON DR. & CROSSROADS BLVD.



4/8/93

EAGLETREE TOURS - PROPOSED TOUR BOOTH
759 HORIZON DRIVE
GRAND JUNCTION, COLORADO

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

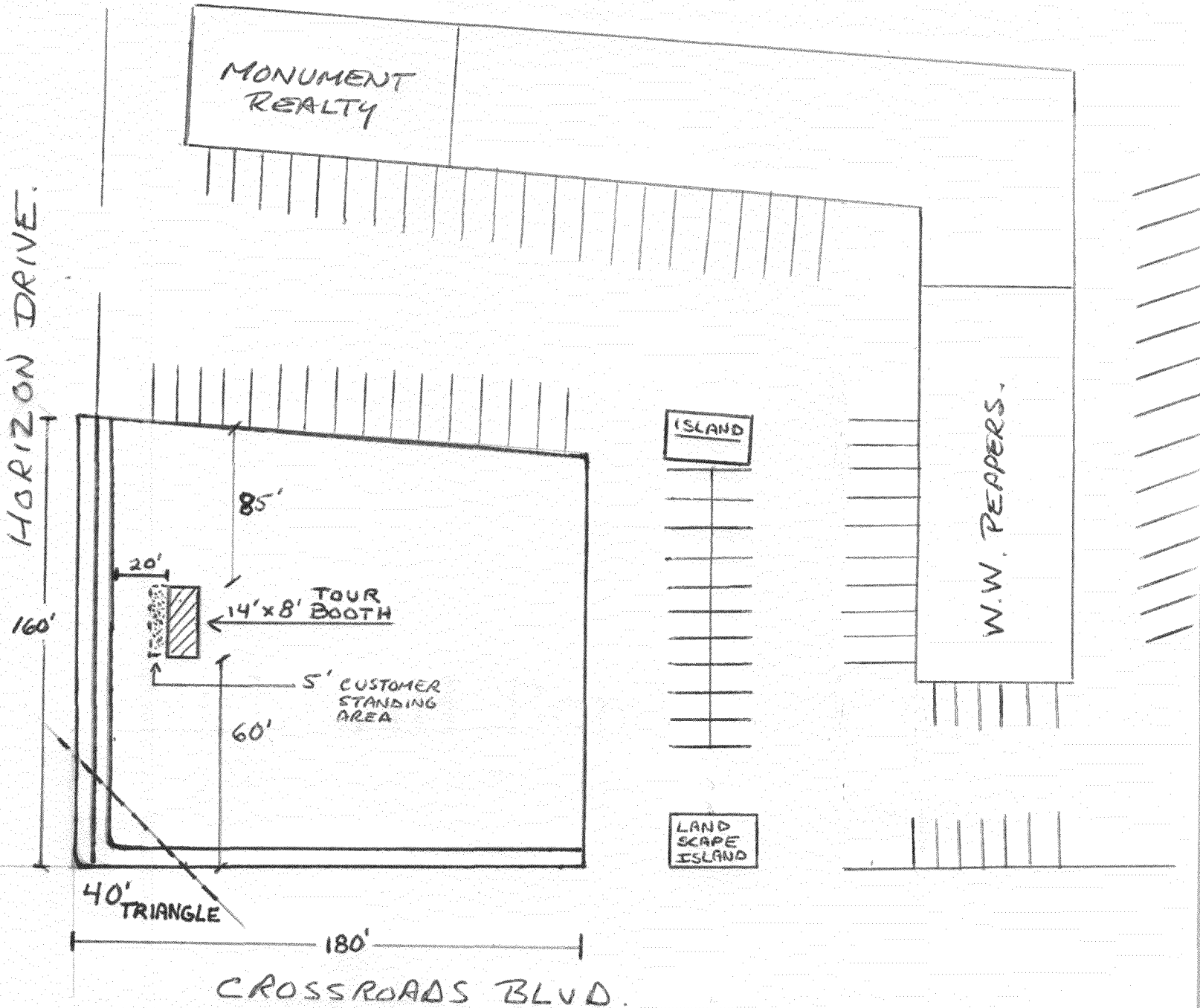
APR 08 1993

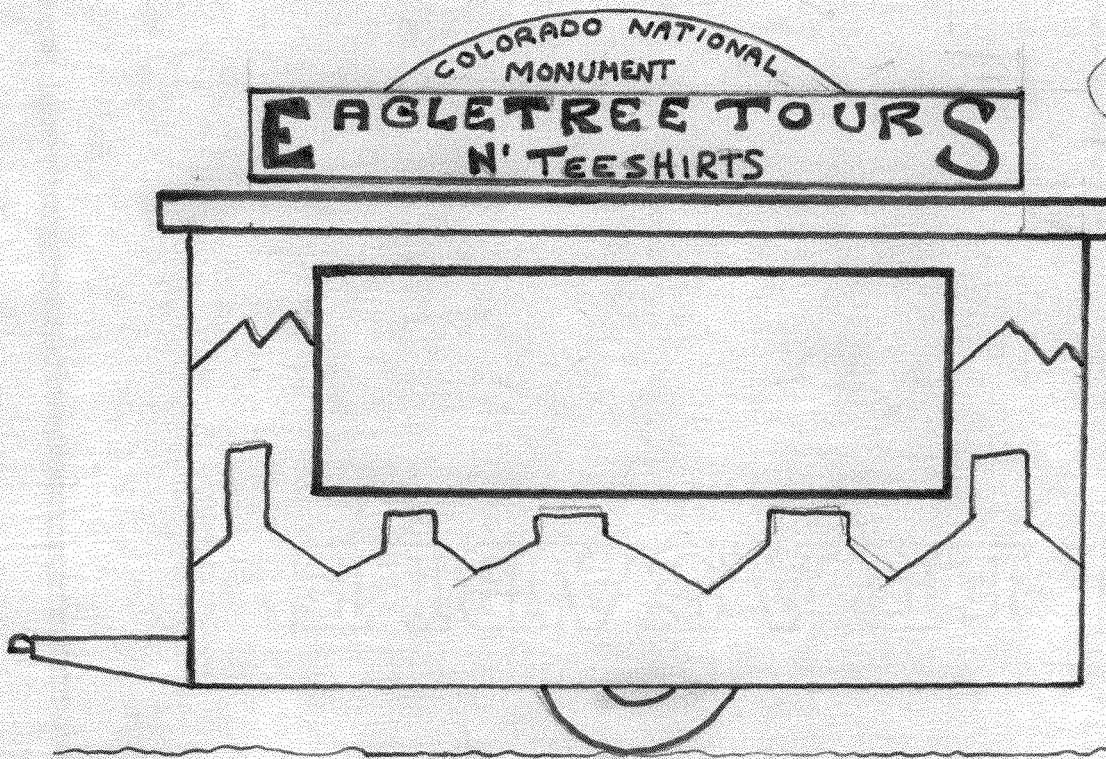
RESPONSE TO REVIEW COMMENTS 3/18/93 SPECIAL USE PERMIT

1. see attached "detailed site plan" showing size of booth (8x14) setbacks from sidewalk (20 ft. from East sidewalk, 60ft. from North sidewalk) and relation to surrounding parking area & shopping complex.
2. Parking privileges have been granted to Eagletree Tours for those customers arriving by vehicle in the lease agreement signed by Mike O'Boyle and Bill Milius. Both lots 1 and 2 are included in the lease agreement all of which is described as 759 Horizon Drive. (see exhibit A of lease)
3. The employees working the booth will use the restrooms at the Southwest Cafe at 753 Horizon Drive. An agreement has been made between Eagletree Tours and Debbie Wederith, owner of the Cafe to use these facilities. To this date, due to conflicting schedules I have been unable to get this agreement in writing, however I feel comfortable with the verbal agreement made.
4. The booth will sit in a position, 20ft. from the inside of the sidewalk on Horizon Drive, giving customers a 5 ft. area to stand in front of the booth and still be within the 15 ft. setback.
5. A litter container will be adjacent to the booth and maintained daily.
6. The revised site plan shows the location of the booth in relation to the 40 ft. sight distance triangle.
7. The sign in front of the booth will be (12 ft. x 1.5 ft) 18 sq.ft. the side sign will be (6 ft. x 1 ft.) 8 sq. ft. for a total of 24 sq. ft.
8. A sign will be provided to read "Parking Available in Rear"

Submitted by: Mike O'Boyle/Eagletree Tours

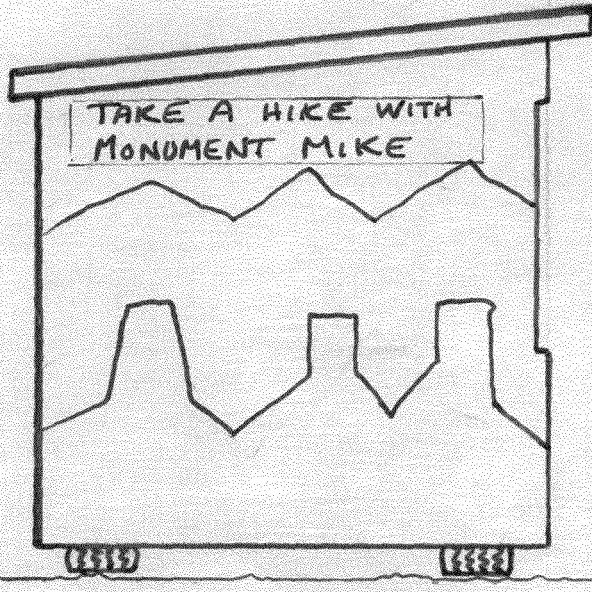
EAGLETREE TOURS - proposed tour booth, detailed site plan
S.W. corner, 759 Horizon Drive, G.J.





FRONT
SIGN 12' x 1.5'
18 sq. FT.

SIZE OF TOUR BOOTH 8' x 14'



SIDE
SIGN 6' x 1' 8 sq. FT.

	HO	Improvements
Retail Business - Limited, Inside	A	Y
Outside Sale Retail Goods	S	
Retail Business, Unlimited		
L Service Business - Unlimited		
Bus & taxi service/storage Bldgs	S	

Approval - review annually -
provide parking agreement
each year

90 days * > everything could
kick in
90 days < no impr.

\$270



April 14, 1993

Grand Junction Community Development Department
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(303) 244-1430 FAX (303) 244-1599

Michael O'Boyle
Eagletree Tours
538 Teller Avenue
Grand Junction, CO 81501

Dear Michael,

By this letter, the City of Grand Junction Community Development Department is granting approval of a Special Use Permit for Eagletree Tours to operate a temporary information booth at 759 Horizon Drive. The booth will be allowed per the approved site plan and structure/sign drawings with the following revision: the customer access/standing area shall be surfaced with 3/8" washed rock and shall extend to the sidewalk. Additionally, this Special Use Permit is granted with the following operational restrictions:

- 1) The use is permitted for 90 days during the summer months of June, July and August only.
- 2) At the end of each season, this Special Use Permit shall be subject to review per the compatibility criteria of section 4-8 of the Zoning and Development Code and the technical requirements for site improvements. At such time, the Administrator shall determine whether the use can continue as is or if this approval should be altered (i.e. to provide improved, off-street parking). A letter will be issued if the latter is the case.
- 3) A separate, freestanding sign will not be allowed on the site.

Should you have questions regarding this Special Use Permit, please contact the Community Development Department.

Sincerely,

A handwritten signature in cursive script, appearing to read "Kristen", is written over a horizontal line.

Kristen Ashbeck
Planner

October 22, 1993

Michael O'Boyle
Eagletree Tours
538 Teller Avenue
Grand Junction, Colorado 81501

Dear Michael,

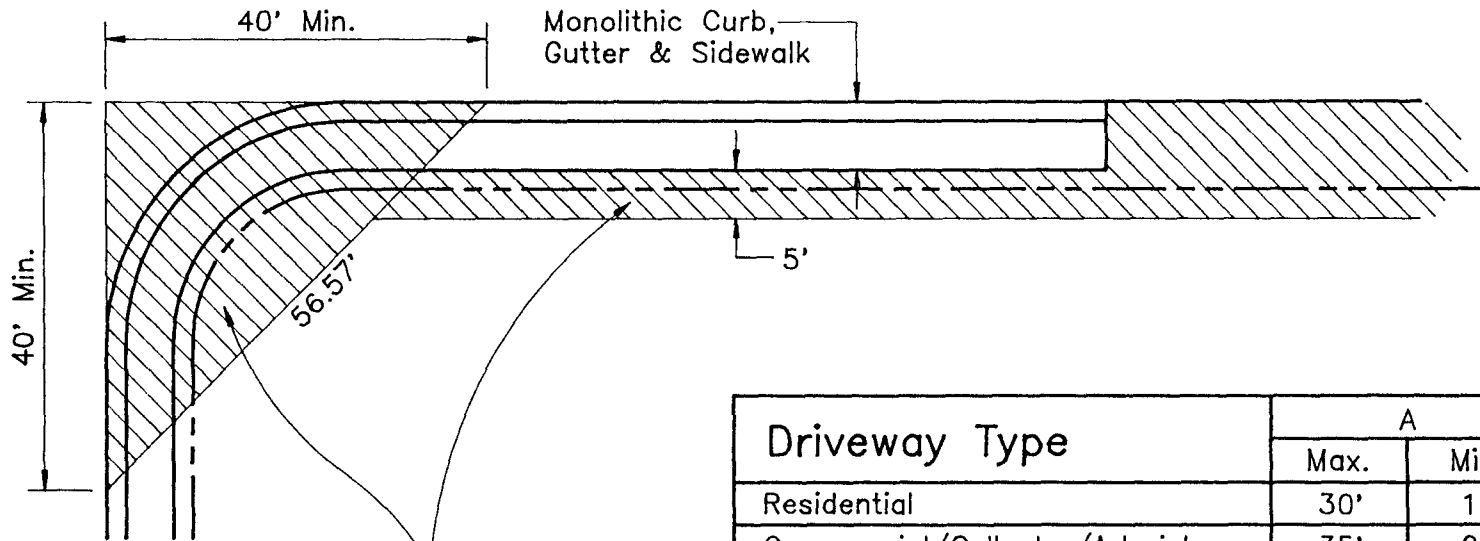
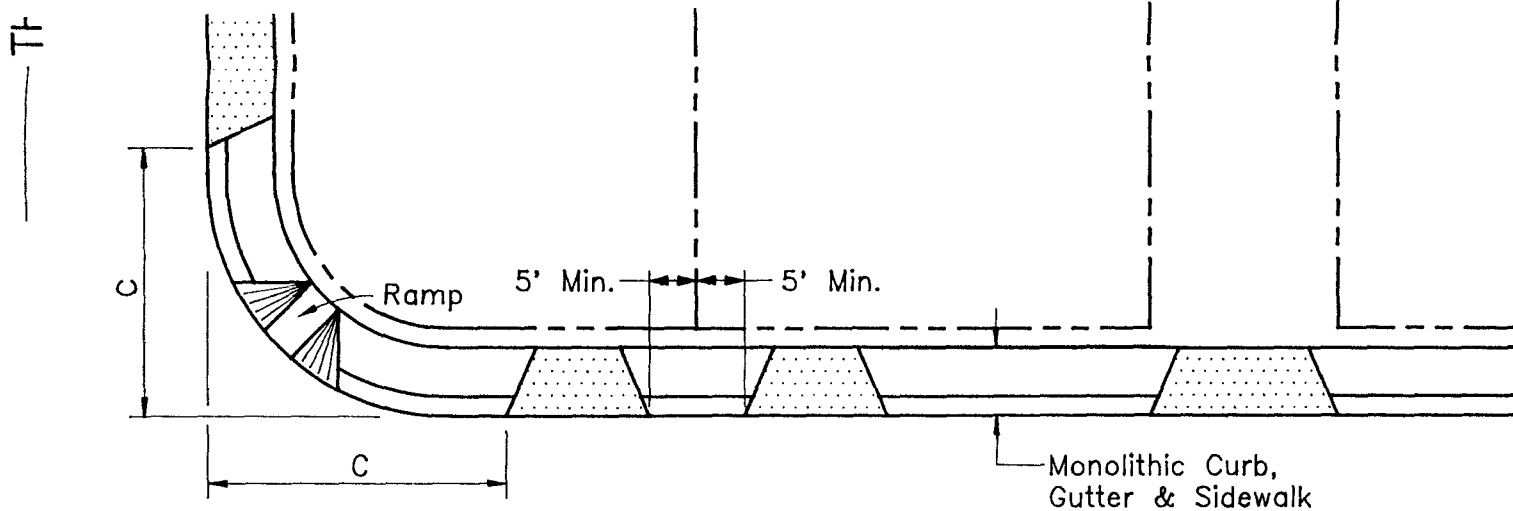
In April 1993, the City of Grand Junction Community Development Department granted approval a Special Use Permit for Eagletree Tours to operate a temporary information booth at 759 Horizon Drive. A condition of that approval was that the booth would be removed from the site after three months of operation (June, July and August).

Upon several site inspections this fall (the latest on October 20, 1993), the booth is still standing on the site in violation of your Special Use Permit. If the booth is not removed as previously agreed within 21 days of the date of this letter, the Special Use Permit for Eagletree Tours to operate on the site will be revoked and the City may take legal action. Of course, the City's desire is simply to ensure that you comply with the City Code and the Special Use Permit as approved.

Should you have questions regarding this matter, please do not hesitate to contact me at 244-1437.

Sincerely,

Kristen Ashbeck
Planner



No trees, fences, signs, walls or other obstructions over 30" high shall be placed in sight distance triangles at all four corners of intersections, or within 5 feet of any public sidewalk

Driveway Type	A	
	Max.	Min.
Residential	30'	12'
Commercial/Collector/Arterial	35'	25'
Industrial	50'	30'

Street Type	B* Min.	C Min.
Residential Street	—	30'
Collector/Commercial	35'	50'
Industrial/Arterial	100'	100'

*Applies only for curb cuts on same property