



DEVELOPMENT APPLICATION
 Community Development Department
 250 North 5th Street Grand Junction, CO 81501
 (303) 244-1430

Receipt Pd #270
 Date 11/12/93
 Rec'd By KKA

File No. _____

We, the undersigned, being the owners of property situated in Mesa County, State of Colorado, as described herein do hereby petition this:

PETITION	PHASE	SIZE	LOCATION	ZONE	LAND USE
<input type="checkbox"/> Subdivision Plat/Plan	<input type="checkbox"/> Minor <input type="checkbox"/> Major <input type="checkbox"/> Resub				
<input type="checkbox"/> Rezone				From: To:	
<input type="checkbox"/> Planned Development	<input type="checkbox"/> ODP <input type="checkbox"/> Prelim <input type="checkbox"/> Final				
<input type="checkbox"/> Conditional Use					
<input type="checkbox"/> Zone of Annex					
<input type="checkbox"/> Text Amendment					
<input checked="" type="checkbox"/> Special Use			NW Corner 7 th & North	C-1	
<input type="checkbox"/> Vacation					<input type="checkbox"/> Right-of-Way <input type="checkbox"/> Easement

PROPERTY OWNER DEVELOPER REPRESENTATIVE

Dennis Glass

Chris + Melissa Loncarich

Name

Name

Name

60 Freight Damaged Furniture

1860 14th W 6 + 50

Address

Address

Address

2999 North Avenue

Fruta CO 81525

City/State/Zip

City/State/Zip

City/State/Zip

241-7830

303-858-3207

Business Phone No.

Business Phone No.

Business Phone No.

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 and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we 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 rescheduling expenses before it can again be placed on the agenda.

X Melissa Loncarich
 Signature of Person Completing Application

Oct 28 - 93
 Date

X Dennis Glass
 Signature of Property Owner(s) - Attach Additional Sheets if Necessary

RE-APPLICATION CONFERENCE

Date: 10/19/93
Conference Attendance: Bill Gobel, Kristen Ashbeck (via Phone)
Proposal: Camel Rides
Location: 7th & North (Safeway)

Tax Parcel Number:
Review Fee: \$270
(Fee is due at the time of submittal. Make check payable to the City of Grand Junction.)

Additional ROW required?
Adjacent road improvements required?
Area identified as a need in the Master Plan of Parks and Recreation?
Parks and Open Space fees required? Estimated Amount:
Recording fees required? Estimated Amount:
Half street improvement fees required? Estimated Amount:
Revocable Permit required?
State Highway Access Permit required?

Applicable Plans, Policies and Guidelines

Located in identified floodplain? FIRM panel #
Located in other geohazard area?

Located in established Airport Zone? Clear Zone, Critical Zone, Area of Influence?
Avigation Easement required?

While all factors in a development proposal require careful thought, preparation and design, the following "checked" items are brought to the petitioner's attention as needing special attention or consideration. Other items of special concern may be identified during the review process.

- Access/Parking, Drainage, Floodplain/Wetlands Mitigation, Other, Screening/Buffering, Landscaping, Availability of Utilities, Land Use Compatibility, Traffic Generation, Geologic Hazards/Soils

Related Files:

It is recommended that the applicant inform the neighboring property owners and tenants of the proposal prior to the public hearing and preferably prior to submittal to the City.

PRE-APPLICATION CONFERENCE

WE RECOGNIZE that we, ourselves, or our representative(s) must be present at all hearings relative to this proposal and it is our responsibility to know when and where those hearings are.

In the event that the petitioner is not represented, the proposed item will be dropped from the agenda, and an additional fee shall be charged to cover rescheduling expenses. Such fee must be paid before the proposed item can again be placed on the agenda. Any changes to the approved plan will require a re-review and approval by the Community Development Department prior to those changes being accepted.

WE UNDERSTAND that incomplete submittals will not be accepted and submittals with insufficient information, identified in the review process, which has not been addressed by the applicant, may be withdrawn from the agenda.

WE FURTHER UNDERSTAND that failure to meet any deadlines as identified by the Community Development Department for the review process may result in the project not being scheduled for hearing or being pulled from the agenda.

Signature(s) of Petitioner(s) Signature(s) of Representative(s)

Terrence Boggs
604 North Avenue
Grand Junction, CO 81501-7544

Helen Pinger
2802 Hall Avenue
Grand Junction, CO 81501-4912

Dennis Glass
c/o Freight Damaged Furniture
2999 North Avenue
Grand Junction, CO 81504

Safeway Stores, Inc
Real Estate Dept
15115 SW Sequoia Pkwy #200
Portland, Oregon 97224

James Pinger
624 Broken Spoke Road
Grand Junction, CO 81504-5270

School District 51
2115 Grand Avenue
Grand Junction, CO 81501-8007

WR Bray
702 Golfmore Drive
Grand Junction, CO 81506

Martin Ltd Partnership
c/o Rex Martin
12346 N. Piney Lake Road
Parker, CO 80134-8409

Richard Lefebre
3551 E Road
Palisade, CO 81526

Faith M. & Mark E. Hill
1204 N. 7th Street
Grand Junction, Co 81501-3074

L.J. Cobb
1631 Brentford Lane
Fort Collins, CO 80525

Homer Crouch
PO Box 4938
Grand Junction, CO 81502-4938

WR Bray
1015 N. 7th Street
Grand Junction, CO 81501-3102

Mesa Valley Education Assoc
PO Box 4370
Grand Junction, CO 81502-4370

Glen White
616 Belford Avenue
Grand Junction, CO 81501-2718

Ronald E. Januzzi
730 Glenwood Avenue #B
Grand Junction, CO 81501

Bent Crawford
614 Belford Avenue
Grand Junction, CO 81501

Jack Stout
3515 Ponderosa Way
Grand Junction, CO 81506-8482

Donald Jarrin
964 Gaffey Place
San Pedro, CA 90731-1620

WR Bray
2660 G Road
Grand Junction, CO 81506-8392

1st Security Savings & Loan
PO Box 85459
San Diego, CA 92186-5459

130-93

**SPECIAL USE PERMIT - CAMEL RIDES
REVIEW COMMENTS - COMMUNITY DEVELOPMENT
KRISTEN ASHBECK 244-1437**

1. Is Dennis Glass the owner of the Safeway building and the parking lot or both? Our understanding was that the parking lot was under separate ownership. If so, will need signature of parking lot owner.
2. Signs must be attached to the fencing around the track.
3. Provide a revised Site Plan that shows more detailed information (also see Police Department comments):
 - curb cuts on 7th Street and North Avenue
 - concession area
4. Provide a litter container near the concession for cups from hot chocolate and other trash.
5. Removal of manure and cleaning the site seems to be the biggest concern (see other comments). Please provide information addressing this.
6. The sale of T-shirts, hot chocolate and other items will require a City sales tax license. If you haven't already done so, contact the Grand Junction Finance Department at 244-1521.

KRIS,

AS PER OUR RECENT CONVERSATIONS REGARDING

A CAMEL RIDE AT 7TH STREET AND NORTH AVE.:

{ 644 NORTH AVE }

OPERATING PLAN:

DATES: NOV. 24TH TO DEC. 31TH - 1993

TYPE OF BUSINESS: CAMEL RIDE (ONE CAMEL)

HOURS OF OPERATION: 10 AM TO 10 PM

LOCATION: PARKING LOT OF OLD SAFEWAY STORE 7TH + NORTH

PHYSICAL REQUIREMENTS: SMALL PORTABLE OFFICE, APPROX 100' FOOT CIRCLE FOR TRACK ENCLOSED BY RETRactable FENCE PANELS.

CHRISTMAS LIGHTS, AND DECORATIONS. WE WOULD NEED ELECTRICITY. WE HAVE ALL EQUIPMENT BUT WOULD PAY FOR SELECTS.

INSURANCE: WE CARRY 1 MILLION DOLLAR LIABILITY FOR OUR ZOO, AND UPON APPROVAL FROM THE CITY OF GRAND JT. WILL GET A RIDE FOR THE CAMEL RIDER'S NAMING DENNY GLASS AS CO-INSURED

SALE ITEMS: WE WOULD LIKE TO HAVE T-SHIRTS, HOT CHOCOLATE AND COFFEE FOR SALE.

CAMEL: WE WOULD HAVL THE CAMEL IN AND OUT EACH DAY.

PERSONEL: NO FEWER THAN 2 EMPLOYEES WOULD HANDLE THE OPERATION. BOTH ARE EXPERIENCED AND KNOWLEDGIBLE TO INSURE THE SAFETY OF THE PUBLIC.

PLEASE FINENL.

REVIEW COMMENTS

Page 1 of 3

FILE #130-93

TITLE HEADING: Special Use Permit - Seasonal
Camel Rides

LOCATION: NW corner of 7th Street & North Avenue

PETITIONER: Bookcliff Exotic Animal Park

PETITIONER'S ADDRESS/TELEPHONE: 950 "R" Road
Mack, CO 81525
858-3207

PETITIONER'S REPRESENTATIVE: Chris & Melissa Loncarich

STAFF REPRESENTATIVE: Kristen Ashbeck

**NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS
REQUIRED ON OR BEFORE 5:00 P.M., NOVEMBER 19, 1993.**

CITY DEVELOPMENT ENGINEER
Gerald Williams

11/2/93
244-1591

No comment.

CITY UTILITY ENGINEER
Bill Cheney

11/2/93
244-1590

What provisions are being made around the camel track to prevent runoff from getting into the street and the storm sewers? How will the area be cleaned once the rides are completed.

CITY POLICE DEPARTMENT
Mark Angelo

11/9/93
244-3587

1. Where is the enclosed track going to be in relation to the entrances? I would recommend the east entrance on North Avenue be closed because of past traffic problems and because it appears the enclosed track will be too close to this entrance.
2. What is the proposed traffic flow? Where will the sale of drinks and t-shirts be? Concern is for pedestrian traffic not conflicting with vehicle traffic and pedestrians are not obstructing flow.
3. Would also discourage use of entrance on 7th Street. At one time there was a "NO LEFT TURN" sign at this entrance for traffic northbound on 7th Street, turning traffic was backing up traffic on 7th Street.

MESA COUNTY BUILDING PERMIT
Bob Lee

11/9/93
244-1656

We will need to issue an electrical permit for the electrical work to be done on the site. The portable office will not need a permit.

COMMUNITY DEVELOPMENT DEPARTMENT
Kristen Ashbeck

11/12/93
244-1437

See attached comments.

CITY CODE ENFORCEMENT
Jan Koehn

11/12/93
244-1593

1. Portable signs are prohibited in the City. Signs could be attached to the enclosed track area or the office if necessary.
2. Are restroom facilities necessary and where will they be located?
3. Is a dumpster or other disposal area available for camel manure? How often will it be removed?
4. Anticipating complaints regarding dust, debris and odor - how will these be contained?
5. Daily clean-up of the site seems appropriate.

Response to Comments
Special Use Camel Rides
#130-93

Please let me know if response is
adequate 11/23
Thanks, Kris X1437

Bill Cheney
We will provide Straw bales around the track to
prevent runoff. The area will be cleaned every evening
before we leave.

1 Mark Angelo. We are going to make sure entrance's
are not too close to camel track. We would have
to talk to owner to see about closing an entrance.
we have no idea what the traffic flow will be!

2 The coffee & t-shirts will be for sale in
office. This shouldn't be any problems
with pedestrians conflicting with traffic
as we will not be that close to an entrance

3. This is a no left turn sign at the 7th Entrance
Bob Lee. What can you need on an electric
permit we will get.

Jan Kaehn

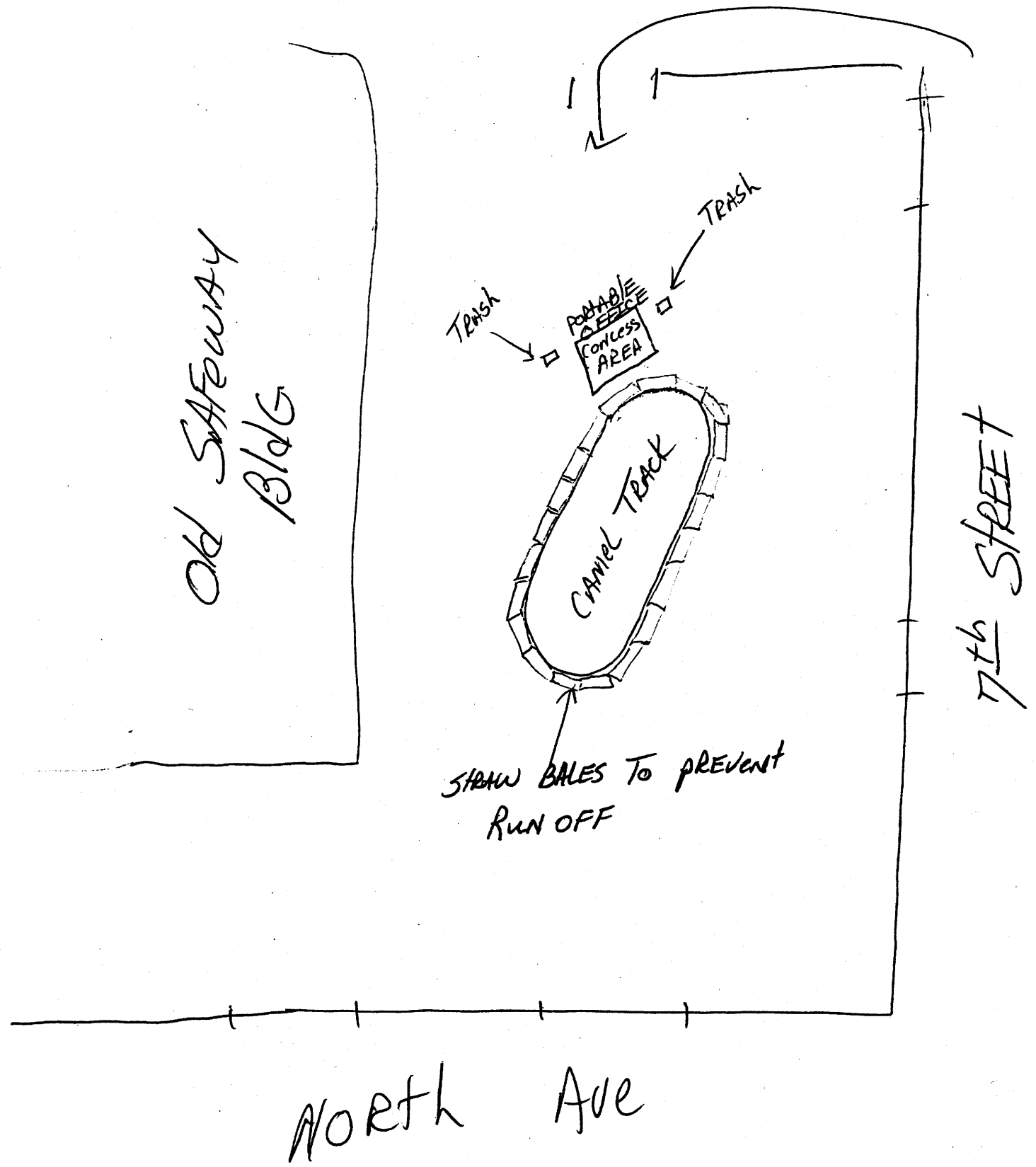
1 ok

2. We don't feel Restrooms are necessary, but can
have a portable one there if need be, it
would be beside the office.

3. We will have trash containers there &
will cleanup the manure as needed. Every evening
it will be cleaned before we leave.

4. This is on pavement so there won't be any dust.
& we will use power mowers. Nails also the straw

The Camel would be located in center of parking lot. This will provide ample room for traffic on all four sides. The portable office will be located on one end of track.



OLD SAFEWAY BLDG.

644 NORTH AVE.

PARKING AREA

PORTABLE OFFICE

ENCLOSED TRACK FOR CAMEL RIDE

PORTABLE SIGN 8'x6'

7th STREET

PORTABLE SIGN 8'x6'

NORTH AVE





City of Grand Junction, Colorado
81501-2668
250 North Fifth Street

November 26, 1993

Chris and Melissa Loncarich
Bookcliff Exotic Animal Park
950 R Road
Mack, Colorado 81525

Dear Chris and Melissa,

By this letter, the Grand Junction Community Development Department is granting approval of your application for a Special Use permit to operate camel rides and concessions at 644 North Avenue. The permit is granted subject to the operation being set up per the approved site plan and the following conditions:

- the use is permitted between November 24, 1993 and December 24, 1993 only
- manure and run-off must be managed properly and manure and used straw removed daily
- signs must be attached to the fencing around the track
- traffic circulation around and on the site will be observed by City Traffic and Police personnel during the operation. If it appears there are some hazards, some revisions (e.g. closing an entrance) may be required.

Please call if you have any questions regarding this Special Use Permit.

Sincerely,

A handwritten signature in cursive script that reads "Kristen".

Kristen Ashbeck
Planner

HANDLE WITH CARE



Al Gibes/Daily Sentinel

There's a trio of newcomers at Bookcliff Exotic Animal Park in Fruita and Bill Goble had his hands full of mountain lion cubs. The cats were born at the park Sept. 20 and have been bottle fed since the end of the first week. Goble said two of the cubs will end up in other zoos and the third he will keep with the intention of training it and using it for educational purposes.