

SUBMITTAL CHECKLIST

SPECIAL USE

Location: _____

Project Name: Horse & Carriage

ITEMS		DISTRIBUTION											TOTAL REQD.		
DESCRIPTION	SSID REFERENCE	City Community Development	City Dev. Eng.	City Utility Eng.	City Property Agent	City Attorney	City Downtown Dev. Auth.	City Parks and Rec.	County Planning	Walker Field	Downtown Assessor	Police Department		Code Enforcement	
● Application Fee \$ 276	VII-1	1													
● Submittal Checklist*	VII-3	1													
● Review Agency Cover Sheet*	VII-3	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Application Form*	VII-1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● 11"x17" Reduction of Assessor's Map	VII-1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Evidence of Title Letter from Prop. Owner	VII-2	1													
● Appraisal of Raw Land	VII-1	1		1				1							
● Names and Addresses	VII-3	1													
○ Legal Description	VII-2	1		1											
○ Deed	VII-1	1		1	1										
○ Easement	VII-2	1	1	1	1	1	1								
○ Avigation Easement	VII-1	1		1	1										
○ ROW	VII-3	1	1	1	1	1									
● General Project Report	X-7	1	1	1	1	1	1	1	1	1	1	1	1	1	1
XXXXXX	IX-21	1													
● Vicinity Sketch / Site Plan	IX-33	1	1	1	1	1	1	1	1	1	1	1	1	1	1
XXXXXX															

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NOTES: 1) An asterisk in the item description column indicates that a form is supplied by the City.
2) Required submittal items and distribution are indicated by filled in circles, some of which may be filled in during the pre-application conference. Additional items or copies may be subsequently requested in the review process.
3) Each submitted item must be labeled, named, or otherwise identified as described above in the description column.

PRE-APPLICATION CONFERENCE

Date: 10/12/94

Conference Attendance: M. Drollinger, L. Creel

Proposal: Horse & Carriage business

Location:

Tax Parcel Number:

Review Fee: \$270

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(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

○ Screening/Buffering

● Land Use Compatibility

○ Drainage

○ Landscaping

○ Traffic Generation

○ Floodplain/Wetlands Mitigation

○ Availability of Utilities

○ Geologic Hazards/Soils

○ Other

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.

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PRE-APPLICATION CONFERENCE

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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)



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

Receipt # 1681
 Date 10/19/94
 Rec'd By [Signature]

File No. 17-1-94

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			2809 North	C-1	Outdoor Event
<input type="checkbox"/> Vacation					<input type="checkbox"/> Right-of-Way <input type="checkbox"/> Easement

<input checked="" type="checkbox"/> PROPERTY OWNER MANAGER	<input type="checkbox"/> DEVELOPER	<input checked="" type="checkbox"/> REPRESENTATIVE
<u>K MART CORP.</u>	<u>17-1-94</u>	<u>LARRY CREEP</u>
Name	Name	Name
<u>2809 NORTH AVE.</u>		<u>789 25 Rd.</u>
Address	Address	Address
<u>Grand Jct. CO. 81501</u>		<u>Grand Jct. CO 81505</u>
City/State/Zip	City/State/Zip	City/State/Zip
<u>243-6250</u>		<u>242-1806</u>
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.

Larry A. Creep Original
 Signature of Person Completing Application Do NOT Remove From Office 10-13-94
 Date

[Signature] 10-15-94
 Signature of Property Owner(s) - Attach Additional Sheets if Necessary
 STORE MANAGER

2945-124-00-022
 ESPOSITO FORD SALES LTD
 C/O FRED ESPOSITO
 6065 CALVIN AVE
 TARZANA, CA 91356-1114

2945-131-01-027
 STEPHEN GORDON
 C/O MESA-DENVER ASSOC
 140 S GRAPE ST
 DENVER, CO 80222-1159

2945-131-06-001
 GARDEN VILLAGE
 C/O FED NAT'L MIG ASSN
 2001 BRYAN TOWER 1200
 DALLAS, TX 75201

2943-073-00-110
 SCHIESSWOHL OIL COMPANY
 570 HALL AVE
 GRAND JUNCTION, CO 81501-2138

2943-073-00-123
 WILLIAM E LEINBERGER
 CAROL MIZUSHIMA LEINBERGER
 2814 NORTH AVE
 GRAND JUNCTION, CO 81501-7027

2943-073-00-124
 BAILEY E HERD
 SANDRA L HERD
 18303 HWY 141
 WHITEWATER, CO 81527

2943-073-00-127
 HALLE-VON VOIGTLANDER
 14631 N SCOTTSDALE RD
 SCOTTSDALE, AZ 85254-2700

2943-073-00-128
 ROBERT J ARMANTROUT
 YVONNE C
 2291 SHIPROCK RD
 GRAND JUNCTION, CO 81503-1189

2943-073-00-214
 UNITED BANK OF GRAND JUNCTION N.A.
 C/O AVTAX INC
 PO BOX 2798
 LITTLETON, CO 80161-2798

2943-182-00-051
 WM BUCE CARMAN
 JANE R
 374 RODELL DR
 GRAND JUNCTION, CO 81503-1794

2943-182-00-052
 JOANNE DURAN
 C/O JOANNE BELL
 PO BOX 8254
 FORT MOHAVE, AZ 86427-8254

2943-182-00-053
 2186501 MANITOBA LTD
 C/O EARL I ESSERS
 175 CARLETON ST-RLTON ST
 WINNIPEG R3C-3H9 CANADA, FC 000

2943-182-00-054
 2186501 MANITOBA LTD
 C/O EARL I ESSERS
 175 CARLETON ST-2ND FLOOR
 WINNIPEG R3C-3H9 CANADA, FC 000

2943-182-00-072
 RM 18 CORP
 C/O PENNINGTON & CO INC
 9420 RESEARCH BLVD STE 160
 AUSTIN, TX 78759-6539

2943-182-00-075
 KATHY'S KAR WASH INC
 2823 NORTH AVE
 GRAND JUNCTION, CO 81501-5105

2943-182-00-928
 STATE OF COLORADO NATIONAL GUARD
 482 28 RD
 GRAND JUNCTION, CO 81501-7936

2943-182-08-005
 KATHY'S CAR WASH
 2823 NORTH AVE
 GRAND JUNCTION, CO 81501-5105

2943-182-08-006
 HILLTOP FOUNDATION INC
 1100 PATTERSON RD
 GRAND JUNCTION, CO 81506-8219

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2945-131-01-014
DALE G COLE
235 N 7TH ST
GRAND JUNCTION, CO 81501

2943-073-00-228
MARK F BEVAN
URSULA N BEVAN
5501 FOOTHILL
FARMINGTON, NM 87402

2945-131-01-026
T ETAL POMERERANZ
C/O R E MCELROY, INC
3609 SMITH BARRY RD STE 100
ARLINGTON, TX 76013-4631

2943-073-21-001
MESA UNITED BANK OF GRAND JUNCTION
C/O AVTAX INC
PO BOX 2798
LITTLETON, CO 80161-2798

2945-131-01-028
AGNETE H COHEN
C/O MESA-DENVER ASSOC
140 S GRAPE ST
DENVER, CO 80222-1159

2943-073-21-002
DEBRA E FLEMING
2234 N REGENT CIR
GRAND JUNCTION, CO 81503-1228

2945-131-01-029
BEATRICE POMERANZ
ETAL -C/O MESA-DENVER ASSOC
140 S GRAPE ST
DENVER, CO 80222-1159

2945-131-01-030
DAVID POLLOCK
C/O MESA-DENVER ASSOC
140 S GRAPE ST
DENVER, CO 80222-1159

2945-131-01-031
POMERANZ INVESTMENT COMPANY
140 S GRAPE ST
DENVER, CO 80222-1159

2945-131-01-032
RUTH STONE
M TRUSTEES C/O MESA DENVER ASS
140 S GRAPE ST
DENVER, CO 80222-1159

2945-131-01-033
M L STONE
G GRAY -C/O MESA-DENVER ASSOC
140 S GRAPE ST
DENVER, CO 80222-1159

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2945-131-01-036
JACK HAROLD ZEROBNICK INVEST PARTN
140 S GRAPE ST
DENVER, CO 80222-1159

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REVIEW COMMENTS

Page 1 of 1

FILE #171-94

TITLE HEADING: Special Use Permit - Horse
& Carriage Rides

LOCATION: Main Street - 2nd Street to 7th Street

PETITIONER: Larry Creel

PETITIONER'S ADDRESS/TELEPHONE: 789 25 Road
Grand Junction, CO 81505
243-2880

STAFF REPRESENTATIVE: Kristen Ashbeck

**NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS
REQUIRED ON OR BEFORE 5:00 P.M., , 1994.**

CITY DEVELOPMENT ENGINEER
Jody Kliska

10/28/94
244-1591

1. Lights on surrey need to meet vehicle code for color. Check with Police Department. Slow moving vehicle triangle required on back of carriage.
2. Circulation - I am concerned about using 5th Street as part of the route. It is a wide street to cross to make the left turn onto Main Street, and 5th Street traffic travels at speeds higher than the rest of the streets in the vicinity. A U-turn on Main Street is preferred - Police Department recommendation is to use 700 block for this maneuver.

CODE ENFORCEMENT
Ivy Williams

10/31/94
244-1593

Signage should be attached to something (his truck?). Otherwise looks OK.

COMMUNITY DEVELOPMENT DEPARTMENT
Kristen Ashbeck

11/2/94
244-1437

Preferred alternative for turn-around in U-turn in the street in the 700 block of Main Street. If a street route is still preferred by the applicant, the City would require that it be 7th to Colorado to 6th to Main instead of using 5th as shown on the plan. If the street route is used, 7th Street could not be used between 5:00 p.m. and 6:00 p.m. on weekdays due conflicts with peak traffic.

Below is the information you request pertaining to my proposal to operate my horse and carriage within the Grand Junction city limits. The site I have chosen is the Kmart parking lot.

1. Frequency of operation. Operation will not exceed four evenings per week, that being Monday, Tuesday, Thursday and Friday for not more than two hours per evening. Operation on Saturday would be no more than six hours.
2. Space needed. The horse and carriage combined are about eighteen feet in length.
3. Location. I propose using the east end of the Kmart parking lot near the brown "Doo Zoo" newspaper bin. This will be my starting and stopping place.
4. Route. I would traverse the outer limits of the parking lot, circumnavigating the Kmart store. (See drawing) The ride will be fairly slow, observing with utmost care and caution all traffic patterns. The safety of my passengers, myself and my horse are paramount to me.
5. Horse and carriage description. The horse is a ten year old Belgian mare. She is very gentle and patient. She was carefully selected by me because of her quiet, gentle nature and her experience. She has been used in parades, and has been used to carry passengers on hay rides, etc. Belgian horses are by nature and breeding a gentle and quiet equine. They are not easily upset or disquieted. My mare can be crawled under, upon, and every other way imaginable without fear of harm. The carriage is a three-seat "surry". It has a top with tassels, rubber tires, is very attractive and is mechanically sound.
6. Liability. Colorado enacted an equine law three years ago that exempts from liability those in equine-related businesses and activities. Consequently, insurance liability premiums were greatly reduced and are one of the lowest in the United States. Never-the-less, I have prudently obtained \$500,000 liability through Colorado Western Insurance Co. Kmart Corp. and its management will not be liable.
7. Personal. I am 49 years of age, have three children, & happily married to my children's mother almost 27 years. I am minister of the Bookcliff Church of Christ. I am a graduate of the following institutions: Lubbock Christian University, 1967; Abilene Christian University, 1971; and Bear Valley School of Biblical Studies, 1982.
8. Sanitation. The horse will wear what we call a "diaper". It immediately catches all droppings, thus eliminating any unsightly mess.
9. Signage. I will place a "Horse & Carriage Rides" sign at the starting & stopping site.

Larry A. Creel, Minister

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10' battery top
+ lights
+ reflectors



November 7, 1994

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

Mr. Larry Creel
789 25 Road
Grand Junction, Colorado 81505

Dear Larry,

By this letter, the Grand Junction Community Development Department is granting approval of your application for a Special Use permit to operate horse and carriage rides on Main Street between 2nd and 8th Streets. The permit is granted subject to the use being operated per the approved route map and the narrative submitted with the application. The approval is also subject to the following conditions:

- the permit shall be reviewed each year to ensure that the operation continues to meet all applicable safety and other Code requirements.
- a maximum of 2 freestanding signs not to exceed a total of 32 square feet may be placed within 50 feet of where the ride operations are set up. The signs shall be removed from the site each day and when the rides are not operating. If these conditions are not met, signage will not be allowed.
- the operator's truck and horse trailer must be parked on the south side of the alley, near the building that fronts Colorado Avenue.
- approval is subject to continued approval by the property owner, the Downtown Development Authority, to use this site.

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

Sincerely,

A handwritten signature in cursive script, appearing to read "Kristen", with a horizontal line extending to the right.

Kristen Ashbeck
Planner

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Larry A. Creel, Minister

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10' battery top
+ lights
& reflectors

CITY MARKET GROCERY

(PARKING)

(STORE)

Rood

CITY MKT.
PARKING

COLO. STATE
EMPLOYEES
CREDIT
UNION GOLF
WORLD

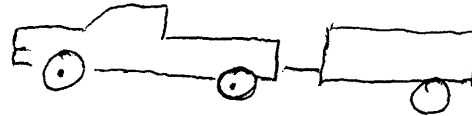
Driveway

↓
VACANT LAND
Horse & (DOWNTOWN
CARRIAGE (Dev. AUTH.)
Passenger Area

MAIN

TWO RIVERS
CONVENTION
CENTER

Larry Creel's
Pickup & Trailer



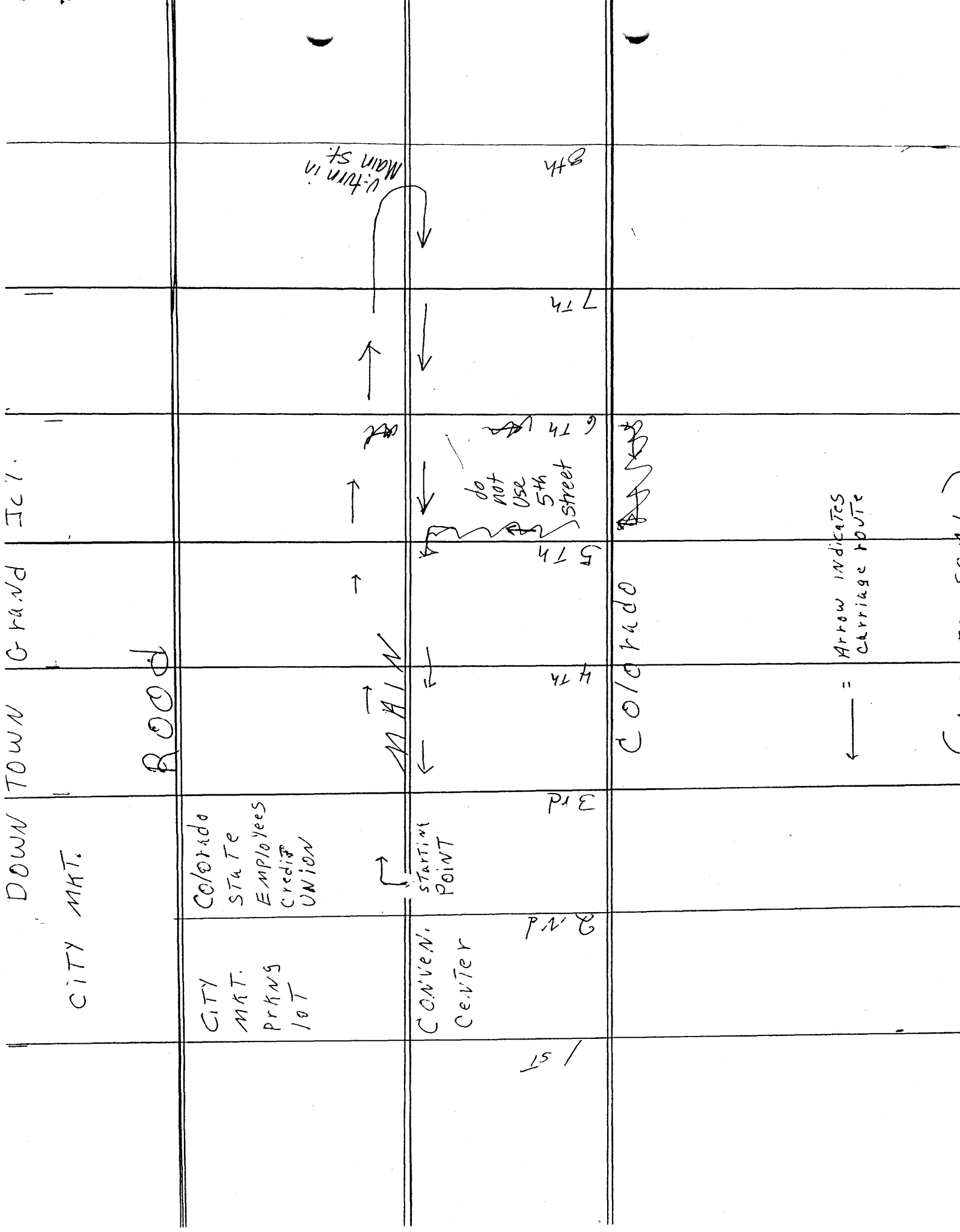
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(NOT TO SCALE)

1st.

2nd

3rd



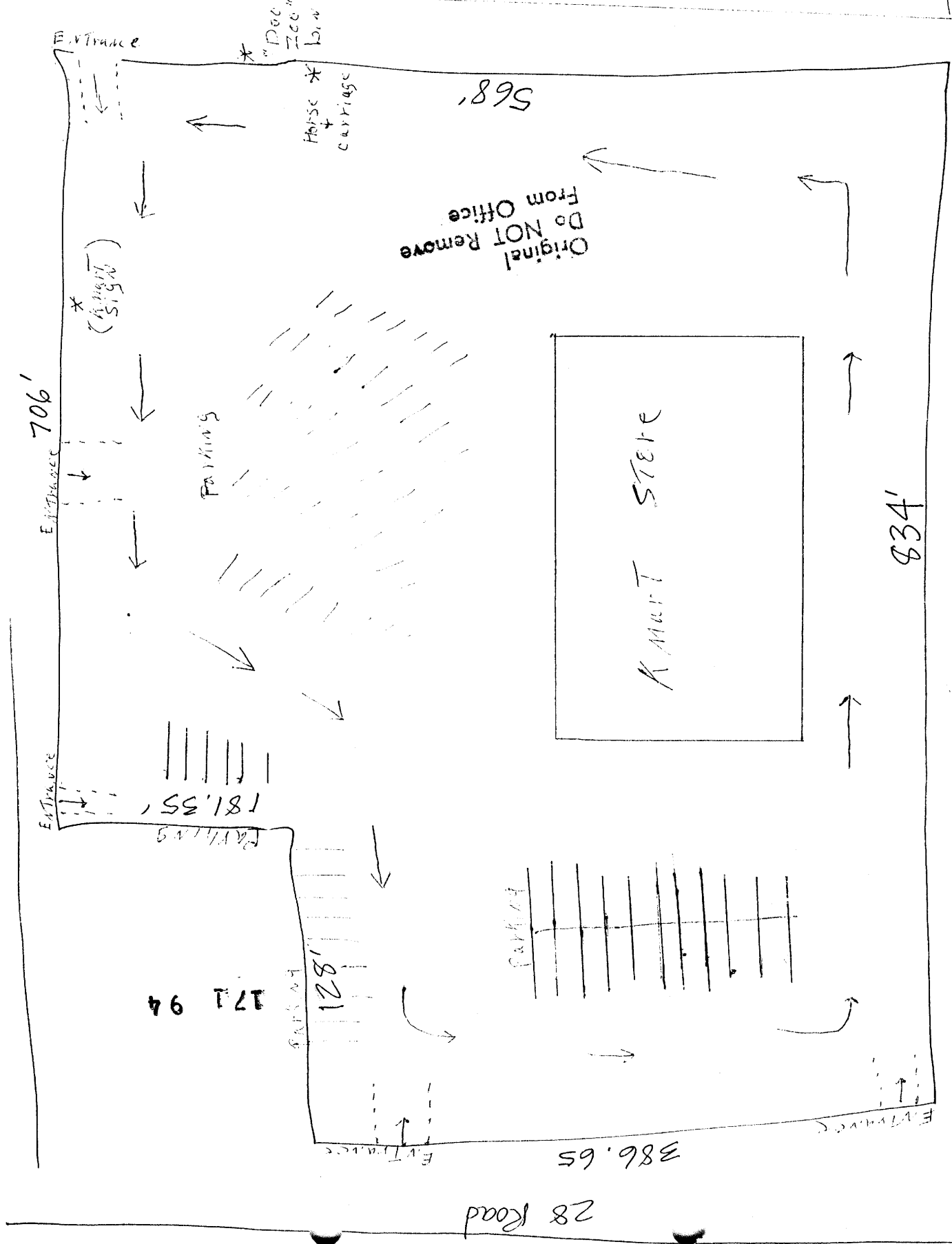
1st
2nd
3rd
4th
5th
6th
7th
8th

DOWN TOWN
CITY MKT.
ROAD
GRAND IC.
COLORADO

CITY MKT. PRKNG LOT
COLORADO STATE EMPLOYEES CREDIT UNION
CONVEN. CENTER
STARTING POINT
do not use 5th street
Arrow INDICATES Carriage ROUTE

Furr's
Cafe.

North Ave



Arrow indicates route