

Starting Date Feb. 1st January 5, 1983
Expected Date of Completion: Feb. 15, '83

Special Use Criteria
1441 Winters Ave.

City of Grand Junction

This information pertains to moving a lumber yard and sawmill operation to 1441 Winters Avenue, which is Lots 5 and 6, Colorado West Development Park, filing 2, consisting of approximately 6.15 acres currently zoned I-2. This property is in title of Colorado West Warehouses, a limited partnership, Doug Jones being a general partner. Doug Jones Sawmill will execute a lease with Colorado West Warehouses.

The Doug Jones Sawmill lumber yard has been located at 185 Power Road since 1976 and the sawmill operation on Pinon Mesa since 1969. The business caters to both the business and private sectors of Mesa County and sells railroad ties to the various railroads of the country.

The lumber yard and sawmill will have 8 to 10 full-time employees. All employee and customer parking will be facilitated on the property. Buildings will consist of a 1,000 square foot office on lot 5 and renovation of a 500 square foot shop building on lot 6. Machinery and equipment will consist of all steel sawmill machinery with diesel power unit, two forklifts

and several trucks. All utilities are available at or adjacent to the property. Log utilization is 100% so there is no waste product or burning required. Existing 15th street and Winters Avenue are designed for the type of industrial use anticipated. Total annual sales expected is \$500,000.


Doug Jones Sawmill intends to immediately remove all mill tailings from lot 5 before setting up operation. Although complete removal of tailings from the entire property is not required, we feel that in doing so it will enhance future uses. After tailings are removed the entire lot will be graveled, a security fence installed, adequate night lighting provided and general landscaping initiated. After relocation is complete we will start the same process of cleaning up lot 6 and eventually expand into this area.

The property at 1441 Winters has been vacant since the closing of the old City sewer treatment plant located on lot 6. The unsightliness of the remnants and trash of the old sewer plant, the location of this property which borders the uranium mill tailings pile, and the extensive cost of removing the present mill tailings and sewer remnants have all discouraged commercial or industrial interest in this property but instead has made it a dangerous playground for children and a layover for local hobos and drifters. Our intentions are to make this

City of Grand Junction
Page 3

property both useful and attractive.

Respectfully submitted,

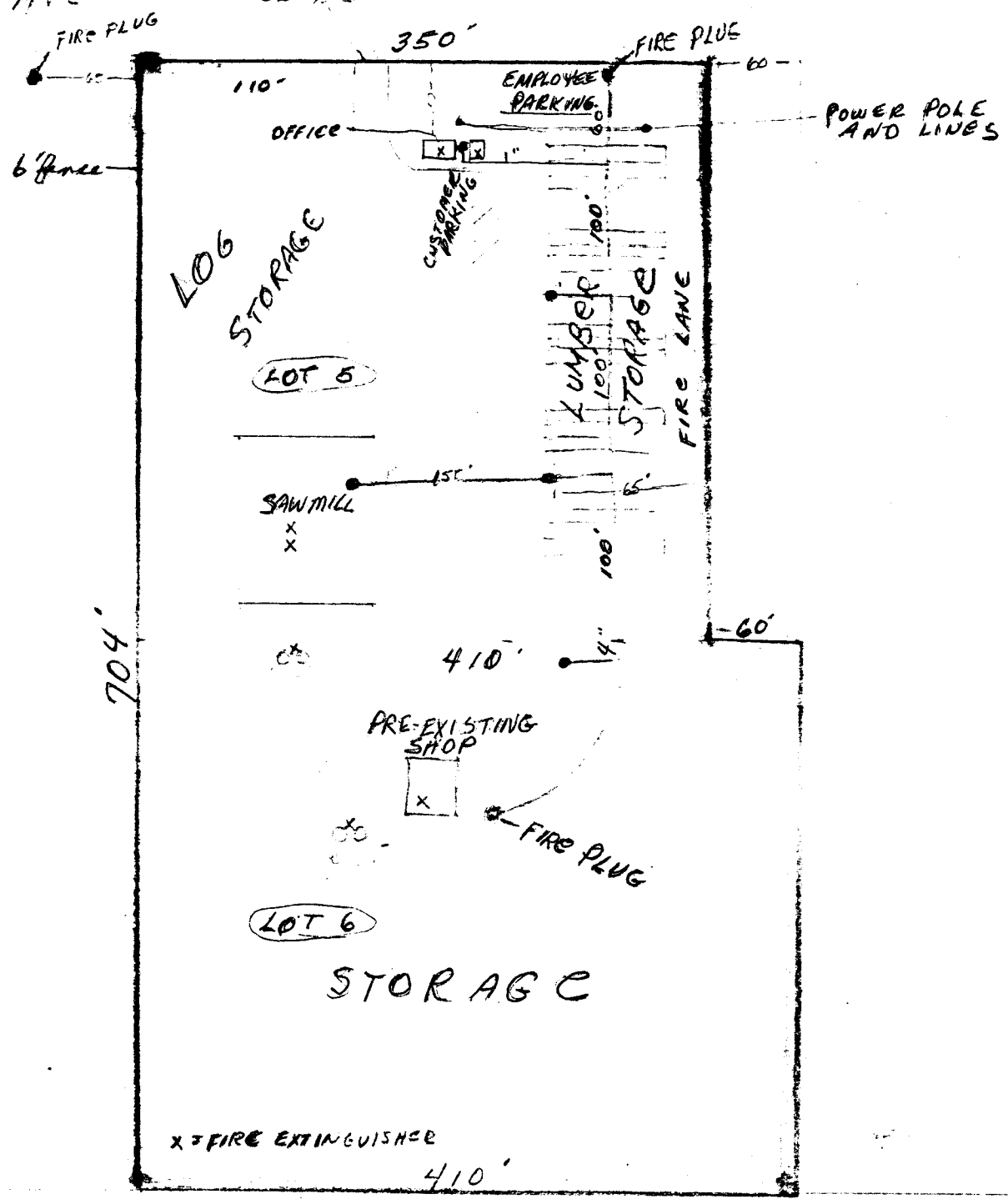

Douglas L. Jones
DBA Doug Jones Sawmill

DLJ/ph

15TH ST.

WINTERS AVE

32' area



x = FIRE EXTINGUISHER

410'

No. B.P. on 6 until 15th st. improved to city stds.

410.57 (90 P.L.)

Portable Saw Mill

Area Designated for Sorting & Drying Rough Sawn Lumber (approx.)

Area Designated for Saw Mill (approx.)

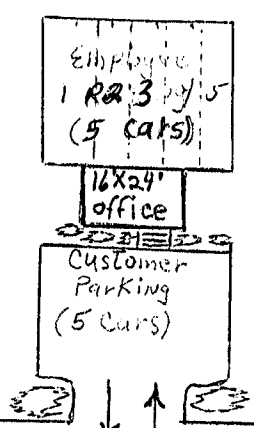
60' R.O.W. for 15th St.

Employee Parking (5 cars)

Lot 5 Colo. West Development Park Filing 2 (2.897 Acres)

Area Designated for Dry Lumber Storage & Sales

Area Designated for Dry Lumber Storage & Sales



Note: a 6' chain link security fence is to be constructed around the perimeter of this

Display & Sample area 25' R

Fire Hydrant

32' Gate

410.78' 325.58'

1441 Winters Ave

Doug Jones Saw Mill

Retail Yard

Work to be Completed Feb. 15, 1983

OFFICE COPY 5-83

2945-242-

2945-242-00-921
State of Colorado

2945-242-15-004
George S. Wilson Et Atal
1900 W. 12th Ave.
Denver, CO 80204

2945-242-12-013
Nortz, C. W.
P.O. Box 26708
Salt Lake City, UT 84125

Industrial Equity L.T.D.
Bray Realty Co.
1015 N. 7th St.
Grand Junction, CO 81501

REVIEW SHEET SUMMARY

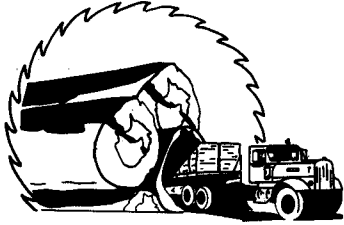
FILE NO. 5-83 DUE DATE 1/27/83
 ACTIVITY Special Use Permit Sawmill and Lumber Yard
 PHASE _____
 LOCATION 1441 Winters Ave.
 PETITIONER Douglas L. Jones 243-9138
 PETITIONER ADDRESS General Delivery Glade Park
 ENGINEER _____

DATE REC.	AGENCY	COMMENTS
1/18/83	Planning Staff	1. Customer parking stalls should be designated by use of curb block or R.R. ties. 2. Lot dimensions for lot 5 are incorrect as shown on the site plan. A 60' right-of-way for 15th Street exists along the east property line of lot 5. 3. Lot six may not receive building permits until 15th Street is improved to City standards. (see subdivision plat.) 4. Use, as proposed, meets all applicable special use criteria. 5. Future expansion into lot 6 may require a separate special use application unless a site plan and uses are established at this time.
1/21/83	Fire	This office will require the lumber yard to meet requirements of the Uniform Fire Code, Art. 30, Sec. 30.101 thru 30.105. Sec. 30.104- Approved water supply and fire hydrants capable of supplying the required fire flow be provided within 150 feet of all portions of the yard in accordance with Section 11.301. Detailed plans as to how the yard will be layed out must be submitted to the Grand Junction Fire Dept. Plans to show existing water line, hydrants, planned stacking, driveway, and proposed on-site water system.
1/24/83	City Engineer	See attached review comments of April 25, 1977. None of the improvements have been made to 15th Street or the drainage ditch. All of the conditions of the subdivision approval as contained on that review sheet should be met prior to development of lot 5 6. Detailed construction plans for the public improvements must be submitted for my approval prior to construction.
1/25/83	County Health	It has been verified that water and sewer services will be supplied by the City of Grand Junction. Open burning of any flammable materials is prohibited.
1/26/83	Floodplain Administrator	NOTE: Any development or modification that is proposed for lot #6 will require a floodplain permit application. Since lot #6 lies within a designated 100 year floodplain, no construction or modification or alteration to the site or proposed structures for lot #6 will take place until the floodplain permit has been reviewed and approved as per Sec. 5-8 of the Grand Junction Zoning and Development Code.

*Approved by
Don Rich*

called Don J. 1/26/83 to p/c comments.

Please contact this office prior to proposing anything for lot #6 and acquire the necessary permit application requirements.



DOUG JONES SAWMILL

243-9138 185 POWER ROAD
GRAND JUNCTION, COLO. 81503

February 6, 1983

Response to Review Sheet Summary

Planning Staff

1. Railroad ties will designate customer parking.
2. Redrawn plot plan is attached.
3. No structures requiring building permits are immediately planned on lot 6.
4. Proposed use is unchanged.
5. Site plan designating lot 6 for storage is attached.

Fire

1. Attached site plan shows fire flow plan which has been discussed with Wes Painter of the Fire Department. This consists of one fire hydrant at the north end of lot 5, one fire hydrant in the north-easterly portion of lot 6, and 4 one inch frost free hydrants with 75' hose attached in designated locations on lot 5.

City Engineer

1. Through conversation with Ron Rish, February 4, 1983, it has been agreed that 15th street improvements do not have to be made prior to development of lot 5. I will comply with the conditions stated on the original plot and will consider other alternative for lot 6.

County Health

1. Water and sewer services have been obtained from the City of Grand Junction.
2. It is understood that there will be no open burning.

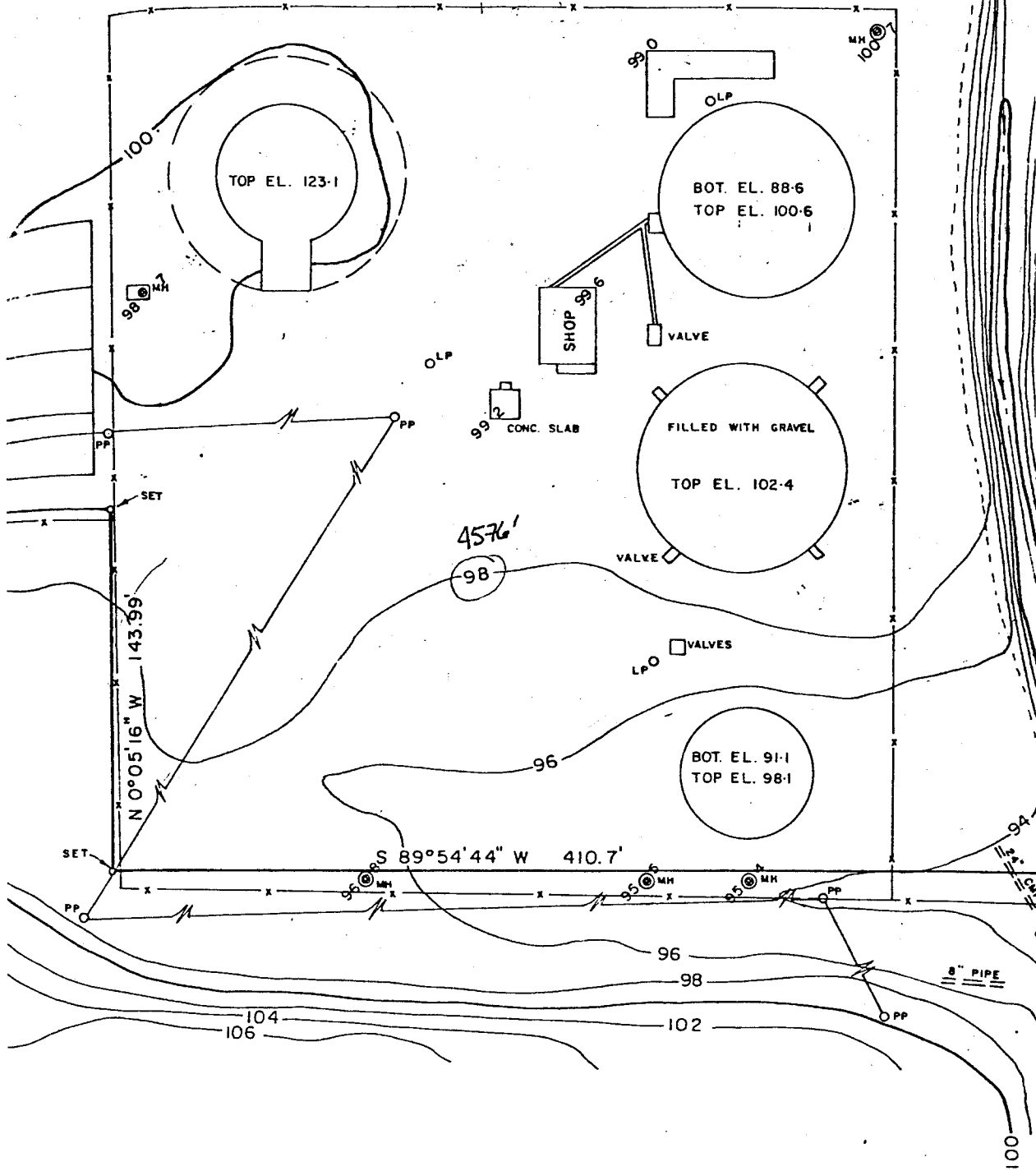
Floodplain Administrator

1. A floodplain permit is being submitted for lot 6.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Doug Jones".

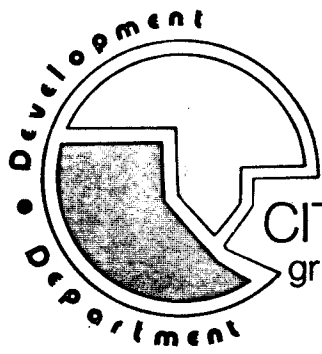
Douglas L. Jones
General Partner
Colorado West Warehouses



do hereby certify that this plat
 is a field survey made under my
 commission # 1976.

W. J. Binkley
 Licensed Land Surveyor

1441 Winters
 Su 5-63



CITY - COUNTY PLANNING

grand junction-mesa county 559 white ave. rm. 60 grand jct.,colo. 81501

(303) 244-1628

February 8, 1983

Mr. Douglas L. Jones
Doug Jones Sawmill
1441 Winters Avenue
Grand Junction, CO 81501

RE: Special Use Permit - Sawmill in I-2 Zone

Dear Mr. Jones:

Your request for a special use permit for a sawmill located at 1441 Winters Avenue has been found to be acceptable under section 4-5 of the Grand Junction Zoning and Development Code and is hereby approved subject to your response to review sheet summary dated February 6, 1983.

To resolve the problem with the 15th Street improvements, I would encourage you to replat lots 5 and 6 and vacate 15th from Winters Avenue south. Any change or modification to the approved plan will require a review by this office.

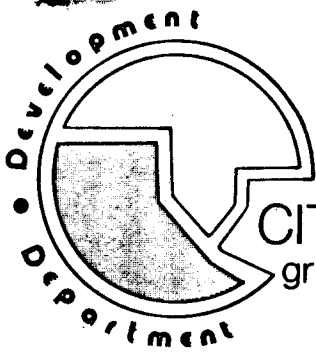
Please let me know if you have any questions on this permit.

Sincerely,

Karl G. Metzner, Director
City Planning Dept.

KM/vw

xc: File #5-83



CITY - COUNTY PLANNING

grand junction-mesa county 559 white ave. rm. 60 grand jct.,colo. 81501

(303) 244-1628

MEMO

TO: Doug Jones
FROM: Bob Goldin, Floodplain Administrator
DATE: February 16, 1983
RE: Fill at 15th/Winters (1441 Winters)

Dear Doug:

In regards to your request to fill portions of your property within the designated floodplain, this department takes no exception to the proposal. We do ask the following requirements be fulfilled:

1. Your fill area does not extend beyond your property line.
2. The base elevation will not be less than 4576 feet (corresponding to 98' on your survey) anywhere on your property.
3. The storage will be within your property as far north as possible, away from the river.
4. Any changes or modifications to your plan or intent other than you proposed be submitted to this office for re-review.

By doing the above requirements, you will be in compliance with the existing floodplain regulations.

Thank you for your continued cooperation.

BG/mm

xc: File #5-83