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File_1983-0005 Date _8/31/02

Project Name: Sawmill & Lumber Mill – 1441 Winters Avenue – Special Use Permit

P	3	A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the in some
r e	c a	instances, not all entries designated to be scanned by the department are present in the file. There are also documents
s	n	specific to certain files, not found on the standard list. For this reason, a checklist has been provided.
e	n	Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick
n	e	guide for the contents of each file.
t	d	
	ı	Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed in
		full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.
X	X	*Summary Sheet - Table of Contents
X	X	Review Sheet Summary
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
X	X	*Mailing list to adjacent property owners
		Public notice cards
		Record of certified mail
X		Legal description
	寸	Appraisal of raw land
	_	Reduction of any maps – final copy
\vdash	\dashv	*Final reports for drainage and soils (geotechnical reports)
\dashv	\dashv	Other bound or nonbound reports
		Traffic studies
\dashv		Individual review comments from agencies
\vdash		*Consolidated review comments list
X	X	
Λ	_	
_		*Staff Reports
_	_	*Planning Commission staff report and exhibits
		*City Council staff report and exhibits
\Box		*Summary sheet of final conditions
		*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)
		DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:
Ĺ.,		
		Action Sheet
X	X	Planning Clearance - ** Memo from Bob Goldin, Flood Plain Administrator to Doug Jones re: fill
Λ	Λ	portions of property – 2/16/83
X		Chicago Title Ins. Co. – Commitment for Title Ins.
X		Certificate of Limited Partnership
X		Neighborhood Location Map
X	X	Site Plan Letter From Keel Metanor to Dougles Janes as SUD approved 2/9/93
X	Λ	Letter From Karl Metzner to Douglas Jones re: SUP approved – 2/8/83 Special Use Criteria from Doug Jones – 1/5/83
	X	
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Starting Date Feb. 15 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

City of Grand Junction Page 2

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 Z Sones
DDA Doug Jones Sawmill

DLJ/ph

INTERS FIRE PLUG FIRE PLUE 350 EMPLOYEE PARKING. POWER POLE AND LINES LOT 5 SAWMILL -60 CX LOT 6 STORAGE X I FIRE EXTINGUISHED

NO. B. D. on 6 until 15# St. unproved to city stds. 410.57 area Designated for Sorting & Drying area Designated Rough Sawn lumber for Saw mill (approx.) (approx.) Emphagees Colo. West Development Park Parking M (5-0712)-X Filing 2 (2.897 Acres) avea Designated area Designated for Dry Lumber Storage for Dry Lumber Storage & Sales 1 RA 3 10 & Sales (5 cars) Display & Sample area Note: a 6' chain Link security Parking (5 Cars) 25 K frace is to be constructed Ground the perimeter of this 325,58 1441 WINTERS ADE Dong Jones Saw millt Retail Yard Work Tobe Completed Feb. 15,1983

5-83

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 Sawmil	1 and Lumber Yard
PHASE	
LOCATION 1441 Winters Ave.	
PETITIONER Douglas L. Jones	243 -9138
PETITIONER ADDRESS General Deliv	very Glade Park
ENGINEER	
	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 lot5 are incorect 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 requrie a setarate 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 Let 5 or 6. Detailed construction plans for the public improvements must be submitted for my approval prior to construction
1/25/183 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.

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

1/26/83

Floodplain Administrator NOTE: Any development or modification that is proposed NOIL: 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.

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



Doug Jones Sawaill

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.

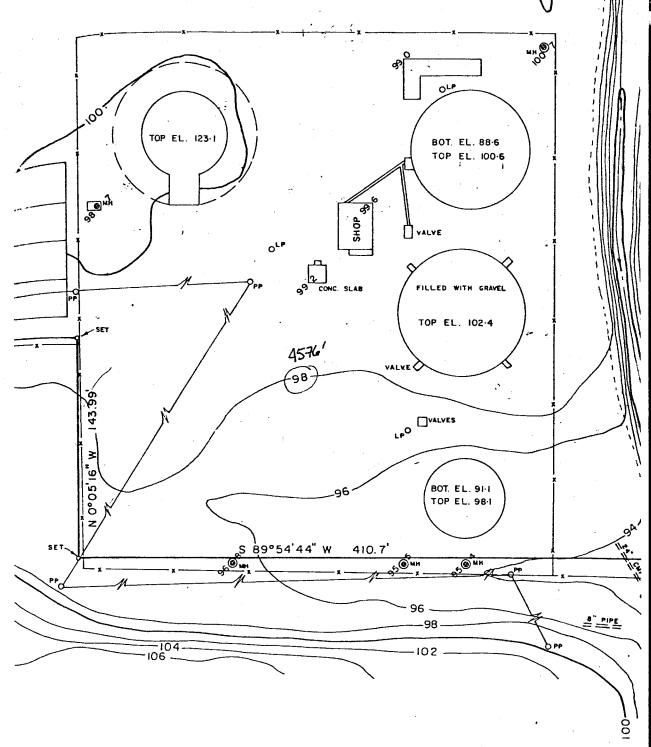
Respectfully submitted,

Douglas L. Jones

General Partner

Colorado West Warehouses

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

ed Lond Surveyor

. 1441 Winters _ 5u 5-83



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