



IMPACT STATEMENT/PROJECT NARRATIVE

The Outfitter  
Retail and Training Facility

I propose to alter the existing structure at 635 Pitkin Ave. by insulating and drywalling the entire rear and front sections. Necessary reinforcement of south wall with 3/4 inch plywood and one foot of compressed cardboard to prevent penetration of arrows. A sixty foot wall of ten-gauge steel sandwiched between two sheets of 3/4 inch plywood, meeting NRA (National Riflemans Association) for bulletproofing. This wall will separate the range from the retail area. A five position venetian blind bullet trap constructed in accordance with GSA (General Services Administration). Five shooting booths will be constructed at the North end of the shooting range. NRA recommended size and material use will be followed. Construction of mens and womens restrooms will be in accordance with city codes. Ventilation and air filtration system will be placed in the ceiling above the range. An air blower at the North end of the range at firing position will push air pollutants and lead particals down range at fifty to seventy-five feet per minute. At the South end of the range the air will be drawn into the filtration system which will eliminate pollutants and reduce air born lead particals to less than .05 milligrams per cubic meter as stated by OSHAs permissible exposure level.

Construction will commence upon receipt of capital sometime between March 1st and July 1st. Drywalling and insulation of the entire structure will be the first phase. Construction of South wall, bullet trap, and bulletproof dividing wall will be phase two. Restrooms, offices and retail area along with heating, air conditioning and ventilation system will be phase three. Phase four will be the landscaping and external beautification.

The residents within a 200 foot radius will be notified

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and many may benefit do to the increase of customer traffic. Since the block has been zoned light industrial in addition to the fact the police, sheriff and fire departments are directly across the street, this location is not only safe but protected and accessible by are law enforcement agencies as well as the public. 635 Pitkin Ave. because of these facts is the most desirable site for this proposed project in Grand Junction.

A safe comfortable indoor pistol and archery range in conjunction with a retail outfitters store, specializing in all hunting gear and accessories. Licenses, classes, safety courses, and outfitting trips will be additionally offered. Construction of ranges, restrooms, retail area, parking lot and landscaping will be done in accordance with NRA, GSA, OSHA regulations and city codes. Provided will be a year round indoor facility capable of holding competitions, law enforcement training, public use and sales of all hunting accessories. The Outfitter will not only aid the community both public and private but begin the economic rebuilding of the Grand Valley.

#16 87

2945-143-31-944  
City Fire Station

2945-143-41-003  
Same as 41-001

2945-143-31-948  
City Jail

2945-143-42-001  
Burkey Lumber  
515 S. 7th St.  
G.J. Colo, 81501

2945-143-40-006  
Potter Harld D.  
2636 Hickory Dr.  
G.J. Colo 81506

2945-143-31-944  
City Fire Station

2945-143-40-004  
Meacham Raymond A.  
306 Main St.  
G.J. Colo 81502

2945-143-31-948  
City Jail

2945-143-40-015  
Lighthouse Gospel Ministry  
550 South Ave.  
G.J. Colo 81501

~~2945-144-43-002  
Muncey Thomas N.~~

2945-143-40-014  
Same as 40-015

2945-144-43-002  
Muncey Thomas L.  
635 Lois St.  
Clifton Colo, 81520

2945-143-40-938  
Work Release

2945-144-43-003  
Lewis Thomas N.  
1337 White Ave.  
G.J. Colo, 81501

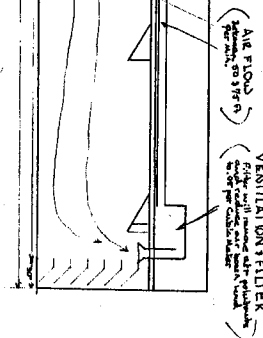
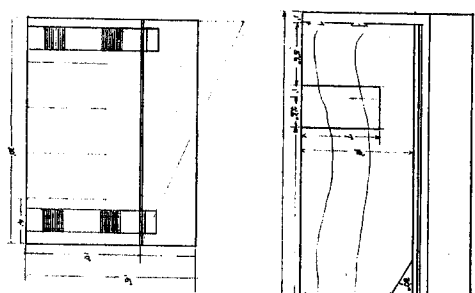
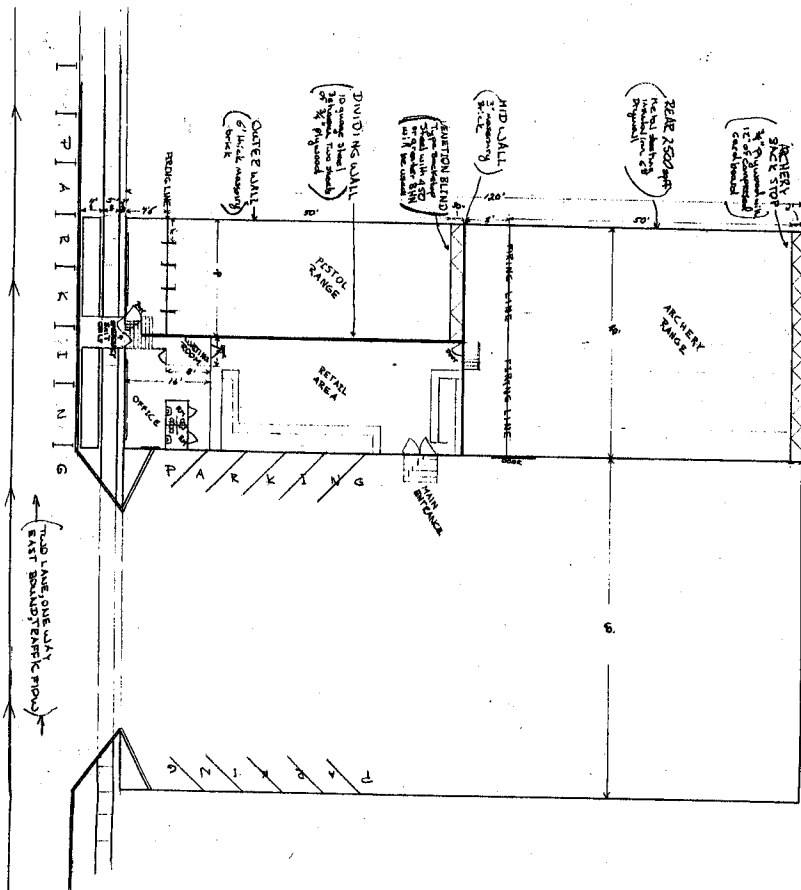
2945-143-41-931  
Board of County Comm.

2945-144-43-004  
Placo Inc.  
P.O. Box 327 DeBeque  
Colo, 81630

2945-143-41-001  
Foster William E.  
P.O. Box, 1887  
G.J. Colo

2945-144-43-013  
Amisub (PLS) Inc.  
1601 E. 19th Ave.  
Denver Colo, 80218

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# 1 6 8 2

# REV EW SHEET SUMMARY

FILE NO. 16-87 TITLE HEADING Indoor Shooting Range DUE DATE Feb. 26, 1987

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Indoor Shooting Range/ 635 Pitkin/

Mike Nelson

PETITIONER ADDRESS 397 Redd Lane

ENGINEER \_\_\_\_\_

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
2-17-87	City Police	<p>I see no police problems with the type of project. There are a couple of areas that may need more explanation</p> <ol style="list-style-type: none"><li>1. Number of potential customers vs. parking?</li><li>2. I am not fully aware of the NRA, OSHA and GSA regulations being referred to and what limitations on ammunition allowed will be. I.e. even though the bullet trap may be adequate, could there be a problem with stray bullets?</li></ol> <p>The police department has an outdoor range for our training. However, individual officers may use the facility on their own. Department use would depend on many factors such as cost needs, etc.</p>
2-17-87	Bldg. Dept.	<p>Two sets of architectural drawings required for review at least 10 days prior to permit issuance. State licensed plumbing and electric contractors required. City of Grand Junction licensed contractor required to perform remodel.</p>
2-26-87	Planning	<p>This review is for a special use permit in an industrial zone for an indoor (only) shooting range. This Department considers the use acceptable for this location. There are some concerns however, about certain site features, which are outlined below:</p> <ol style="list-style-type: none"><li>1. With only 60 feet in width for the parking, the spaces will need to be angle parking as shown on the site plan. Anchored parking blocks will be required to:<ul style="list-style-type: none"><li>-prevent cars from bumping into the buildings</li><li>-to help delineate the spaces.</li></ul></li><li>2. The site plan does not specify that the parking area is to be paved. The Zoning &amp; Development Code requires a dust free surface, which in reality means asphalt paving. If present plans do not include paving, we would like a commitment for future paving (ie: 6 months, 1 year). Additional gravel -at least- will be required prior to opening.</li><li>3. The present curbcut into the driveway is wider than the present City standard and is in very poor condition. It is recommended that a new driveway, apron and sidewalk be constructed which would also provide better protection for new landscaping. Please coordinate construction with City Engineering.</li><li>4. Due to the jog in the alleyway going east, it would be preferred if you would provide signage requesting <u>exists</u> only to the west. <span style="float: right;">2x11</span></li><li>5. Please provide details as to the size and types of landscape materials to be used. As with any clearance for building permits, the owner will be responsible for the maintenance (and if needed replacement) of all landscaping on a continuing basis. Therefore, it is best to find hearty plants that have a high chance of survival.</li><li>6. The Zoning &amp; Development Code requires at least one (1) bicycle rack for any new commercial development.</li><li>7. All business signage must meet current sign codes. A</li></ol>

**RESPONSE NECESSARY**  
by AGDP

*Sent completed Review  
3-10-87 AS per  
MS  
Mike Nelson had  
come into office  
& picked up copies  
APR 11 2-21*

# REVIEW SHEET SUMMARY

FILE NO. 16-87 TITLE HEADING Indoor Shooting Range Cont'd DUE DATE \_\_\_\_\_

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES \_\_\_\_\_

PETITIONER ADDRESS \_\_\_\_\_

ENGINEER \_\_\_\_\_

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
	Planning Cont'd	separate sign permit is required and application can be made only by a licensed sign contractor. 8. All construction must meet Uniform Building Code (UBC) and Uniform Fire Code (UFC).
2-26-87	City Engineer	The existing curb cut into the parking lot is approximately 80 feet wide. The maximum width allowed by city standards is 35 feet. Therefore, at least 45 feet of the existing width should be closed with curb and gutter. The remaining driveway width should be removed and replaced with a standard concrete driveway section from the edge of gutter to the back of sidewalk. A permit will be required for the curb & gutter & driveway construction work. The proposed parking area is a dirt and gravel surface. It would be desirable for the lot to be graded to drain and paved.
3-23-87	City Fire Dept.	Upon review of the area of 635 Pitkin, the Grand Junction Fire Department sees no problems of development application.

*Sent 2nd Time  
4-13-87*







Grand Junction Planning Department  
250 North Fifth Street  
Grand Junction, Colorado 81501-2668  
(303) 244-1430

April 10, 1987

Mr. Mike Nelson  
397 Redd Lane  
Grand Junction, CO 81505

CERTIFIED

Dear Mike:

I've tried to reach you at the phone number on file, but have been unable to get through. Hopefully, this letter will catch up to you if you've moved.

Before granting final approval of your Special Use permit for 635 Pitkin Avenue, we need to receive written comments in reply to the agency reviews. Enclosed is another copy of the Review Sheet Summary with all of the comments that were submitted to the Planning Department.

In your written response, please comment whether the agency requests are acceptable or not. If there are certain aspects on which you disagree, please indicate your reasons, and contact me a few days after sending in your response. We can then work out the details of problem areas.

If you are in agreement with all agency comments, then simply send written notice to this department and I will complete the approval process. Thank you for your immediate attention.

Sincerely,

A handwritten signature in black ink that reads "Mike Sutherland". The signature is written in a cursive style.

Michael E. Sutherland  
City Development Planner

MES/tt

Enclosure

xc: File #16-87