# **Table of Contents**

Fil	e_19	87-0016 Project Name: 635 Pitkin Avenue – Special Use Indoor Shooting Range-Mike Nelson								
P r e s e n t X	S c a n e d X	A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the in some instances, not all entries designated to be scanned by the department are present in the file. There are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been provided. Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick guide for the contents of each file. 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. Table of Contents								
X	X									
		Review Sheet Summary								
		Application form								
X		Review Sheets								
		Receipts for fees paid for anything								
		*Submittal checklist								
X	X	*General project report								
		Reduced copy of final plans or drawings								
X	X	Reduction of assessor's map								
		Evidence of title, deeds, easements								
X	X	*Mailing list to adjacent property owners								
		Public notice cards								
		Record of certified mail								
		Legal description								
		Appraisal of raw land         Reduction of any maps – final copy								
	· 									
		*Final reports for drainage and soils (geotechnical reports) Other bound or non-bound reports								
-		Traffic studies								
	*Petitioner's response to comments									
·		*Staff Reports								
-		*Planning Commission staff report and exhibits *City Council staff report and exhibits								
		*Summary sheet of final conditions								
	$\left  - \right $	*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)								
$\vdash$	I	DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:								
		DOCUMENTO SI ECHTE TO THIS DEVELOT MENT FILE.								
X	X	Action Sheet								
X	_	Review Sheet Summary								
X		Review sheets       Special Warranty Deed								
X		Request for Treasurer's Certificate of Taxes Due – 2/11/87								
X	X	Site Plan –(includes drawing of archery back stop)								
X		Development Appl.ication – 2/11/87								
	-									
┢	+									
-	+									
	1									

#### 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 venetion 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

#16 84

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

2945-143-31-948 City Jail

2945-143-40-006

Potter Harld D. 2636 Hickory Dr. G.J. Colo 81506

2945-143-40-004

Meacham Raymond A. 306 Main St. G.J. Colo 81502

2945-143-40-015

Lighthouse Gospel Ministry 550 South Ave. G.J. Colo 81501

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

2945-143-40-938

Work Release

2945-143-41-931

Board of County Comm.

2945-143-41-001

Foster William E. P.O. Box, 1887 G.J. Colo 2945-143-41-003 Same as 41-001

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

2945-143-31-944 City Fire Station

2945-143-31-948 City Jail

2945-144-43-002 Muncey Thomas N

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

2945-144-43-003

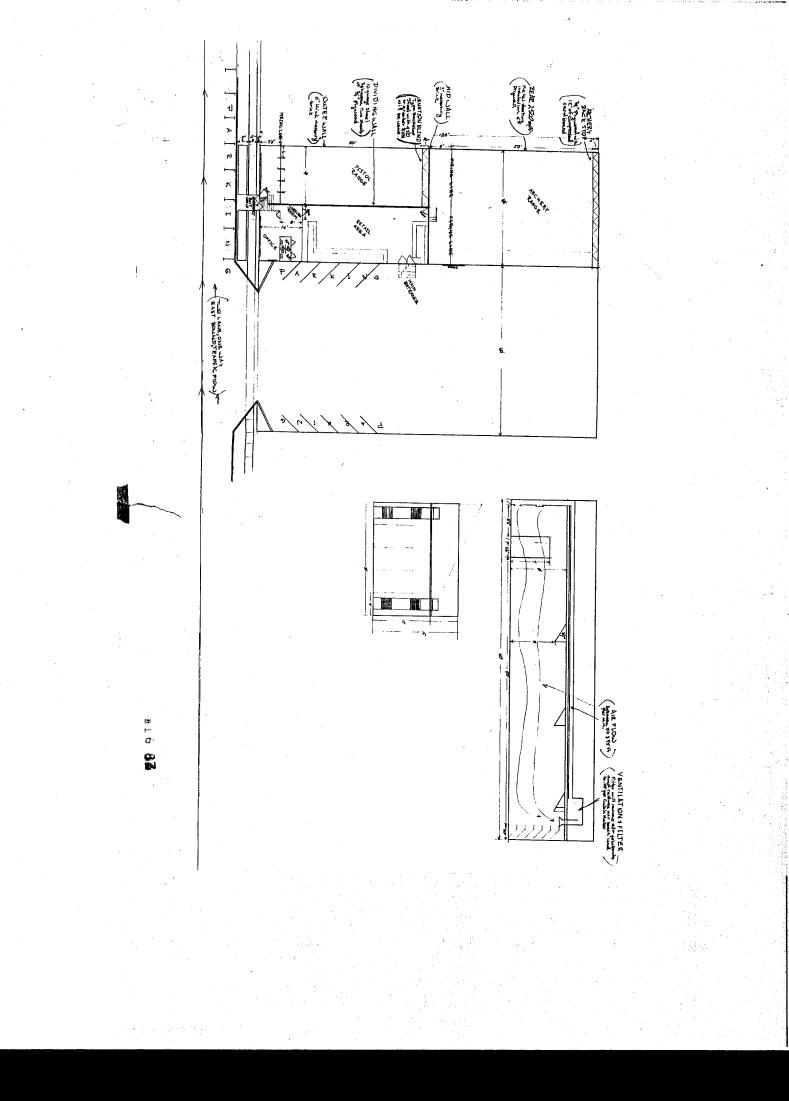
Lewis Thomas N. 1337 White Ave. G.J. Colo, 81501

2945-144-43-004

Placo Inc. P.O. Box 327 DeBeque Colo, 81630

2945-144-43-013

Amisub (PLS) Inc. 1601 E. 19th Ave. Denver Colo, 80218 #16 87



.

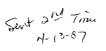
## REV EW SHEET SULMARY

FILE NO. <u>16-87</u> TITLE HEA	
and the second	ION - PHASE - ACRES Indoor Shooting Range/ 635 Pitkin/
Mike Nelson	
,	
PETITIONER ADDRESS 397 Redd	Lane
ENGINEER	
DATE REC. AGENCY	COMMENTS
-17-87 City Police	<ol> <li>see no police problems with the type of project. There are a couple of areas that may need more explanation</li> <li>Number of potential customers vs. parking?</li> <li>I am not fully aware of the NRA, OSHA and GSA regulations being refered to and what limitations on ammunition allowed</li> </ol>
	will be. I.e. even though the bullet trap may be adequate, could there be a problem with stray bullets?
	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.
17-87 Bldg. Dept.	Two sets of architectural drawings required for review at leas 10 days prior to permit issuance. State licensed plumbing and electric contractors required. City of Grand Junction licensed constractor required to perform remodel.
-26-87 Planning	This review is for a special use permit in an industrial zone for an indoor (only) shooting range. This Department conside the use acceptable for this location. There are some concerns however, about certain site features, which are outlined below:
RESPONSE NECESSARY	<ol> <li>With only 60 feet in width for the parking, the spaces wineed to be angle parking as shown on the site plan. Anchored parking blocks will be required to:         -prevent cars from bumping into the buildings         -to help delineate the spaces.</li> </ol>
	2. The site plan does not specify that the parking area is to be paved. The Zoning & Development Code requines a dust free surface, which in reality means asphalt paving. If present plans do not include paving, we would like a committment for future paving (ie: 6 months, 1 year). Additional gravel -at least- will be required prior to openin
	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 con- structed which would also provide better protection for new landscaping. Please coordinate construction with City Engineering.
to a per	4. Due to the jog in the alleyway going east, it would be preferred if you would provide signage requesting exists only to the west.
Score completes (2001000 per MS MS WAA Million Pietern MH10 Commonth opping & power 2-21 Apping 2-21	5. Please provide details as to the size and types of land- scape materials to be used. As with any clearance for buildi permits, the owner will be responsible for the maintenance o (and if needed replacement) of all landscaping on a continuin basis. Therefore, it is best to find hearty plants that have a high chance of survival.
the de zat	6. The Zoning & Development Code requires at least one (1) bicycle rack for any new commercial development.
Alex	7, All business signage must meet current sign codes. A

.

# **REVIEW SHEET SUMMARY**

ACTIVITY -	PETITIONER - LOCAT	ION - PHASE - ACRES					
<b></b>	• .						
	ADDRESS						
ENGINEER							
DATE REC.	AGENCY	COMMENTS					
	Planning Cont'd	separate sign permit is required only by a licensed sign contract					
		8. All construction must meet Uniform Fire Code (UFC).	Uniform Building Code (UBC) a				
-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 standa concrete driveway section from the edge of gutter to the ba of sidewalk. A permit will be required for the curb & gutt & driveway construction work.						
	<b>,</b>	The proposed parking area is a c would be desireable for the lot paved.	dirt and gravel surface. It to be graded to drain and				
-23-87	City Fire Dept.	Upon review of the area of 635 F Department sees no problems of c	Pitkin, the Grand Junction Fi development application.				



Acres				le la			File Zone	NO	
Units	ty	SDE			3E		Zone Tax I	arcel 5-143-	Number
Densi	Cy			D .	~	÷.,	294	5-143-	41-00
ACTIV Phase	ity Indoor	- shoo	1 mg	r - no	#	16 87	<b> </b>		
Commo	n Location	635	Itkin	Av.					
	Date Submitted			iled Out			Date Post	ed	
	day Review P		rn by				X	we don	it nee
	Open Space Dedication Recording Fee Required			Open Space Paid (Date)					t #
'n	eview		E-TGH						CC DD
	gencies			802	1267				
	y Public Works	••					• •		
	y Engineer nsportation Engineer								
Qcit	y Parks/Recreation	••				0			
A	y Fire Dept. y Police Dept.	80							
Qcou	nty Planning								
	nty Engineer nty Health								
X	nty Parks/Recreation			╶╊┨╌┦╌╀╴	┼┲┼				
QFIC	prehensive Planning podplain Administration	••					• •		
	. Dept. of Energy ker Field		╊╋┼┼┼	╋┼┼		++			
Öset	ool District	<b>N</b>							
¥	linage								
QWat	er (Ute, Clifton)						1220	og e s	
<b>X</b> ~~	ver Dist. (FV, CGV, OM) untain Bell							200	
<b>Ö</b> Put	nte Highway Dept.								
¥~~~	ate Geological	••					• •		
	ate Health Dept. PC (7 packets)	00							
Ŏū	C (9 packets)	00							
. 8	HER Building Lept						an Finha an	T	
_ŏ⁻									
<u>ŏ</u>									
<u> </u>		╺┾┼┽┼					┥┥┥		
Ŏ									
Ľ	otals 5								
y y	}Ψ								
	<u> </u>	<u> </u>	io actin	à					
	[Q			·····	·····		<u> </u>		
	·		· · · · · · · · · · · · · · · · · · ·		·				
4	·								
						IN/	1.10 <	Setter	12
							The second	Partn	0 Ar
		~ <del>~~~</del> ~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~					44-	649	<u>~</u>
Ξ					······			<u></u>	····
5	0								
	· · · · · · · · · · · · · · · · · · ·							<del>12<sup>-</sup>1-2</del>	
	A	AP	PLICA			EQUIE	EMEN	JTG	
	* <u>_</u>	5.00 F.	ce Dan:	able we	n zvo	EQUIF			
	EINT A	to: C	th of	Grand	Jut"				

٠

.



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.

Sincerel<sub>#</sub> Mike

Michael E. Sutherland City Development Planner

MES/tt

Enclosure

xc: File #16-87