

IMPACT STATEMENT / PROJECT NARRATIVE

Western Colorado Precision Marksmanship Society is a non-profit corporation organized under the laws of the State of Colorado, and Section 501 (C) (3) of the Internal Revenue Code. Our goal is the promotion of amateur shooting sports for both National and International competition.

Our proposal is to utilize the concrete block building at 839 3rd Avenue for a seven point, fifty foot, indoor firing range. For years (some say since the 1920's) the City of Grand Junction has helped with an indoor firing range by allowing the clubs to use vacant, city owned buildings. Our most recent home has been the old Holsum Bakery building at 111 Rood Avenue. With the recent purchase by City Market of the 111 Rood property, we have been asked to vacate by April 1, 1988.

To develop our plan, and because of limited funds, we intend to not make any outward changes in the property at this time. If and when the funds become available, we would like to expand the building in a southerly direction towards the alley for additional range and meeting room. Internally, we plan to remove all interior partitions. This will be possible because none are load bearing. The roof is trussed from outside wall to outside wall.

At this time, the entire area has a zoning of Industrial - Two. Uses of adjoining property runs from old, single family dwellings to a foundary for casting metal. Compatibility should not be a problem. Our use of the property will be heaviest in the evening hours.

The services to be provided by the range will actually be for both public and private use. Again, because of lack of funds, we do not intend to develop our own instructors or programs at this time. We do intend to make the range available for the following groups of shooters who already have schedules and instructors available:

Disabled American Veterans Junior Club
Orchard Mesa Junior Club
Orchard Mesa Gun Club
Grand Junction Target Shooter (Both rifle and pistol)

All of the above clubs are open to membership from the general public, and are the same clubs that are now using the 111 Rood site.

Since April of 1957 when the current owner obtained the property for the City, the land and improvements have been exempt from property taxes. Because of our non-profit, tax exempt status, we hope to be able to continue to exempt the property from real estate taxes. The tax schedule number is 2945-231-09-958.

Original
Do NOT Remove
From Office

#12 88

JACK D. BERRY
417 N. 7TH STREET
GRAND JUNCTION, COLORADO 81501

DAVID N. BERRY
813 3rd AVENUE
GRAND JUNCTION, COLORADO 81501

The Seventh Day Adventist Assoc.
of Colorado
839 3rd Ave.
Grand Junction, CO 81501

EDWIN L. HENDERSON
837 3rd AVENUE
GRAND JUNCTION, COLORADO 81501

Western Colorado Precision
Markmanship Society
1074 24 Road
Grand Junction, CO 81505

ADOLPH NOVOTNY
853 3rd AVENUE
GRAND JUNCTION, COLORADO 81501

CASTINGS INC.
BOX 669
GRAND JUNCTION, COLORADO 81502

VIRGIL W. GLEAVE
330 E. 2200 N
PROVO, UTAH 84604

ROBERT R. DENNING
518 RIVER VIEW DRIVE
GRAND JUNCTION, COLORADO 81503

VALLEY FEDERAL SAVINGS AND LOAN
P.O. BOX 400
GRAND JUNCTION, COLORADO 81502

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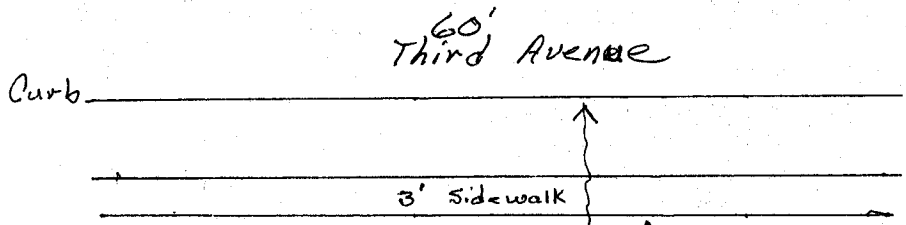
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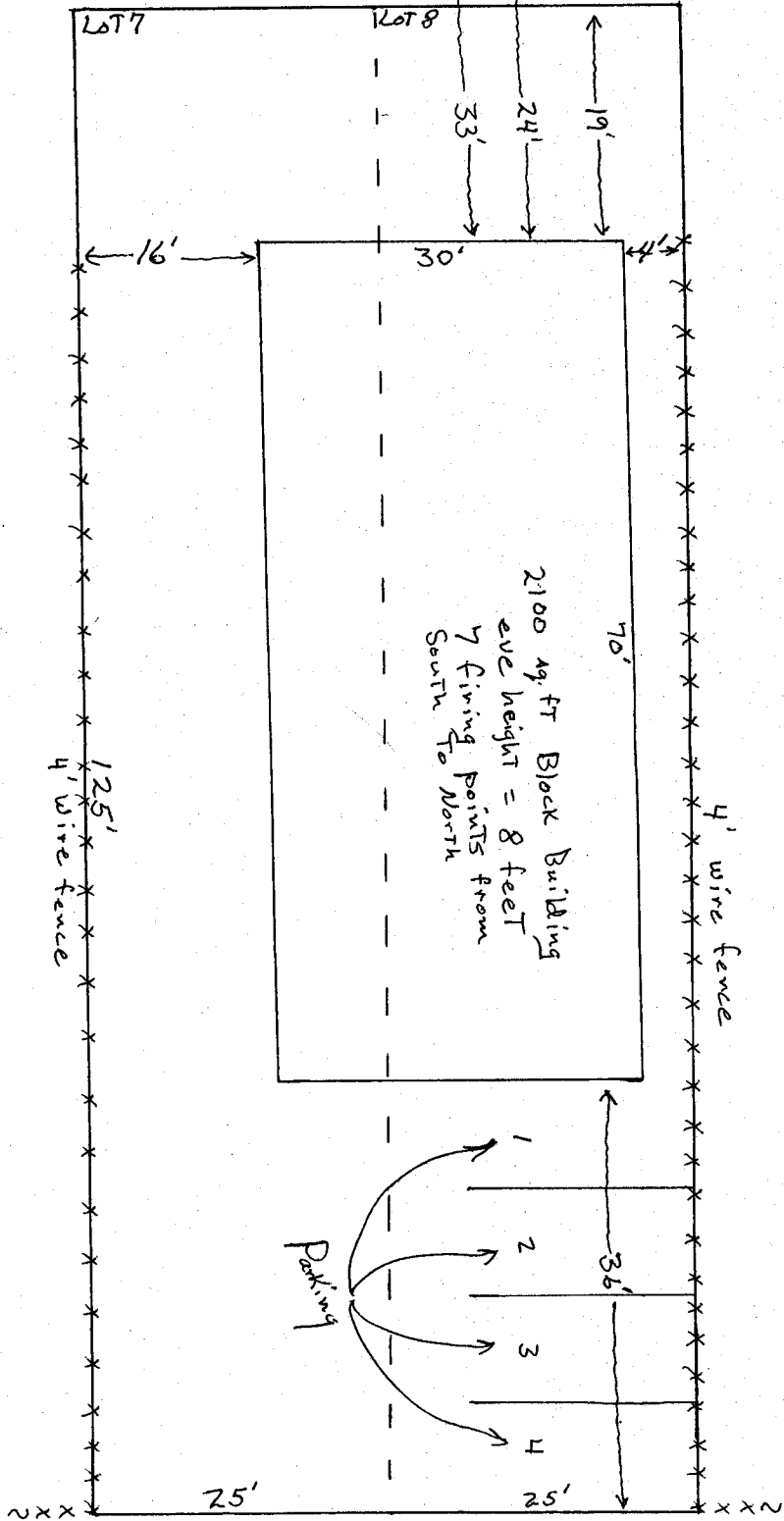
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839 3rd Avenue
 Lots 7 and 8 in Block 19 of
 Milldale Subdivision



- ④ Landscaping is 3/4 road base in parking lot and pea gravel everywhere else
 - ⑤ ND curb cuts
- Notes,
 I-2
 ① Zoning Properties to East and West are single family dwellings
 ② Property to South is a boundary to North is vacant lots

REVIEW SHEET SUMMARY

FILE NO. 12-88 TITLE HEADING Indoor Shooting Range DUE DATE 3/25/88

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Special Use Petitioner: Don Paris

Final Location: 839 3rd Avenue Grand Junction, CO

PETITIONER ADDRESS 1074 24 Road Grand Junction, CO 81505

ENGINEER n/a

DATE REC. AGENCY COMMENTS

NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED
A MINIMUM OF 48 HOURS PRIOR TO THE FIRST SCHEDULED PUBLIC HEARING.

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
3/25/88	Development Dept.	<p>There are no apparent problems related to the location or use. On-site parking is inadequate but may not cause problems due to the location and uses in that neighborhood. If problems do occur (related to parking), Grand Junction Planning reserves the right to require additional off-street parking in the nearby vicinity. Improvements to the property (i.e. cleanup, new landscaping) are encouraged to help mitigate impact on the existing neighboring residences and to promote a "good neighbor" attitude.</p> <p>Future expansion or site changes will require review by Grand Junction Planning. Any signage will require a separate sign permit by a licensed sign contractor.</p>
3/21/88	Police Dept.	<p>No problems as to location; however, we would like to reserve the right to review their construction plans for safety and noise concerns.</p>
3/18/88	Fire Dept.	<p>This office hasn't any objections to this special use as long as the following are met:</p> <ol style="list-style-type: none">1. All storage and handling of any ammunitions will be done in accordance with the 1985 Uniform Fire Code.2. Fire access will be maintained.3. Any changes to the structure will be done in accordance with local codes at the time of change. <p>If you have any questions, please call.</p>
3/21/88	Building Dept.	<p>We have no objections to this use. A city-licensed general contractor is required for all structural modifications to the building. Non-structural work can be performed by the owners after the proper permits are obtained. Electrical and plumbing modifications shall be performed by licensed contractors.</p>

Paris 3/28



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

April 11, 1988

Mr. Don Paris
Western Colorado Precision
Marksmanship Society
1074 24 Road
Grand Junction, CO 81505

Dear Mr. Paris:

This letter is your official notice of approval for the requested special use permit for an indoor shooting range at 839 3rd Avenue.

This office received no adverse comments from neighboring property owners for the proposed use. There were numerous minor comments from receiving agencies as noted on the "Review Sheet Summary" which I believe you have received. The only conditions imposed as part of this approval are requirements which were specified in the Summary.

A copy of this letter, as well as the comments of reviewing agencies, will be retained on permanent record in development file #12-88 within our department.

Thank you for your cooperation and patience through this process. Best of luck with your project.

Sincerely,

Michael E. Sutherland
City Development Planner

MES/tt

xc: File #12-88