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Fil	e_19	88-0012 Project Name: <u>Indoor Shooting Range 839 3rd Avenue – Don Paris - SUP</u>								
P r e s e n t	S c a n n e d	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								
v	¥7	full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.								
X	X	Table of Contents								
	X	Review Sheet Summary								
		Application form								
X		Review Sheets								
		Receipts for fees paid for anything								
	77	*Submittal checklist								
X	X	*General project report								
		Reduced copy of final plans or drawings								
		Reduction of assessor's map								
W 7	*7	Evidence of title, deeds, easements								
X	X	*Mailing list to adjacent property owners Public notice cards								
		Record of certified mail								
X		Legal description								
- 1		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								
		*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)								
		DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:								
X	X	Action Sheet Development Summary								
X	^	Review Sheets								
X		Development Application – 3/11/88								
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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 intructors 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

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

DAVID N. BERRY

813 3rd AVENUE

GRAND JUNCTION, COLORADO 81501 839 3rd Ave.

The Seventh Day Adventist Assoc.

of Colorado

Grand Junction, CO 81501

EDWIN L. HENDERSON

837 3rd AVENUE

GRAND JUNCTION, COLORADO 81501 Grand Junction, CO 81505

Western Colorado Precision

Markmanship Society

1074 24 Road

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

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

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

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

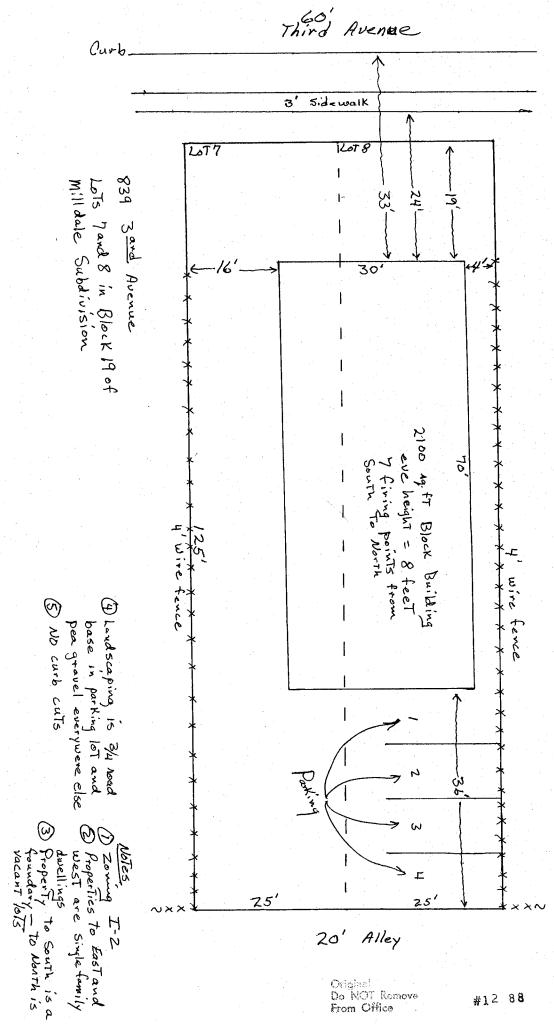
ADOLPH NOVOTNY
853 3rd AVENUE
GRAND JUNCTION, COLORADO 81501

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



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#12.88

REVIEW SHEET SUMMARY

ILE NO 1	2-88 TITLE HEADING	Indoor Shooting Range DUE DATE 3/25/88
ACTIVITY - F	PETITIONER - LOCATION -	- PHASE - ACRES <u>Special Use Petitioner: Don Paris</u>
Final	Location: 839 3rd A	Wenue Grand Junction, CO
PETITIONER	ADDRESS 1074 24 Road	Grand Junction, CO 81505
ENGINEER	n/a	
DATE REC.	AGENCY	COMMENTS
NOTE: WRI	ITTEN RESPONSE BY T MINIMUM OF 48 HOURS	HE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED PRIOR TO THE FIRST SCHEDULED PUBLIC HEARING.
3/25/88	Development Dept.	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.
		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.
3/21/88	Police Dept.	No problems as to location; however, we would like to reserve the right to review their construction plans for safety and noise concerns.
3/18/88	Fire Dept.	This office hasn't any objections to this special use as long as the following are met:
		 All storage and handling of any ammunitions will be done in accordance with the 1985 Uniform Fire Code.
		2. Fire access will be maintained.
		Any changes to the structure will be done in accordance with local codes at the time of change.
		If you have any questions, please call.
3/21/88	Building Dept.	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.

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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