

Date Submitted: 9-9-96



CHANGE OF USE DEVELOPMENT APPLICATION

Property Owner: Las Vegas Pharmaceutical Dist. Inc.
Address: 3111 S. Valley View Blvd, Suite E201
Telephone: Las Vegas NV 89102 (702) 871-1877

Applicant's Name: TIM GANGLE, TERRY GANGLE
Address: 3247 1/2 MAIN RD CLIFTON CO, 231 1/2 BEAVER ST BJS CO,
Telephone: 523-1697 243-1145

Location of Property: 630 S. 7th STREET

Tax Parcel No. 2945-231-00-025

Existing Use: Warehouse

Proposed Use: ARCHERY STORE

Other: Archery Range

FOR OFFICE USE ONLY				
Zone: <u>I-1</u>	Setbacks	F:	S:	R:
Special Conditions:				

I hereby acknowledge that I have read this application and the above is correct and I agree to comply with all requirements. Failure to comply shall result in legal action.

X Tim Gangle
Applicant's Signature

X 9-9-96
Date

Mike Pelletier
Community Development Department Approval

12/31/96
Date

Fred R. Velasquez
749 South Ave.
Grand Junction, CO 81501

James & Dorothy Dible
611 S 7th St.
Grand Junction, CO 81501

123 Group LLC
1120 Wellington Ave., Suite 202
Grand Junction, CO 81501

Las Vegas Pharmaceutical Distrib.
3111 S Valley View Blvd., #103
Las Vegas, NV 89102

Mesa Feed & Farm Supply
715 S 7th St.
Grand Junction, CO 81501

Grand Junction Newspapers
P.O. Box 668
Grand Junction, CO 81502

Clinton Wetterich
737 South Ave.
Grand Junction, CO 81501

T W Watt
2020 W Baptist Rd.
Colorado Springs, CO 80921

SDI Operating Partners LP
7201 W 110th St., Suite 200
Overland Park, KS 66210

Jim Dible Oil Company
611 S 7th St.
Grand Junction, CO 81501

Coors Energy Company
P.O. Box 4274
Englewood, CO 80155

Tim Gangle
3247 1/2 Main, #D
Clifton, CO 81520

Jeff Williams
Omega Realty
1048 Independent Ave., Suite A-201
Grand Junction, CO 81505

City of Grand Junction
Community Development Dept.
250 N 5th Street
Grand Junction, CO 81501

SUBMITTAL CHECKLIST

CHANGE OF USE REVIEW / Special Use

Location: _____

Type of Use: _____

ITEMS	DISTRIBUTION																	
<div style="margin-bottom: 10px;">Date Received <u>10-25-96</u></div> <div style="margin-bottom: 10px;">Receipt # <u>4803</u></div> <div style="margin-bottom: 10px;">File # <u>SUP-96-232</u></div>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	TOTAL REQ'D. 17	
DESCRIPTION	<div style="display: flex; justify-content: space-between;"> <div style="width: 30%;"> <input checked="" type="checkbox"/> City Community Development <input checked="" type="checkbox"/> City Dev. Eng. <input checked="" type="checkbox"/> City Utility Eng. <input type="checkbox"/> City Property Agent <input type="checkbox"/> City Parks/Recreation <input type="checkbox"/> City Attorney <input type="checkbox"/> City Sanitation <input checked="" type="checkbox"/> City Fire Dept. <input checked="" type="checkbox"/> City Police <input type="checkbox"/> Water District <input type="checkbox"/> Sewer District <input type="checkbox"/> U.S. West <input type="checkbox"/> Public Service <input checked="" type="checkbox"/> <u>Police Building Dept.</u> <input checked="" type="checkbox"/> <u>Other Code Enforcement</u> </div> <div style="width: 65%;"></div> </div>																	
<input checked="" type="checkbox"/> Application Fee <u>270 -</u>	<input checked="" type="checkbox"/>																	
<input checked="" type="checkbox"/> Submittal Checklist *	<input checked="" type="checkbox"/>																	
<input checked="" type="checkbox"/> Application Form * v	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
<input checked="" type="checkbox"/> Review Agency Cover Sheet *	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
<input checked="" type="checkbox"/> Planning Clearance *	<input checked="" type="checkbox"/>																	
<input checked="" type="checkbox"/> Reduction of Assessor's Map	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
<input checked="" type="checkbox"/> General Project Report	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
<input checked="" type="checkbox"/> 11" x 17" Site Plan	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
<input type="checkbox"/> Sketch of Proposed Signage	1																	
<input checked="" type="checkbox"/> Evidence of Title	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
<input checked="" type="checkbox"/> <u>Names/Address of Adjacent Property Owners - 200'</u>	1																	

NOTES: * An asterisk in the item description column indicates that a form is supplied by the City.

Date: _____

Proposal: _____

Location: _____

Tax Parcel Number: 2945-233-00-025

Related Files: _____

Additional ROW required? _____

TCP/Adjacent Half street improvements? _____

Revocable Permit required? _____

State Highway Access Permit required? _____

On-site detention/retention or Drainage fee required? _____

Applicable Plans, Policies and Guidelines _____

Located in identified floodplain? FIRM panel # _____

Located in other geohazard area? _____

Located in established Airport Zone? Clear Zone, Critical Zone, Area of Influence? _____

Avigation Easement required? _____

Related Files: _____

September 24, 1996

APPLICATION PROCESS

Community Development Department
250 North 5TH Street
Grand Junction, CO. 81501

**GENERAL PROJECT REPORT
ROCKY MOUNTAIN ARCHERY**

This property owned by Las Vegas Pharmaceutical Distributors, Inc. located in Las Vegas Nevada. The property is located at 630 South Seventh Street, Grand Junction, just north of the railroad tracks. The property has been generally used as warehouse but has been vacant for about the last three years. The property consists of approximately 25,000 square feet of warehouse with the balance in office space. We have two current tenants a trucking company and a freezer and cooler warehouse tenant. The property has access off seventh street and consists of over four acres so parking will not be an issue, All parking area is graveled.

both these tenants are separated from our new and proposed use. Our proposed use of the large warehouse area is an Archery Range and Retail shop. Approximately 15,000 square feet shall be used for archery practice and lessons. There will be about 1,500 square feet of retail area. The new tenant will make use of the existing signage located toward seventh street on the north side of the property. Please feel free to call if I can Answer any questions or obtain any further information.

Sincerely,



Jeffrey K. Williams
Broker Associate
Representative for Tenant

SHORT REPORT

10/24/96

OWNER INFORMATION

FRED R VELASQUEZ
749 SOUTH AVE
GRAND JUNCTION, CO 81501-3639

CO OWNER: ESTATE-ETAL % MARY F

BOOK: 1883
PAGE: 607

PROPERTY INFORMATION

PARCEL NUMBER: 2945-144-44-006
PROPERTY ADDRESS: 749 SOUTH AV
TAC: 10100
MILL LEVY: 84.5040
LAND VALUE: 4,920.00
IMPROVED VALUE: 43,490.00
TOTAL VALUE: 48,410.00

SOLD: 03/04/92 PRICE: 0
YR BUILT: 1900

LEGAL DESCRIPTION:

E2 LOT 18 + ALL OF LOT 19 BLK 159 GRAND JUNCTION

JAMES C DIBLE
611 S 7TH ST
GRAND JUNCTION, CO 81501-7734

CO OWNER: DOROTHY A

BOOK:
PAGE:

PARCEL NUMBER: 2945-231-00-004
PROPERTY ADDRESS:
TAC: 10100
MILL LEVY: 84.5040
LAND VALUE: 13,200.00
IMPROVED VALUE: 0.00
TOTAL VALUE: 13,200.00

SOLD: 00/00/00 PRICE: 0
YR BUILT: 0000

LEGAL DESCRIPTION:

BEG 350FT S OF N4 COR SEC 23 1S 1W E 132FT S 125FT W 132FT N 125FT TO BEG

JIM DIBLE OIL CO
611 S 7TH ST
GRAND JUNCTION, CO 81501-7734

CO OWNER:

BOOK: 1844
PAGE: 283

PARCEL NUMBER: 2945-231-00-005
PROPERTY ADDRESS: 645 S 7TH ST
TAC: 10100
MILL LEVY: 84.5040
LAND VALUE: 9,350.00
IMPROVED VALUE: 121,420.00
TOTAL VALUE: 130,770.00

SOLD: 06/27/91 PRICE: 80000
YR BUILT: 1901

LEGAL DESCRIPTION:

BEG 475FT S OF N4 COR SEC 23 1S 1W E 132FT S 47.88FT TO RR SWLY ALG RR TO A PT S OF BEG N 88.5FT TO BEG

123 GROUP LLC
1120 WELLINGTON AVE STE 202
GRAND JUNCTION, CO 81501-6131

CO OWNER:

BOOK: 2092
PAGE: 521

PARCEL NUMBER: 2945-144-18-001
PROPERTY ADDRESS: 141 N 7TH ST
TAC: 10108
MILL LEVY: 89.5040
LAND VALUE: 12,830.00
IMPROVED VALUE: 52,580.00
TOTAL VALUE: 65,410.00

SOLD: 08/12/94 PRICE: 135000
YR BUILT: 1926

LEGAL DESCRIPTION:

LOTS 11 + 12 BLK 105 GRAND JUNCTION

SHORT REPORT

10/25/96

OWNER INFORMATION

PROPERTY INFORMATION

LAS VEGAS PHARMACEUTICAL DISTRIBUTOR
3111 S VALLEY VIEW BLVD #103
LAS VEGAS, NV 89102

PARCEL NUMBER: 2945-231-01-025
PROPERTY ADDRESS: 630 S 7TH ST #1

CO OWNER:

TAC: 10108
MILL LEVY: 89.5040

LAND VALUE: 59,730.00
IMPROVED VALUE: 984,810.00
TOTAL VALUE: 1,044,540.00

BOOK: 2043
PAGE: 630

SOLD: 12/29/93 PRICE: 1400000
YR BUILT: 1900

LEGAL DESCRIPTION:

LOT 1 BLK 5 MILLDALE SUB & BEG 250FT N & 133FT E OF INTERS OF N ROW LI RR WI E LI 7TH ST SEC 23 1S 1W N 68 FT TO C VAC 1ST AV E 22FT S 88FT W 22FT N 21FT TO BEG EXC THAT PT LYG E OF A LI DESC BEG NE COR BLK 4 SD MILLDALE SUB S 0DEG00'01SEC E 34.85FT S 72DEG42'13SEC W 620.83FT N 0DEG40'08SEC W 213.82FT AND ALSO INC W 133FT OF LOT 2 BLK 5 MILLDALE SUB & BEG NW COR LOT 2 N 30FT E 133FT S 30FT W TO BEG & BEG AT A PT ON N LI RR ROW 50FT N OF INTERS OF C RR ROW WI E LI 7TH ST N 250 FT E 133FT S 21FT E 22FT S TO RR ROW S ALG ROW S 72DEG 52.5' W 162.78FT TO BEG

MESA FEED & FARM SUPPLY
715 S 7TH ST
GRAND JUNCTION, CO 81501-7736

PARCEL NUMBER: 2945-231-00-037
PROPERTY ADDRESS: 715 S 7TH ST

CO OWNER:

TAC: 10108
MILL LEVY: 89.5040

LAND VALUE: 3,910.00
IMPROVED VALUE: 500,940.00
TOTAL VALUE: 504,850.00

BOOK:
PAGE:

SOLD: 00/00/00 PRICE: 0
YR BUILT: 1974

LEGAL DESCRIPTION:

BEG 400FT N OF SW COR NW4 NE4 SEC 23 1S 1W E 140FT N 295FT TO RR S 73DEG30' W 145FT S 259.8FT TO BEG EXC THAT PT BEG 400FT N OF SW COR NW4 NE4 SD SEC 23 N 4.0 FT S 89DEG42' E 140FT S 4.0FT N 89DEG42' W 140FT TO BEG

GRAND JUNCTION NEWSPAPERS INC
PO BOX 668
GRAND JUNCTION, CO 81502-0668

PARCEL NUMBER: 2945-231-00-046
PROPERTY ADDRESS: 724 S 7TH ST

CO OWNER: C/O THE DAILY SENTINE

TAC: 10108
MILL LEVY: 89.5040

LAND VALUE: 6,360.00
IMPROVED VALUE: 14,960.00
TOTAL VALUE: 21,320.00

BOOK: 1712
PAGE: 49

SOLD: 00/00/00 PRICE: 0
YR BUILT: 0000

LEGAL DESCRIPTION:

BEG S 0DEG27' E 96FT OF S ROW LINE RR ON ORIGINAL E LI OF SOUTH 7TH ST SEC 23 1S 1W N 89DEG12' E 131.94FT ALG ARC OF CVE TO LEFT CH BEARS N 70DEG53' E 213.35FT N 52DEG34' E 349.89FT TO S LI OF RR ROW S 73DEG02' W 636.6FT TO ORIGINAL E BNDRY S 7TH ST S 0DEG27' E 96FT TO BEG

SHORT REPORT

10/25/96

OWNER INFORMATION

PROPERTY INFORMATION

LAS VEGAS PHARMACEUTICAL DISTRIBUTOR
3111 S VALLEY VIEW BLVD #103
LAS VEGAS, NV 89102

PARCEL NUMBER: 2945-231-01-001
PROPERTY ADDRESS: 630 S 7TH ST #4

TAC: 10108

MILL LEVY: 89.5040

CO OWNER:

LAND VALUE: 19,860.00

IMPROVED VALUE: 0.00

TOTAL VALUE: 19,860.00

BOOK: 2043

PAGE: 630

SOLD: 12/29/93

PRICE: 1400000

YR BUILT: 0000

LEGAL DESCRIPTION:

LOTS 1 TO 3 INC BLK 1 MILLDALE SUB SEC 23 1S 1W & INC VAC ALLEY ADJ ON N & E PER ORD NO 692

LAS VEGAS PHARMACEUTICAL DISTRIBUTOR
3111 S VALLEY VIEW BLVD #103
LAS VEGAS, NV 89102

PARCEL NUMBER: 2945-231-01-002
PROPERTY ADDRESS: 630 S 7TH ST #3

TAC: 10108

MILL LEVY: 89.5040

CO OWNER:

LAND VALUE: 9,760.00

IMPROVED VALUE: 0.00

TOTAL VALUE: 9,760.00

BOOK: 2043

PAGE: 630

SOLD: 12/29/93

PRICE: 1400000

YR BUILT: 0000

LEGAL DESCRIPTION:

LOTS 4 + 5 BLK 1 MILLDALE SUB SEC 23 1S 1W & INC VAC ALLEY ADJ ON E PER ORD NO 692 & VAC STREET ADJ ON S PER B-611 P-201

LAS VEGAS PHARMACEUTICAL DISTRIBUTOR
3111 S VALLEY VIEW BLVD #103
LAS VEGAS, NV 89102-8317

PARCEL NUMBER: 2945-231-01-003
PROPERTY ADDRESS: 630 S 7TH ST #2

TAC: 10108

MILL LEVY: 89.5040

CO OWNER:

LAND VALUE: 28,520.00

IMPROVED VALUE: 0.00

TOTAL VALUE: 28,520.00

BOOK: 2043

PAGE: 630

SOLD: 12/29/93

PRICE: 1400000

YR BUILT: 0000

LEGAL DESCRIPTION:

LOTS 6 TO 14 INC BLK 1 MILLDALE SUB SEC 23 1S 1W & INC VAC ALLEY ADJ ON W PER ORD NO 692 & VAC STREET ADJ ON S PER B-611 P-201

SHORT REPORT

10/24/96

OWNER INFORMATION

PROPERTY INFORMATION

LAS VEGAS PHARMACEUTICAL DISTRIBUTOR
3111 S VALLEY VIEW BLVD #103
LAS VEGAS, NV 89102

PARCEL NUMBER: 2945-144-44-001
PROPERTY ADDRESS:

CO OWNER:

TAC: 10108
MILL LEVY: 89.5040
LAND VALUE: 29,690.00
IMPROVED VALUE: 0.00
TOTAL VALUE: 29,690.00

BOOK: 2043
PAGE: 630

SOLD: 12/29/93 PRICE: 1400000
YR BUILT: 0000

LEGAL DESCRIPTION:

LOTS 6 TO 10 INC BLK 159 GRAND JUNCTION

CLINTON WETTERICH
737 SOUTH AVE
GRAND JUNCTION, CO 81501-3639

PARCEL NUMBER: 2945-144-44-004
PROPERTY ADDRESS: 737 SOUTH AV
TAC: 10100

CO OWNER:

MILL LEVY: 84.5040
LAND VALUE: 4,920.00
IMPROVED VALUE: 21,930.00
TOTAL VALUE: 26,850.00

BOOK:
PAGE:

SOLD: 00/00/00 PRICE: 23500
YR BUILT: 1900

LEGAL DESCRIPTION:

E2 LOT 15 + ALL LOT 16 BLK 159 GRAND JUNCTION

LAS VEGAS PHARMACEUTICAL DISTRIBUTOR
3111 S VALLEY VIEW BLVD #103
LAS VEGAS, NV 89102

PARCEL NUMBER: 2945-144-44-005
PROPERTY ADDRESS: 741 SOUTH AV
TAC: 10108

CO OWNER:

MILL LEVY: 89.5040
LAND VALUE: 9,690.00
IMPROVED VALUE: 0.00
TOTAL VALUE: 9,690.00

BOOK: 2043
PAGE: 630

SOLD: 12/29/93 PRICE: 1400000
YR BUILT: 0000

LEGAL DESCRIPTION:

LOT 17 + W2 OF LOT 18 BLK 159 GRAND JUNCTION

SHORT REPORT

10/24/96

OWNER INFORMATION

PROPERTY INFORMATION

T W WATT
2020 W BAPTIST RD
COLORADO SPRINGS, CO 80921-2319

PARCEL NUMBER: 2945-231-00-001
PROPERTY ADDRESS: 515 S 7TH ST #2

CO OWNER:

TAC: 10108
MILL LEVY: 89.5040
LAND VALUE: 5,580.00
IMPROVED VALUE: 37,620.00
TOTAL VALUE: 43,200.00

BOOK: 1845
PAGE: 127

SOLD: 07/01/91 PRICE: 450000
YR BUILT: 1959

LEGAL DESCRIPTION:

BEG N4 COR SEC 23 1S 1W S ALG W LI OF NE4 53.3FT E 132FT N 53.3FT W 132FT TO BEG

SDI OPERATING PARTNERS L P
7201 W 110TH ST Ste 200
OVERLAND PARK, KS 66210

PARCEL NUMBER: 2945-231-00-002
PROPERTY ADDRESS: 607 S 7TH ST

CO OWNER:

TAC: 10100
MILL LEVY: 84.5040
LAND VALUE: 20,770.00
IMPROVED VALUE: 220,820.00
TOTAL VALUE: 241,590.00

BOOK:
PAGE:

SOLD: 00/00/00 PRICE: 0
YR BUILT: 1946

LEGAL DESCRIPTION:

BEG 53.3FT S OF NW COR NE4 SEC 23 1S 1W S 196.7FT E 132FT N 196.7FT W TO BEG

JIM DIBLE OIL CO
611 S 7TH ST
GRAND JUNCTION, CO 81501-7734

PARCEL NUMBER: 2945-231-00-003
PROPERTY ADDRESS: 611 S 7TH ST

CO OWNER:

TAC: 10100
MILL LEVY: 84.5040
LAND VALUE: 10,560.00
IMPROVED VALUE: 91,410.00
TOTAL VALUE: 101,970.00

BOOK:
PAGE:

SOLD: 00/00/00 PRICE: 0
YR BUILT: 1931

LEGAL DESCRIPTION:

BEG 250FT S OF N4 COR SEC 23 1S 1W S 100FT E 132FT TO W LI 7TH ST N 100FT W 132FT TO BEG

SHORT REPORT

10/24/96

OWNER INFORMATION

COORS ENERGY COMPANY
PO BOX 4274
ENGLEWOOD, CO 80155-4274

CO OWNER: C/O LOGAN & FIRMINE II

BOOK:
PAGE:

PROPERTY INFORMATION

PARCEL NUMBER: 2945-231-01-022
PROPERTY ADDRESS:

TAC: 10100
MILL LEVY: 84.5040
LAND VALUE: 17,070.00
IMPROVED VALUE: 490.00
TOTAL VALUE: 17,560.00

SOLD: 00/00/00 PRICE: 0
YR BUILT: 1953

LEGAL DESCRIPTION:

BEG NE COR BLK 4 MILLDALE SUB SEC 23 1S 1W S 01SEC E 34.85FT S 72DEG42'13SEC W 620.83FT N 0DEG40'08SEC W 213.82FT N 89DEG27'30SEC E 210.54FT S 50FT N 89DEG27' 30SEC E 50FT N 50FT N 89DEG27'30SEC E 334.74FT TO BEG EXC THAT PT LYG E OF WEST LINE OF 8TH AVE EXTENDED BET SOUTH LI FIRST AVE + NORTH ROW LI OF RR

LAS VEGAS PHARMACEUTICAL DISTRIBUTOR
3111 S VALLEY VIEW BLVD #103
LAS VEGAS, NV 89102

CO OWNER:

BOOK: 2043
PAGE: 630

PARCEL NUMBER: 2945-231-01-025
PROPERTY ADDRESS: 630 S 7TH ST #1

TAC: 10108
MILL LEVY: 89.5040
LAND VALUE: 59,730.00
IMPROVED VALUE: 984,810.00
TOTAL VALUE: 1,044,540.00

SOLD: 12/29/93 PRICE: 1400000
YR BUILT: 1900

LEGAL DESCRIPTION:

LOT 1 BLK 5 MILLDALE SUB & BEG 250FT N & 133FT E OF INTERS OF N ROW LI RR WI E LI 7TH ST SEC 23 1S 1W N 68 FT TO C VAC 1ST AV E 22FT S 88FT W 22FT N 21FT TO BEG EXC THAT PT LYG E OF A LI DESC BEG NE COR BLK 4 SD MILLDALE SUB S 0DEG00'01SEC E 34.85FT S 72DEG42'13SEC W 620.83FT N 0DEG40'08SEC W 213.82FT AND ALSO INC W 133FT OF LOT 2 BLK 5 MILLDALE SUB & BEG NW COR LOT 2 N 30FT E 133FT S 30FT W TO BEG & BEG AT A PT ON N LI RR ROW 50FT N OF INTERS OF C RR ROW WI E LI 7TH ST N 250 FT E 133FT S 21FT E 22FT S TO RR ROW S ALG ROW S 72DEG 52.5' W 162.78FT TO BEG

LAS VEGAS PHARMACEUTICAL DISTRIBUTOR
3111 S VALLEY VIEW BLVD #103
LAS VEGAS, NV 89102-8317

CO OWNER:

BOOK: 2043
PAGE: 630

PARCEL NUMBER: 2945-231-01-003
PROPERTY ADDRESS: 630 S 7TH ST #2

TAC: 10108
MILL LEVY: 89.5040
LAND VALUE: 28,520.00
IMPROVED VALUE: 0.00
TOTAL VALUE: 28,520.00

SOLD: 12/29/93 PRICE: 1400000
YR BUILT: 0000

LEGAL DESCRIPTION:

LOTS 6 TO 14 INC BLK 1 MILLDALE SUB SEC 23 1S 1W & INC VAC ALLEY ADJ ON W PER ORD NO 692 & VAC STREET ADJ ON S PER B-611 P-201

REVIEW COMMENTS

Page 1 of 2

FILE #SUP-96-232

TITLE HEADING: Indoor Archery Range

LOCATION: 630 South 7th Street

PETITIONER: Tim Gangle

PETITIONER'S ADDRESS/TELEPHONE: 3247 ½ Main, #D
Clifton, CO 81520
523-1697

PETITIONER'S REPRESENTATIVE: Jeff Williams, Omega Realty

STAFF REPRESENTATIVE: Mike Pelletier

NOTE: PETITIONER IS REQUIRED TO SUBMIT FOUR (4) COPIES OF WRITTEN RESPONSE AND REVISED DRAWINGS ADDRESSING ALL REVIEW COMMENTS.

CITY COMMUNITY DEVELOPMENT

11/08/96

Kristen Ashbeck

244-1437

1. The building is incorrectly rotated on the site plan. Also, I believe the site plan incorrectly shows land north of the subject property has being parking for the this use. These items need to be corrected.
2. While it is rather obvious that the site has enough parking, this needs to be documented on the site plan. Parking requirements are 1 space per each 200 feet of gross retail floor area. For the archery range, submit a reasonable number of parking spaces per lane or per area. Please call so we can discuss this item.

CITY DEVELOPMENT ENGINEER

11/07/96

Jody Kliska

244-1591

1. The planner assigned to this project will be calculating the parking requirements for both the past use and the proposed use. Should the proposed use parking requirement come out higher, the additional required parking will be required to be paved in accordance with Zoning and Development Code Section 5-1-4.

CITY UTILITY ENGINEER

11/13/96

Trent Prall

244-1590

Please contact Jodi Romero at the City's Customer Service Section at 244-1520 for information regarding potential change in sewer plant investment fees.

CITY FIRE DEPARTMENT

11/07/96

Hank Masterson

244-1414

Submit complete floor plans to the Fire Department for our review and approval. Petitioner must have fire sprinkler system inspected by a state licensed inspector. Fire Sprinkler system must meet NFPA 13 standards. A copy of the fire sprinkler inspection report must be forwarded to the Fire Department. Any deficiencies listed in the report must be corrected before a Certificate of Occupancy is issued.

CITY POLICE DEPARTMENT

10/30/96

Lisa Dicamillo

244-3587

Meets with current crime prevention practices.

MESA COUNTY BUILDING DEPARTMENT

11/04/96

Bob Lee

244-1656

This proposal is a change in use per the Building Code. The new use must meet all the requirements of the Building Code for the use. Sealed plans are required for our plan review.

CITY CODE ENFORCEMENT

11/08/96

Jan Koehn

244-1593

No comments.

Community Development Department
250 North 5th Street
Grand Junction, CO 81501

Attention: Mike Pelletier

Re: Location: 630 South 7th St.
Petitioner - Tim Gangle
Petitioner Representative - Jeffrey K.
Williams
Staff Representative - Mike Pelletier

I have correctly placed this building on the site plan and have shown the parking area. There is also existing parking on both sides of Seventh Street. The retail square footage is 1,000. The parking for the proposed use is actually less than the past use for we have lost several tenants.

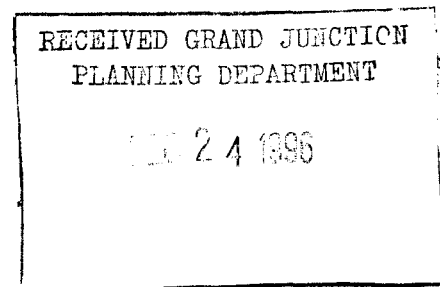
I attempted to contact Jodi Romero regarding sewer plant investment fees, however she was unavailable. I will contact her by Friday, December 31, 1996. I have also set up a fire sprinkler inspection with Excel Fire Protection, Inc. which will be completed next week.

I have attempted to contact Bob Lee, however there will be no additions to the building.

I respectfully ask for some additional time to complete the review comments as the staff representative is on vacation and I apologize for the delay in my response.

Sincerely,


Jeffrey K. Williams



City of Grand Junction

Community Development Department
Planning • Zoning • Code Enforcement
250 North 5th Street
Grand Junction, CO 81501-2668

Phone: (970) 244-1430
FAX: (970) 244-1599



February 12, 1997

Tim Gangle
3247 1/2 Main #D
Clifton, CO 81520

Dear Mr. Gangle,

By this letter, the Grand Junction Community Development Department is granting approval of your application for a Special Use Permit (File # SUP 96-232) to operate an archery range at 630 S. 7th Street.

Please call if you have any question regarding this Special Use Permit.

Sincerely,

A handwritten signature in cursive script that reads "Mike Pelletier".

Mike Pelletier

City of Grand Junction

Community Development Department
Planning • Zoning • Code Enforcement
250 North 5th Street
Grand Junction, CO 81501-2668

Phone: (970) 244-1430
FAX: (970) 244-1599



March 23, 1998

Terry Gangle
630 S. 7th Street
Grand Junction, CO 81501

Dear Mr. Gangle,

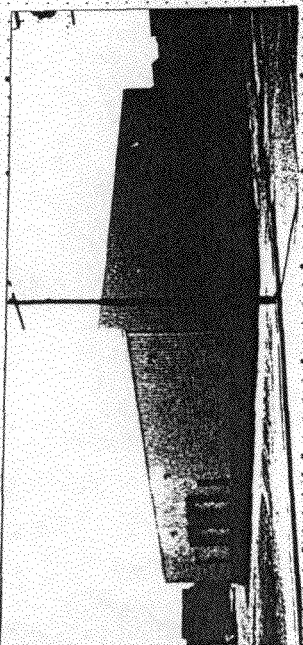
This letter is to clarify your approval by the Grand Junction Community Development Department for a shooting range at 630 South 7th Street per the Special Use Permit (File # SUP-1996-232). The shooting range can contain a variety of types of shooting equipment and ranges/arenas.

Sincerely,

A handwritten signature in cursive script that reads "Mike Pelletier".

Mike Pelletier

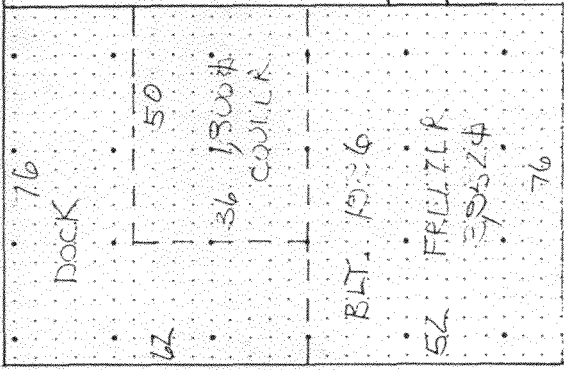
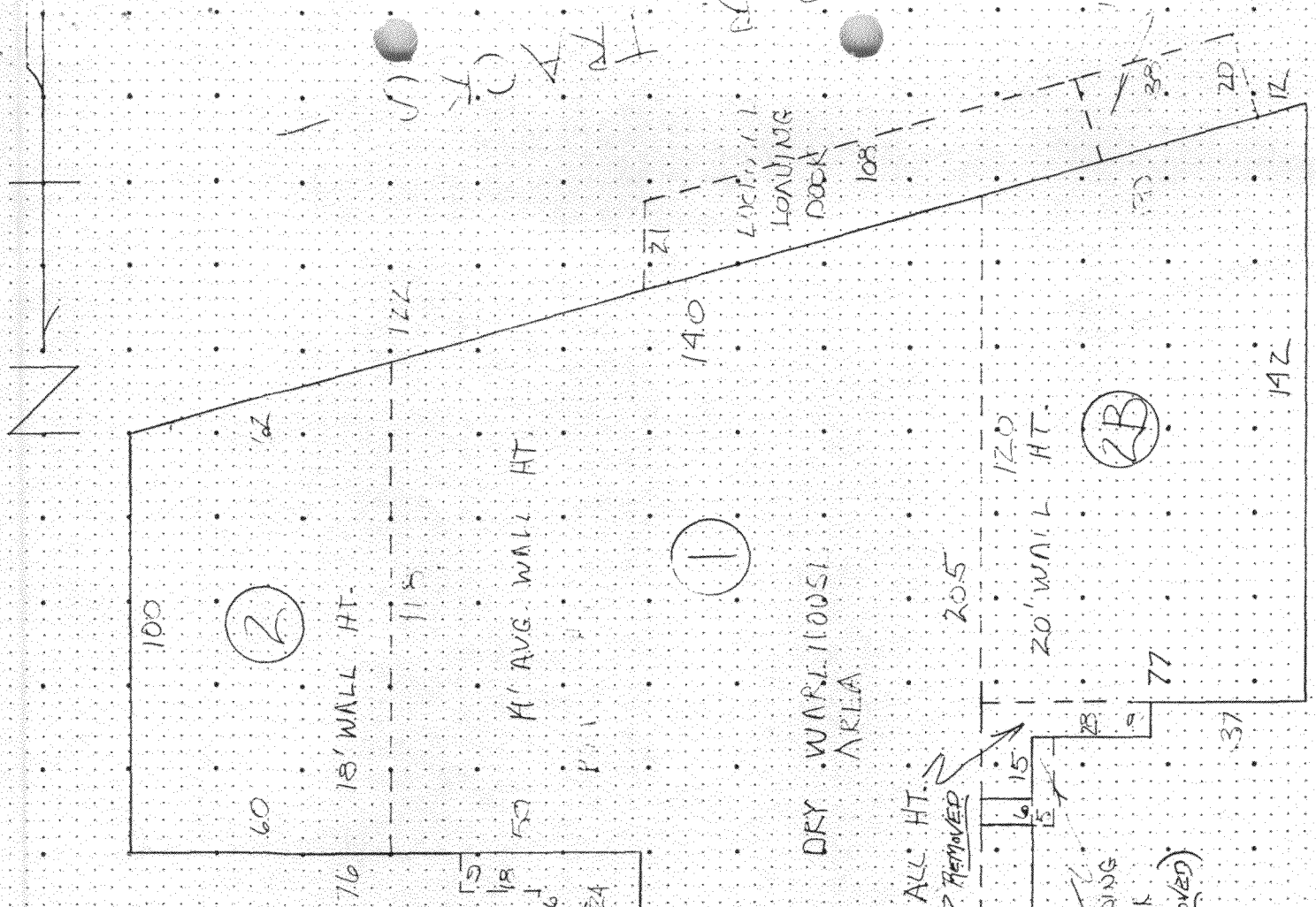
AREA - FIRST FLOOR - 47,901 #
 SECOND FLOOR - 16,627 #
 B.A.T.C. M. INT - 10,037 #
 TOTAL = 74,615 #



ADDITION - 1386

- CLASS. 5' COMST. -
- DOCK HEIGHT FLOOR -
- 8' X 9' Q.H. MTL DOORS -
- 2 3 X 7 MTL DOORS -
- MFD. TRUCK ROOF - 114
- 1 T.M. LEVELER -
- 76 X 14 3/4" HT -
- 15' AVG. WALL HT -
- 250 LF. PERIMETER

(SEE BACK OF THIS CARD)



3' WALL HT. REMOVED

LOADING DOCK (REMOVED)

DRY WAREHOUSE AREA

1

2

2B

North

Rocky Mt Taxidermy

630 S. 7th Street

EXIT
Ramp
Underneath

Future
Handgun
range
Underneath

Rocky Mt Archery Ball
Rocky Mt Archery Ball
Rocky Mt Archery Ball
OLD 3-D
Bull Range

Referee Tower

Entrance

Rock Mt. Archery
3D Range

Tuning Range
Vidio Range
Paper Range

Wink map

Camp Valley
Camp S
TPOSS

back yard

Rest Range
Archery
Retail

Vaccination

7th St

reservoir

West