



Subdivision CONDITIONAL Use 435 N. 8th  
 Date Nov 7<sup>th</sup> Item # 32-75  
 Petitioner Dickie D. Lewis

Preliminary Review Agencies Comments

Final Review Agencies Comments

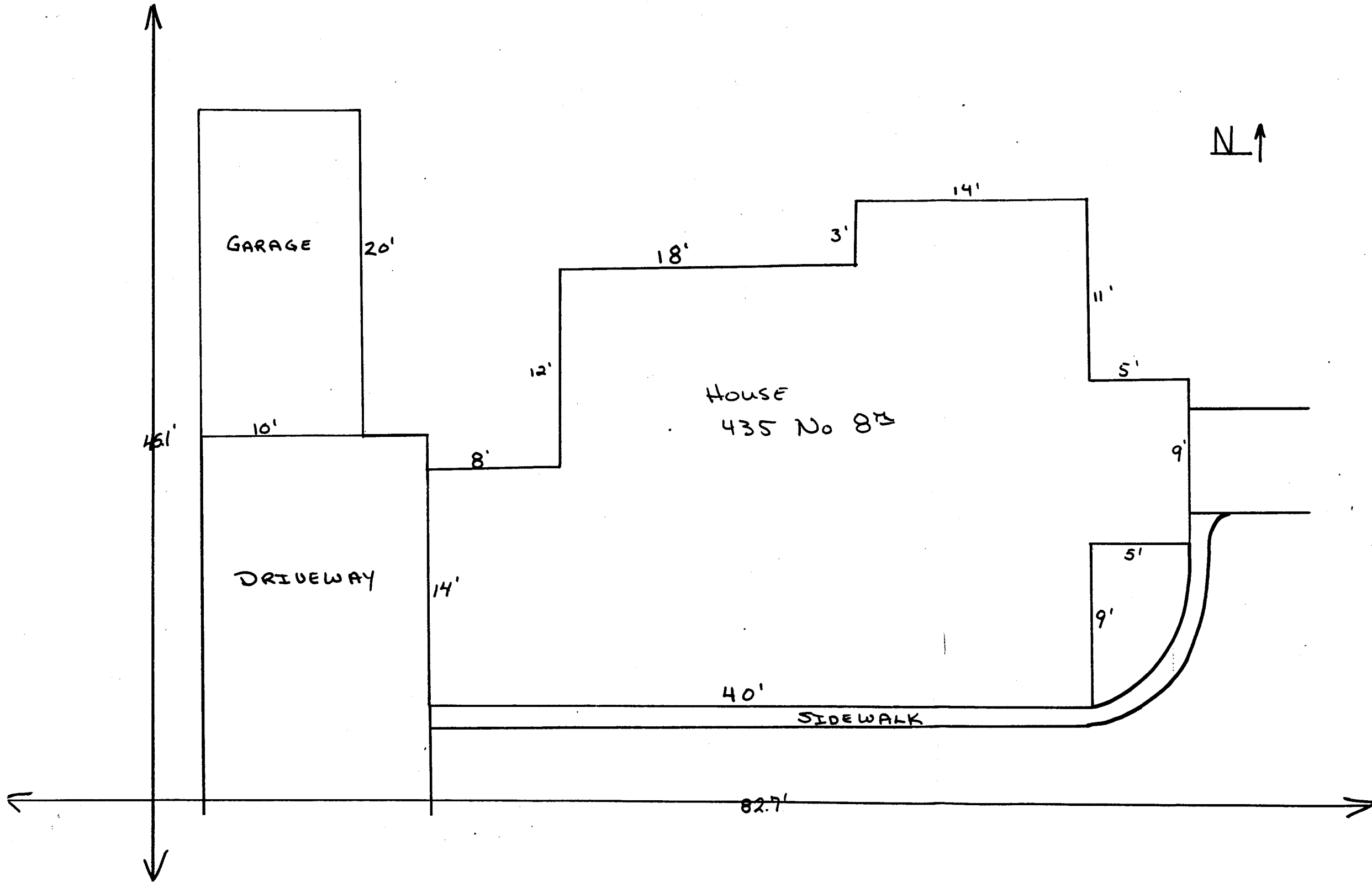
NO OBJECTIONS FROM REVIEW AGENCIES.

Action Taken  
 P.C. Passed 26 Nov. 75  
 C.C. Passed 17 Dec. 75  
 Comments

Action Taken  
 P.C. \_\_\_\_\_  
 C.C. \_\_\_\_\_  
 Comments

ITEMS REQUIRED FROM DEVELOPER

- O.K Check
- N/A Drainage
- N/A Improvements
- N/A Utility Agreement
- N/A Landscaping
- N/A Guarantee
- N/A Title Investigation
- N/A Covenants
- N/A Annexation
- \_\_\_\_\_ Other (Specify)



DICKIE D. LEWIS  
LAWYER  
442 MAIN, SUITE 209  
GRAND JUNCTION, COLO. 81501  
303 243-7335

October 21, 1975

Mr. Don Warner  
c/o Grand Junction Planning Commission  
Courthouse Annex  
Grand Junction, CO 81501

Re: Conditional Use Permit  
435 North 8th Street

Dear Mr. Warner:

Attached please find a drawing of the property on which I seek a conditional use. It is a small two bedroom house. I would like to convert to an office for myself and my secretary. I would be practicing law there.

The house is on the north side of the alley between Grand Avenue and Ouray and on the west side of 8th Street. There is sufficient parking in the garage and driveway for my secretary and me. All other parking would be on the street.

I do not plan any changes in the structure itself, but will remove the fence in the front area. All other landscaping would remain the same.

Sincerely,

  
Dickie D. Lewis

DDL:bms

- (a) No title for area
- (b) R-3
- (c) 435 North 8th Street, Grand Junction, Colorado
- (d) Retain structure as it exists today
- (e) Traffic circulation would be via 8th to the East, Grand Avenue to the South, Ouray to the North
- (f) Retain landscaping as it exists except removal of the picket fence in front of the structure.
- (g) None.
- (j) Uses of adjacent land

Block bounded by 7th and 8th, Grand and Ouray

- (1) Baptist Church
- (2) Home with apartments and Beauty Shop
- (3) All other structures are apartment buildings or owner occupied homes.

6. Names and address of all adjacent property owners:

754 Grand Avenue - Mancel Page  
804 Grand Avenue - James A. Crone (742 Grand)  
405 North 8th - Jewell Butler (648 Grand Avenue)  
420 North 8th - James A. Crone (742 Grand)  
737 Ouray - Francis Cook  
755 Ouray - Rose McCarthy  
801 Ouray - Robert D. Nicholson

APPROVED:

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President, City Council  
Grand Junction, Colorado

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Director of Development