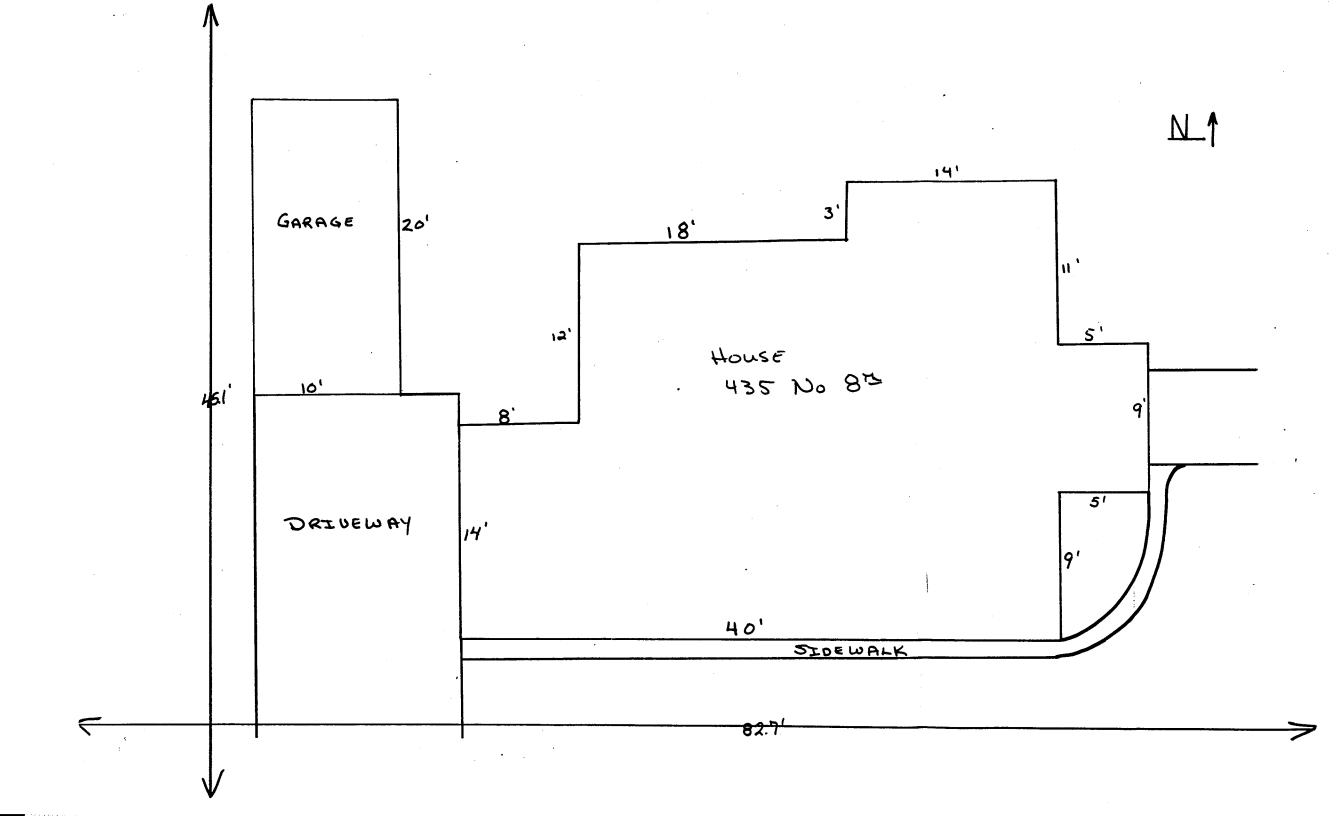
Table of Contents

File	e	1975-0032		
Da	te	1/31/00 Project Name: 435 North 8 th Street		
P	S	A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the		
e	a	ISYS retrieval system. In some instances, not all entries designated to be scanned are present in the file. There		
s	n	are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been included.		
e n	n e			
t	d	_ items in the control of the contro		
		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.		
X	X	*Summary Sheet – Table of Contents		
	一	Application form		
		Receipts for fees paid for anything		
_		*Submittal checklist		
\mathbf{x}	X	*General project report		
_	_	Reduced copy of final plans or drawings		
_		Reduction of assessor's map		
	-	Evidence of title, deeds *Mailing list		
		Public notice cards		
	-	Record of certified mail		
	-	Legal description		
\dashv		Appraisal of raw land		
	\neg	Reduction of any maps – final copy		
		*Final reports for drainage and soils (geotechnical reports)		
		Other bound or nonbound reports		
- 1		Traffic studies		
		Individual review comments from agencies		
		*Consolidated review comments list		
\dashv		*Petitioner's response to comments		
		*Staff Reports *Planning Commission staff report and exhibits		
\dashv		*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		
1		expiration date)		
		DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:		
X	X	Follow-Up Form		
X		Review Sheets		
X	X	Letter from Dickie Lewis to Don Warner – 10/21/75		
X	X	Site Plan		
	-			
	-			

Subdivision (Use 435 N.8IL
ate Nov 7 E It	cem # 32-25
Petitioner Dickie D. L	
MERIE D. P	sewis
Preliminary	Final
Review Agencies Comments	Review Agencies Comments
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eview agencies.	
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	· []
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Action Taken	Action Taken
.c. Passed 26 Nov. 75	P.C.
.c. Passes 17 Dec. 75	P.C C.C
Comments	Comments

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	- == (a) (a) (a) (b) (b) (b) (b) (c) (d) (d) (d) (d) (d) (d) (d) (d) (d) (d
K charle ITEMS REQ	UIRED FROM DEVELOPER
Drainage NA Landscapi	UIRED FROM DEVELOPER greement WA Title Investigation ng Covenants WA Annexation Other (Specify)
A Improvements Guarantee	V/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 land-scaping would remain the same.

Sincerely,

Dickie D. Lewis

DDL:bms

- No title for area
- R-3 (b)
- 435 North 8th Street, Grand Junction, Colorado
- 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
- 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

- Baptist Church
- Home with apartments and Beauty Shop (2)
- (3)All other structures are apartment buildings or owner occupied homes.
- Names and address of all adjacent property owners: 6.
 - 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:

President, City Council Grand Junction, Colorado

Director of Development