

Date Submitted: 3/29/96
File: COU 96-4.14



CHANGE OF USE

DEVELOPMENT APPLICATION

Property Owner: Lewco Iron & Metal Inc.
Address: 711 So. 6th Grand St B. 81501
Telephone: 245-0511
Applicant's Name: Lew Inman
Address: 711 So. 6th
Telephone: 245-0511
Location of Property: 711 So. 6th
Tax Parcel No. 2945-232-07-010 85-023
Existing Use: Scrap Yard
Proposed Use: Living Quarters Above Office At. Yard
Other: _____

FOR OFFICE USE ONLY				
Zone: <u>I-1</u>	Setbacks	F: <u>NA</u>	S: <u>NA</u>	R: <u>NA</u>
Special Conditions: <u>Apartment must be made to comply with Building Code</u>				

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.

Lew Inman
Applicant's Signature

3-29-96
Date

Kristen L. Albright
Community Development Department Approval

4/18/96
Date

3-29-96



711 South 6th Street
Grand Junction, CO 81501

245-0511

To Whom It May Concern,

We Are Applying To Have An Apartment Above
Our Offices Because of The Increased Vandalism
We Have Been Having.

Also We Need To Have Someone Here At
All Hours To Let Drivers In And Out And
To Make Minor Repairs To Our Over The Road Trucks

Respectfully

Lee J. Juma

REVIEW COMMENTS

Page 1 of

FILE #COU-96-4.14

TITLE HEADING: Residential in an I-1 Zone District

LOCATION: 711 S 6th Court

PETITIONER: [REDACTED]

PETITIONER'S ADDRESS/TELEPHONE: 711 S 6th Court
Grand Junction, CO 81501
245-0511

PETITIONER'S REPRESENTATIVE: John Pippinger

STAFF REPRESENTATIVE: Kristen Ashbeck

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

CITY COMMUNITY DEVELOPMENT

4/2/96

Kristen Ashbeck

244-1437

Provide a plan of the building showing which portion (or above which portion) living quarters will be located.

CITY POLICE DEPARTMENT

4/4/96

Dave Stassen

244-3587

Mixed uses like this are a good crime prevention technique. No other problems.

MESA COUNTY BUILDING DEPARTMENT

4/2/96

Bob Lee

244-1656

Apartment is existing. It shall be made to comply to the Building Code. Fire-walls must be provided between residential and industrial uses. A building permit is required as well as a licensed contractor.

Addressed To
CITY UTILITY ENGINEER

Trent Prall

4/11/96

244-1590

Please call Utility Billing at 244-1580 for potential changes in plant investment fees for this proposal. All applicable fees must be paid prior to issuance of a building permit.

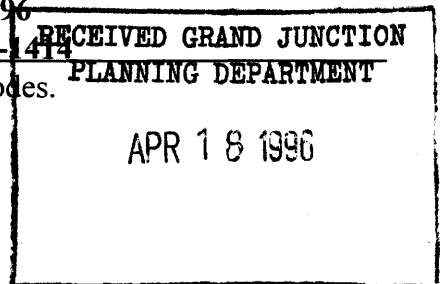
CITY FIRE DEPARTMENT

4/8/96

Hank Masterson

244-1414

The proposed apartment must comply with applicable Building and Fire Codes.



4-18-96

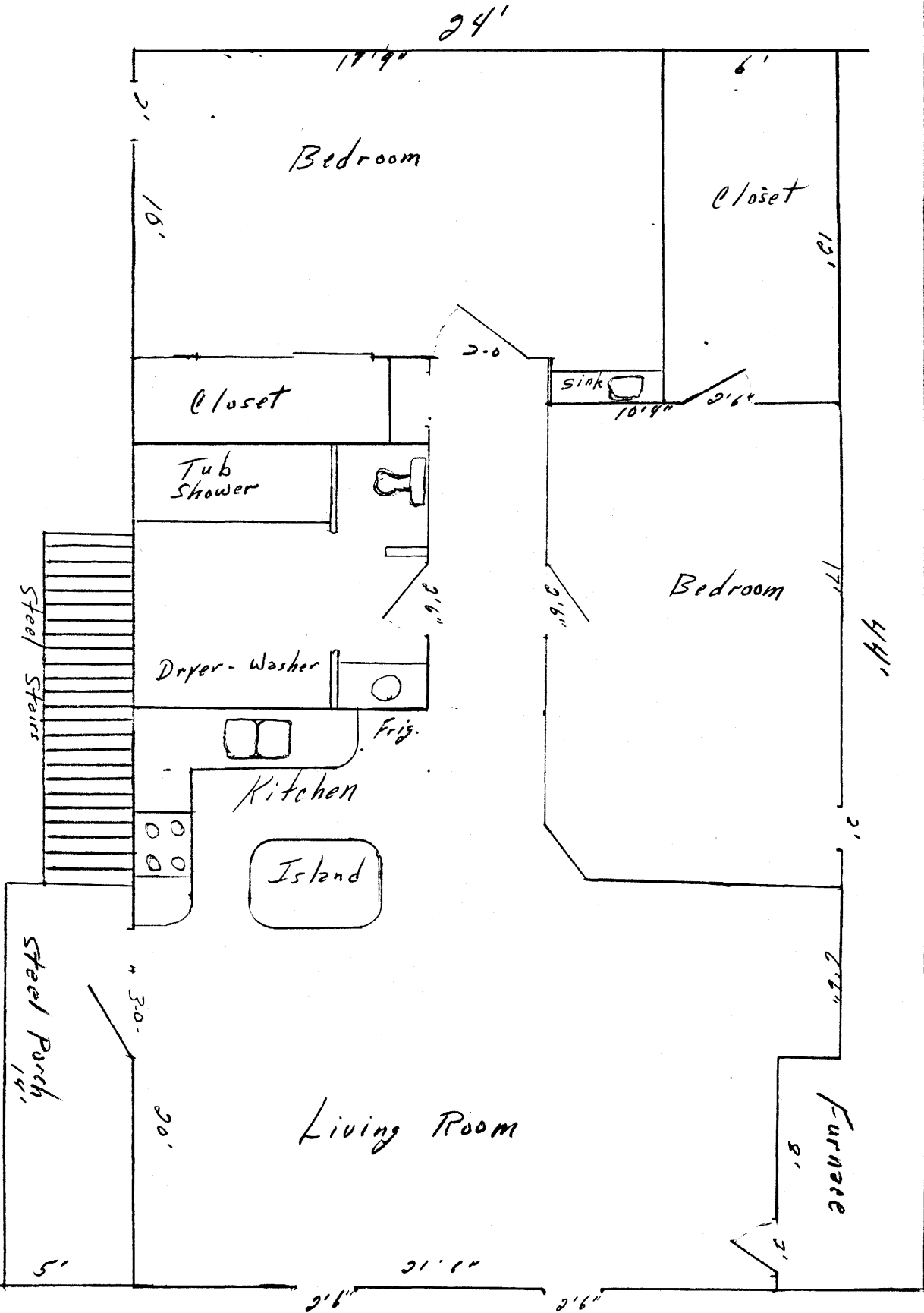
Lewco Iron & Metals, Inc.
711 So. 6th St.
Grand Junction, CO 81501

From Petitioner - Lew Inman

Here Are 4 Copies of Plans.
We Are Willing To Get A Permit And Comply
with Whatever Is Required, with Bldg Dept.
I Talked To Judy Romero At City Utility
And She Informed Me No Fees Are Required.

Respectfully

Lew Inman

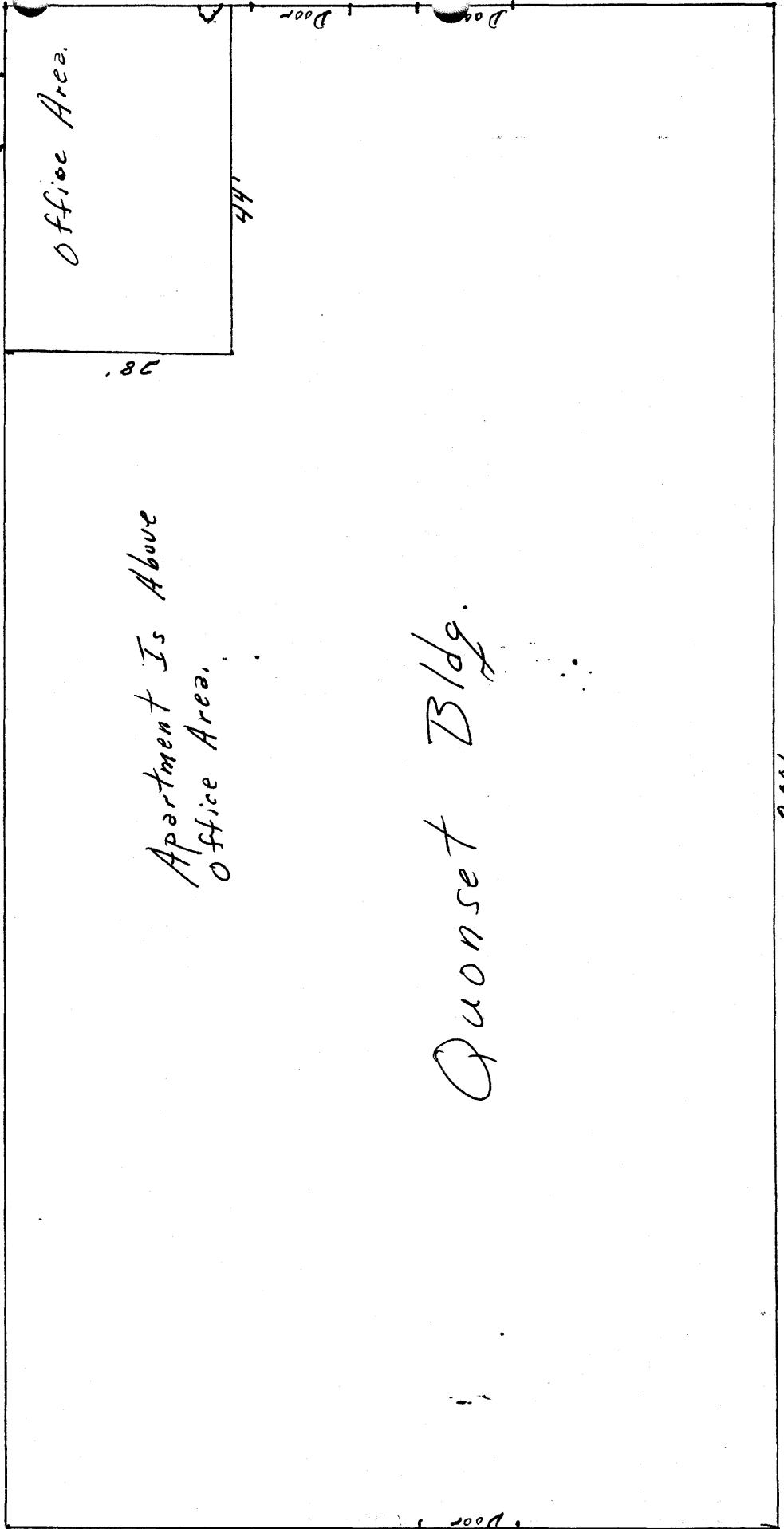


North
 Outside Wall of Quonset Bldg.

East

Lewco Iron & Metals, Inc.
711 So. 6th St.
Grand Junction, CO 81501

Scale.



Trk. 408' long
T.C. #17972 Bill of Sale
for track

#2495 M
U.C. Cable

Trustees
Sold to
5-19-194

① CURVE DATA
R=50.00'
Δ=56°19'09"
CH=N77°42'42"E
47.19'
ARC=49.15'

FILING SIX

6TH ST. COUL

Office
SINCLAIR OIL CO.

Sold to C.D. #C-6747 to Berkeley
Lmbr. 1.37 Ac. 4-10-87

Lot 6

Lot 2

5TH STREET VIADUCT

1/2" Water Line Cont. No. 29046

7101' Signals
P.S.C. 5°30'

Lot 5
7x24
S=4°40'

5473 Dmorf Sig
P.S.C. 5°42'8" P.S.R.

Lot 4

Lot 3
100 acres

(3) ~~Wide track~~
ICC No. 51

ICC No 5L

ICG No 5M

SR TELECOM FIBER OPTIC

MAIN TRACK

ICG No. 2 - 248'

ICG No. 4 Rv. 696'

ICC No 6 320'

ICC No 7G
125'

Sold to D. #C-6722 to Mesa Feed & Farm Supply
1.13 Ac. 12-28-88

MESA
FARM

Cont. No 30349 - Trackage Agree.
Mesa Farm & Feed Supply, Inc.

Agr. #4710 (Cont. No 13254
APP. #449 U.G. Power
Per. No 753 Public Serv. Co.

402' Pvt. Trk.

Pl. Deed #4
2 Cir. of St. X
10-3-193

Q.W. Power
No. 754

ICC No

6
46
-29-46

492
00TH

510
H.B. 11-B

125.14

129.42

110.07

696'

394' Pvt.

176

132'

177

PHOTOGRAPH ADDENDUM

Rear



Front

ADDITIONAL PHOTOGRAPHS ON REVERSE SIDE