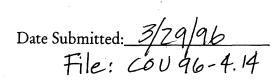
Table of Contents

P S Name: Business Residencen in an I-1 zone - 711 South 6th Street

A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS r с retrieval system. In some instances, items are found on the list but are not present in the scanned electronic development e a file because they are already scanned elsewhere on the system. These scanned documents are denoted with (**) and will s n be found on the ISYS query system in their designated categories. e n Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page. n e t d Remaining items, (not selected for scanning), will be listed and marked present. This index can serve as a quick guide for the contents of each file. XX **Table of Contents** *Review Sheet Summary *Application form Х **Review Sheets** X Receipts for fees paid for anything X X *Submittal checklist *General project report Reduced copy of final plans or drawings Х Reduction of assessor's map. Evidence of title, deeds, easements *Mailing list to adjacent property owners Public notice cards Record of certified mail Legal description 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 X X *Review Comments *Petitioner's response to comments *Staff Reports *Planning Commission staff report and exhibits *City Council staff report and exhibits *Summary sheet of final conditions **DOCUMENT DESCRIPTION: X X** Correspondence Bill of Sale - Bk 1756 / Pg 65 X X X Planning Clearance - 5/22/96 - ** X X Pictures (paper copy dark)



Other:_



	CHANGE	E OF U	JSE	
	<u>DEVELOPMENT</u>	APPLICAT	TION	
	1			
Property Owner:	Lewco I	ron fl	letal Inc.,	
Address:			netal Inc., Grand Jet	6.8150/
Telephone:	245-0511	/		
Applicant's Name:	Lew In			
Address:	711 50. 0	STA		
Telephone:	245-051,			
Location of Property:	711 So.	674		
Tax Parcel No2	945-232-	07-010	85-023	
	Scrap Vara			
Proposed Use:	ng Quarters	Above	Defice At.	Vard,

FOR OFFICE USE ONLY											
Zone:	<i>I-1</i>	S	Setbacks	<i>F</i> :	NA	S: ,	NA	R: NA			
Special	Conditions:	Apartment	Must E	be M	det to a	omp	ly with	Building			
		• /	•			10	/	Code			

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.

nnar Applicant's Signature

Community Development Department Approval

White - Community Development Dept.

3-29-96

Date

Yellow - Customer

a	S	JE	3[M]]]	Į		\ <u>/L</u>	, ((ЧI.	2(Cl	KI	[]	7S	r I	Ì								
CHANGE OF USE REVIEW																										
Location: Type of Use:																										
ITEMS]	DIS	ST	RII	вU	TI	ON	J						
Date Received <u>3-29-96</u> Receipt # <u>376 1</u> File # <i>[OU-96-4.14</i>	City Community Davalonmont	City Dev Fng	City Utility Eng.	City Property Agent	City Parks/Recreation	City Attorney	City Sanitation	City Fire Dept.	City Police	Water District	Sewer District	U.S. West	Public Service		Other 6/4 Scent											TOTAL BEO'D
DESCRIPTION Application Fee #50,00 Submittal Checklist * 		1		0	0	•	0		•	0	0	0	_							•						
 Application Form* v Review Agency Cover Sheet * Planning Clearance* 						1	1	1	1	1	1	1	1		1											·
 Reduction of Assessor's Map General Project Report 11" x 17" Site Plan < O Sketch of Proposed Signage Evidence of Title 		1 1 1	1	1	1	1	1	1 1 1	1	1	1	1	1	1	1 1 1 1 1										-+	
	╂															-										

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 Undeliam Also we Need To Have Someone Here At We Have Been Having. All Hourse To Let Drivers In And Out And To Make Miner Repairs To Our Over The Road Trks Respect fully

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:

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	10.007
CITY COMMUNITY DEVELOPMENT	4/2/96
Kristen Ashbeck Provide a plan of the building showing which portion (or above wh	244-1437
located.	ten portion) nving quarters win be
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 C	-
between residential and industrial uses. A building permit is required	as well as a licensed contractor.
CITY UTILITY ENGINEER Jody Romero	4/11/96 244-1590
Please call Utility Billing at 244-1580 for potential changes in plant inv	vestment fees for this proposal. All
applicable fees must be paid prior to issuance of a building permit.	•
CITY FIRE DEPARTMENT	4/8/9 6
Hank Masterson	244-4ECEIVED GRAND JUNCTION
The proposed apartment must comply with applicable Building and Fi	ire Codes. PLANNING DEPARTMENT
	APR 1 8 1996
	-

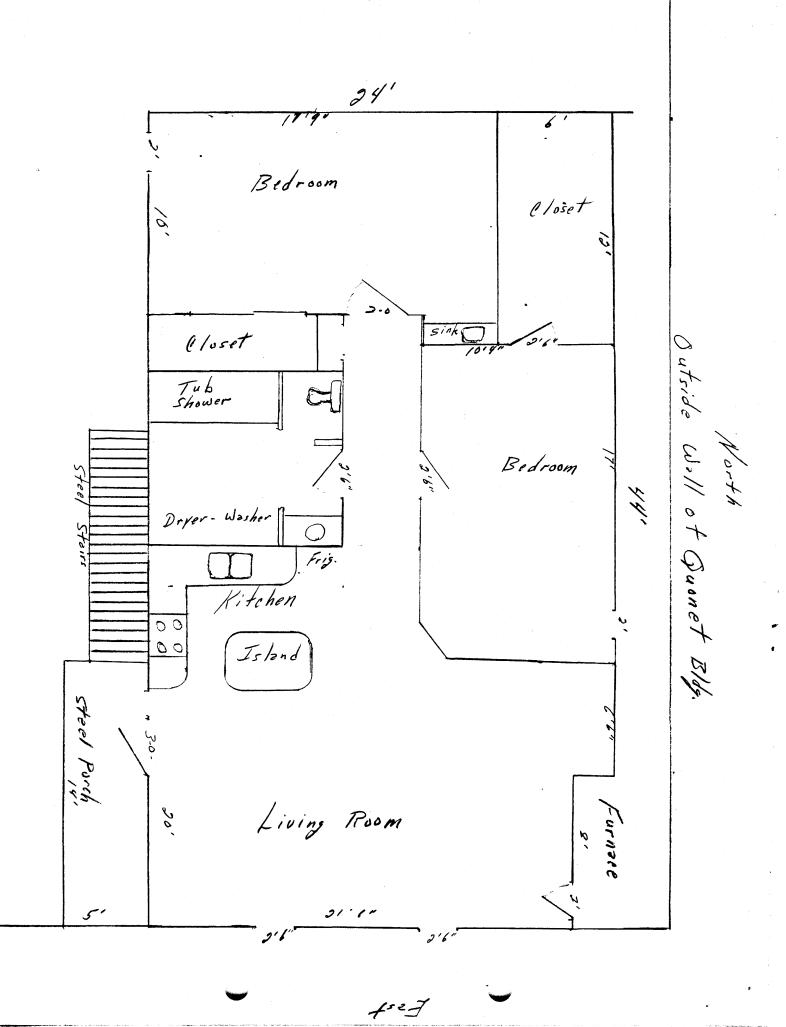
4-18-96

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

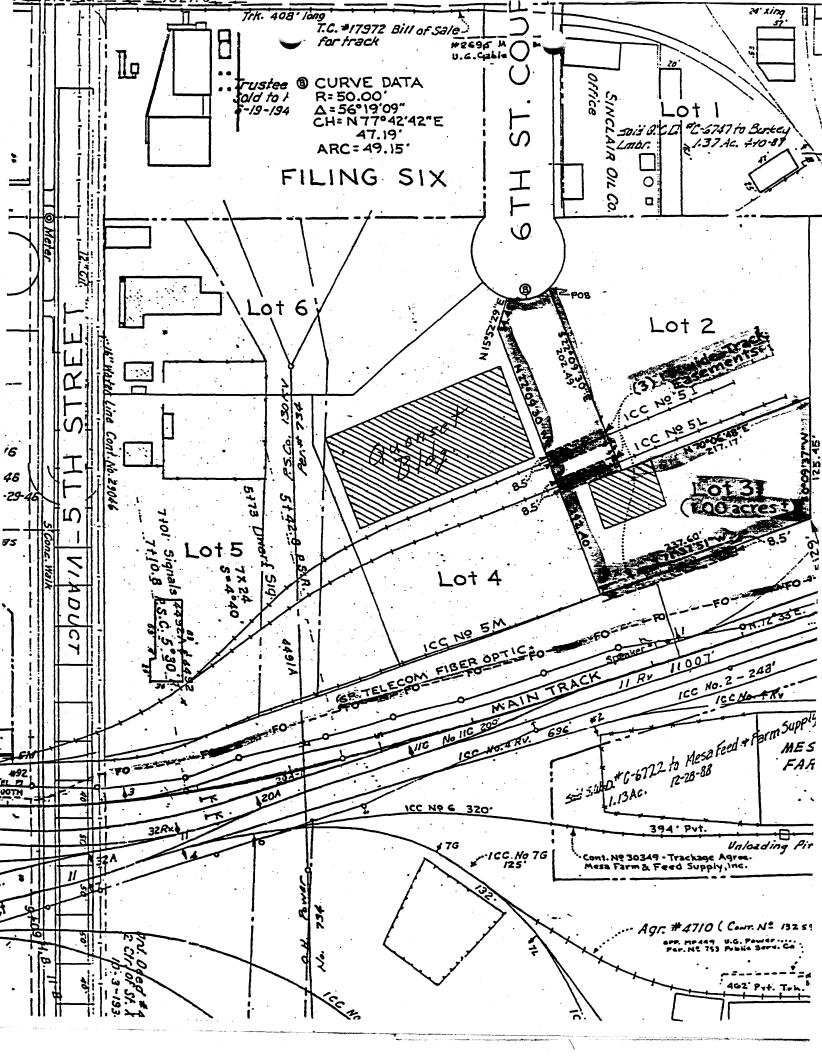
From Petifioner - Lew Inman

Here Are 4 Copies of Plans. We Are Willing To Get A Permit And Comply with Whatever Is Required, with Blog Dipti I Talked To Judy Romero At. City Utility Had She Informed Me No Fee's Are Required

Respectfully Jew Jaman

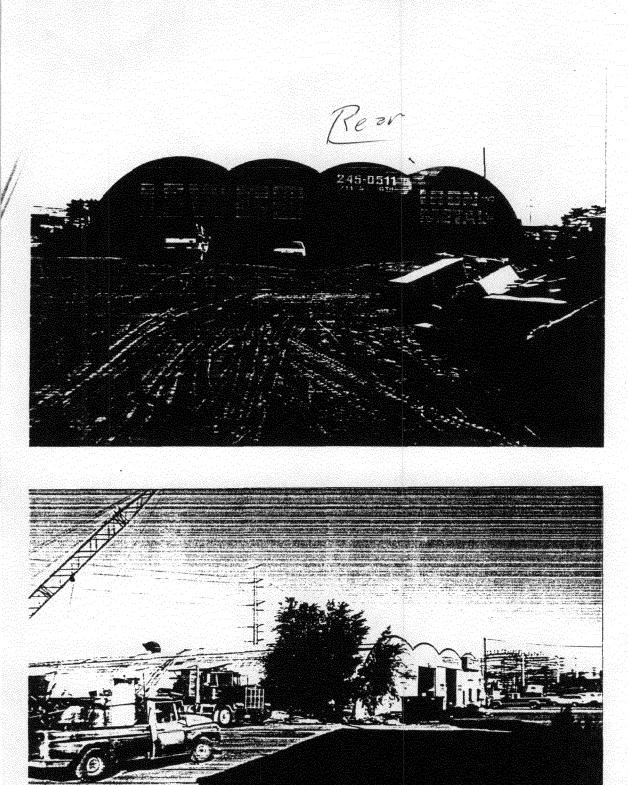


-00 d Office Area. 44 ,86 Scale. Apartment Is Above Office Area. Bldg 2001 Juonset Lewco Iron & Metals, Inc. 711 80.6th St. Grand Junction, CO 81501 . 001



PHOTOGRAPH ADDENDUM

- 1 - a



Front.

□ ADDITIONAL PHOTOGRAPHS ON REVERSE SIDE

5.