



Date Received: 12-1-73

Item # 55-73

Request: Zone Change R10 to C-1

Location: 300' north of North Ave and East of Court

Petitioner: Paul Brown

Address: 2812 North Ave Phone: 243-2711

Advertised: yes 15 days Date: \_\_\_\_\_

To Planning Comm: 12-27-73 (Thursday)

Action: Approved as presented

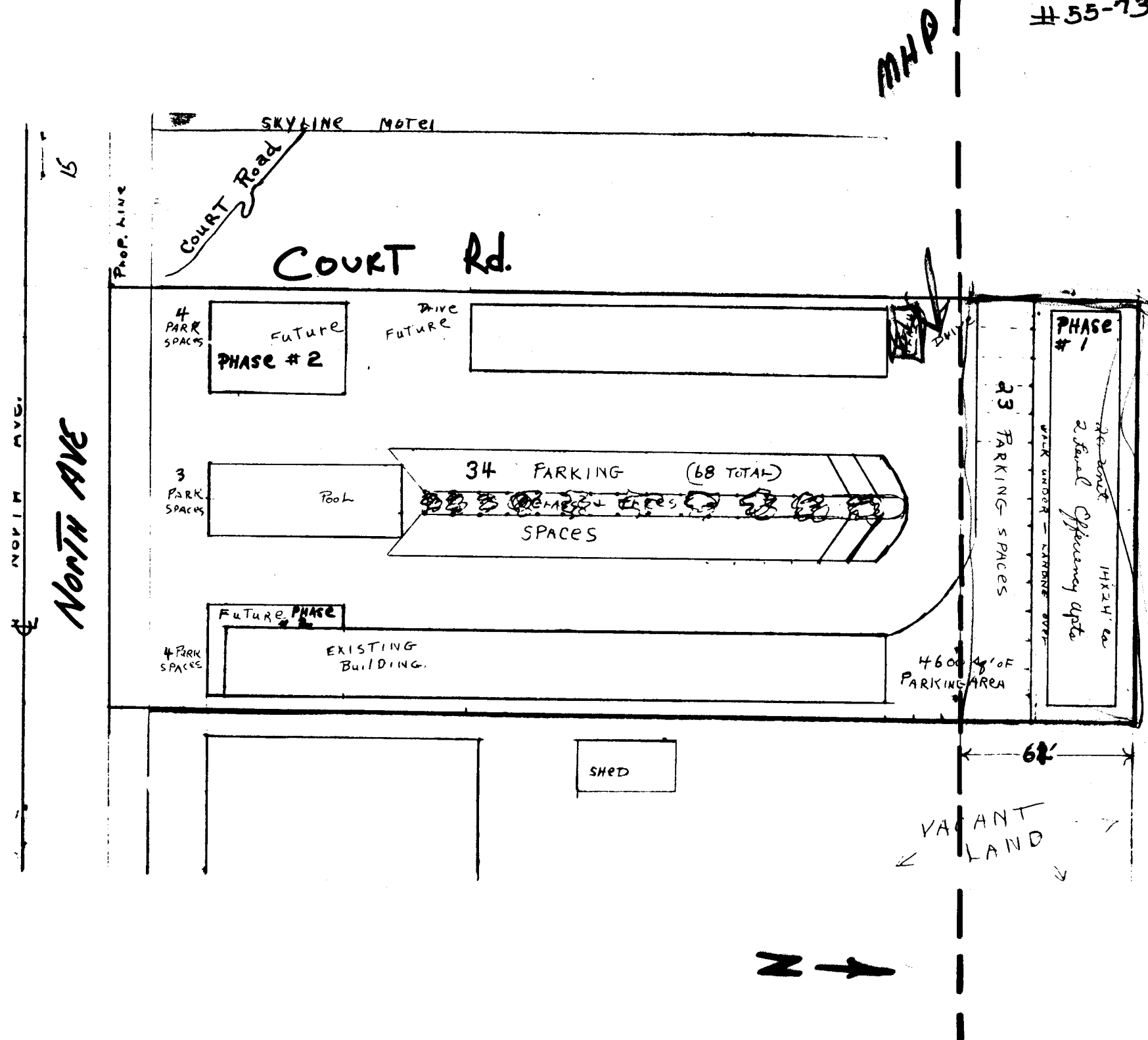
Advertised: yes 10 days Date: \_\_\_\_\_

To City Council: 1-16-74 (1st reading)

Action: Approved as presented

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

MHP



Proposed Project

RAD



ANTIQUES - OLD BOTTLES - RELICS



PH. 243-2711

# Motor Inn Treasure Hut

2812 North Avenue, Grand Junction, Colorado 81501

## PROPOSED PROJECT

### PHASE 1

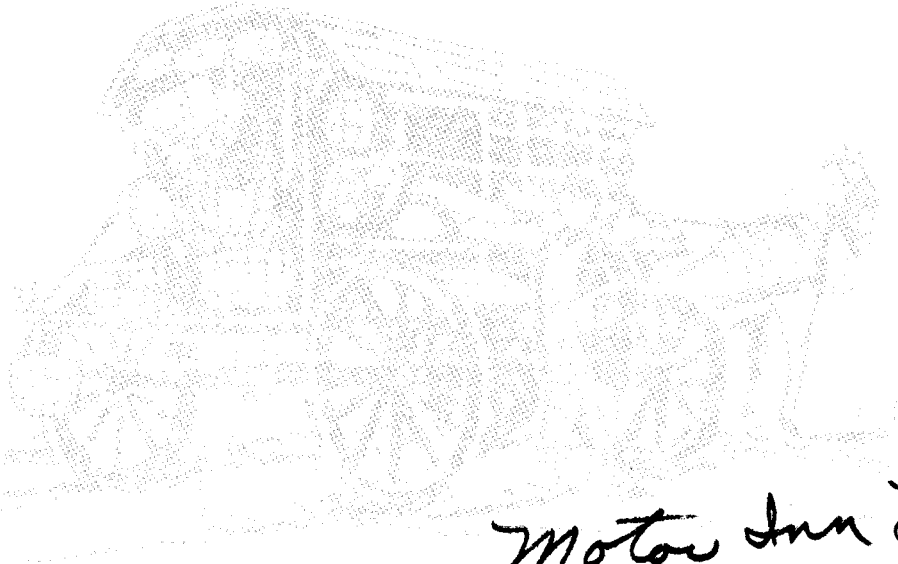
Proposed project would, when completed, entail removal of approx. 3000 sq. ft. of structures consisting of older motel kitchen units, 3 bedroom home, and small garage.

These would be replaced by a new 20 unit 2 level efficiency apartment complex totaling 3360 sq. ft. with a net change in building area to = approx. minus 440 sq. ft. structure area.

Proposed project to start when respectable financing can be obtained.

### PHASE 2

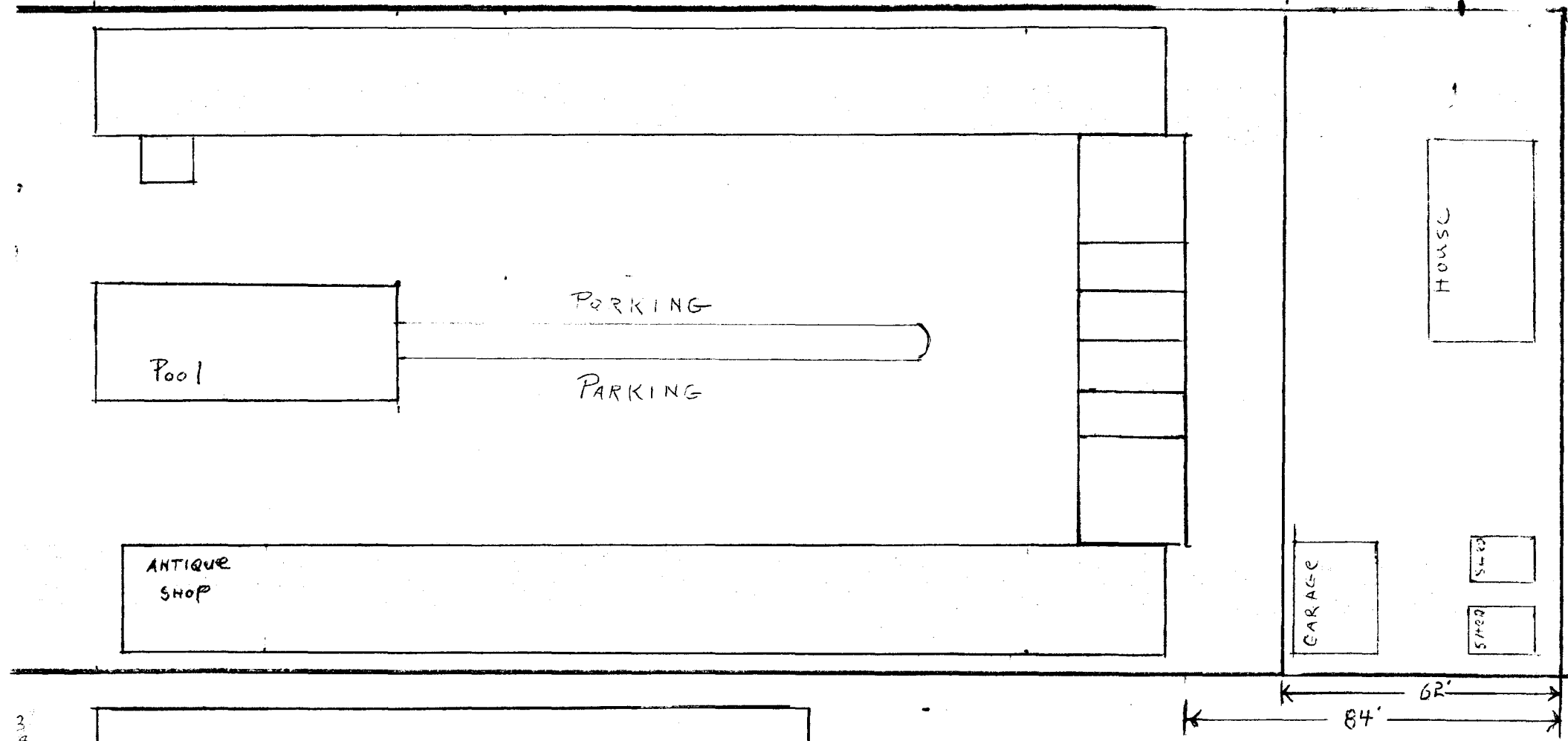
As required in future.



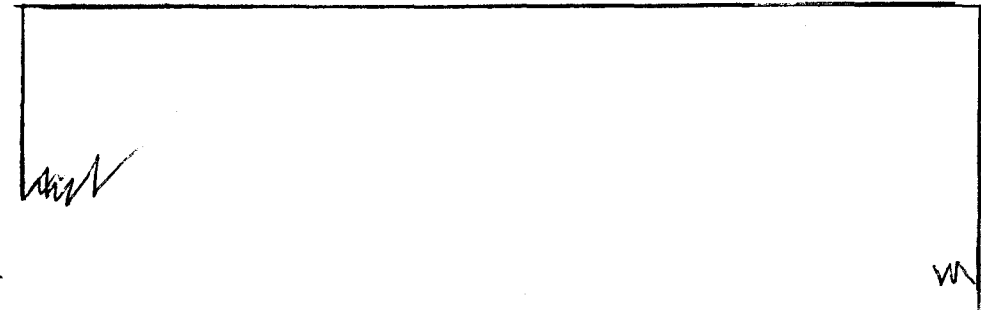
*Motor Inn Lodge*  
*Paul Donovan*

EXISTING BUILDINGS  
MOTOR INN LODGE  
SCALE - 1/32" = 1'

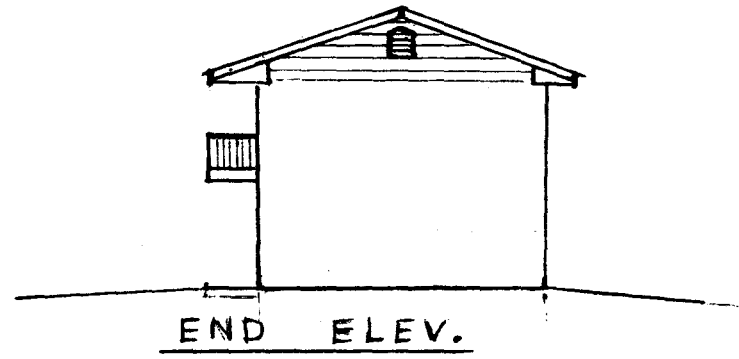
COURT ROAD



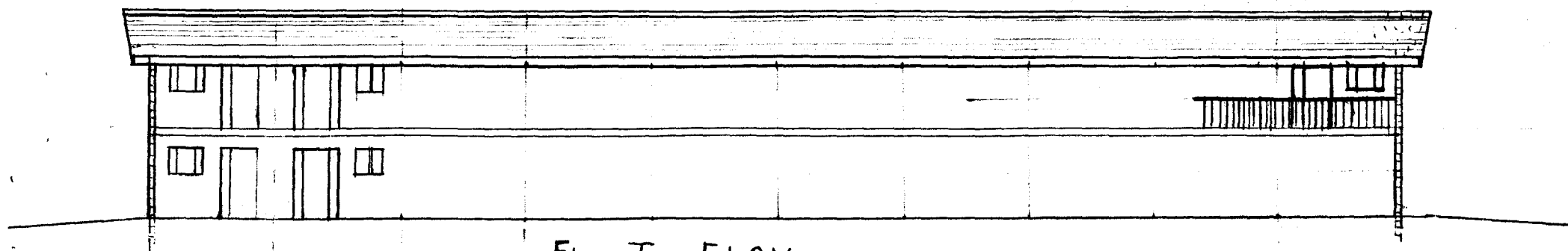
143



PRESENT BACK  
LINE MOTEL



END ELEV.



FRONT ELEV.

SCALE - 1" = 16'

Office Copy

PETITION AND APPLICATION FOR REZONING

STATE OF COLORADO )  
COUNTY OF MESA ) ss.

TO THE PLANNING COMMISSION OF THE CITY OF GRAND JUNCTION

Gentlemen:

We, the undersigned, being the owners of the following described property, situated in the City of Grand Junction, County of Mesa, State of Colorado, to-wit:

Beginning at a point 300 feet North of the Southeast corner of the E $\frac{1}{4}$  SW $\frac{1}{4}$  SW $\frac{1}{4}$  SW $\frac{1}{4}$  of Section 7, Township 1 South, Range 1 East of the Ute Meridian; thence North 61 feet, thence West 165 feet, thence South 61 feet, thence East 165 feet to the point of beginning; EXCEPT the west 15 feet thereof;

Containing .19 acres, more or less, do respectfully petition and request that the Planning Commission amend the zoning ordinance of the City of Grand Junction by changing said above described land from R-1-D zone to C-1 zone.

Respectfully submitted,

Paul L Donovan

STATE OF COLORADO )  
COUNTY OF MESA ) ss.

The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of December By Paul L. Donovan for the purposes therein set forth.

My commission expires: July 24, 1974  
Bessie B. Burriss  
Notary Public

\*NOTE: Filing of a petition to rezone requires a deposit of \$100.00 with the Planning Office to defray the cost of the amendment.

#3

2945-112-13-019

Phyppis Const Inc

553 25 1/2 Rd. G U

#15 2943-073-00-180

Col. Raymond C. + Doris M

616 Americana Ev. Clifton 81520

#55-73

125 Wimer Eugene R + Alice E

1321 Main St. G U

123 Western Reserve Life Ins Co.

230 N 3rd St. G U

122 Osborn Paul ~~L~~ + S

96 Gordon Calvin L. P.O. Box 1061 G U

187 Vallyath Marvin W + MA

2808 No. Ave. G J.

~~120~~

114 Richmond Willard L ETAL

519 Court G U