

BOARD OF ADJUSTMENT & APPEALS

MEETING

Friday - February 24, 1961 - 2:00 P.M.

CONFERENCE ROOM - CITY HALL

Members present: Messrs. Ray Hume, Glen Hopper, and G. E. Randolph.
Members absent: Messrs. Floyd Felt and Bruce Brownson
Others present: Development Director Don Warner, Building Inspector James Stockton, Dr. George Bosma, and a group of interested citizens.

The meeting was called to order by Chairman Ray Hume.

PURPOSE OF MEETING

Mr. Hume explained that this meeting had been called in order to consider the request of the Bookcliff Development Corporation, which was represented by Dr. Geo. Bosma, President, for a conditional use in the Bookcliff development area on North 7th Street for the erection of a Motel in the area.

PROPOSED PLAN

Mr. Hume called upon Mr. Stockton to explain the proposed plan. Plans and sketches were shown for the ten-unit motel which lies within about 2 ft. of the property line on North 7th Street and extends in an east-west direction. It is located about 70 ft. south of the north property line, with parking provided for on the south and west. Mr. Stockton said this building was not in the original request for a building permit. Motels were not allowed in AR zoning, as this area was zoned; however under the new zoning of B-1, it can be a conditional use.

DISCUSSION

Mr. Randolph asked if there had not been some sort of semi-approval of a motel unit previously, but because of the old zoning ordinance it could not be allowed.

City Engineer Carl Alstatt said there had been a development plan presented which included a proposed motel, however the Planning Commission had zoned the area AR which did not allow a motel but did allow doctors' offices, the drug store, and the beauty shop.

Mr. Hopper observed that the implication at the time was that this motel, being in the picture, would not have any trouble.

Mr. Alstatt said that he and Dr. Bosma had discussed this and he had told Dr. Bosma that the only part of the plan that he was opposed to was the motel. And now that the diagonal road has been approved, Mr. Alstatt stated that he was more opposed to it than ever. He felt that it would be a mistake to let any motels get started on that route, even though this one were built primarily for people who had relatives in the hospital and wanted a place nearby where they could stay, it would then be difficult to stop other motels from being built along North 7th Street. He stated that North Avenue is

a definitely established motel area and would deteriorate rapidly if motels ever got started on 7th Street.

Attorney William Nelson said that the problem all resolved down to whether it would be spot zoning or planned zoning. He asked "is North 7th Street going to be a commercial area?" If this motel would be allowed and no others, then this would be spot zoning.

Mr. Randolph observed that it seemed to definitely be in the long range plan that North 7th Street will eventually be commercial all the way through.

ACTION REQUIRED BY BOARD

Development Director Don Warner then reminded the Board that according to the new zoning ordinance, action by the Board was required on the following four points:

1. Apparent community need for the use.
2. Suitability of location for the use.
3. Property value of surrounding area (effect of).
4. Plan of development of use.

APPLICANT'S STATEMENTS

The following replies to these four statements were made by Dr. Bosma:

1. Apparent community need for the use: The proximity to St. Mary's Hospital. Statistics show that last year 34% of patients were from out of Mesa County. A check made over the last two and one-half years concerning the need for a facility of this nature to accommodate out-of-town people near the hospital is the basic reason for wanting to put a motel in the area. Dr. Bosma presented a letter from Sister Zita Marie of St. Mary's Hospital stating the need for facilities near the Hospital for persons with relatives in the Hospital, and also many times professional men in the area seek accommodations in the area for patients staying over-night for treatment.
(Chairman Hume read the letter, full copy of which is in P.R.)

In regard to the number of motels in town, Dr. Bosma said that perhaps there is an adequate number in their present status, but in checking with the motel owners themselves, they agree that this is an individual need which has a logical place.

Mr. Alstatt said that the Frontier Motel had been built across from the Veterans' Hospital for the same purpose; however he understood that the owner has said that if he had to depend upon the business from the VA Hospital he would have been out of business long ago. He was of the opinion that most of the people are looking for an inexpensive room to rent rather than a motel, and if they can afford to pay what a motel must cost, they would be able to commute back and forth to the motels on North Avenue.

Dr. Bosma then said that Mr. Chambers, the owner of the Frontier Motel, is a personal friend of his and he has discussed this same thing with him. He agreed that what Mr. Alstatt said was true about the business from the VA Hospital, however, he said

the situation is different. The VA Hospital is dealing with men, only, and most of them plan ahead to be there and do not have the relative situation that persons at St. Mary's do.

2. Suitability of location for the use. Dr. Bosma said that this had really been covered in the previous statements, as the need and the location go hand in hand. He reported that the Insurance company tells him that in all of their mortgaging of similar projects they have yet to find one as suitably located as this in view of the proximity of so many professional men and also the Hospital.

Mr. Alstatt expressed the opinion that he felt the motel would not primarily be used for this purpose once the Diagonal road is built and connected to the Interstate, but would be rented to whomever came along.

Dr. Bosma said their reason for wanting to build the motel in this location is as stated before and has nothing to do with the Interstand Highway.

Mr. M. A. Bircket of 1335 College Place who said he represented Father Eckert and members of the Immaculate Heart of Mary Catholic Church on North 7th Street was present to protest against the motel's being placed in this location. He asked if there might be room along in the back of the area for the motel, instead of right on 7th Street. They would not object to its being back farther.

Attorney Nelson said this would be completely unsuitable because of the protection of the residents to the West.

In answer to a question as to what is planned for the curve at the upper end of North 7th Street in the near future, Mr. Alstatt said there is nothing in the immediate future although it will have to be widened at such time as the Interstate and Diagonal Roads are finished. He pointed out that the City has 100 ft. right-of-way in front of Dr. Bosma's property but has been unable to get it above this point. Dr. Bosma's project is set back because of this 100 ft. right-of-way.

3. Property value of surrounding area (effect of). Dr. Bosma said that they felt this would increase the property value rather than decrease it due to the fact that it formerly was just a wilderness.

Mr. Lee Schmidt, a nearby property owner to the West, said that their feelings were somewhat mixed on this. He said that he had waited to build a nice home until he was sure he had a location where there would be restrictions; however they finally went along with this plan because they understood at the last minute that there was not going to be a motel. But, he said, a motel puts an entirely different light on the whole thing -- it might increase property value from a commercial standpoint but not from a residential standpoint. He mentioned that the project did look nice and the agreement as to the landscaping had been met.

Dr. Bosma said then that he had never said there was not going to be a motel in the area. He said the whole Western portion of the tract has been marked off as a buffer zone to make it as suitable as possible for the residential property to the West.

Mr. Schmidt said then if the motel is put in, they would like it to be located on 7th Street just as far away as possible from their highly taxed property.

Mr. Alstatt then said that ~~this~~^{his} property was probably more affected than any other and if he would try to see his property as a residence he would no doubt have to take a great loss. He thought when he built his home in that location there never could be any commercial development in the area. He said, too, that there was to be no driveway next to his property and no parking area, but after the zoning was passed he was informed that it was necessary to have a road close to his property and there is not much room left for grass around the buildings close to his property.

Mr. Hopper asked if the plans had been changed since presented to the Planning Commission and Dr. Bosma said not to any great extent; the contour of the land and the offices indicated that a circular effect to the driveway was needed, but he said there is no parking space against the wall.

Attorney Nelson said all the buffer zone on the West and property on the East is still there and there is no direct route from the medical center into the residential area.

4. Plan of development of use. Dr. Bosma said the plot plan and sketches which had been shown were their answer on this point.

DISCUSSION

In the discussion following, Attorney Nelson said this is an isolated case and not a standard practice for the future; however, Mr. Hopper said this case must be given a lot of thought because with the Diagonal road coming into 7th Street, if someone would want to put a motel in across the street there would be no way to prevent it, as there can always be reasons for wanting to do it.

Mr. Schmidt observed that circumstances have changed since the first application was made for this project.

Mr. Stockton asked if the other unit would be similar to this one. Dr. Bosma replied that was entirely in the future, but if it becomes necessary to build another unit it would have to balance architecturally and be about the same size. Dr. Bosma then said they want to do this, first, because they feel the community needs it and they have been commended on what they have done to date, and, second, on the basis of the Planning Commission prior to this time, this land was bought for this specific usage.

Mr Alstatt commented on the plan of development, saying that there were no other types of buildings that would suit him better unless it might be one-story buildings, but that he would still be opposed to a motel, even if one story. Mr. Stockton who owns property across the street from Mr. Alstatt said his property had ceased to be desirable as a residential area.

ACTION OF BOARD

Chairman Hume said that this is a very important decision for the Board to make and it seemed that the problem has a lot of angles that they have not had an opportunity to study. He then asked the other Board members if they would prefer to wait until the complete Board could act on it, although since there was a quorum present they could act on it immediately if they so desired. Mr. Randolph and Mr. Hopper both agreed that they would prefer to wait until the complete Board could be present before a decision was made, as they felt more study should be given to the whole matter.

BOARD TO MEET MONDAY - 2:00 P.M.

The Chairman then set the time of the next meeting to act on the matter under consideration as 2:00 P.M. on Monday, February 27, 1961 in the Conference Room.

ADJOURNMENT

Upon motion by Mr. Randolph, seconded by Mr. Hopper, and carried, the meeting was adjourned.

St. Mary's Hospital

Sisters of Charity

Grand Junction, Colorado

February 24, 1961

George Bosma, D.D.S.
Baskcliff Development Corporation
Grand Junction, Colorado

Dear Doctor Bosma:

This statement is in response to your request for information concerning the apparent need for motel facilities near St. Mary's Hospital.

We have not kept statistics on the actual numbers of requests for information about rooms and motel facilities. However, our experience shows that numbers of patients' relative stop at the Gray Lady desk or nurses station to request information about available living accommodations in the vicinity of the hospital.

The matter of nearness to the hospital means much to people from out of town, especially when one member is left in Grand Junction without private transportation as is often the case. In such cases obtaining a room nearby means a great deal.

I trust that this information will prove helpful to you in obtaining the necessary permit to develop motel accommodations nearby.

Sincerely yours,

Sister Elta Marie
Administrator