

BOARD OF ADJUSTMENT & APPEALS

MEETING

Monday - February 27, 1961 - 2:00 P.M.

CONFERENCE ROOM - CITY HALL

Members present: Messrs. Ray Hume, Glen Hopper, G. E. Randolph, Floyd Felt, and Bruce Brownson.

Others present: Development Director Don Warner, Building Inspector James Stockton, City Engineer Carl Alstatt, Dr. George Bosma, and several other interested citizens.

The meeting was called to order by Chairman Ray Hume.

PURPOSE OF MEETING

Mr. Hume said this meeting of the entire Board had been called in order that they could make a decision on the request of the Bookcliff Development Corporation for conditional use 4.5 in order to construct the motel in their development project on North 7th Street.

DISCUSSION

Board members received copies of the minutes of the meeting held Friday, February 24, 1961, and the Chairman asked if anyone had any additional information either for or against this proposed motel.

Mr. Alstatt showed an original plan of the development which was the one that had been presented to the zoning committee of the Planning Commission at the time the zoning was requested and which showed a different location for the motel units.

Dr. Bosma said this had been the original plan, but that it had not worked out and within a week or two the plan that they have today was worked out. This plan and the full scale model the architect had built have been available and are practically the same as the plan they have today. He said they have not made any changes, particularly in any major matters, for the last ten months.

The Chairman asked if there were any questions from the Board members, or any further discussion. There was none.

ACTION OF BOARD

Mr. Hopper made the following motion: After consideration of the four factors pertaining to conditional use 4.5, the Board being satisfied that these requirements have been complied with by the applicant, recommends that this conditional use 4.5 be granted so that this motel may be built into the Bookcliff development area on North 7th Street. Motion was seconded by Mr. Randolph, and carried by a unanimous vote.

Mr. Alstatt asked if this permission were only for the one unit, and in case the other were built would they have to receive permission for it, also?

Development Director Don Warner said in the theory of a conditional use a complete plan must be presented for each use, and since no plan has been presented for this second unit, they would have to come before the Board again with a plan for any additional units.

Dr. Bosma requested that the records show that the plot plan contains the idea of a second unit and that their ultimate goal and intent is to have a 20-unit motel.

ADJOURNMENT

Motion to adjourn was made by Mr. Felt, seconded by Mr. Brownson, and carried.

Binder

Case No. 2-61 &  
2-61/a

Hearing 2-24- 1961 2:00 pm  
2-27-61 2:00 pm

BOARD OF ADJUSTMENT

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CONDITIONAL USE  
CITY OF GRAND JUNCTION, COLORADO

APPLICANT: Bookcliff Development Corporation  
c/o Dr. George Bosma, President

OWNER:

APPEARANCES:

For Applicant: Dr. George Bosma, and a group of citizens

For Opposition: A group of citizens

PREMISES AFFECTED: Bookcliff development area on North 7th Street

SUBJECT: Conditional use for Motel in above area.

ACTION OF BOARD: After consideration of the four factors pertaining to conditional use 4.5, the Board being satisfied that the requirements had been complied with by the applicant, motion was made by Mr. Hopper that the Board allow this conditional use 4.5 so that this motel may be built into this development area. Motion was seconded by Mr. Randolph, and carried unanimously.

This action of the Board of Adjustment is not a permit. Apply to the Building Department, City Hall, for a building permit.