

GRAND JUNCTION, COLORADO

BOARD OF ADJUSTMENT AND APPEALS

Thursday - June 25, 1964

Conference Room - City Hall

Members Present: Warren L. Turner, Chairman, E. H. Settle,
Anthony M. Mastrovich and Rudolph Susman.

Others Present: Don Warner, Development Director, George
Bosma

Meeting called for the purpose of hearing application of
Bookcliff Development Co. for conditional use 4.5 (Motel)
in B-1 zone. Location to be just north of present Guest
House Motel at 2425 North 7th Street.

Mr. George Bosma appeared for the applicant. The points
considered under conditional uses were presented as follows:

1. Apparent community need for use. Mr. Bosma stated
that the present motel had been turning away customers for
lack of sufficient room.
2. Suitability of location for the use. This location
serves a need for housing close to the hospital and the
adjacent doctors offices. (also see item #1)
3. Property values of surrounding area. Since the
first unit and the doctor's offices were built there has
been a general increase in asking prices for property in
the area.
4. Plan of development. Plans are to build a 12 unit
addition parallel to and just north of the present 10 unit
motel.

No opposition was voiced at this advertised public hearing.

A motion to grant the conditional use was made by Mr. Settle.
The motion was esconded by Mr. Mastrovich and carried.

There being no further business to come before the board the
meeting was adjourned



Don Warner, Development Director