



IMPACT STATEMENT / PROJECT NARRATIVE

Our proposal is to change the zoning to retain existing density of 2502 N. First St. from RSF-5 to Planned Residential Development (PR-5) for the specific use of a bed and breakfast, a small but popular lodging alternative. Due to city zoning specifications, a bed and breakfast is classified as a home occupation and therefore we feel it would not interfere with or have an impact on our surrounding neighborhood. Even though there is a multi-family zoning north of said property, we feel the Planned Residential Development zone would be more compatible with the neighbors.

The changes involved in establishing this bed and breakfast are mainly interior changes, such as recarpeting, refinishing hardwood floors, painting and new window coverings. Two main areas of remodeling would be the bathroom and kitchen. The bathroom would be divided to make 2 bathrooms. In the kitchen we would re-arrange existing cabinets and cupboards, move refrigerator and replace counter tops.

On the exterior we would prune some shrubbery and pave an area behind the house for additional parking. We would continue using the yard maintenance service that the present owner is using. In the distant future we would like to change the fence from chain link to stone and wrought iron, possibly add a gazebo and hot tub, and refurbish the garage. The only extra employee we foresee in the future would be a housekeeper/maid.

The services we plan to offer are 4 to 5 rooms, decorated in period decor, for overnight lodging and a morning meal consisting of a continental and/or full breakfast. Upon check-in we plan to provide brochures on the history of the house and of Grand Junction along with a listing of current events in the area. We will also provide menus from local restaurants and local entertainment schedules. We plan to provide transportation to and from the local airport, and if needed, on special occasions we would also provide transportation to local points of interest and recreational areas.

We would like to place a small sign, reading "The Gatehouse Bed & Breakfast", just inside the fence on the southwest corner of the property. See enclosed example. Due to the historical value of the house, we plan to take steps to become a member of the National Historic Trust.

If all goes according to plan, we hope to open The Gatehouse Bed & Breakfast on or around December 1, 1987.

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2945-112-00-007  
Roy Garner  
2428 N. First St.  
Grand Junction, CO 81501

2945-101-11-003  
Phyllis Coulter/Shirley Atchley  
123 W. Wellington  
Grand Junction, CO 81505

2945-112-13-058  
Oscar & Glennyth Holtz  
6922 Richard Pl.  
Annandale, VA 22003

2945-112-00-008  
A. H. Gould  
2420 N. First St.  
Grand Junction, CO 81501

2945-101-15-002  
Gregory & Sandra Northrup  
2302 Knollwood Ln.  
Grand Junction, CO 81505

2945-112-13-059  
Richard & Verna McMillen  
106I Park Dr.  
Grand Junction, CO 81501

2945-101-00-018  
Earl & Floy Young  
2303 N. First St.  
Grand Junction, CO 81501

2945-112-13-016  
Gordon W. Moore  
105 Park Dr.  
Grand Junction, CO 81501

2945-112-13-062  
Evelyn Schauster  
106L Park Dr.  
Grand Junction, CO 81501

2945-101-00-137  
Stella M. Glaze  
2227 N. First St.  
Grand Junction, CO 81501

2945-112-13-036  
William G. & Betty R. Huber  
P.O. Box 327  
Grand Junction, CO 81502

2945-112-13-065  
Edward Donatelli  
43555 Deep Canyon Rd. #14-B  
Palm Desert, CA 92260

2945-101-00-138  
Thomas L. Allen  
6270 N. Shannon Rd.  
Tucson, AZ 85704

2945-112-13-037  
Raymond G. & Geraldine M. Phipps  
P.O. Box 3360  
Grand Junction, CO 81502

2945-101-15-001  
Terryll & Constance Lorentzen  
2335 N. First St.  
Grand Junction, CO 81501

2945-101-00-006  
Pearl R. Phillips  
122 W. Wellington  
Grand Junction, CO 81505

2945-112-13-053  
Commercial Federal Savings & Loan  
2120 S. 72nd St.  
Omaha, NE 68124

2945-101-10-004  
Carol A. Cadez  
2256 Knollwood Ln.  
Grand Junction, CO 81505

2945-101-00-019  
Floy E. Young  
2303 N. First St.  
Grand Junction, CO 81501

2945-112-13-054  
Gail Anderson  
102D Park Dr.  
Grand Junction, CO 81501

2945-101-00-123  
Ed & Lorraine Bartholomew  
P.O. Box 6020  
Captain Hook, HI 96704

2945-101-00-023  
Louis R. & B.M. Brach  
2209 N. First St.  
Grand Junction, CO 81501

2945-112-13-056  
Dick A. Dierker  
104F Park Dr.  
Grand Junction, CO 81501

2945-101-00-015  
Floy & Earl Young  
2303 N. First St.  
Grand Junction, CO 81501

2945-101-00-022  
Helen J. Penny  
2135½ N. First St.  
Grand Junction, CO 81501

\*2945-112-13-051  
O.F. Christensen  
719 Golfmore Dr.  
Grand Junction, CO 81506

2945-101-00-014  
John & I.V. Biocic  
2323 N. First St.  
Grand Junction, CO 81501

2945-101-00-024  
Ilene P. & Charles F. Brown  
2135 N. First St.  
Grand Junction, CO 81501

\*2945-112-13-055  
2945-112-13-057  
2945-112-13-060  
2945-112-13-061  
(see above)

2945-101-00-008  
Mary L. Lundquist  
2403 N. First St.  
Grand Junction, CO 81501

2945-112-13-015  
Georgia M. Holmes  
107 Park Dr.  
Grand Junction, CO 81501

Clarence D. Craig  
2502 North First St.  
Grand Junction, CO 81501

2945-101-00-007  
Ruth M. Gormley  
626 Fletcher  
Grand Junction, CO 81505

\*2945-101-00-005  
Eunice G. Gormley  
626 Fletcher  
Grand Junction, CO 81505

\*2945-101-00-101  
(same as above)

2945-101-00-102  
Patrick Gormley  
626 Fletcher Dr.  
Grand Junction, CO 81505

2945-112-13-038  
Calvin B. Miller  
2023 N. 20th St.  
Grand Junction, CO 81501

2945-112-13-039  
Raymond & Geraldine Phipps  
P.O. Box 3360  
Grand Junction, CO 81502

Garrett & Rhonda McClary  
726 Chipeta  
Grand Junction, CO 81501

Chris & Julie Susemihl  
2905 Kanal Ct.  
Grand Junction, CO 81503

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**B**riar Rose Bed & Breakfast  
is a beautiful English  
country style home where  
hospitality is the art of  
everyday life. All guest  
rooms are comfortable and  
attractive with antique  
furniture, fresh fruit and  
flowers, handmade feather  
comforters, and good books.  
Guests find chocolates on  
their pillows at bedtime and  
a decanter of sherry always  
in the dining room.

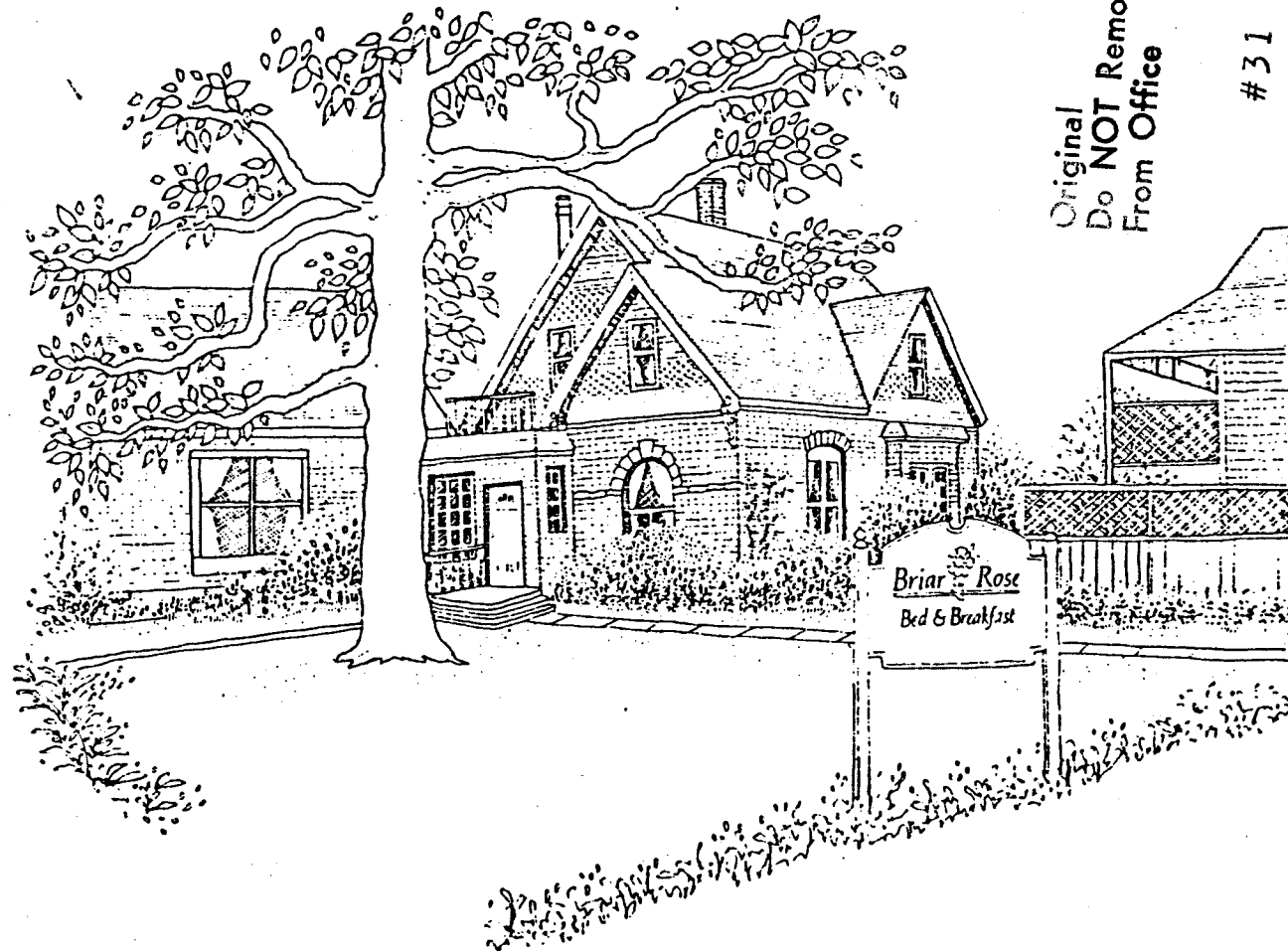
You are welcome.

For reservations and further  
information please call  
442-3007.

48 hours notice required  
for cancellation refund.

- Centrally located
- Boulder Airporter limosine  
to Denver airport.
- Continental breakfast

- Long time Boulder resident  
hosts.
- Tea in the afternoon.
- Credit cards accepted.



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# 31 87

# REVIEW SHEET SUMMARY

FILE NO. 31-87 TITLE HEADING Rezone & Final for Bed & Breakfast DUE DATE 9-16-87

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Rezone from RSF-5 to PR-5 and Final

Plan for Bed & Breakfast operation located at 2502 North First Street,

Petitioner: Rhonda & Garrett McClary & Julie & Chris Susemihl

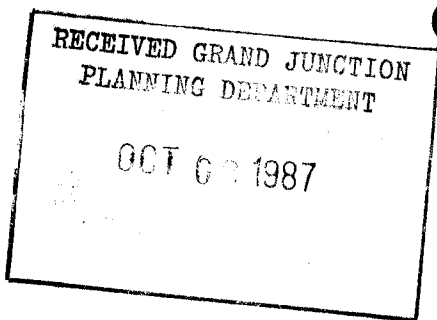
PETITIONER ADDRESS 726 Chipeta Ave. & 2905 Kanai Ct.

ENGINEER \_\_\_\_\_

| <u>DATE REC.</u> | <u>AGENCY</u>  | <u>COMMENTS</u>  |
|------------------|----------------|--|
| 9-03-87          | Police Dept.   | I see no police problems.  |
| 9-04-87          | Mt. Bell       | No objections.   |
| 9-09-87          | Fire Dept.     | This office has no objections to this rezone as long as all codes are followed accordingly. The house must meet local fire codes pertaining to Bed & Breakfasts. Petitioners need to contact our office for inspection and questions pertaining to fire codes.   |
| 9-10-87          | Ute Water      | No Objections.   |
| 9-18-87          | Building Dept. | Bed and Breakfast can be a change in use per the UBC (Uniform Building Code), therefore, a permit may be required.<br><br>A pre-inspection is recommended to determine possible code requirements for change in use.<br><br>Should contact Bob Lee at 244-1656 to set up inspection.   |
| 8-21-87          | Public Service | Gas & Electric: no objections to rezone & final plan.  |
| 8-21-87          | Planning Dept. | Petitioner must submit a full size site plan including adjacent zoning and parking layout and dimensions.<br><br>The regulations for Bed & Breakfast's require one off-street parking space for each rental room and adequate off-street spaces for the permanent residents. Therefore, the petitioner must provide at least six parking spaces.<br><br>Will the old incinerator, pump house and grape arbor be removed for the three parking spaces shown adjacent to the garage? An additional parking space could be provided parallel to the south fence line.<br><br>Details of the proposed signage need to be submitted to be considered as a part of the final plan, including dimensions and design. If the proposed sign is larger than two square feet, it will require a separate sign permit.<br><br>All requirements of the Building, Fire & Health departments must be met. |

*written*  
**RESPONSE NECESSARY**  
by Oct. 5, 1987

*Start  
9-21-87*



PETITIONER'S RESPONSE TO REVIEW AGENCY'S COMMENTS

File #31-87

Fire Department

We received an inspection from George of the fire department. He recommended a smoke alarm system which included an alarm in each guest bedroom, hallway, attic, family room, dining room, kitchen and basement that would all be tied together so that if one alarm went off, they all would. He also recommended a fire extinguisher for each floor (three) and fire alarm pulls at each exit (two) of the house.

Building Department

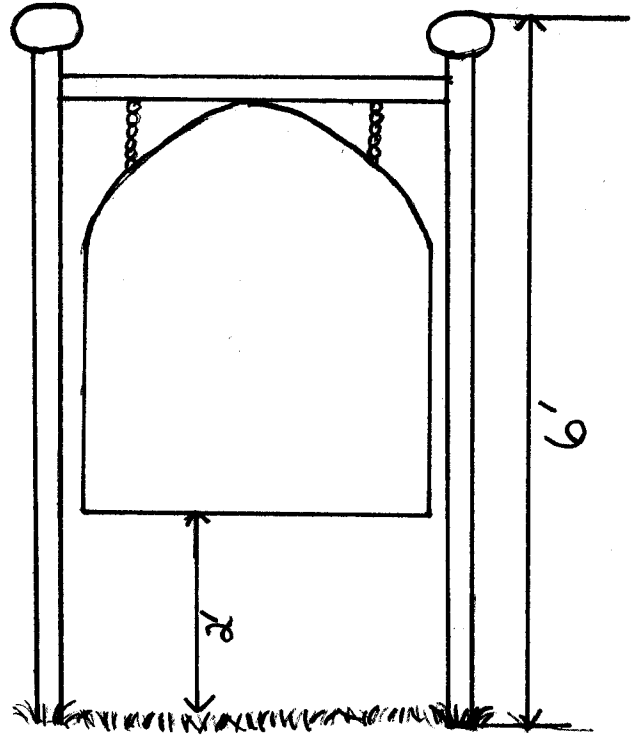
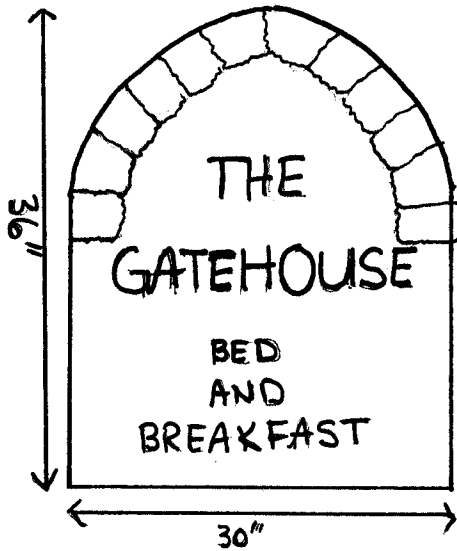
Bob Lee of the Building Department did the inspecting of the house. Since we plan to remodel only the kitchen and the bathroom, his only recommendation was to obtain a permit for the remodeling from his department and use only state licensed plumbers and electricians. Upon completion of the remodeling, he will inspect again.

Planning Department

A full size site plan was submitted on October 1, 1987, including adjacent zoning, layout and dimensions.

Since we have decided upon only four guest rooms, instead of five, we interpret the planning departments requirements to then read at least five parking spaces. We do have an option for a sixth parking space if needed. We plan to remove the concrete incinerator just north of garage to all one parking space. The garage holds two parking spaces. There is eleven feet from the edge of the driveway to the south fence line and 42 feet between the two trees that run parallel to that fence line. We feel there is adequate space between these two trees to allow two parking spaces (or ideal for one mobile home or vehicle with boat). These spaces would not interfere with the drive entrance or flow of traffic. We have two options for the sixth parking space. One option is to remove the grape arbor between the garage and the pump house, making then two spaces there. The UNC is planning a mill tailing removal for the flag stone patio just off the north east corner of the house. They plan to lay a solid rose colored slab of concrete in its place. By extending the slab to the edge of the driveway and removing one wood fence, we would then have another parking space as the other option.

The sign is indicated on the site plan. It would be a wood sign hung by two chains, supported by wooden posts.



Although the drawings above are just estimates, they represent the type of sign we have in mind. We have consulted with Randy at Grand Junction Sign about obtaining a sign permit.

We have also consulted with Darleen McKissen of the Mesa County Health Department. Since we are the first commercial bed and breakfast in this county, she herself is unsure what the requirements are. Her suggestion was for us to submit a letter to her which she would then forward on to her superiors at the state level. From them she will inform us what the requirements will be. A copy of that letter is attached.





# development summary



File # 31-87 Name McClary Date 10/7/87

PROJECT LOCATION: 2502 North First Street

PROJECT DESCRIPTION: Rezone from RSF-5 to PR-5 and Final Plan for a Bed & Breakfast

## REVIEW SUMMARY (Major Concerns)

| POLICIES COMPLIANCE                    | YES |  | NO* |  | TECHNICAL REQUIREMENTS | SATISFIED |  | NOT SATISFIED* |  |
|--|-----|--|-----|--|------------------------|-----------|--|----------------|--|
|  |     |  |     |  |                        |           |  |                |  |
| Complies with adopted policies         | *   |  |     |  | Streets/Rights Of Way  | *         |  |                |  |
| Complies with adopted criteria         | *   |  |     |  | Water/Sewer            | X         |  |                |  |
| Meets guidelines of Comprehensive Plan | N/A |  |     |  | Irrigation/Drainage    | *         |  |                |  |
|  |     |  |     |  | Landscaping/Screening  | X         |  |                |  |
|  |     |  |     |  | Other: _____           |           |  |                |  |

\* See explanation below

\* Bed and Breakfasts are a new type of use in Grand Junction. The City recently adopted an amendment to the Zoning & Development Code allowing Bed & Breakfasts as a home occupation in any multi-family zone. Because this request is in a RSF-5 zone, staff recommends a rezone to PR-5 which retains the existing density and ties the specific use of B & B to the zone.

\* The adopted criteria for B & B's allows for 5 rooms to be let and requires adequate off-street parking. The petitioners are proposing four rooms and six parking spaces which would be acceptable.

\*The existing 40 feet of right of way on Park Drive is adequate. The City is looking at the possibilities of widening it at First Street and eliminating the on-street parking on the north side or at least requiring parallel parking.

\*There was some discussion of a drainage problem off of the property. Although this proposal has no direct effect on that, the petitioners are planning to improve the irrigation system, thus decreasing the amount of runoff.

### STATUS & RECOMMENDATIONS:

Staff feels a Bed & Breakfast would be a compatible use with the neighborhood and would have no adverse affects. Traffic impacts would be minimal. The existing residential character of the house would be retained.

### Planning Commission Action

Recommended approval of the rezone from RSF-5 to PR-5. Approved the final plan subject to the following conditions: the owner or manager live on the premises; a wood fence is build on the east property line from the southeast corner of the lot, extending the length of the parking area to buffer the neighbor to the east; and the requirements of the Building, Health and Fire Departments' are met.

Julie and Chris Susemihl  
Rhonda and Garrett McClary  
2905 Kanal Court  
Grand Junction, Colorado 81503

September 30, 1987

Ms. Darleen McKissen  
Mesa County Health Department  
515 Patterson Road  
Grand Junction, Colorado 81501

Ms. McKissen,

Upon your suggestion, we are writing a letter to request information concerning the requirements of the Mesa County Health Department in the opening of a bed and breakfast in Grand Junction.

We are in the process of purchasing and rezoning a historical home at 2502 North First Street, Grand Junction, Colorado 81501, which we would also like to establish as a bed and breakfast. This stone house was originally the south gatehouse to the castle at Redstone, in Redstone, Colorado, which was moved to Grand Junction in 1945, stone by stone, and reconstructed.

Our accommodations would include four guest bedrooms, one with a private bath and three with a shared bath all located on the second floor. The kitchen, dining room, and family room are located on the first or main floor. We plan to offer just one meal, a combination continental/full breakfast to only the guests that stay there. A typical menu might include juice, coffee, fresh-baked sweet rolls or croissants, eggs, country potatoes, and yogurt.

Eight is the maximum number guests that could stay at this bed and breakfast at any given time. We are not sure at this point whether we will cater to families with children or not. Pets will not be allowed, either our own or guest's. Smoking would be allowed in the family room only, no smoking in guest bedrooms or bath.

One of the existing requirements we did discuss concerned the owners separate living quarters. We have planned to occupy a room in the basement which has its own bath. According to the existing requirements we would be required to have a separate entrance to the basement. As I mentioned earlier, this is a historical building which we have taken steps to become registered with the National Historic Trust. And in doing so the trust does not allow any altering of the outside structure.

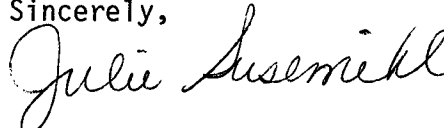
We do plan to be open year-round, estimating the peak months as May-September with a possible increase during ski season. We also plan to make this a commercial bed and breakfast. The main points of advertising we plan are:  
a) a sign for the front yard near the entrance, b) becoming members of a

bed and breakfast reservation service, c) working closely with and becoming members of the local Chamber of Commerce, d) putting together a brochure to be distributed to local businesses and tourist information centers. We plan to make available to our guests, menus from local restaurants, directions to scenic points of interest, and schedules of local events in the Grand Junction area.

We feel the need for sanitary conditions is very important in this establishment. We do however want to stress the philosophy behind bed and breakfasts. People that accommodate a bed and breakfast realize that it is an individual's home and in doing so they expect a "homey" atmosphere that is shared with the owners in a private basis. Since bed and breakfasts have become very popular in the past few years, we feel there are many advantages to the overall economy of Grand Junction. Even though we would be accommodating only a few, those few may stay longer and spend more locally, with the offering of an establishment that we would like to provide.

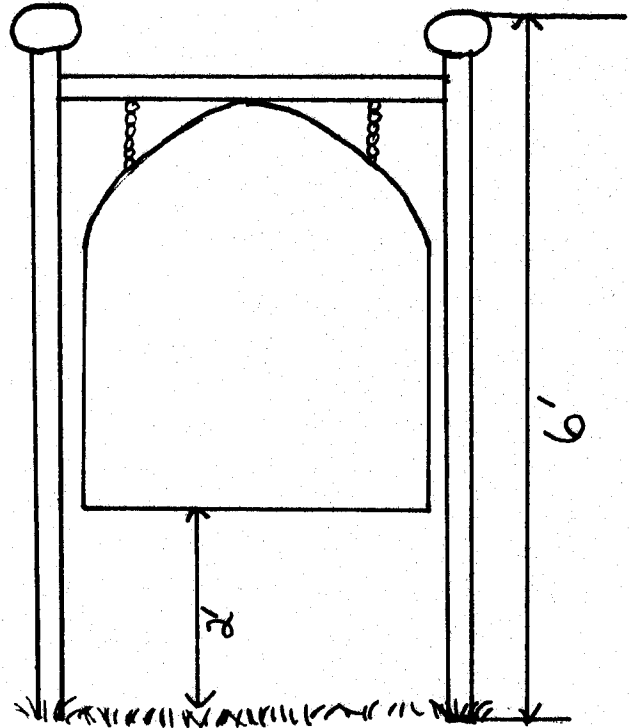
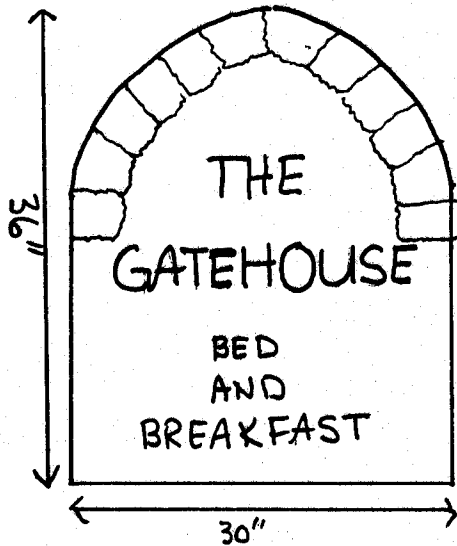
In closing, Ms. McKissen, we would like to say that we are anxious to work with you and your department in reaching a mutual agreement concerning the health requirements of this bed and breakfast. We'll be waiting to hear from you.

Sincerely,

A handwritten signature in cursive script that reads "Julie Susemihl". The signature is written in dark ink and is positioned to the right of the typed name.

Julie Susemihl

The sign is indicated on the site plan. It would be a wood sign hung by two chains, supported by wooden posts.



Although the drawings above are just estimates, they represent the type of sign we have in mind. We have consulted with Randy at Grand Junction Sign about obtaining a sign permit.

We have also consulted with Darleen McKissen of the Mesa County Health Department. Since we are the first commercial bed and breakfast in this county, she herself is unsure what the requirements are. Her suggestion was for us to submit a letter to her which she would then forward on to her superiors at the state level. From them she will inform us what the requirements will be. A copy of that letter is attached.

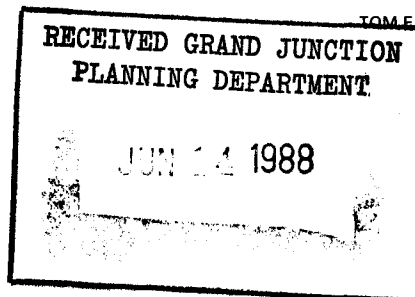
LAW OFFICES OF  
ELDER & PHILLIPS, P.C.  
562 WHITE AVENUE  
GRAND JUNCTION, COLORADO 81501-2690  
TEL. (303) 243-0946

WALTER J. PHILLIPS  
W. BRUCE PHILLIPS  
KEITH BOUGHTON

J. KEITH KILLIAN  
DOUGLAS A. GOULDING

June 13, 1988

VICTOR J. DANIEL  
(1946 - 1986)  
OF COUNSEL  
TOM E. ELDER



City of Grand Junction  
Zoning Department  
250 North Fifth Street  
Grand Junction, CO 81501

Attention: Karl Metzner

Re: Park Drive Condo Association

Dear Mr. Metzner:

I have been retained by the Park Drive Condo Association to contact your department pertaining to the activities of the Gate House Bed & Breakfast located at 2502 North First Street. I represent the Park Drive Condo Association which is an association of condominium owners located on Park Drive immediately north of the Gate House Bed & Breakfast location.

It has been the opinion of the Park Drive Condo Association that the Gate House Bed & Breakfast business, which was allowed in this residential area, was to be limited solely to an operation of a bed and breakfast type of facility. The Gate House Bed & Breakfast has recently had a two day craft sale and advertised weddings and receptions. These activities have caused parking problems and traffic problems on North First Street with the overflow traffic filling up parking spaces utilized by the Park Drive Condo Association owners, tenants and their guests.

I would ask that you review this situation and advise me whether or not the permit granted to the Gate House Bed & Breakfast also allows them to enter into other type of business activities as above described.

Yours very truly,

ELDER & PHILLIPS, P.C.

  
Walter J. Phillips

WJP/bs

cc: Park Drive Condo Association



Grand Junction Planning Department  
250 North Fifth Street  
Grand Junction, Colorado 81501-2668  
(303) 244-1430

June 28, 1988

Mr. Walter J. Phillips  
Elder & Phillips, P.C.  
562 White Avenue  
Grand Junction, CO 81501-2690

Dear Mr. Phillips:

In response to your letter dated June 13, 1988, Karl Metzner asked that I address your concerns since I've been directly involved with the Gate House process from the beginning.

Regarding the uses other than for bed and breakfast operations (e.g. craft sales, weddings and receptions), our office became aware of those events after the fact, so we had no way of preventing them. I have since contacted one of the owners, Ms. Rhonda McClary, and reminded her that approval under the "Final Development Plan" included only bed and breakfast operations with no other commercial operations allowed. For any expansion of uses, there would have to be an approval before the Grand Junction Planning Commission under an Amended Development Plan application.

With regard to the parking of cars along Park Drive, the street has a right-of way (R.O.W.) width of 40', which includes the area presently used by condo residents for parking. All people have the right to park on public R.O.W. (unless it is specifically restricted to no parking) not just the nearby residents.

The following is an excerpt from the public hearing minutes in which Don Newton, City Engineer, addressed the Park Drive situation: "... (Don Newton) pointed out that about half the existing R.O.W. was being used by the condo owners for parking on the north side. Since this did create problems for traffic exiting onto Park Avenue, options included either converting the parking to parallel or eliminating it altogether, since there was plenty of parking area behind the condominiums."

Don has indicated a desire to see improvements at the 26 Road and Park Drive intersection, as well as the parking and access problems common to the Park Drive Condo Association and the Gate House owners. It is unlikely that time or funding is available for physical improvements by the City during 1988, so for the short term, cooperation among the neighbors is the best option short of elimination of all parking.

Mr. Walter J. Phillips  
June 28, 1988  
Page 2

Our department will work with the Gatehouse owners to ensure compliance with the approved development plan and to encourage their thoughtfulness regarding the parking situation.

If you or your clients would like any further information, please feel free to contact me at any time.

Sincerely,



Michael E. Sutherland  
Senior City Planner

MES/tt

xc: File #31-87  
Don Newton  
Ms. Rhonda McClary





Grand Junction Planning Department  
250 North Fifth Street  
Grand Junction, Colorado 81501-2668  
(303) 244-1430

June 28, 1988

Ms. Rhonda McClary  
2502 North 1st Street  
Grand Junction, CO 81506

Dear Rhonda:

As we discussed a couple of weeks ago, there have been numerous concerns voiced over events which have occurred at the Gate House in recent months. I felt that in light of the situation, a letter to you was appropriate.

Enclosed is a copy of a letter from Mr. Walter Phillips, an attorney for the Park Drive Condo Association, and my letter of response to him and his clients. I received his correspondence after talking to you, and it is clear that Mr. Phillips intends to pursue the issue to make sure your bed and breakfast remains in compliance.

As you will recall the approval under the Final Development Plan for the Gate House allowed only the operation of a bed and breakfast. There was no discussion of commercial uses such as craft shows, weddings, or receptions. While the hosting of large (non-commercial) social gatherings such as the Chamber's Business After Hours socials were not discussed at the public hearings, it is doubtful that approval for such events would have been granted. Typically, such large gatherings are not expected nor tolerated in residential neighborhoods.

While it may be easy for you to think of your operation in terms of a business, you must remind yourselves that this is a residential use within residential zoning. Additionally, there were several specific items included as contingencies for approval which haven't yet been installed. Specifically, these are:

- 1) A wooden fence from the southeast corner of the property, north to a distance at least equal to the north edge of the residence.
- 2) A stop sign inside the exit gate. A right turn only or one-way sign should also be installed so that guests know Park Drive is one-way.
- 3) An Exit Only sign placed outside the exit gate.

These items must be completed to fulfill the terms of your approved plan. Should you choose to pursue an expansion of uses or revision of site requirements, an Amended Final Plan application will be required which includes notification of neighbors and a public hearing.

Ms. Rhonda McClary  
June 28, 1988  
Page 2

I know from personal contact with all of you that it is your sincere intentions to be good neighbors. Please carefully consider these legal and social responsibilities when offers for uses other than bed and breakfast operations are presented to you.

If you have questions or would like to discuss any of the issues, please call me at any time.

Sincerely,

Michael E. Sutherland  
Senior City Planner

MES/tt

Enclosures

xc: File #31-87