

Bed & Breakfast at 760 Ouray Ave

We plan to rent out 3 rooms all with private baths. The largest room has twin beds with sitting room with small refrigerator and the couch does make into a bed also. The other two rooms have double beds in them. We are naming the rooms after women who made a difference in Colorado. They will be called Chipeta's Room after Chief Ouray's wife, Doc Susie's Room after Doctor Susan Anderson and The Molly Brown Room.

We welcome young adults 14 & over and our home will be a no smoking home. We will have a TV/Game Room available for guests and we will serve a continental breakfast. We are offering to deliver coffee to the rooms if desired. We plan to have available information about local attractions and Day Trips. We would like to have our guests feel that the warm hospitality that they will receive will make them feel that our home is their home away from home.

We plan on renting out rooms at least three weeks a month or less depending on the season and activity.

REVIEW COMMENTS

Page 1 of 2

FILE #148-93

TITLE HEADING: Home Occupation Permit - Bed &
Breakfast Operation

LOCATION: 760 Ouray

PETITIONER: Marlene Johnson

PETITIONER'S ADDRESS/TELEPHONE: 760 Ouray
Grand Junction, CO 81501
245-8452

PETITIONER'S REPRESENTATIVE: Marlene Johnson

STAFF REPRESENTATIVE: Kristen Ashbeck

**NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS
REQUIRED ON OR BEFORE 5:00 P.M., DECEMBER 27, 1993.**

CITY DEVELOPMENT ENGINEER
Jody Kliska

12/13/93
244-1591

Proposed signing?

MESA COUNTY BUILDING DEPARTMENT
Bob Lee

12/16/93
244-1656

This is not a change in use per the Uniform Building Code provided guest rooms do not exceed five (5). Any change in construction will require a building permit. Additional smoke detectors will be required.

MESA COUNTY HEALTH DEPARTMENT
Darleen McKissen

12/15/93
248-6968

The Colorado Department of Health has determined that "Bed and Breakfast" establishments are, by definition, operating within private residences. Title 12-44-202(5), CRS 1973, exempts from the definition of a food service establishment "Operations serving food to four or less persons" and "Homes containing what is commonly known as family unit and its non-paying guests..." Bed and Breakfast operations conducted in private homes have not been considered food service establishments and a state food service establishment license is not required. In the past several years, commercial establishments such as inns, lodges and motels have increasingly adopted the phrase "Bed and Breakfast" for their use. These establishments are not private homes but business establishments providing accommodations and food service to their customers and are commercial in nature, even though some physical facilities may be residential in character (former houses converted to commercial use). Such establishments, meeting the definition of a food

service establishment, are required to obtain a Colorado Food Service Establishment License and are subject to inspection by the Mesa County Health Department, along with the preliminary requirements for a food service plan review, etc. Further questions should be directed to the Mesa County Health Department, 248-6960.

CITY UTILITY ENGINEER
Bill Cheney

12/15/93
244-1590

WATER - No comment.

SEWER - The operation will be considered the same as a motel in calculating the "Plant Investment Fee". Based on the narrative an additional E.Q.U. factor of 1.08 will be added to the existing use resulting in an additional "Plant Investment Fee" of \$810. Monthly service charge will also increase, reflective of the increase in E.Q.U.'s (Equivalent Residential Units).

COMMUNITY DEVELOPMENT DEPARTMENT
Kristen Ashbeck

12/20/93
244-1437

1. A home occupation is allowed a nameplate not exceeding two (2) square feet in area, containing only the name of the resident, title of person conducting a permitted home occupation, name of building, and name of agent.
2. The bed and breakfast permit will be issued upon satisfactorily meeting requirements of review agencies.

GRAND JUNCTION FIRE DEPARTMENT
George Bennett

12/17/93
244-1400

No requirements at this time.

760 Ouray Ave.
Grand Junction, Co. 81501

December 27, 1993

TO: Kristen Ashbeck

FROM: Arlene & Marlene Johnsen - Petitioners

SUBJECT: Written response to Review Comments for File 148-93 - Home Occupation
Permit - Bed & Breakfast Operation

1. City Development Engineer - Jody Kliska

We are not planning to put a sign up at this time but if we do, it will be attached to the house and will not exceed two(2) square feet in size. We would have the following on the sign: HOUSE ON OURAY
BED & BREAKFAST

2. Mesa County Building Department - Bob Lee

We will have only 3 guest rooms that will be rented out. We do not plan any change in the construction of the house. We will have smoke detectors in 6 areas of the house.

3. Mesa County Health Department - Darleen McKissen

We will be a Bed & Breakfast operation and so will not be required to have a state food service establishment license.

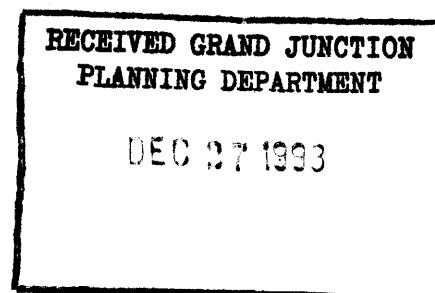
4. City Utility Engineer - Bill Cheney

We will hand deliver a check for \$810.00 for the Plant Investment Fee that is required as soon as it is requested. We do realize our monthly service charge will increase when we open the Bed & Breakfast.

5. Community Development Department - Kristen Ashbeck

When a sign is put up, it will be 2 square feet in area or smaller as explained under No. 1 above.

Please let us know if there is anything else that needs to be done.





BED & BREAKFAST PERMIT

Community Development Department
250 North 5th Street Grand Junction, CO 81501
(303) 244-1430

LOCATION OF PROPOSED BED & BREAKFAST OPERATION: 760 OURAY AVE
GRAND JUNCTION, CO 81501

NAME OF PROPRIETOR: ARLENE & MARLENE JOHANSEN

OWNER OF PROPERTY (if different than proprietor): SAME

ADDRESS OF PROPERTY OWNER: 760 OURAY AVE
GRAND JUNCTION, ~~CO~~ COLO 81501

PHONE NUMBER: 303-245-8452 ZONE DISTRICT: RMF-64

Bed and Breakfast operations are considered an acceptable home occupation in any residential multi-family (RMF) zone or in an existing residential structure in any business (B-1, B-2, B-3) or commercial (C-1, C-2) zone provided the operation can meet all of the applicable requirements of Section 5-1-9 of the Grand Junction Zoning and Development Code as listed below.

5-1-9 HOME OCCUPATION

- A. A home occupation is an allowed accessory use in those zones indicated by Section 4-3-4, Use/Zone Matrix, so long as all of the following conditions are met:
1. The home occupation may not result in the alteration of the appearance of the dwelling unit or the lot on which it is located;
 2. No noise, vibration (except that produced by arriving or departing), light, odor, dust, smoke, electromagnetic interference, or other similar effects, detectable outside the dwelling unit by the sense of normal human beings, is allowed;
 3. No person not actually dwelling in the residential unit may be employed in the home occupation;
 4. NOT APPLICABLE
 5. NOT APPLICABLE
 6. No person shall initiate any activity which would constitute a home occupation until such person has applied for, and received, a permit from the Director of Community Development, or his designee.
- B. Signage must comply with Section 5-7.
- C. NOT APPLICABLE
- D. The Administrator shall review all proposed home occupations for compliance with the requirements of this Code.
- E. Bed and Breakfast operations are considered an acceptable home occupation in any multi-family (RMF) zone or in an existing residential structure in any business or commercial zone without complying to paragraphs 5-1-9.A.4 and 5 above. Such use shall comply with all other provisions of this Section (5-1-9) and the following:
1. No more than five (5) rooms may be rented in any principal residential structure. Garage conversions are not permitted.
 2. One off-street parking space shall be provided for each rental room; two off-street spaces shall also be provided for the permanent residents.
 3. Fire alarm systems, portable fire extinguishers, and adequate exits shall be provided as required by the Fire Marshall.

4. No person shall operate a home occupation until it has been inspected and approved by the Building, Fire, and Mesa County Health Departments and has been registered with the Community Development Department.

F. NOT APPLICABLE

I REALIZE THAT I MUST COMPLY WITH ALL OF THE ABOVE STATED REQUIREMENTS OR THE APPROVAL OF THIS USE MAY BE VOIDED.

PROPRIETOR

DATE

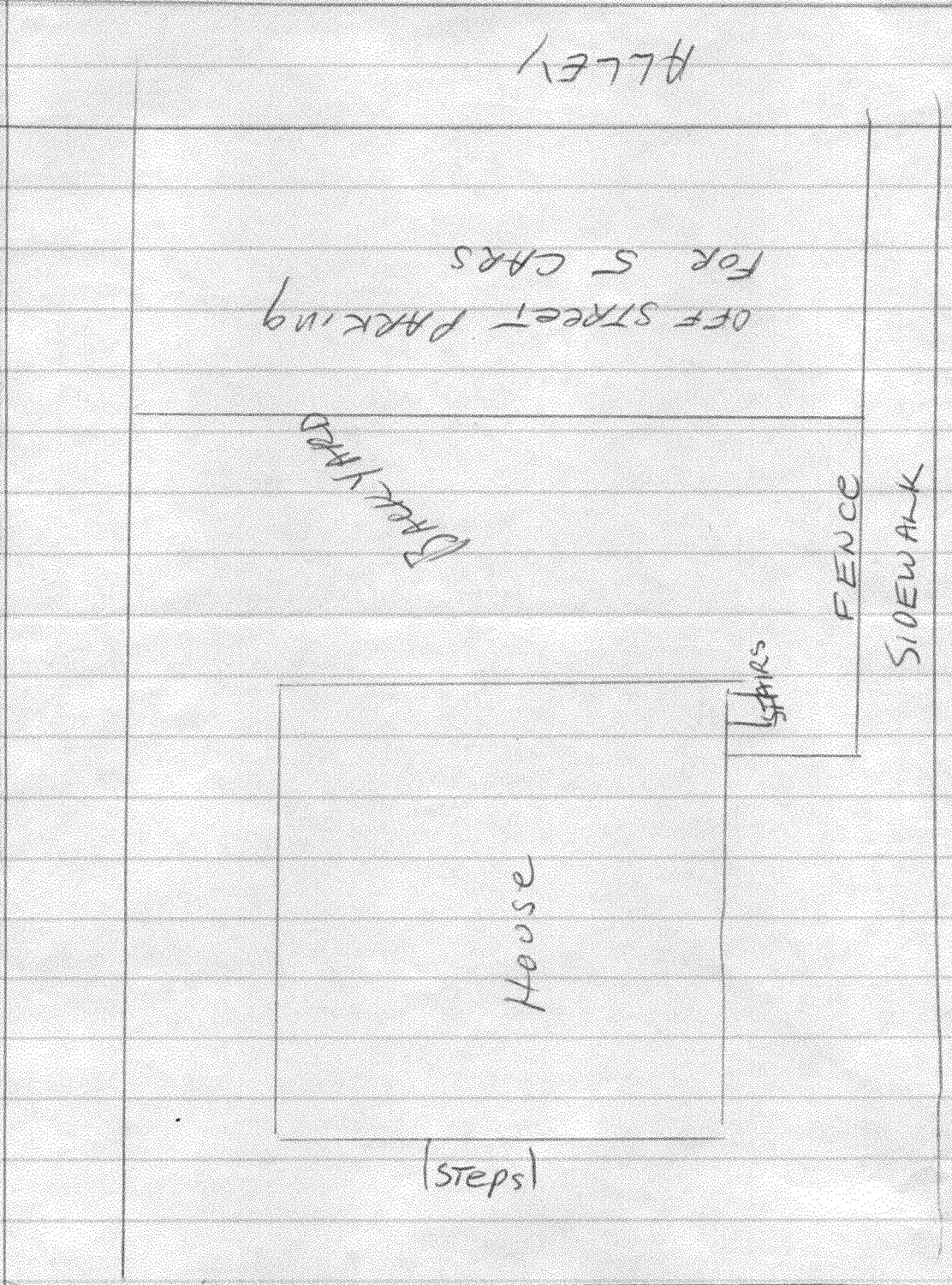
Melanie Johnson
PROPERTY OWNER (if different than proprietor)

12/30/93
DATE

A Bed & Breakfast permit is hereby approved for 760 Ouray Avenue
(location of operation)

Kristen L. Albrecht
COMMUNITY DEVELOPMENT DEPARTMENT

12/28/93
DATE



ALLEY

OFF STREET PARKING
FOR 5 CARS

BACKYARD

FENCE

SIDEWALK

8TH STREET

STAIRS

House

Steps

760 OURAY AVE