

Project Narrative for "The Guest House"

The Guest House was one of the major selling points for me buying the property of 132 N. Elm St. The real estate agent who listed the property claimed, "it could be rented out to pay half your mortgage". In order to actually have a shot at making that much, I want to rent The Guest House on the vacation rental website AirBNB.

The space is a miniature house that is directly north of the main house on the property. It features a bedroom, kitchenette, and bathroom. The space would be available for an ideal maximum 2 guests, with the ability to sleep 4 utilizing a pull out sofa. There are 2 extra parking spaces on our property, as well as street parking directly in front of the walkway to The Guest House. With the exception of Sunday mornings, a single city of Fruita truck is generally the only car parked on the east side of Elm St, leaving plenty of space for guests.

AirBNB allows hosts to screen guests; therefore not every person that asks to stay would be accepted. Using personal discretion on somebody with a verified (and often peer reviewed) online identity is, in my opinion, easier than screening a prospective long-term renter. How many people in this day and age provide a reference that is going to say something bad about them? There are no personal, ethical, or financial "ulterior motives" to leaving a falsified review through AirBNB.

Based on the ability to screen prospective guests, and the verified online identities through AirBNB, I am confident that this is a better alternative than seeking a longer-term renter. It is my opinion that The Guest House will draw in people to spend money in Fruita that otherwise would not have stayed in Fruita. Obviously there is no way to prove or disprove that, but I am certain guests from AirBNB would spend more money in Fruita at restaurants, bars, etc than a long-term renter would. Add in the lodging taxes, and it really seems like a win-win situation. To the best of my knowledge this proposed use meets all of the criteria for the conditional use permit.

Chris Schmidt