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File 1973-0014

Date 12/15/99

P r e s e n t	S c a n n e d	<p>A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS retrieval system. In some instances, not all entries designated to be scanned are present in the file. There are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been included.</p> <p>Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick guide for the contents of each file.</p> <p>Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.</p>
X	X	*Summary Sheet – Table of Contents
		Application form
		Receipts for fees paid for anything
		*Submittal checklist
		*General project report
		Reduced copy of final plans or drawings
		Reduction of assessor's map
		Evidence of title, deeds
		*Mailing list
		Public notice cards
		Record of certified mail
		Legal description
		Appraisal of raw land
		Reduction of any maps – final copy
		*Final reports for drainage and soils (geotechnical reports)
		Other bound or nonbound reports
		Traffic studies
		Individual review comments from agencies
		*Consolidated review comments list
		*Petitioner's response to comments
		*Staff Reports
		*Planning Commission staff report and exhibits
		*City Council staff report and exhibits
		*Summary sheet of final conditions
		*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)
<u>DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:</u>		
X	X	Status Report
X		Final Agenda for Council Session – 9/5/73
X	X	Letter from Douglas Cline to Louise Forster – 7/31/73
X		Apartment Elevation
X	X	Letter from Louise Forster to Planning Commission – 6/11/73
X		Reviewing Department Checklist
X	X	Letter from Rick Cisar to Louise Forster – 2/16/73
X		School District Report – 7/12/73
X		Memo from Doug Cline to Rick Cisar – 7/24/73
X		Daily Sentinel article – “Health Planning Council Delays Nursing Home Certificate Plan” – no date
X		“Exhibit B”- Madonna Towers -Questions regarding “Life Care Programs”
X		La Villa Grande – Management Plan
X		Environmental Impact Information and Review
X	X	Vicinity Plan/Site Plan

Date Received: 2-5-73

Item # 14-73

Request: Height Variance - Parking Variance

Location: Lot 2, Capital Hill, City of S.F.

Petitioner: Old Homestead Realty - Louise Forster

Address: Box 2476, S.F. Phone: 243-5100

Advertised: Cps Date: _____

To Planning Comm: 7-25-73

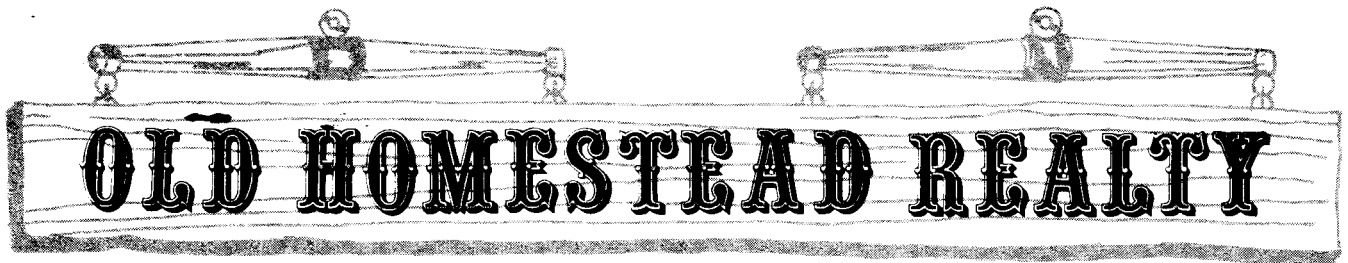
Action: Height Variance: Approved Subject to Staff
Memor - Entire Complex Not Approved.
Parking: Approved Subject to Condition that if
additional spaces needed, use property to North for
Parking

Advertised: Cps Date: _____

To City Council: Aug 15, 1973 Sept 5, 1973 X

Action: Approved

Comments: _____



RANCHES - MOUNTAIN PROPERTY

BOX 2476, BY THE AIRPORT HOLIDAY INN OF AMERICA
GRAND JUNCTION, COLORADO 81501 - PHONE 303-243-5100

JACK TREECE

LOUISE FORSTER

February 5, 1973

Grand Junction Planning Commission
Box 897
Grand Junction, Colorado

Attention: Mr. Robert Engelke, Director

Gentlemen:

Dr. Harold William Reeder, M. C. Schumann, Dr. Robert Smith, and Old Homestead Realty have purchased a tract of land to wit: Lot 2 of Capitol Hill Subdivision in the City of Grand Junction and Beginning at NE corner of the N $\frac{1}{2}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 11, Township 1 South, Range 1 West of the Ute Meridian, thence South 420 feet, thence West 150 feet, thence in a northwesterly direction 450 feet, more or less to a point on the North line of said tract, 315 feet West of the place of beginning, thence East 315 feet to the place of beginning in the City of Grand Junction.

Enclosed as Exhibit "A" is a recent survey conducted by Western Engineers showing the boundary of the property which is colored in purple. This property is zoned multiple family, allowing the retirement center that we wish to construct.

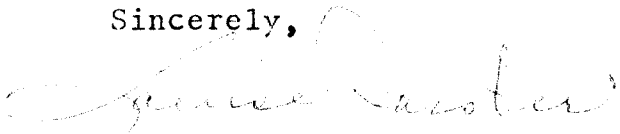
We have studied and visited retirement centers throughout the United States, one of which is the Madonna Towers in Rochester, Minnesota. A brochure showing this retirement center is enclosed as Exhibit "B". We feel this should give you a clear understanding of the type of complex that we have in mind. We feel that we have put together the perfect group to assure the success of this venture. Mr. Schumann has spent many years managing nursing homes and is fully qualified to take over the complete management of this retirement center. Old Homestead Realty is qualified to present the retirement center concept to local citizens, as well as out-of-state prospects. Dr. Reeder and Dr. Smith are in an excellent position to recommend this complete concept of retirement to many of their associates.

We feel that this is needed in the community and will provide positions for employees, plus bringing in a very desirable group of people to enjoy the community.

Enclosed as Exhibit "C" is the architect's drawing of the complex. As you can see, he has placed the building on the site and, in order for this venture to be economically feasible, it is necessary that the building be six stories high. We are asking for an acceptance of this plan, and also a variance on the limitation of the height of the building according to the zoning regulations. The architect, Donald R. Cross of Broken Bow, Nebraska, states that we can be safe that the height will not exceed 65 feet. We would like to call your attention to the fact that this particular site is low and we feel that the building will not be offensive to any of the surrounding areas.

We would appreciate this going before the Planning Board as soon as possible, as this variance is necessary before we can proceed any further.

Sincerely,



Louise Forster, representing Dr. Harold William Reeder
M. C. Schumann
Dr. Robert Smith
Old Homestead Realty

LF:lq

Enclosures

February 16, 1973

Ms. Louise Forster
OLD HOMESTEAD REALTY
Box 2476
Grand Junction, Co. 81501

Dear Ms. Forster:

I have received your petition for a height variance (65' in R-3 zoning) for your proposed retirement center.

In order to fully evaluate your request, we will need the following additional information:

1. Surveys to include the following:
 - a. Apparent community need for the use.
 - b. Suitability of location for the use.
 - c. Property values of surrounding area and ownership pattern.
2. Ten (10) prints of a detail development plan to include:
 - a. Traffic patterns - on site and off.
 - b. Total number of units proposed.
 - c. Total parking spaces proposed and detail of parking layout.
 - d. Building location and site coverage of same.

Further, Mr. Engelke has informed me that your original request of 65 feet has been changed to 100 feet. In order to update our files, we will require a letter officially amending your original request.

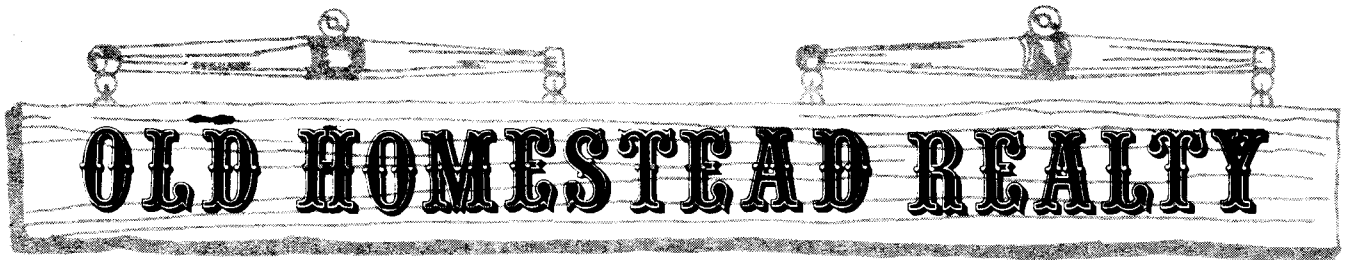
Upon receipt of the above information, we can begin to evaluate your petition and hopefully schedule it before the Planning Commission on March 28, 1973.

If you have any questions regarding the above matters, please feel free to contact our office.

Sincerely,

Rick Cisar
Assistant Planning Director

RC:jb



RANCHES - MOUNTAIN PROPERTY

BOX 2476, BY THE AIRPORT HOLIDAY INN OF AMERICA
GRAND JUNCTION, COLORADO 81501 - PHONE 303-243-5100

JACK TREECE

LOUISE FORSTER

June 11, 1973

Grand Junction Planning Commission
P. O. Box 897
Grand Junction, Colorado 81501

ATTENTION: Rick Cisar, Assistant Director

Gentlemen:

Dr. Harold William Reeder, M. C. Schumann, Dr. Robert Smith and Old Homestead Realty have purchased a tract of land to wit: Lot 2 of Capitol Hill Subdivision in the city of Grand Junction and Beginning at NE corner of the $N\frac{1}{2}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 11, Township 1 South, Range 1 West of the Ute Meridian, thence South 420 feet, thence West 150 feet, thence in a northwesterly direction 450 feet, more or less to a point on the North line of said tract, 315 feet West of the place of beginning, thence East 315 feet to the place of beginning in the City of Grand Junction. In addition we have an option to purchase approximately $1\frac{1}{2}$ acres from the "Sisters of Charity" which will be exercised and become part of our retirement center. Attached as Exhibit "A" is a recent survey conducted by Western Engineers showing the boundary of the property. This property is zoned multiple family and provides all of the correct zoning with the exception of the following:

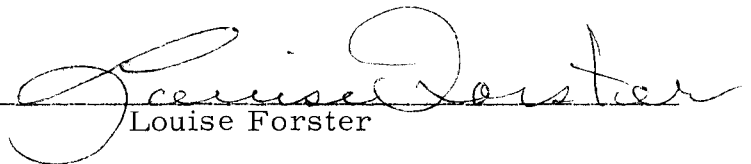
We would like to request a variance of height to be changed from the existing height to 65 feet which would permit us to construct our retirement center six (6) stories.

Secondly, we would like to request a variance on the parking regulations for multiple dwelling to be changed from one (1) parking space to one-half ($\frac{1}{2}$) parking space per unit because of the statistics showing that older people do not have the same percentage of automobiles as the average apartment dweller.

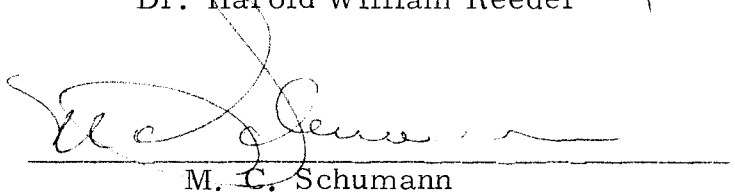
We are hoping that you will schedule these variances to go before the Planning Commission on July 25, 1973. We will have the following information in your office on or before July 6 for your consideration.

1. Surveys to include the following:
 - a. Apparent community need for the use.
 - b. Suitability of location of the use.

- c. Property values of surrounding area and ownership pattern.
2. Ten (10) prints of a detail development plan to include:
- a. Traffic patterns - on site and off.
 - b. Total number of units proposed.
 - c. Total parking spaces proposed and detail of parking layout.
 - d. Building location and site coverage of same.


Louise Forster


Dr. Harold William Reeder


M. C. Schumann

Dr. Robert Smith

July 31, 1973

Louise Forster
Old Homestead REalty
755 Horizon Drive
Grand Junction, Colo. 81501

Dear Ms. Forster:

In regard to our telephone conversation of Monday, July 30, concerning elevations for a possible sanitary sewer line from Dr. R. T. Smith's property west to North 7th Street.

The City Survey Crew took several elevation shots as requested by Dr. Smith (see attached sheet). At this time it appears that there would be adequate grade for construction of said sewer via Wellington Avenue.

Also, at this time, it does not appear that there is sufficient right of way for installation of above sewer or construction of street as required. This problem would have to be resolved prior to any construction.

The actual flow line elevation of the proposed sanitary sewer at property line should be obtained from this office prior to the building design.

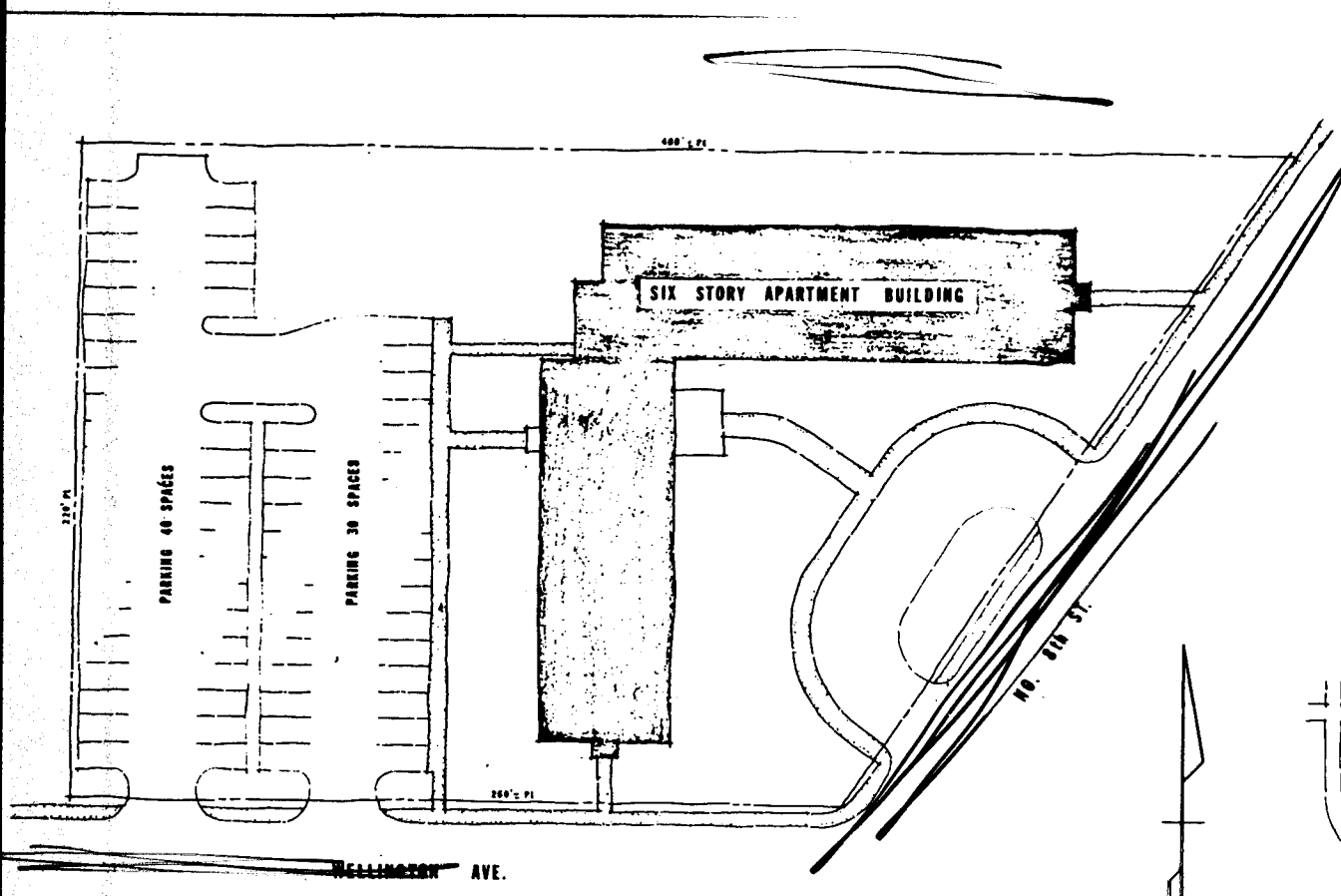
Very truly yours,

Douglas Cline
Engineering Technician

DC/hm

attachment

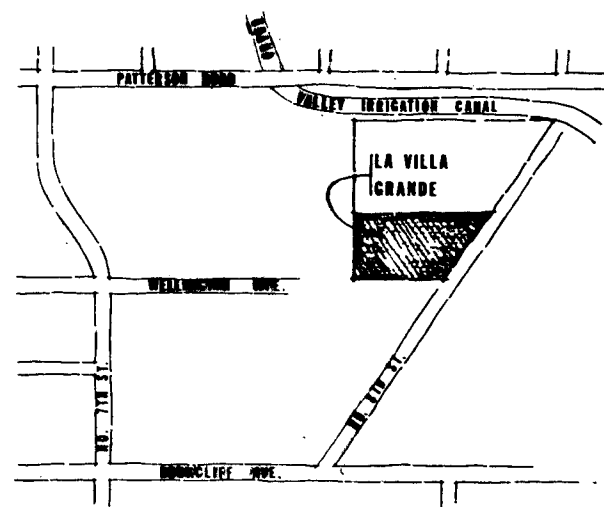
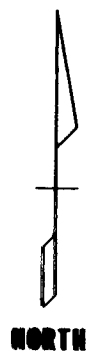
cc - Emery White, City Engineer
Rick Cisar, Planning Department



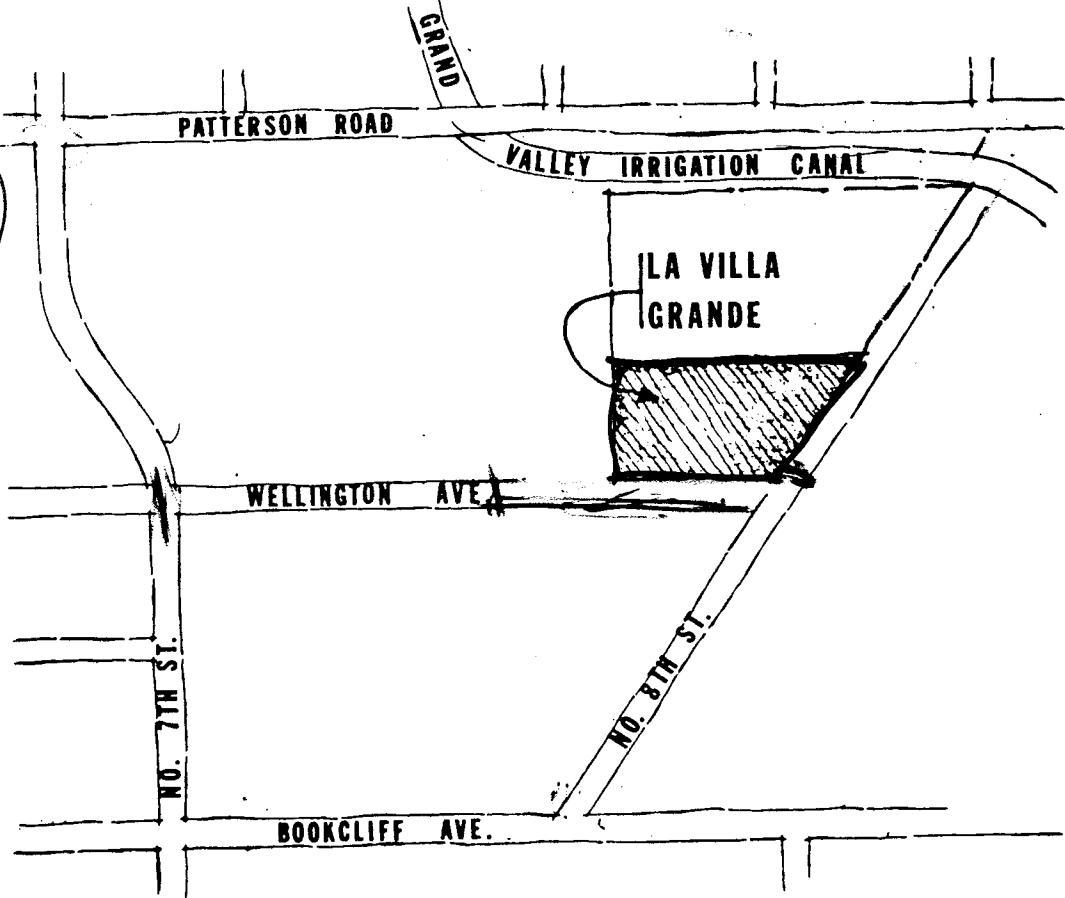
SITE PLAN
SCALE 1" = 20'

LA VILLA GRANDE
GRAND JUNCTION, COLO.

14-73



VICINITY PLAN
SCALE 1" = 200'



NORTH

VICINITY PLAN

SCALE 1" = 200'

14-73

PROJECT NUMBER P 279

6-29-73

SHEET NUMBER 1

OF 3

C T
A B O