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File 1973-0028

Date 1/3/00

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
X		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)

DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:

X	X	Status Report			
X		Letter from Patrick Dwyer to Rick Cisar – 9/19/73			
X	X	Petition and Application for Rezoning			
X		Floor Plan			
X		Review Sheets			
X	X	Site Plan			
X		North and East Elevation			
X		Location Map			
X		Letter from Patrick Dwyer to Rick Cisar - 8/22/73			
X		Planning Commission Minutes - ** - 7/25/73, 8/29/73			
X	X	Letter from Patrick Dwyer to Rick Caesar – 7/10/73			
X	X	Letter from Pat Dwyer to Rick Cisar – 8/16/73			
X		Aerial Photo			

Date Received: 6/9/73

Item # 28-73

Request: Rezone from R-1-B to R-2 - Conditional Use 3.4
(Nursing Home)

Location: _____
Location: S. of Maury Heights Sub. (See file for legal)

Petitioner: Sharon Hill Nursing Home - Ralph + Delmarie Landis

Address: 2815 Patterson Phone: _____

Advertised: yes Date: 6-12-73

To Planning Comm: 6-27-73

Action: 6-27: Denied - Reasoned that they go with PUD (P.D.-8)
7-25: Approved with plan acceptable to staff (bring for 3.67 acres only)
8-29: Approved P.D.-8 giving a total 20 acres with R-1-B density
to South 16.63 acres.

Advertised: yes Date: 8-10-73 and Sept 21, 1973

To City Council: yes

Action: 9/5 Approved 1st hearing
9/19 Approved 2nd hearing
10/3
10/19 approved.

Comments: _____

PETITION AND APPLICATION FOR REZONING

STATE OF COLORADO)
COUNTY OF MESA) ss.

TO THE PLANNING COMMISSION OF THE CITY OF GRAND JUNCTION

Gentlemen:

We, the undersigned, being the owners of the following described property, situated in the City of Grand Junction, County of Mesa, State of Colorado, to-wit:

Beg 89DEG50MIN E 1058.7FT FR NW COR SEC 7 IS 1E S 11MIN E 400 FT N 89DEG50MIN E 200 FT N 11 MIN W 400FT S 89DEG50MIN W 200 FT TO BEG.

BEG 858.7FT E OF NW COR SEC 7 IS 1E S 250 FT E 200FT N 250FT W 200FT TO BEG.

BEG 858.7FT E + 250FT S OF NW COR SEC 7 IS 1E S 150FT E 200FT N 150FT W 200FT TO BEG

BEG NE COR LOT1 MANTEY HTS SUB S 0DEG11' E 370FT TO SE COR LOT 3 NWLY TO A PT 13.6FT W OF NE COR ALG N LI SD LOT 1 E 13.6FT TO BEG

LOT 4 MANTEY HTS SEC 7 IS 1E

LOT 7 MANTEY HTS SEC 7 IS 1E

LOT 8 MANTEY HTS SEC 7 IS 1E

LOT 66 MANTEY HTS SEC 7 IS 1E

Continued on separate page

Containing 20.3 acres, more of less, do respectfully petition and request that the Planning Commission amend the zoning ordinance of the City of Grand Junction by changing said above described land from R1 B zone to R 2 zone.

Respectfully submitted,

Ralph T. Landing
Selamawie Landing

STATE OF COLORADO)
COUNTY OF MESA) ss.

The foregoing instrument was acknowledged before me this 30 day of May By Ralph T & Selamawie Landing for the purposes therein set forth.

My commission expires: 6-6-73

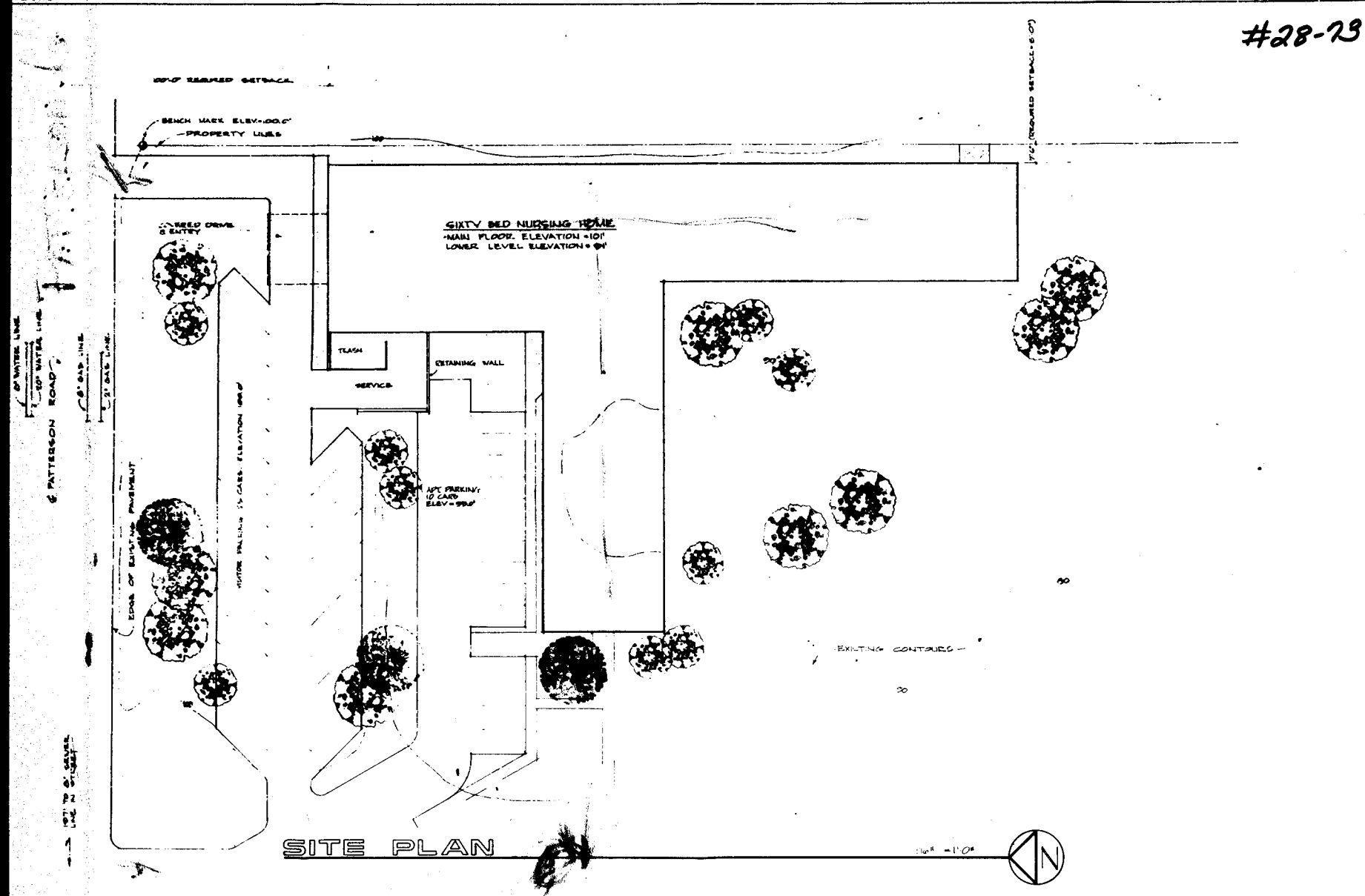
[Signature]
Notary Public

*NOTE: Filing of a petition to rezone requires a deposit of \$100.00 with the Planning Office to defray the cost of the amendment.

BEG 313.84 FT W OF SE COR MANTEY HTS SUB N 17 DEG44MIN W 520.13FT N
31DEG49MIN W 274.33FT N 13DEG12MIN W 179.62FT S 31DEG25MIN W 170FT S
57DEG33MIN E 86FT S 11 DEGG9MIN E 37FT S 27DEG08MIN E 478.1FT N
46DEG31MIN W 138FT S 17DEG44MIN E 350FT TO A PT ON S LI SUB 125FT

R

#28-73



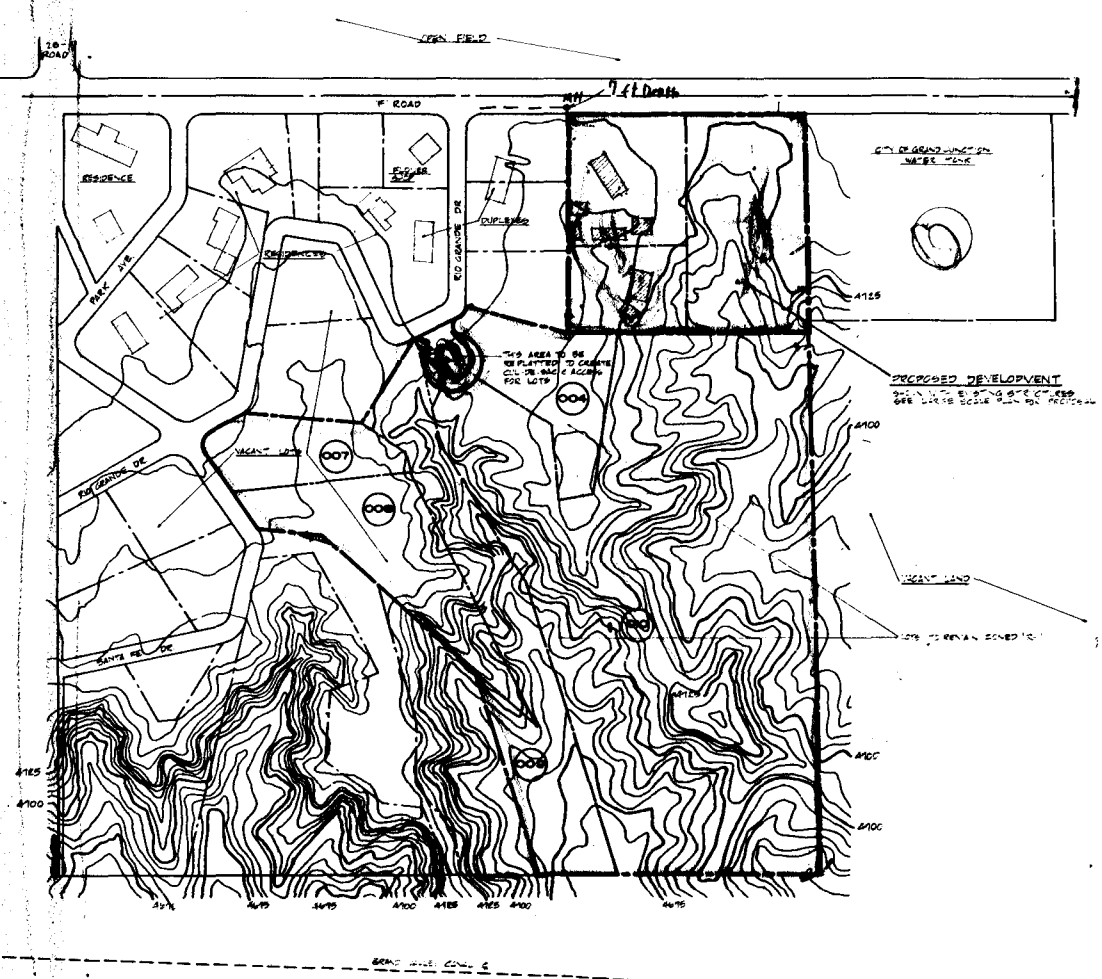
SITE PLAN

1/8" = 1'-0"



LANDING HEIGHTS
 NURSING HOME
 GRAND JUNCTION, COLORADO

DESIGNED BY	
CHECKED BY	
DATE	
NO. 00	
1	



LOCATION MAP 

SCALE: 1"=100'

28-73

LANDING HEIGHTS
NURSING HOME
GRAND JUNCTION, COLORADO

DESIGNED BY	
CHECKED BY	
DATE	
JOB NO.	
PROJECT NO.	
SHEET NO.	

Mr. Rick Caeser
Grand Junction Planning Director
West Annex, Mesa County Courthouse
Grand Junction, Colorado 81501

SUBJECT: LANDING NURSING HOME

Dear Rick:

The accompanying material is submitted in behalf of Mr. and Mrs. Ralph T. Landing who are seeking approval of a PD8 for approximately 3.7 acres of their property located on F Road immediately west of the city water tank and adjacent to Mantey Heights Subdivision.

In addition a replating of lots 4,7,8,9 and 10 of Mantey Heights Subdivision is also requested in order to provide the required minimum frontage for each of these lots. These lots are also the property of Mr. and Mrs. Landing.

Each of the parcels under consideration are currently zoned R1B.

The enclosed drawings which constitute the outline development plan consists of the following.

1. The location map illustrating the existing topography at five foot intervals, the existing location of buildings and current land use, the character and approximate density of existing structures and the approximate location of major thoroughfares.
2. The site plan of the proposed planned development illustrating the completed nursing care facility as ultimately envisioned together with adjunct facilities including parking, open space, recreational areas and garden plots.
3. Preliminary drawings for the nursing home facilities as submitted to the State Health Department.

Mr. Rick Cisar
Grand Junction Planning Director
West Annex
Mesa County Courthouse
Grand Junction, Colorado 81501

RE: LANDING NURSING HOME, PROJECT NO. 73-2-ARC-0452

Dear Rick:

The enclosed material is submitted in conjunction with the request of Mr. and Mrs. Ralph T. Landing to establish a PD-8 for approximately 3.7 acres of land in conjunction with their proposed nursing home and retirement development.

The property is owned by the Landings and located on "F" Road immediately West of the City water tank and adjacent to Mantey Heights Subdivision. As earlier proposed, Lots 4, 7, 8, 9 and 10 of Mantey Heights Subdivision will also be replatted in order to provide the required minimum frontage for each of these lots. These lots are also the property of Mr. and Mrs. Landing.

The materials submitted at this time constitute a refinement of the Outline Development Plan as considered at the Planning Commission meeting of July 25, 1973, and are intended to meet the requirements of the Preliminary Development Plan. As you will recall the Outline Development Plan was accepted with the stipulation that our firm and your staff resolve any deficiencies which might exist in the proposal relative to access to the remaining Landing property, screening of the proposed development, density and timing.

The submittal of the Preliminary Development Plan at this time is a result of the meeting held on August 2 between you and myself which was later joined by Bob Engelke. At that time it was mutually agreed by all three of us that no need for additional access to the remaining property was required due to the limited density which is allowable under existing zoning and the impractical aspects of road construction on or to the property in question.

Mr. Rick Cisar
16 August 1973
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Screening of the property was also discussed with the results of this discussion being reflected on the current submittal. In essence, screening is provided along the East and West sides of the property as well as within the development. The screening on the East side of the property is proposed to a point which will lessen the impact of the main building from Patterson Road but which will not greatly interfere with the view of the patients. The screening within the development is established for overall aesthetic effect and character as well as to differentiate the Owner's residence from the retirement and nursing care sections.

As you will recall considerable discussion was held at the last meeting relative to the proximity of the nursing home to the East property line and the effect of the building placement on the view. Because of the physical characteristics of the site and the location of the existing facilities, placement of the building in any other location would be extremely impractical or would require the complete disregard of the existing conditions. However, in order to illustrate the situation as it actually will exist, a drawing entitled "View Plan" is enclosed for your review. It is the intent of this drawing to explain the fact that the southern portion of the proposed nursing home is devoted to patient rooms while such facilities as stairways, rest rooms and employees spaces are located on the north end of the structure. The only patient's facilities which are located north of the indicated sight line are intensive care and isolation rooms which serve primarily as holding spaces for patients requiring special attention or relocation to hospitals.

The question of density was also discussed as our meeting on August 2 at which time it was mutually agreed that the proposed land usage was acceptable. As previously stated, the site consists of approximately 162,043 square feet (3.7 acres, more or less) of which approximately 30,000 square feet (19%) is devoted to roads and parking as 29,440 square feet (18%) is devoted to buildings. A total of approximately 63% of this site remains as open space. As I explained during our discussion this 63% does not include the developed terrace space beneath the west wing of the proposed nursing facility. This space as well as the space surrounding the retirement apartments is to be developed into meaningful, usable open space with provisions made for recreational activities requiring limited physical exertion as well as individual gardening areas for each of the retirement dwelling occupants.

The original proposal indicated that a time span of ten years was conceivable for the ultimate establishment of the entire development. After further consideration your suggestion that an accelerated schedule be considered has been accepted. This is illustrated by the following development schedule and in essence states that within one year after completion of the nursing home facility, demolition of the existing facilities for the aged commence.

AUG 24 REC'D

CNC / NHPQ

ARCHITECTS ENGINEERS PLANNERS

PATRICK C. DWYER

Mr. Rick Cisar
Grand Junction Planning Director
West Annex
Mesa County Courthouse
Grand Junction, Colorado 81501

RE: LANDING NURSING HOME, PROJECT NO. 73-2-ARC-0452

Dear Rick:

On Tuesday, August 21 I met with Mr. R. T. Mantlow and Mr. Frank Kreps of the Grand Junction Fire Department to discuss the above mentioned project.

It was jointly agreed by Mr. Mantlow and Mr. Kreps that the project development would be acceptable to them with the following stipulations.

1. A fire hydrant be located in the North East Corner of the property.
2. A dry stand pipe be provided from the North East Corner of the nursing home building to the South East Corner of the nursing home building. The stand pipe is to be provided with fittings compatible to the fire department's standards and a hose cabinet is to be provided at the South East termination of the stand pipe.
3. A smoke and ion detectors system shall be incorporated into the building in accordance with the applicable codes and ordinances unless more stringent controls and devices are provided.

We are willing to comply with all three of these requirements and expressed this willingness at the time of the meeting.

Sincerely,



Patrick C. Dwyer, Architect

22 August 1973

PCD:dsb