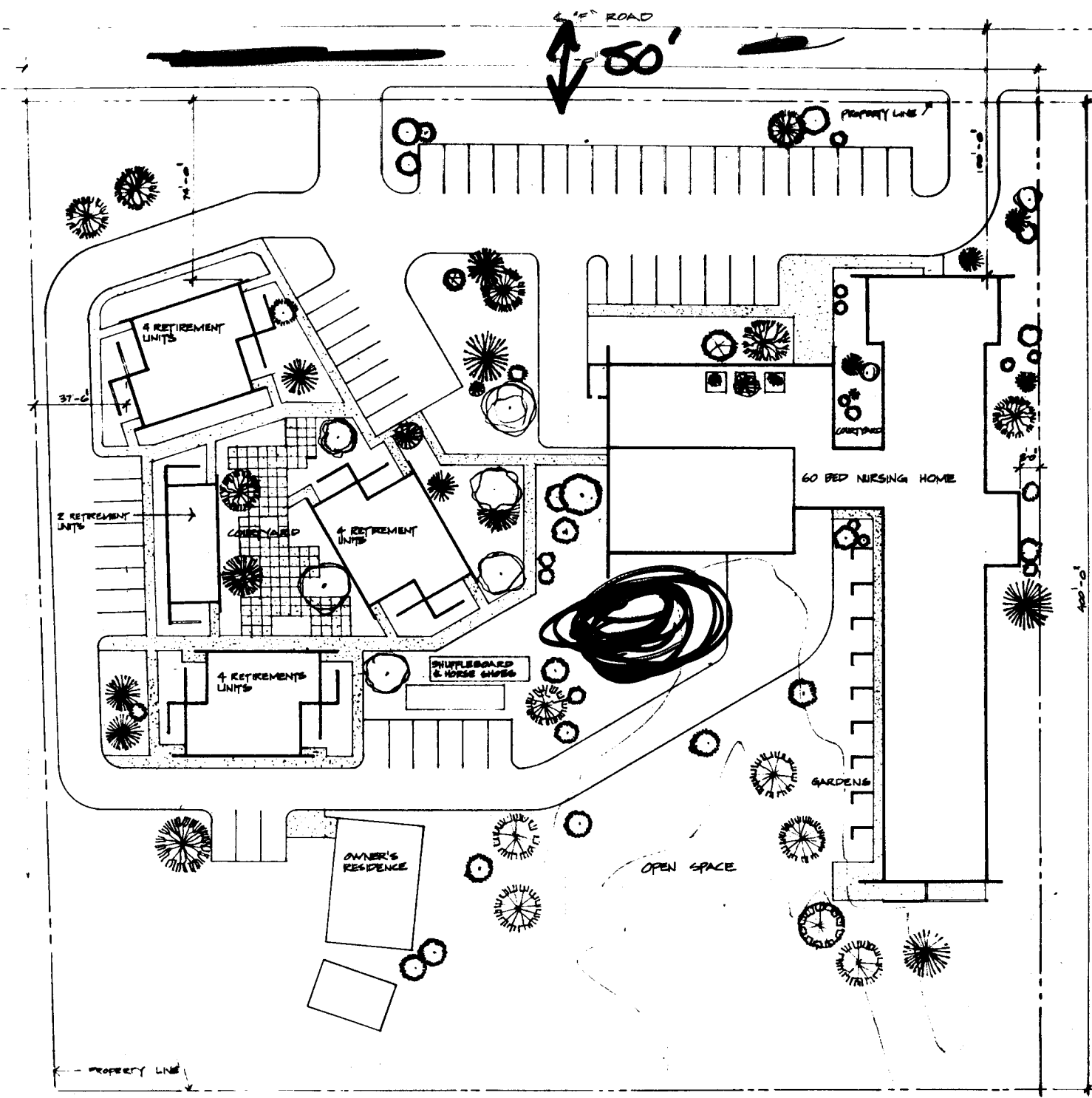


Final Plan approved by City Council
on June 5th, 1974. with Conditions
to

- ① Relocate parking lot 2' to the South - out of Patterson Rd ROW.
- ② Additional screening along Westside of property adjacent to Matney Heights Sub.
- ③ The final CO (Certificate of Occupancy) will be with held until the existing nursing home structures are removed from the site.



SITE PLAN
1" = 20'-0"



JOHN F. MILAN - ARCHITECT AND ENGINEER
 217 S. LAUREL AVE. DENVER, CO. 80202
LANDING NURSING HOME
 CENTRAL WESTERN DEVELOPMENT CO., DEVELOPER
 DENVER, COLORADO

LANDING HEIGHTS NURSING CARE CENTER

RECITATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Ralph T. Landing and Lelamarie Landing are the owners of that real property situated in the northwest quarter (NW 1/4) of Section 7, Township 1 North, Range 1 East, 10th Meridian, Mesa County, Colorado as shown on the accompanying plat thereof, said tract being more particularly described as follows:

Commencing at the northwest corner (N.W.C.) of said Section 7, thence north 49°20'00" East along the north line of the northwest quarter (NW 1/4) of said Section 7 a distance of 1,258.70 feet; thence south 30°11'00" East 30.00 feet to the True Point of Beginning; thence continuing South 30°11'00" East 476.1 feet; thence north 78°22'41" West 414.5 feet to the southeast corner (S.E.C.) of Lot 1, Lading Heights Subdivision; thence north 02°17'10" West 371.25 feet; thence north 48°30'00" East 413.60 feet to the True Point of Beginning containing 3.35 acres.

That the said owners have caused the said real property to be laid out and surveyed as Lading Heights Nursing Care Center a subdivision of a part of the County of Mesa, City of Grand Junction.

That said owners do hereby dedicate and set apart all of the streets and roads as shown on the accompanying plat to the use of the public forever, and hereby dedicate those portions of said real property which are limited as utility and easement easements on the accompanying plat for easements for the installation and maintenance of such utilities as telephone and electric lines, poles, cables, irrigation, storm and sanitary sewer lines, water mains, and gas pipe lines.

That all expenses for installation of utilities referred to above for grading, landscaping, and for all street improvements shall be financed by the seller or purchaser--not the City of Grand Junction.

In WITNESS WHEREOF, said owners, Ralph T. Landing and Lelamarie Landing, have caused their names to be hereunto subscribed this _____ day of _____, A.D., 1974.

Ralph T. Landing
Lelamarie Landing

STATE OF COLORADO) ss
COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me this _____ day of _____, A.D., 1974, by Ralph T. Landing and Lelamarie Landing.

My commission expires _____

Witness my hand and official seal

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO) ss
COUNTY OF MESA) ss

I hereby certify that this instrument was filed in my office at _____ o'clock _____, A.D., 1974, and is duly recorded in plat book _____ page _____.

Clerk and Recorder _____ By: _____ Deputy

CITY OF GRAND JUNCTION

This plat of Lading Heights Nursing Care Center, a subdivision of the City of Grand Junction, County of Mesa and State of Colorado, was approved and accepted this _____ day of _____, A.D., 1974, by:

Utilities Coord. Committee _____	President of Council _____	Grand Jct. City Mgr. _____
Director of Development _____	Grand Sec. City Planning Commission, Chairman _____	Grand Jct. City Engineer _____

SURVEYOR'S CERTIFICATE

I, James T. Patten, Jr., do hereby certify that the accompanying plat of Lading Heights Nursing Care Center, a subdivision of a part of the County of Mesa, has been prepared under my direct responsibility and checking and accurately represents a field survey of same.

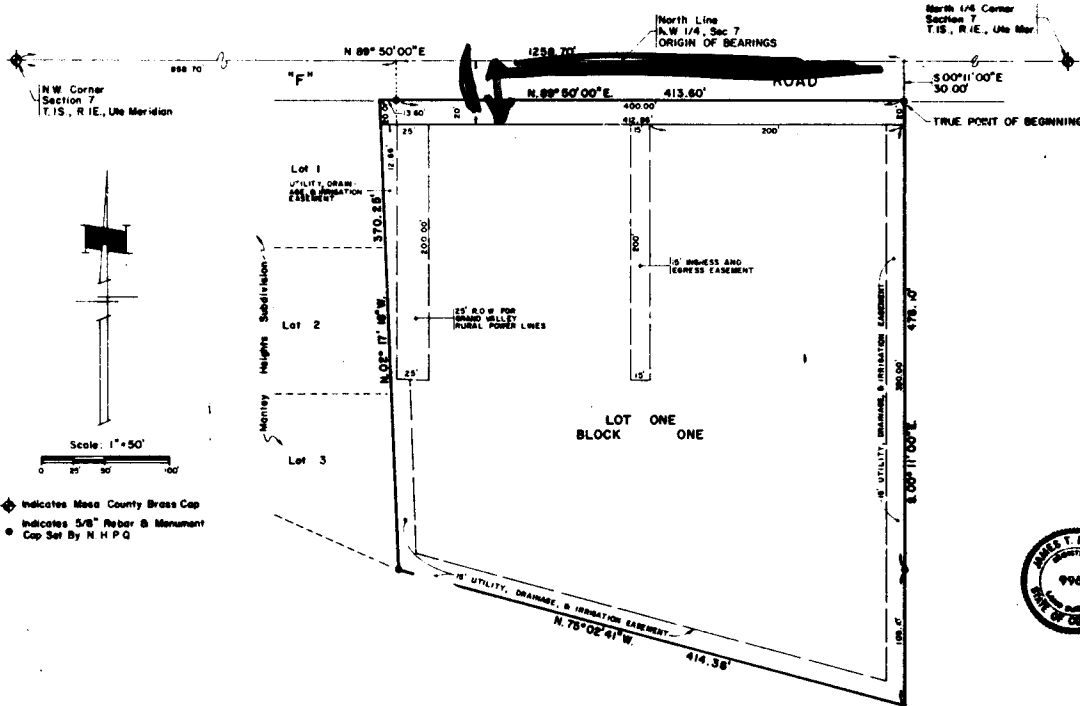
James T. Patten, Jr.
James T. PATTEN, Jr.
Registered Land Surveyor
Colo. Reg. No. 1162

Approved for content and form only and not to the accuracy of surveys, calculations or drafting, pursuant to C.R.S. 1963, 13a-2-2 as amended.

Mesa County Surveyor



NOTE
A Vacation of a Portion of Lot 4, Lading Heights in Book 7, Page 26, Document No. 698602 of the Mesa County Records.



Scale: 1" = 50'

◆ Indicates Mesa County Brass Cap
● Indicates 5/8" Rebar & Monument
○ Cap Set By N.H.P.C.

LANDING HEIGHTS

PREPARED BY
NELSON HALEY PATTERSON & QUIRK INC
ENGINEERING CONSULTANTS
GRAND JUNCTION, COLORADO MAY, 1974

74-P-FRM-477A

#7

Legal Ad
Publish One Time

Bill: Planning Dept., Box 897, City
Proof of Publication: Planning Dept.

NOTICE OF PUBLIC HEARING
BEFORE THE PLANNING COMMISSION
OF THE CITY OF GRAND JUNCTION

The Grand Junction Planning Commission will hold a Public Hearing on Wednesday, October 31, 1973 at 8:00 A.M. in the Civic Auditorium -at City Hall to consider the following proposed City Zoning Ordinance additions:

Section 3. ZONE CLASSIFICATIONS

- (3) Institutional Use...3.4 Human treatment, Unrestrained...consists of hospitals, nursing homes, sanitariums, convalescent homes and clinics and pharmacies when operated as an accessory use in hospitals including medical facilities necessary for treatment of patients or residents thereof.

Add to existing section:

Nursing Home Density: The maximum density allowed for a nursing home shall be equal to the population density of the zoning district in which this use is located. The density shall be figured at 3 1/2 people per single family dwelling unit and 2 1/2 people per multi-family dwelling unit. For example, a nursing home for 60 people would be allowed on the same property where an apartment building containing 24 units would be permitted.

Section 5. PARKING AND LOADING

- a. Off-Street Parking: Unless otherwise provided, as in an organized parking district, the following minimum standards for off-street parking spaces shall be mandatory for all new construction.

- (i) Standards....The following are minimum standards for parking spaces to be maintained in connection with the buildings and uses indicated:

(e) hospitals -- 1 space for each 5 beds.

Add the following to subsection (e):

Nursing homes -- One parking space for every four (4) beds, one parking space for every three (3) employees and one parking space for each staff doctor.

60 Lbs

60

10 lbs in house load

14 " waste

24 x 2 per unit

48

36

1 single family 3 1/2 units

108

3 1/2

111 1/2

111 1/2 on 3.9 acres

1109.2

111 1/2 - 4.06 acres

Parking

60

15

36

24 units @ 1/2

12

15

27

51

1 per sample

1 per staff station

144

Janaury 29, 1974

MEMO

To: Bob

Subject: Nursing Homes

1. The Colorado State Industrial Commission will make a plan check of Nursing Homes upon request only.
2. The Life Safety Code and National Fire Code apply and the plan will be checked by the G.J.F.D. for compliance.
3. The State Department of Health, Hospital and Nursing Home Division, will make a plan check and certify the plan to the Architect. Permit will not be issued without the clearance.
4. We will also plan check it and will have the responsibility for inspections. The State Division of Hospitals and Nursing Homes are operating under the 1964 UBC vs our UBC 1973 Edition. In event of conflict between 1973 and 1964 Code the 1973 applies.
5. The man I talked to said if building is made of Combustible Materials a sprinkler system would be required if used for medicare patients. I have not been able to verify this.
6. I can find no requirement for back up power. However, I would like to reserve this opinion until we receive the latest copies of Life Safety and NFPA Codes. They should be here shortly. There is a requirement in Life Safety Code for back ups in emergency lighting.

Richard Hollinger

Rick