



Subdivision INTERMEDIATE DEVELOPMENT PLAN - LANDING HTS.

Date 11/12/76

Item # 79-76

Petitioner LANDING HTS. NURSING HOME

Preliminary Review Agencies Comments

Final Review Agencies Comments

Fire Dept. - will have to have inspection to see if bldg. meets code.



Action Taken

Action Taken

P.C. APPROVED 24 Nov. 1976

P.C. \_\_\_\_\_

C.C. Approved Dec 2, 1976

C.C. \_\_\_\_\_

Comments

Comments

P.C. Approved subject to improvement as required by Bldg. dept. (see list)

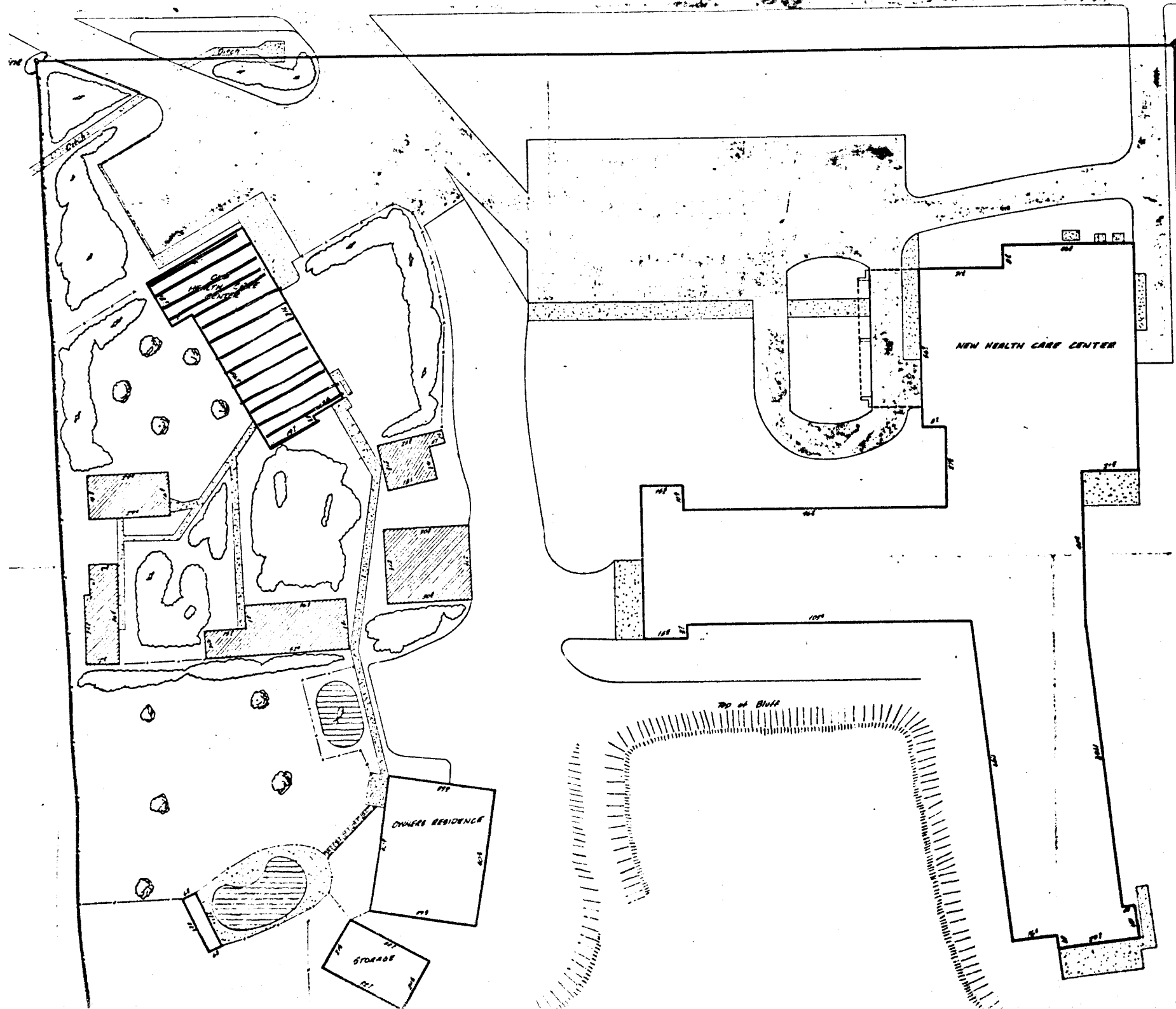
C.C. Approved subject to above








ITEMS REQUIRED FROM DEVELOPER

- Check
- Drainage
- Improvements
- Utility Agreement
- Landscaping
- Guarantee
- Title Investigation
- Covenants
- Annexation
- Other (Specify)





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See files 20-87 & 24-87

Mar. 10, 1987

Bethesda Care Center (formerly Landing Hts.)

- meeting @ Planning Dept. w/ Mike S., Rob Jenkins &

Questions

- The nursing facility will increase by how many beds?

- 26 addnl. beds.

- Additional parking: 1 space per 4 beds and 1 space per each 3 employees per employee shift.

- Need @ least 9 more minimum

- Does Bethesda have an overall development plan for the remaining property?

\* • No.

- It was pointed out that this 26 bed addition can be accommodated through the Minor Change process; but:

- a) Any future development must be done through a revised Final Plan
- b) It would require review by G.D. Planning Commission and the Public Hearing process
- c) A complete development plan with site and landscape details included must be provided.

Bethesda/Rob will submit 4 copies of:

- detailed site plan

- narrative

also; \$50 fee upon submittal

\* Due to the absence of an original "Final Plan" and changes in property ownerships, the minor change will be allowed for this phase only. M.S.



NOV 23 1976

**COLORADO DEPARTMENT OF HEALTH**

4210 EAST 11TH AVENUE • DENVER, COLORADO 80220 • PHONE 388-6111

Anthony Robbins, M.D., M.P.A. Executive Director

November 23, 1976

Mr. Donald H. Warner  
Planning Commission  
City of Grand Junction  
P.O. Box 897  
Grand Junction, CO 81501

Re: Landing Heights Nursing Care Center

Dear Mr. Warner:

I have a copy of a letter addressed to you and dated 1 November 1976 regarding Landing Heights Nursing Care Center.

For your information, I want to clarify the current status of the building at Landing Heights with respect to their licensure as health care facilities.

On 5 November 1976 the department licensed the new facility for 60 intermediate beds. On that date we cancelled the license of the old building which had been licensed for 16 beds. Therefore the only currently licensed health facility is the new building.

If I can be of any further assistance, please contact me.

Sincerely,

William O. Krause, Chief  
Evaluation and Licensure Section  
Health Facilities Division

WOK:jlw

## FOSTER, TIPPING &amp; DISTEL

Attorneys at Law

VALLEY FEDERAL PLAZA, SUITE 601  
GRAND JUNCTION, COLORADO 81501WILLIAM E. FOSTER  
CLAYTON D. TIPPING  
EDDIE G. DISTELPHONE 243-4232  
AREA CODE 303

WILLIAM L. WEAVER

November 1, 1976

Mr. Donald H. Warner  
Planning Commission  
City of Grand Junction  
P. O. Box 897  
Grand Junction, Colorado 81501

RE: Landing Heights Nursing  
Care Center

Dear Mr. Warner:

As you know the Landing Heights Nursing Care Center PUD plat was filed August 8, 1975, in Book 11 at Page 158. All necessary approvals had been obtained prior to that time. The final development plan was filed on August 8, 1975, after all necessary approvals had been obtained. The final development plan showed a new 60-bed nursing home and four individual retirement units together with driveways, landscaping and other facilities. On June 5, 1974, the City Council approved the 60-bed nursing home and retirement apartments. It made a certificate of occupancy conditional upon removal of the existing facility. There is a statement in the minutes to the effect that "The developer agreed to the requirements."

Mr. and Mrs. Landing say that they definitely agreed that they would eventually complete the entire final development plan and that they intend to do so. They say there has been some confusion, however, because they did not agreed to immediately remove all of the old structures which comprised the "existing facility".

Their present problem is at least twofold. First, they have many residents in the old buildings who do not qualify for and cannot pay for occupancy in the new

Mr. Donald H. Warner  
November 1, 1976  
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nursing home which has been built. These people need a place to stay until some of the retirement units are built. The largest of the buildings which comprise the "existing facility" is the old health care center, and this is the only building which may be made suitable for these persons until such time as some of the new retirement units are constructed. There are five other older buildings which can be torn down in the near future, but the people in them are going to need a place to live. Many of these older people have been found "unsuitable" by other nursing homes and facilities in the community and the Landings have provided a place for them to live for many years. Secondly, the Landings advise me that they have about four years to run on the present loan on the old health care center building and they need to pay that loan before the building is removed. The building is so located that it may remain in place while some of the new retirement units are being constructed.

The Landings propose and request the following as an intermediate development plan:

1. The new 60-bed nursing home has been completed as indicated on the final development plan.
2. Landscaping will commence immediately in all areas except the immediate vicinity of the old health care center and where the new retirement units are to be constructed.
3. Five of the six structures which comprise the old "existing facility" will be removed during the first part of December, 1976.
4. Landings will have until January 1, 1982, to tear down the last structure, the old health care center and complete construction of the retirement units.

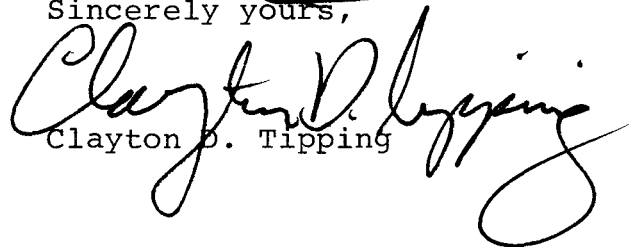


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This plan has the effect of removing all residents from undesirable housing, assuming certain minor repairs are made to the old health care center, which repairs are awaiting approval of this intermediate plan. The intermediate plan density will be less than the final development plan density because the present old health care center building will not hold as many residents as the planned retirement units. The strongest argument for the intermediate plan is that it will make it possible to avoid trying to place many old persons that are very difficult to place. Replacing them could be a real problem for everyone, especially them.

Thank you for your consideration of this intermediate plan.

Sincerely yours,



Clayton D. Tipping

CDT:dc



**CITY - COUNTY  
DEVELOPMENT DEPT.**

P.O. BOX 897 - GRAND JUNCTION, COLORADO - 81501  
DIAL 303 243-9200 ext. 343

Grand Junction Planning - Mesa County Planning - Building Department

November 23, 1976

Grand Junction City Planning Commission  
Grand Junction, CO 81501

RE: LANDING HEIGHTS NURSING HOME (OLD BUILDING)

The maximum capacity for the subject building will be 12 people on a boarding-house basis without any dispensing of drugs. In order to meet regulations the following items must be corrected:

- Item 1: Remodel existing bathroom in Room #4 to enlarge it to meet the present conditions.
- Item 2: New heating system must be installed in entire building to eliminate present wall heaters and free standing heaters.
- Item 3: All exterior doors must be placed in easy operable condition, including door locks which must be able to be opened with one turn of the knob.
- Item 4: All windows in the bedrooms must be placed in easy operable condition to serve as emergency exit.
- Item 5: Repair existing fire notifier system so that it will function properly.
- Item 6: Close in main bath window that opens into an interior hallway.
- Item 7: Replace door from bedroom number 1 to utility room with a solid core door that has a twenty minute fire rating.
- Item 8: In addition to the Northwest corner the existing building must be repaired on the exterior to provide weather resistance and bird-proof resistance.
- Item 9: Check exterior of balance of building and repair siding in all places where weather or birds cannot penetrate it.

Item 10: Furnace and wall heater rooms must be of one ~~one~~<sup>Hour</sup> construction with solid core door that has a twenty minute fire rating.

*Fred Fuhrmeister*  
Fred Fuhrmeister  
Building Inspector

FF:bc

cc: Battalion Chief Wes Painter