

* See file 28-87
Minor change
Bethesda

#20 87

ROBERT D. JENKINS/AIA
ARCHITECT

March 27, 1987

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT
MAR 27 1987

Grand Jct.

Mr Mike Sutherland
~~Mesa County~~ Planning Department
Mesa County Court House
Grand Junction, Colorado 81501

RE: Bethesda Care Center Additions

Dear Mr. Sutherland,

Your review is requested for the proposed project as outlined below:

Project: Bethesda Care Center Additions

Location: 2825 Patterson Road

Description: The project includes a 14 patient room addition to be located at the west end of the existing facility. The addition shall be one story with a partial basement, concrete foundations and basement slab, wood-frame floors, walls, and roof, with finishes to match the existing building. A minimum 12'-0" set-back will be provided at the west property line. However, the building addition angles from west to east, as shown on the site plan, and the west set-back increases from north to south.

A new parking area with 19 additional spaces shall be provided south of the existing building and will require a new curb cut on 28-1/4 Road. New landscaping will include continuation of existing grass surfaces, with the addition of new trees and shrubs.

The project also includes the addition of a one story Dining Room, to be located east of the existing building. It will provide for increased dining space and food storage. Construction will include concrete foundations and floor slabs, wood-frame walls with brick veneer, and concrete patio and sidewalks. Existing landscaping on the east end of the building shall be maintained.

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Mike Sutherland
Bethesda Care Center Additions

The project was originally designed and built as a planned development. The existing building, however, is different in plan than first conceived, and is considerably smaller. The proposed additions increase the total building size to an area equivalent to the original plan, and new building design conforms with existing structures in appearance and form.

On behalf of the owner, we request approval of the expansion plan for Bethesda Care Center.

Sincerely,



Robert D. Jenkins/AIA

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

MAR 27 1987

MEMORANDUM

April 14, 1987

To: Mike Sutherland

From: Tim Woodmansee *Tim*

Re: Review for Bethesda Care Center Additions

It appears that the proposed additions on the east (28 1/4 Road) side of the Bethesda Care Center would be located in existing easements and possibly some road right-of-way. The Site Plan submitted by Robert Jenkins fails to address these concerns. I have taken the liberty of drawing the approximate location of these easements on the submittal. I say these are approximate because I must assume that the location of the existing improvements on the Site Plan are accurate.

The 15 foot wide utility, drainage and irrigation easement shown in yellow was dedicated with the original plat for Landing Heights Nursing Care Center. An existing water line and gas line are located within this easement. Since these utilities appear to enter the building north of the proposed addition, the most logical solution would be to vacate this easement in the area of the new addition only.

The permanent slope easement shown in green was acquired by the City in 1979 for the construction of 28 1/4 Road. This should not restrict the landowner if they want to build on portions of this easement. The primary concerns would be the maintenance of adequate drainage away from the roadway and sloughing of the roadway embankment. Again, I suggest that this easement could be vacated in the area of the new addition only.

The road right-of-way shown in red was drawn by using the location of the property line as a reference. However, I don't think the north-south distance of this line is totally accurate, which in this case would make the situation look worse than it possibly is. Additionally, the radius of the sidewalk of the Site Plan appears to be smaller than the one that actually exists. I can't really make any determination on this matter with the information provided on the Site Plan. There are survey stakes located on the east property line, so Mr. Jenkins may have a recent plat that he could submit to make these determinations a little less complicated. Better yet, maybe he can submit descriptions and drawings of the easements and right-of-way that need to be vacated in order for the additions to be constructed.

Sorry this turned out to be such a lengthy comment. Let me know if you have any questions.

Rec'd

TO: Michael Sutherland, City Development Planner

FROM: Mary Stadtfeld, Director, DAY House *1162 Grand Av.*
Mesa County Department of Social Services

RE: Request for minor changes in ~~XXXXXX~~ for property
at 838 Grand Av., Grand Junction, CO.

DATE: August 12, 1987

Mesa County Department of Social Services is considering the purchase of the property at 838 Grand Av. for use as an Adolescent Day Treatment Center. The major use will involve the provision of individual, group, and family counseling services for teens ages 11-17 and their families. A total of five staff personnel will provide these services. Additionally, School District 51 will place a teacher at the facility to provide academic classes for approximately 5-8 students, several hours a day.

In general, the hours of service will be 8 A.M. to 5:30 P.M. Monday through Friday. There will also be occasional early evening use of the facility.

There will be no exterior changes made to the building or property. The remodeling of a bathroom and an adjacent office into a small kitchen is planned.

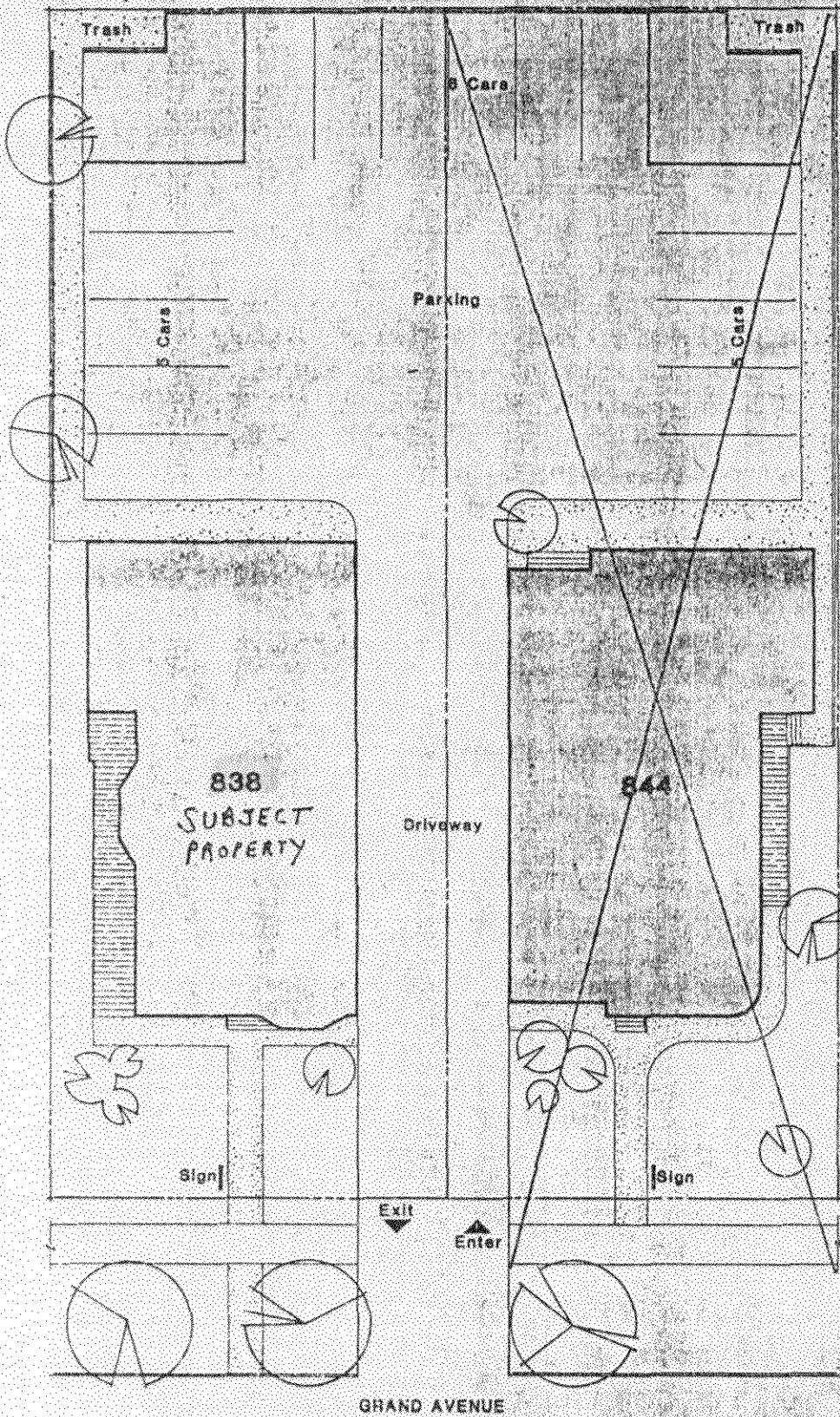
Your assistance in facilitating the process to gain approval for the planned use of the facility is greatly appreciated. This approval is necessary before Mesa County Department of Social Services can continue with plans for purchase of the property.

If there are any questions, please contact Mary Stadtfeld at 243-5199 or Treva Houck at 241-8480. Thank you.

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PLANNING DEPARTMENT
SEP 01 1987

#20-87

See also #9-82

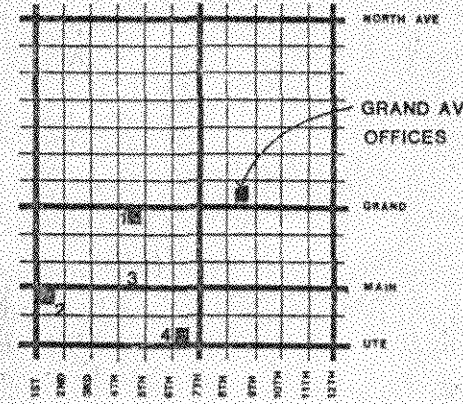


GRAND AVENUE OFFICES

838 & 844 GRAND AVE.

LEASE INFORMATION

- NEWLY REMODELED BUILDINGS
- HOT WATER HEATING
- EVAPORATIVE COOLING
- PAVED PARKING
- CARPET
- WINDOW COVERINGS
- GAS, WATER, SEWER, TRASH AND ELECTRICITY INCLUDED
- SITE MAINTAINANCE
- HANDICAP ACCESS
- SUITES AVAILABLE FROM 350-1280 SF IN SIZE



1. MESA COUNTY COURT HOUSE, CITY OFFICES
2. TWO RIVERS PLAZA
3. DOWNTOWN SHOPPING PARK
4. NEW STATE SERVICES BUILDING

VICINITY MAP



SITE PLAN
838 & 844 GRAND



*838 Grand
Minor Change Dept of Social Services*

#20-87



Grand Junction Planning Department
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(303) 244-1430

September 8, 1987

Ms. Mary Stadtfeld, Director
DAY House
1162 Grand Avenue
Grand Junction, CO 81501

Dear Mary:

After reviewing your request for a minor change to the development plan at 838 Grand Avenue, I see no problems with your proposal.

The original plan was approved for professional offices with specific requirements for parking and landscaping as well as screening along the alleyway by means of a solid wood fence. Access into the parking area is limited to the existing driveway with no ingress or egress allowed onto the alley due to existing residential properties on the north.

Any properties owned by Mesa County should be zoned PZ-Public Zone, so this office will implement a rezone action as soon as title to the property is changed. We are planning to do a mass rezoning of Mesa County properties all at one time in the near future, so it is important that City Planning be notified of the change of ownership as soon as possible.

This letter will serve as official notification of approval of the minor change request.

Thank you for your cooperation. Best of luck with your project!

Sincerely,

A handwritten signature in black ink that reads "Michael E. Sutherland". The signature is written in a cursive style.

Michael E. Sutherland
City Development Planner

MES/tt

xc: Files #9-82
#20-87