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File 1987-0028

Project Name: Bethesda Care Center – Minor Change

P r e s e n t	S	<p>A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the in some instances, not all entries designated to be scanned by the department 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 provided.</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>	
	e		
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<u>DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:</u>			
X	X	Action Sheet	X X
X	X	Review Sheet Summary	X X
X		Handwritten Notes	X
X	X	Quit Claim Deed to City - ** - Book 1245 Page 841-844	
X		Special Warranty Deed Joint Tenants – Book 462 Page 60	
X		Warranty Deed – Book 1286 page 72	
X		Warranty Deed – 1504 page 541	
X		Warranty Deed – Book 1440 Page 594 (illegible)	
X	X	Memo from Tim Woodmansee to Mike Sutherland re: comments – 4/14/87	
X	X	Site Plan	
X		Public Notice Posting – 5/20/87	
X	X	Planning Commission Minutes - ** - 7/7/87	
X	X	Letter from Michael Sutherland to Dennis Enninga re: minor change to plan approved 7/7/87 – 8/6/87	
X		Letter from Tod Enninga to Planning re: plan to pave parking lot 7/89 – 9/27/87	
X	X	Parking Plan	
X	X	Planning Clearance - ** - 8/7/87	
X	X	Letter from Katherine Portner to Bob Reece re: requirements for parking lot to the south of the building – 12/27/93	
X	X	Handwritten Notes to file	

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Bethesda Foundation
2825 Patterson RD.
Grand Junction, CO 81501

W. Bruce Phillips, Esq.
562 White Ave.
Grand Junction, CO 81501

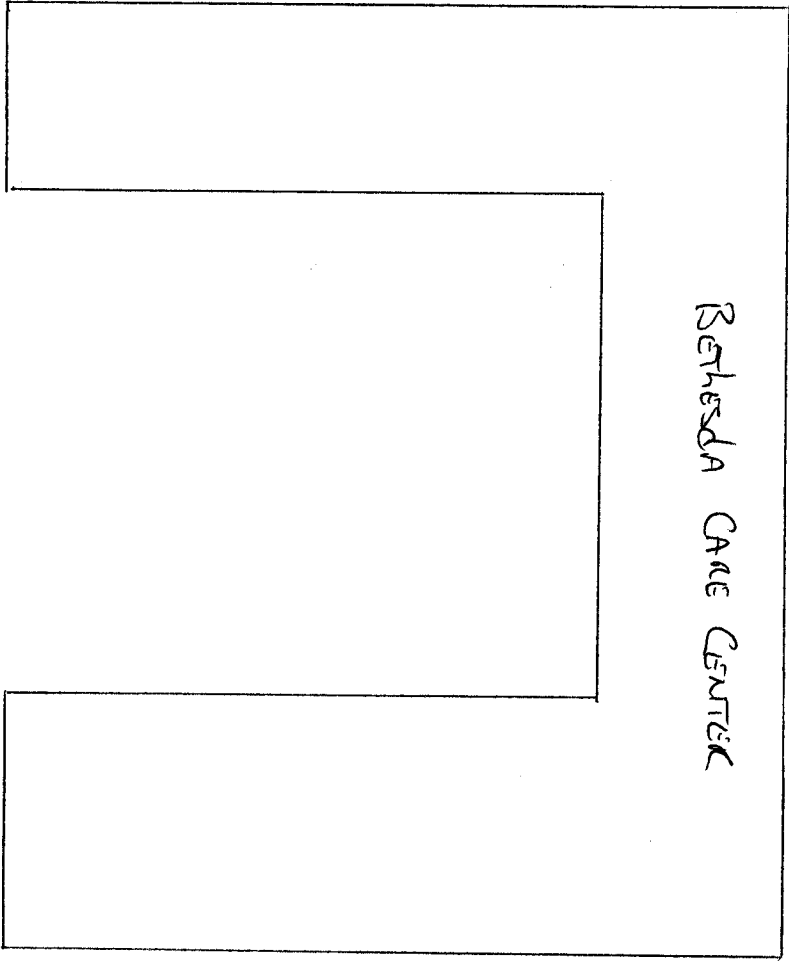
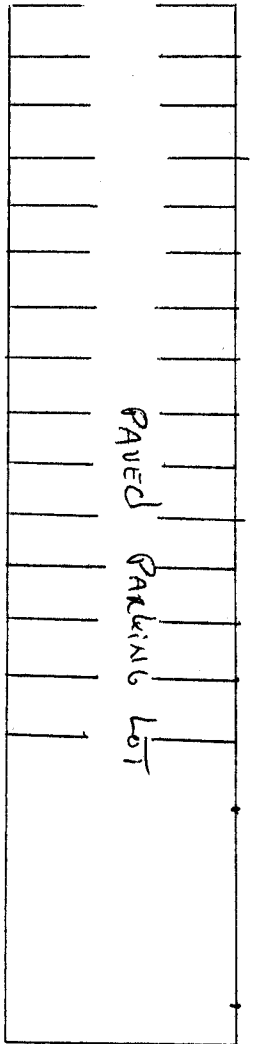
~~#24 87~~
28-87

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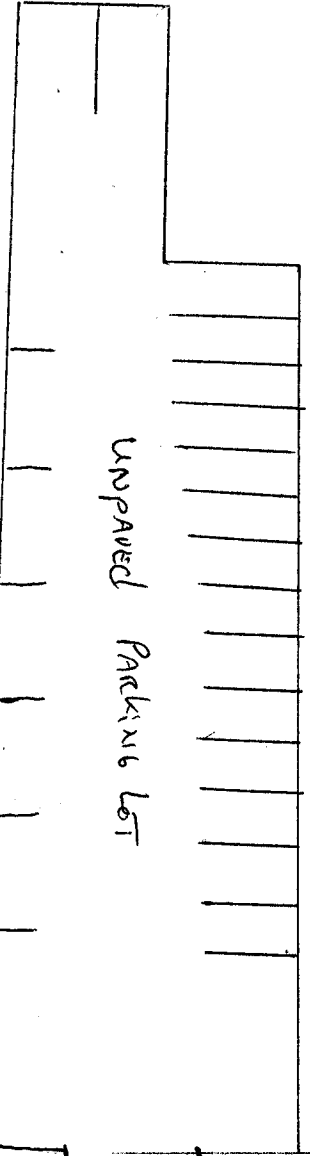
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PATTERSON

W
N
E



28 1/4 Rd.



See also file # 20-87

REVIEW SHEET SUMMARY

FILE NO. 20-87 TITLE HEADING Minor Change - Bethesda Care Center DUE DATE 4-10-87
ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Minor Change Bethesda Care Center
2825 Patterson Road

PETITIONER ADDRESS 2825 Patterson Road

~~ENGINEER~~ Rep. Robert Jenkins

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
06-87	City Fire Dept.	This office has no objection to this change at Bethesda Care Center as long as it's in compliance with all the Codes in effect at time of change. Also, fire access should be maintained at all times during and after the change. We would also like to review the sprinkler plans for the proposed addition. With the increase in size there could be a need for another hydrant being placed on the 28 $\frac{1}{2}$ Road side near the new curb cutting. A fire flow should be done, once we receive a copy of the complete plans for building.
10-87	City Engineer	The curve in the proposed driveway off of 28 $\frac{1}{2}$ Road has substandard radii to accommodate vehicular traffic. The minimum radius should be 20 feet on the inside of the curve. The outside of the curve should be concentric. The proposed driveway would function better if it were lined up with the center aisle of the parking lot. What is the grading plan for the proposed parking lot? None was submitted. Where does drainage from the parking lot go?
10-87	City ROW	See attached.
10-87	City Planning	This is a minor change to a Planned Development. The change is one of configuration more than overall size. Any future additions will require a submittal through the Revised Final Development Plan process, with approval required from the Grand Junction Planning Commission. Comments regarding this phase: 1. Parking standards call for stalls of 18.5 feet in length, an aisle of 25 feet minimum and an overall width of 62 feet for this type of parking configuration. The site plan indicates a width of 58 feet, but should not pose a problem providing that the adjacent sidewalk is constructed at 6 feet in width minimum to allow for 3 feet of automobile overhang. 2. Per Section 5-5-1:6 of the Grand Junction Zoning & Development Code, "when an area provides parking spaces for more than 15 cars, at least 5% of the total area of the parking lot shall be landscaped... Part of this area may be required to have shade trees." With regard to this provision, the petitioner is requested to locate some of the shade yielding trees around the southern perimeter of the parking lot. Additionally, it would be nice to see berming and planting to help screen the parking area from the roadway. 3. We recommend careful investigation to determine exact locations on the east side of the right of way and any existing easement. 4. Please submit a revised site plan with full landscape details and finalized locational details prior to application for a building permit.

Written
Response NECESSARY
by May 1, 1987

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#28 87

288

April 28, 1987

Dennis

245-1211

Mr. Mike Sutherland,

This letter is in regard to the additions on Bethesda Care Center, 2825 Patterson Rd.

Item # 1.a. City Fire Department

We will submit for your approval complete drawings of the proposed fire system prior to any related work commencing - any and all work to be done only by firms maintaining current Grand Junction Special License.

Item # 1.b.

Complete plans will be submitted for your approval shortly.

Item # 2.a.

In conversation between Mr. Rob Jenkins ASA and Mr. Don Newton, the parking lot and drive have been revised to meet with City Standards and drainage has been approved.

Item #3.a.

Parking lot standards will be complied with, and the North Sidewalk shall be 6'0" minimum width.

Item # 3.b.

The Tree Gallery Aka Chet Nash has been contacted in regard to complete landscaping of this project, and his recommendations will be noted and submitted for approval.

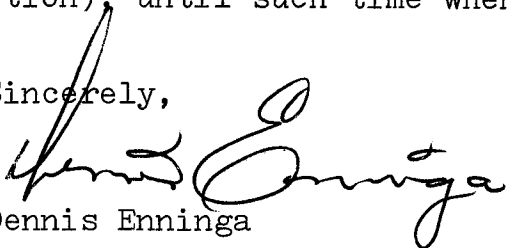
Item # 3.c.

Land Lines Surveying has recently completed a survey at our request, and Easements have been noted - We have initiated vacation proceedings with Mr. Bruce Phillips, Attorney, acting in behalf of Bethesda Care Centers realizing paperwork in such actions requires time.

It is our intentions to start only that portion of the project, (namely South-West addition), until such time when vacation of the Easement is complete.

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Sincerely,


Dennis Enninga

DE/tlr

#20 87

REVIEW SHEET SUMMARY

FILE NO. 24-87 TITLE/HEADING Bethesda Easement Vacation DUE DATE 5-15-87

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Easement Vacation for Bethesda Foundation
at 2825 Patterson Road.

PETITIONER ADDRESS _____

ENGINEER _____

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
06/07	City Engineer #1	The petitioner will need to provide a detailed drawing showing the existing right of way, easements and proposed improvements along the east side of the property. #2 It appears that the proposed parking lot may fall within the existing right of way. If so I would like to see this right of way vacated along with the 15 foot easement.
08/17	Public Service	GAS: No objection to vacation, however plat provided doesn't show exact location of easements to be vacated. ELECTRIC: No objection to vacation.
11/17	Mt. Bell	No objection.
20/17	Planning Dept. #1	For thorough evaluation of this proposal, a detailed survey is needed showing the exact location of all right of ways, easements and property lines. #2 A site plan overlay is also needed showing existing and proposed development, curb, gutter and sidewalk. #3 It appears the patio cover on the west side of the building is in the ingress/egress easement. A complete legal description of the ingress/egress easement is needed. #5 We would like to see a complete survey done of the petitioner's adjoining property which might eventually be included in the development. #6A By what process was the Landing Heights lot split? Is the south easement needed for drainage of the west lot of Landing Heights or any of Mantey Heights? #7 Any further development will require a final development plan.

RESPONSE NECESSARY

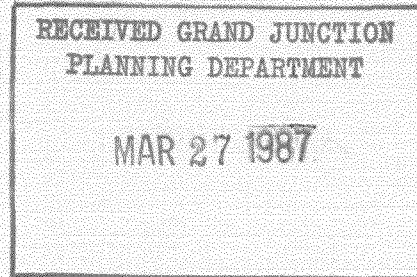
June 1, 1987

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#28 87

ROBERT D. JENKINS/AIA
ARCHITECT

March 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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page 2
Mike Sutherland
Bethesda Care Center Additions

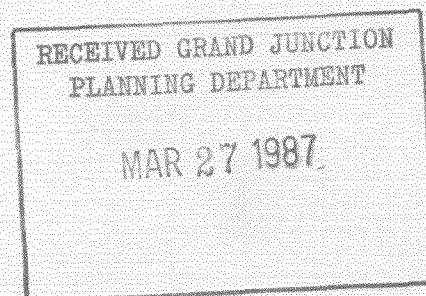
The project was originally designed and built as a planned development. The existing building, however, is different in plan than first conceived, and is considerably smaller. The proposed additions increase the total building size to an area equivalent to the original plan, and new building design conforms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



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#28 87

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.

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#28 87



La Villa Grande Care Center

(a Bethesda Care Center)

2501 Little Bookcliff Drive

Grand Junction, CO 81501-8842

(308) 245-1211

June 1, 1987

Review Sheet Summary

Response
City Engineer

Item #1 Enclosed Drawings

#2 As per conversation with Mr. Woodmansee, we would like to take physical measurements after construction rather than proposed measurements prior to construction.

Planning Department

Item #1 Enclosed Drawings

#2 Enclosed Drawings

#3 Patio was constructed prior to Bethesda's purchase.

#4 Legal description of ingress/egress enclosed.

#5 At the present time there are no specific plans, or dates of which future development will occur, a complete survey at this time would be costly and unwarranted.

#6a Warranty Deed Jan 4, 1979

#6b None of the new construction will obstruct the drainage easment.

#7 Further development plans will be submitted for approval prior to any additional work being done.

Dennis Enninga
Superintendent

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#28 87

De/tlr

Care with a gentle touch

development summary



File # 28-87 Name Bethesda Minor Change Date 7/8/87

PROJECT LOCATION: 2825 Patterson Road

PROJECT DESCRIPTION: Request for a minor change to a Final Development Plan for the addition of a new wing for the existing nursing home.

REVIEW SUMMARY (Major Concerns)

POLICIES COMPLIANCE	YES		NO *		TECHNICAL REQUIREMENTS	SATISFIED		NOT SATISFIED *	
Complies with adopted policies	X				Streets/Rights Of Way	X			
Complies with adopted criteria	X				Water/Sewer	X			
Meets guidelines of Comprehensive Plan	X				Irrigation/Drainage	X			
					Landscaping/Screening	X			
					Other: _____				

* See explanation below

The neighbor to the west has filed objections on the grounds that his view of the Grand Mesa will be obstructed. The neighbor's property and the Bethesda property were under one ownership when the nursing home was first developed. The zoning for both parcels is PR-10 and the development plans were a matter of public record when both were sold by the developer.

STATUS & RECOMMENDATIONS:

The proposed new wing is at a height which is substantially lower than the maximum allowed for any residential structures in similar residential zones.

Planning Commission Action

After a full public hearing, the Planning Commission gave approval for the additional wing. The neighbor, Mr. Leo Warren, appealed the approval to City Council.



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

August 6, 1987

Mr. Dennis Enninga
Bethesda Foundation of Nebraska
2825 Patterson Road
Grand Junction, CO 81501

CERTIFIED

Dear Mr. Enninga:

This letter is to provide verification that your request for a minor change to the existing development plan has been approved by both the Grand Junction Planning Commission (on July 7, 1987) and the Grand Junction City Council (on August 5, 1987).

City Council, in reviewing the appeal by Mr. Warren, approved the proposal for the west wing via a motion by Councilman Paul Nelson which stated "...notation that if there was a solar (access) easement or such, then Council might look at this differently, but not when view protection is involved." As I stated at the Planning Commission hearing, the extent of view protection afforded under the Zoning and Development Code is based on "maximum height of structures" included within the bulk requirement section for each zone. For Planned Residential zoning with a PR-8 designation, the maximum height allowed is thirty-two feet (32').

Due to circumstances involved in this approval process, we certainly encourage Bethesda and its subcontractors to be the best neighbors possible during and after construction. Good luck with your expansion.

Sincerely,

Michael E. Sutherland
City Development Planner

MES/tt

xc: Mr. Leo Warren
File #28-87

Approval granted by Mike Sutherland on July 6, 1987 for the east addition and the south parking only. Due to conflict involving the neighbor to the west (Mr. Leo Warren) the wing addition will be approved or denied by GJPC @ a public hearing.

July 7, 1987 - GJPC West wing approved 7-0 by Commission.
Decision appealed to City Council: hearing on Aug. ~~3~~⁵, 1987

Aug. 5, 1987 City Council approved the West Wing 6-0
Motion by Councilman Paul Nelson: "approval with notation that if there was a solar (access) easement or such, then Council might ~~also~~ look at this differently, but not when view protection is involved."

2943 - 072-12-974



Grand Junction Community Development Department
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(303) 244-1430 FAX (303) 244-1599

December 27, 1993

Bob Reece
1st American Title Company

RE: Landing Heights Nursing Home, 2815 F Road

Dear Mr. Reece:

The property located at the south-west corner of F Road and 28 1/4 Road is zoned PR (Planned Residential). The care facility as it currently exists is an approved use in the zone. Because this is a planned zone, any modifications to the site would require review either as a minor or major change.

A question has been raised concerning the requirements for the parking lot to the south of the building. That parking lot was a part of the approved site plan (see file #28-87) and requires a paved lot with 19 spaces. The lot was suppose to have been paved in July of 1989. I understand the lot has not yet been paved. Completion of the parking lot is still a requirement of the plan.

If you have further questions, you can contact me at 244-1446.

Sincerely,

A handwritten signature in cursive script that reads "Katherine M. Portner".

Katherine M. Portner
Planning Supervisor

