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File 1989-0036

Name: Mesa Manor Nursing Home - SUP - 2901 North Avenue – Randy Grossman

	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 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>
X	X	Table of Contents
X		Review Sheet Summary
		Application Form
		Review Sheets
		Receipts for fees paid for anything
		*Submittal checklist
		*General project report
		Reduced copy of final plans or drawings
X		Reduction of assessor's map.
		Evidence of title, deeds, easements
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		Appraisal of raw land
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		*Final reports for drainage and soils (geotechnical reports)
		Other bound or non-bound reports
		Traffic studies
		*Petitioner's response to comments
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		*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)
<u>DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:</u>		
X	X	Action Sheet
X	X	Review Sheet Summary
X		Review Sheets
X		Development Application – 6/30/89
X	X	Impact Statement
X	X	Development Schedule
X	X	Site Plan
X	X	Adjacent Land Use
X	X	Utilities Composite
X		Western Colorado Title Company – Commitment for Title Insurance
X		Letter from John Lovell, Vice President, Southmark to Planning Dept. re: authorization of Wayne Bartlett or Randy Grossman ob Adelman & Associates, Inc. to act on behalf of the owners of the property with respect to matters necessary to obtain the Special Use – 6/15/89
X	X	Letter from Katherine Portner to Bruce Voiland, KDA re: further additions to the facility would require a revised Permit – 12/4/92
X	X	Letter from Ronnie Edwards to Owens, Clary, & Aiken re: Special Use Permit required for Nursing Homes/Sanitariums/Convalescent Facilities – 8/5/94
X		Notice of Special Application – 7/21/89

B IMPACT STATEMENT/PROJECT NARRATIVE

1. What is the proposal.

The purpose of this project is to bring Mesa Manor Nursing Home (MMNH) up to zoning standards through the use of a Special Use Permit. At the time MMNH was built, it was in compliance with the Zoning & Development Code. Since then, both the zoning and code have changed. Because of these changes, the use of a nursing home is non-conforming in the RMF-64 zone unless a Special Use is granted. The Special Use will thus bring the operation into compliance with the current code.

Additionally, the owners of MMNH are currently in the process of securing a HUD insured loan which includes funds for a substantial renovation of the existing facility. As part of this process, HUD requires that the facility meet all zoning standards. Hence, this requirement is also supportive of the need to secure a Special Use Permit.

2. Where is the Proposal.

MMNH is located within the Grand Junction city limits at 2901 North 12th Street.

3. When the proposal is to be developed and any phasing Involved.

Renovation work involved in the project will proceed immediately after the Special Use Permit is granted and upon receipt of the HUD insured loan. The HUD application, including drawings, are being prepared at this time. There is no phasing planned for this project.

4. The area impacted by the proposal.

The area impacted by the proposal is in the 12th Street Corridor. Specifically, MMNH is in section 1 (G Road South to Hermosa Avenue) of this Corridor which serves as a primary access into the city with the majority of the existing uses being residential.

5. The Compatibility of the proposal in relation to the surrounding area and residents.

MMNH has been located at 2901 North 12th Street and has been health care resource to the community since 1970 and as such serves the needs of area and city residents. Additionally, the project enhances the neighborhood in design and appearance and presents no adverse impacts in noise or traffic, etc.

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6. **The services to be provided, both public and private.**

MMNH provides SNF and ICF services for Medicare, Medicaid, and private patients. There are no planned changes in the type or scope of services provided to the Grand Junction Area.

7. **Any special considerations to be addressed.**

There are no special considerations planned for this project.

8. **How the proposal meets the criteria for special uses.**

This project is consistent with the Conditional and Special Use Criteria as outlined in 4-8-1 General Criteria. Specifically, the project:

- A. is compatible with adjacent land uses;
- B. provides no adverse impact on the 12th Street Corridor in terms of such considerations as pedestrian and vehicular circulation, safety provisions, accessory uses, or accessways to and from the site;
- C. proposes no new accessory uses;
- D. provides no new changes in public services such as sewage and waste disposal, domestic and irrigation water, gas, electricity, or police and fire protection, etc;
- E. is complementary and supportive of community needs (e.g. discharge planners from area hospitals will have the continued availability of skilled nursing services for their patients requiring such services);
- F. has provisions for proper maintenance;
- G. conforms with policies and requirements for parking, loading, and signage, etc.

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#36 89

July 27, 1989

Grand Junction Planning Department
250 North Fifth Street
Grand Junction, Colorado 81501

Attention: Linda Weitzel, Planning Technician

Reference: File No. 36-89/Mesa Manor Nursing Home-
Spec. Use

Dear Ms. Weitzel:

Enclosed please find the response to the Review Sheet Summary
on the above referenced subject, dated July 20, 1989.

Also, enclosed is our check in the amount of \$115.00 and a
copy of our authorization letter.

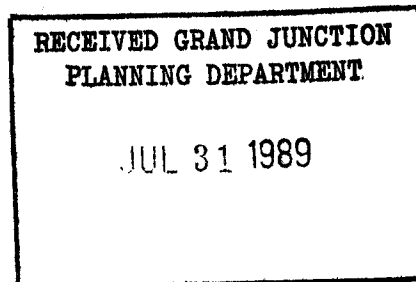
Thank you for your assistance in this matter.

Sincerely,

Wayne Bartlett

WB:dp

Enclosures



FILE NO. 36-89
MESA MANOR NURSING HOME-SPEC. USE

BUILDING DEPARTMENT:

All building changes in a work write-up form and blueprints will be submitted for review at time of application for building permits.

FILE NO. 36-89
MESA MANOR NURSING HOME-SPEC. USE

FIRE DEPARTMENT:

All remodeling designs will be prepared and submitted to the Fire Department for final review along with application for Building Permits.

FILE NO. 36-89
MESA MANOR NURSING HOME-SPEC. USE

COUNTY HEALTH:

The review sheet was forwarded to Colorado Division of Health
Answer returned 7/17/89 - No comment.

FILE NO. 36-89
MESA MANOR NURSING HOME-SPEC. USE

PLANNING DEPARTMENT:

We concur with your suggestion as to the addition of trees and shrubs with a bark mulch bed to replace the red rock along 12th Street. We have instructed our architect to include this in our landscape plan as part of the proposed alterations we have developed.

DELMAN & ASSOCIATES, INC.
MANAGEMENT & PROJECT CONSULTANTS

FILE NO. 36-89
MESA MANOR NURSING HOME-SPEC. USE

CITY ATTORNEY:

- A. I do not understand, what is the Mortgagee's Persuasion?
- B. A copy of Colorado Business License will be forwarded to you.
- C. We have submitted our initial finance package to HUD, Denver. The estimated start time should be 120 days after completion of and submittal of the approved special use permit.

O DEVELOPMENT SCHEDULE

The project will proceed immediately after the Special Use Permit and HUD insured loan are secured. Renovations are expected to be completed within six months of this start date.

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Q SITE PLAN (24" X 32")--(SEE ATTACHED)

R ADJACENT LAND USE AND ZONING

As indicated on the site plan, Mesa Manor Nursing Home is immediately bordered by residential multi-family dwellings and is zoned RMF-64:

-The facility is bordered:

- * on the North by condominiums at 3001 N. 12th Street;
- * on the South by apartments;
- * on the East by single family detached homes;
- * on the West by single family detached homes.

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T UTILITIES COMPOSITE

No changes in utilities are involved in this project.

U Landscaping/Screening/Buffering

Landscaping for this project is already in place.

V Parking

This project does not involve any changes in parking.

W Roadway Plan/Profile

This project does not involve any changes in roadway plans.

X Traffic Circulation Patterns

Traffic circulation patterns are not affected by this project.

Y Traffic Analysis

This project will not impact traffic density.

Z Structural Information

There are no structural changes planned for this project. All planned renovations are replacement/upgrade in nature (e.g. new carpeting, painting, remodeling of kitchen, new sprinkler systems, and correction of any code violations etc.).

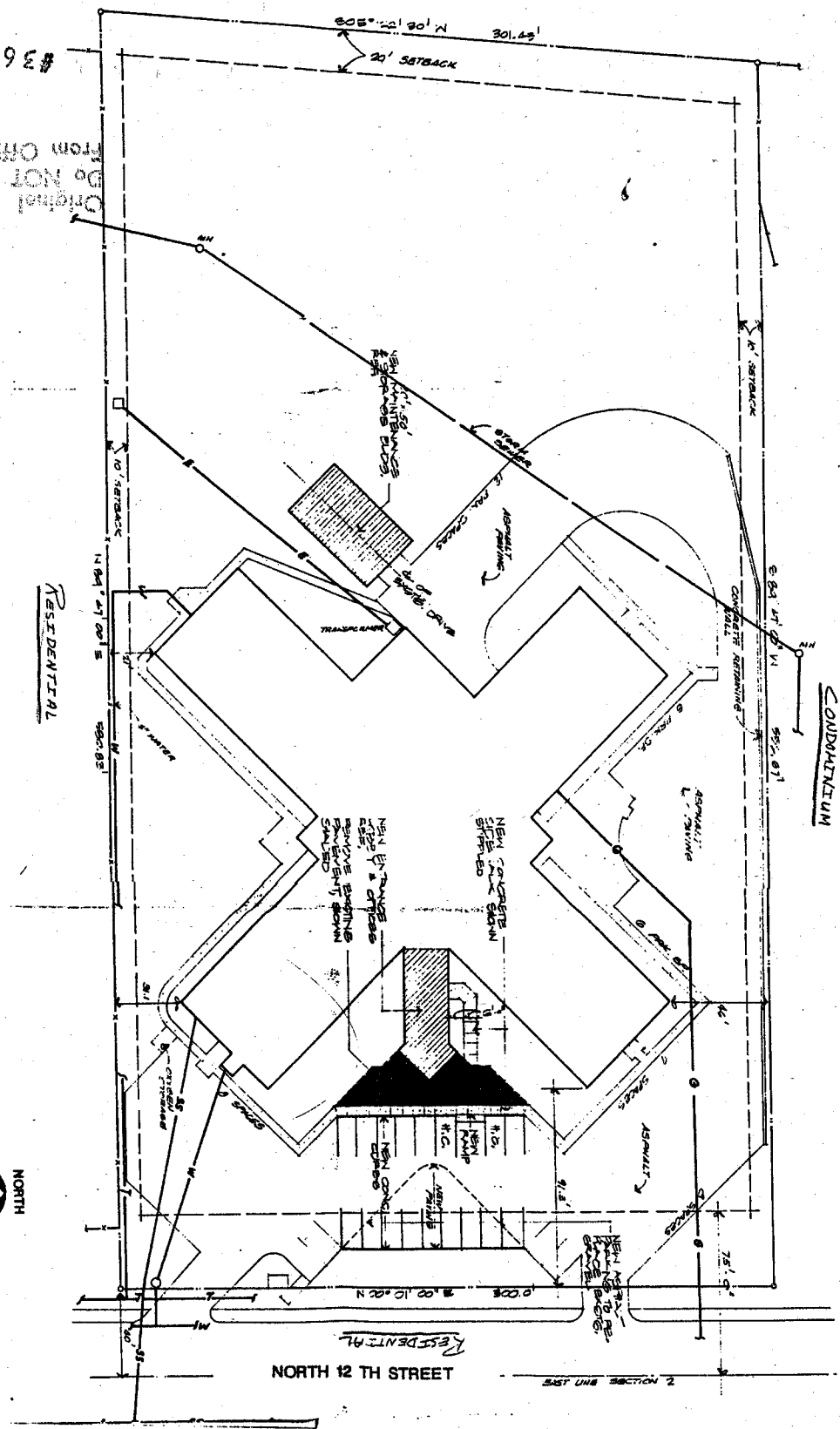
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RESIDENTIAL

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SITE PLAN
SCALE: 1"=30'-0"



NORTH 12 TH STREET

EAST LINE SECTION 2

H

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Alice B. Willoughby
1214 Bonita Drive
Grand Junction, CO 81506

Thomas J. & Mary C. Snow
1010 Rico Court
Grand Junction, CO 81506

D.G. & Mabel B. Son
3001 N. 12th Street - No. 5
Grand Junction, CO 81506

Alice K. Schmidt
Donna Lee Daniel
1210 Bonita Avenue
Grand Junction, CO 81506

Frank M. & Valerie S. Pool
1108 Dakota N.E.
Albuquerque, N.M. 87110

Muriel M. Corn
3001 N. 12th Street - No. 6
Grand Junction, CO 81506

Rexell D. & Deborah J. Clifton
1211 Hermosa Avenue
Grand Junction, CO 81506

Gerald K. & Judith Ann Geske
1020 Rico Court
Grand Junction, CO 81501

Reed C. & M. Jane Miller
Reed H. Miller
3001 N. 12th Street - No. 7
Grand Junction, CO 81501

Karen Lee Bierman
1221 Hermosa Court
Grand Junction, CO 81506

Henry S. Swenson
608 Rico Way
Grand Junction, CO 81506

Sterling Smith
3001 N. 12th Street - No. 8
Grand Junction, CO 81501

Madeline M. Loomis, Etal
1235 Hermosa Avenue
Grand Junction, CO 81506

Ronald E. & R. Ryan
610 Rico Way
Grand Junction, CO 81506

Marjorie M. Osborn
3001 N. 12th Street - No. 9
Grand Junction, CO 81506

Richard Jr. & Lowaine Sroufe
1245 Hermosa
Grand Junction, CO 81506

Robert G. & Joan W. Young
612 Rico Way
Grand Junction, CO 81506

Blanche Munro
3001 N. 12th Street - No. 10
Grand Junction, CO 81501

David J. & Barbara R. Lacy
1257 Hermosa
Grand Junction, CO 81506

Betty J. White
3001 N. 12th Street - No. 1
Grand Junction, CO 81501

Harvey M. & Barbara G. Tupper
3001 N. 12th Street - No. 11
Grand Junction, CO 81501

Helen C. Anderson
195 Little Park Road
Grand Junction, CO 81503-1723

Gene C. Crissman
3001 N. 12th Street - No. 2
Grand Junction, CO 81501

1140 Associates
401 Valley Federal Plaza
Grand Junction, CO 81501

N.E. & Elizabeth M. Doolittle
1281 Hermosa Avenue
Grand Junction, CO 81506

M. Emmett & M.A. Elizondo
P.O. Box 507
Eruita, CO 81521

1140 Associates
401 Valley Federal Plaza
Grand Junction, CO 81501

Wanda Willcoxon, Etal
214 Country Club Park
Grand Junction, CO 81503

Helen C. Bassler
3001 N. 12th Street - No. 4
Grand Junction, CO 81506

1140 Associates
401 Valley Federal Plaza
Grand Junction, CO 81501

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Alma C. & D.E. Powell
2940 N. 12th Street
Grand Junction, CO 81501

Craig A. Polley
1231 Bonita Avenue
Grand Junction, CO 81506

Alan R. & Barbara J. Buzan
1214 Hermosa Drive
Grand Junction, CO 81501

Aimee R. & Jean P. Bellet
1207 Bonita
Grand Junction, CO 81506

Jonnie A. Duncan
3505 N. 12th Street
Grand Junction, CO 81506

Evelyn L. Watters Trust
1104 Pitkin Avenue
Grand Junction, Co 81501

United Bank of Grand Junction
Downtown - Trustee
P.O. Box 908
Grand Junction, CO 81502

Seventh-Day Adventist Assoc.
C/O Phillips
401 25 Road
Grand Junction, CO 81503

John V. & Joan Chadez
1210 Hermosa Avenue
Grand Junction, CO 81506

Donald L & J.O. Hetland
3090 N. 12th Street
Grand Junction, CO 81501

Walter G. & Naomi S. Fritzlan
1243 Bonita Avenue
Grand Junction, CO 81506

Paul C. Flesher
1204 Hermosa Avenue
Grand Junction, CO 81506

Bookcliff Baptist Church
2702 Patterson
Grand Junction, CO 81506

Victor W. Perino, Trustee
606 Viewpoint Drive
Grand Junction, CO 81506

James K. & B.J. Kiley
3045 N. 15th Street
Grand Junction, CO 81506

Bookcliff Baptist Church
2702 Patterson
Grand Junction, CO 81506

Charles J & R.J. Russell
1240 Hermosa Avenue
Grand Junction, CO 81506

Darrel L. Boggs
1242 Bonita Avenue
Grand Junction, CO 81506

Bookcliff Baptist Church
2702 F Road
Grand Junction, CO 81506

Mary Jean Stoner
1234 Hermosa Avenue
Grand Junction, CO 81503

First Security Realty Services
P.O. Box 4650
Salt Lake City, UT 84110

A.R. and H.E. Gottlieb
J.E. Cruson
1215 Bonita Avenue
Grand Junction, CO 81506

A.F. & J. Soinski
1228 Hermosa Avenue
Grand Junction, CO 81506

Anita Lynn Coulson
1228 Bonita Avenue
Grand Junction, CO 81506

Phyllis Stewart
1223 Bonita Avenue
Grand Junction, CO 81506

Arnold L. & D.L. Bruns
1224 Hermosa Avenue
Grand Junction, CO 81506

Phyllis I. Slack
C/O Phyllis I. Anderson
642 Olathe Way
Aruora, Co 80011

William M. & D.B. Hill
1225 Bonita Avenue
Grand Junction, CO 81506

Arnold L. & Donna L. Bruns
1220 Hermosa Avenue
Grand Junction, CO 81506

Joseph & Martha Biro
1220 Bonita Avenue
Grand Junction, CO 81501

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1140 Associates
401 Valley Federal Plaza
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1140 Associates
401 Valley Federal Plaza
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Jerald F. Chadwick
225 N. 5th Street
Grand Junction, CO 81501

Lawrence & Claudia Aubert
211 Country Club Park
Grand Junction, CO 81503

1120 Associates
401 Valley Federal Plaza
Grand Junction, CO 81501

Stanley L. Seligman
3026 Patterson Road
Grand Junction, CO 81504

1120 Associates
401 Valey Federal Plaza
Grand Junction, CO 81501

REVIEW SHEET SUMMARY

FILE NO. 36-89 TITLE HEADING Mesa Manor Nursing Home-Spec. Use DUE DATE 7/20/89

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Petitioner: Southmark/National Heritage

Location: 2901 North 12th Street Acres: 3/90

PETITIONER ADDRESS 1601 LBJ Freeway, Ste. 200 Dallas, TX 75234

ENGINEER N/a

DATE REC. AGENCY COMMENTS

NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED
A MINIMUM OF 48 HOURS PRIOR TO THE FIRST SCHEDULED PUBLIC HEARING.

7/20/89	Planning Department	This department has no objections about the special use request. We would like to encourage trees or shrubs be planted along 12th Street where the red rock is located. A bark mulch is preferable to the rock when other vegetation exists.
7/19/89	City Attorney	At some point, mortgagee's persuasion is required. Evidence of authority to do business in Colorado? What is estimated "start" date, i.e. HUD funding?
7/17/89	Colo. Div. of Health	No comment.
7/12/89	County Health	The Mesa County Health Department is no longer involved with the inspection of nursing homes. It is the opinion of this department that this review sheet be forwarded to the Colo. Dept. of Health, Life Safety Code Div., 4210 E. 11th Ave., Denver, CO 80220, Attn: Max Archibeque, Ph: (303) 331-4978.
7/10/89	Fire Dept.	Our department doesn't have a problem with this special use change at this time. However, when the remodeling designs are prepared, we will need to review them prior to their starting to ensure Code compliance. If there are any questions, please call our office. Thank you.
7/11/89	Building Dept.	No objections. Need to obtain necessary permits for renovation/additions to buildings.

RESPONSE NECESSARY

by

8/4/89

sent 7/20/89
JD



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 4, 1992

Bruce Voiland
KDA
1201 18th St., Suite 200
Denver, CO 80202

Dear Mr. Voiland:

I understand you would like information on requirements for remodeling and adding to Mesa Manor Care Facility, located at 2901 N. 12th Street (tax parcel #2945-024-00-034). The property is zoned RMF-64 (Residential Multi-family, 64 units per acre). Rest Homes/Nursing Homes/Sanitariums/Convalescent Facilities require a Special Use Permit in that zone. A Special Use Permit was obtained in 1989 for an addition to the facility at that time (development file #36-89). Further additions to the facility would require a revised Permit, which would involve an administrative review process by the City.

A pre-application conference with a Planner is required prior to submitting plans. Through that discussion we would determine what information would be needed to adequately review the proposal. Please contact Kristen Ashbeck at 244-1437 to set up an appointment.

Sincerely,

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

Katherine M. Portner
Senior Planner

xc: Kristen Ashbeck





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

August 5, 1994

Owens, Clary, & Aiken
1717 Main St., Ste. #2400
Dallas, TX 75201

Attn: Nancy Rush
Re: Zoning letter

To Whom It May Concern:

The property located at 2901 N. 12th St. (tax schedule number #2945-024-00-034) in Grand Junction, CO is zoned RMF-64 (Residential Multi-Family, 64 units per acre). Rest Homes/Nursing Homes/Sanitariums/Convalescent Facilities require a Special Use Permit in that zone. A Special Use Permit was obtained in 1989 for an addition to the facility (development file #36-89) as required by Code.

Please do not hesitate to call the Community Development Department if you have any further questions regarding this information.

Sincerely,

A handwritten signature in cursive script that reads "Ronnie Edwards".

Ronnie Edwards
Planning Technician



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