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File 1989-0046

Name: Heritage Elder Care - 2110 North 15th Street - SUP - RMF-16

	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>	
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X	X	Floor Plan	
X	X	Letter from Linda Ellegood, Director, Heritage kSenior Homes to Planning re: plans to make 3 of our large suites in West House into semi-private suites to accommodate residents who cannot afford the cost of private rooms-5/9/95	
X	X	Planning Clearance - ** - 9/21/89, 7/26/90	
X		Land Appraisal - 8/28/89	
X	X	Memo from Kathy Portner to File re: increase will be allowed on condition of a Planning Clearance - 5/11/95	
X	X	Letter from Kathy Portner, Senior Planner to Wiliam A. Ihrig and Harley Jackson re: approval with conditions - 7/25/90	
X		Development Application - 8/24/89	
X		Letter from Kathy Portner ti Wiliam Ihrig and Harley Jackson re: approval of SUP - final site and construction plans must be submitted for the issuance of a planning clearance and bldg permit - 9/19/89	

PERSONAL CARE FACILITY

We propose to build a personal care facility on a site located on the Northeast corner of 15th Street and Walnut Avenue. This facility will be for the use of people who feel they need supervised help to continue their lifestyle. The facility will offer individual rooms with private bath, closet and vanity. A central family style kitchen and dining room will be furnished and operated by trained help that live within the same building. The facility will have a living room and two family rooms, laundry and eight individual bedrooms. These bedrooms will have flexibility to be used for either single or double occupancy. Occupancy is regulated to a maximum of fifteen people. Normal occupancy will probably be about twelve, based on figures from other facilities.

The facility will provide supervision and help to residents in connection with laundry, personal hygiene, transportation and medication. The staff will not administer any nursing help requiring medical training.

This facility will be considered for use previous to a nursing home. The occupants will be limited to people who are functional with limited assistance.

A mini-van will be used for transportation to shopping, hospitals, etc.

Phase 1 will be one building on the East portion of the property. All parking will be on the West and rear end of the building. All entrances will be from the parking lot and not from existing streets. The present driveway entrance will be widened to approved standards and be the only entrance when the project is completed. Phase 2 will be at the location occupied by the present home. The timing will be controlled by need.

15th Street is a collector with a low per centage of traffic that has good access to Patterson Road, Orchard and North Avenues. Sidewalks and a low speed limit make pedestrian traffic a plus.

We feel that the use of architectural style which gives the look of a large ranch style home with an emphasis on abundant landscaping and screening, including the retention of the existing hedge, will give a final look compatable with the neighborhood.

We feel that the personal care facility will have a smaller impact on the local area than a multi-family structure, which is the use as presently zoned. We feel that we will have much better control over the choice of clients and their impact on the neighborhood than open rental that is controlled by real estate and other laws and regulations.

We feel that the impact from noise, dust, odor, lighting and traffic will be much less than a multi-family use.

We do not see any additional services that need to be provided by the public .

There Will be two permanent employees.

Original
Do NOT Remove
From Office

#46 89

HERITAGE ELDER CARE

We propose to enlarge our building in Phase 2 at 1530 Walnut Avenue as follows:

The length will be reduced from 104'-8" to 102'-9".
The extra 2 feet will be added to the existing parking lot.

The width will be expanded by 6'-1".

Two feet will be added to the rear of the building.

Four feet will be added to the front of the building.

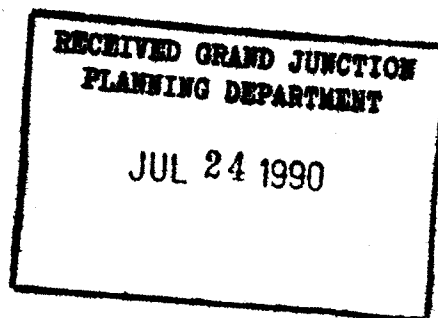
All grades will remain the same.

Three of the proposed parking areas will be covered with a metal roof.

Heritage Elder Care



by William A. Ihrig
General Partner



2945-122-03-010 E. H. Altenbern 2045 N. 15th St. Grand Junction, co, 81501	2945-122-13-001 James A. Guadnola Jr. Joann K. Guadnola 1612 Walnut Ave. Grand Junction, Co. 81501	2945-122-08-001 - 007 James R. Cadez, B. B. Weatherell & 1st National Bank 2256 Knollwood Lane Grand Junction, Co. 81505
2945-122-03-009 Patrick W. Daily Debra J. Lage 2065 N. 15th St. Grand Junction, co. 81501	2945-122-13-002 Lee E & Irene D. Norman 1622 Walnut Ave. Grand Junction, Co. 81501	2945-122-18-001 Darwin L. & Helen A. Burford 1426 Walnut Ave. Grand Junction, Co. 81501
2945-122-05-001 Edward R. Safken 2060 N. 15th St. Grand Junction, Co. 81501	2945-122-13-003 A & C Properties P O Box 1552 Plattsburg, New York 12901	2945-122-18-002 Oversoul Foundation- AFT 1987-198 14011 Park Ave. #120 Victorville, Ca. 92392
2945-122-05-002 Glenn E. & Nannie A. Duck 2050 N 15th St. Grand Junction, Co. 81501	2945-122-13-004 Raymond B. & Geraldine F. Reid 1642 Walnut Ave. Grand Junction, Co. 81501	2945 122-00-087 Bud A. & Fern Brakey 2540 E. Floyd Englewood, Co. 80110
2945-122-05-003 Edith E. Franklin 1535 Walnut Ave. Grand Junction, Co. 81501	2945-122-13-005 Samuel T. & Vickie M. Farmer 2121 N. 17th Circle Grand Junction, Co. 81501	2945-122-00-080 Bobby C. Glenn & Charlene Glenn 2127 N. 15th St. Grand Junction, Co. 81501
2945-122-05-014 Joe & Dalia Rodriguez 2040 N 15th St. Grand Junction, Co. 81501	2945-122-13-006 Opal E. Boss 2131 N. 17th Circle Grand Junction Co. 81501	2945-122-00-079 Russell E. & Sandra J. Adams 2151 N. 24th St Grand Junction, Co. 81501
2945-122-05-004 Ray B. & Donna L. Anderson 17905 E. Nassau Dr. Aurora, Co. 80013	2945-122-13-007 Robert A & Denise K. Manzanarez 2141 N 17th Circle Grand Junction,Co. 81501	2945-122-00-073 John & Mary Ann Davis 2139 N 15th St. Grand Junction, Co, 81501
2945-122-05-005 Lincoln N. & M. P. Simpson 1555 Walnut Ave. Grand Junction, Co. 81501	2945-122-13-008 Nancy Lane 2145 N 17th Circle Grand Junction, Co. 81501	2945-122-00-069 Roger H. Theunissen Sr. P O Box 268 Cederedge, Co. 81413
2945-122-05-006 Yazmin Griego 1603 Walnut Ave. Grand Junction, Co. 81501	2945-122-13-009 Dacre S. Williams 2151 N 17th Circle Grand Junction, Co. 81501	2945-122-05-008 Mark W. & Terri M. Wright 1645 Walnut Ave. Grand Junction, Co. 81501
2945-122-05-007 Gilford M. Weaver 1625 Walnut Ave. Grand Junction, Co. 81501	2945-122-13-010 Beatrice Lee 2201 N 17th Circle Grand Junction, Co. 81501	2945-122-05-015 Sheryle D. Sparks P O BOX 276 Colbran, Co. 81624

2945-122-05-016
Don Wallace Martin
Carol Marie Martin
1552 Pinyon Ave.
Grand Junction Co. 81501

2945-122-14-001
S. Lorraine McDowell
2122 North 17th Circle
Grand Junction, CO 81501

2945-122-05-017
Robert D. & Paula J. Meisner
1542 Pinyon Ave.
Grand Junction, Co. 81501

2945-122-14-002
Dan W. Pattan
2132 North 17th Circle
Grand Junction, CO 81501

2945-122-05-018
Frank J, & Anna Klemenic
1532 Pinyon Ave.
Grand Junction, Co. 81501

2945-122-05-019
Dorothy Jean Robbins
1075 21½ Rd.
Grand Junction, Co. 81501

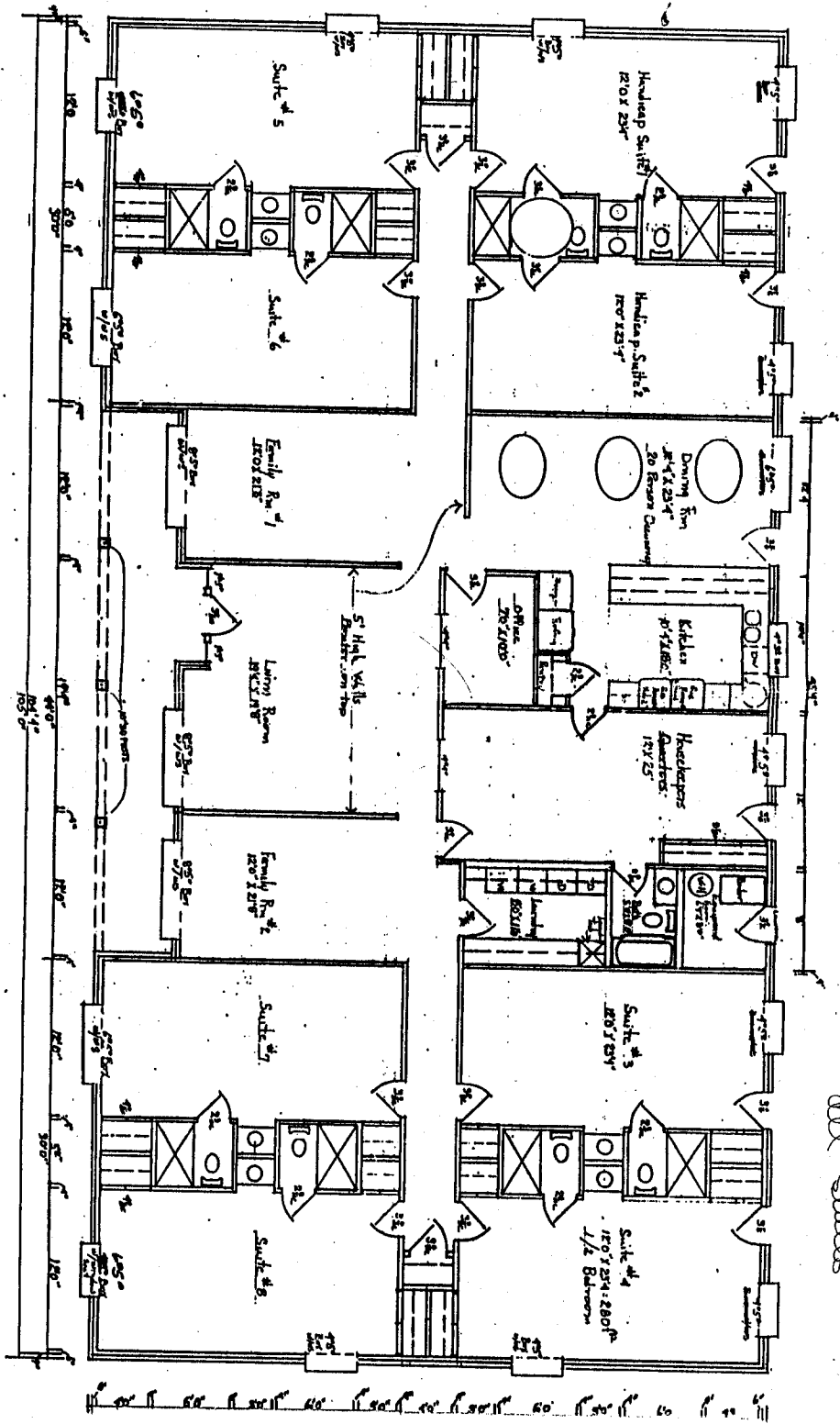
2945-122-03-008
Ronald W. Kisse and
Mary L. Jackson
2285 Linda Lane
Grand Junction, Co. 81501

2945-122-00-078
Shirley A. & Etal Davis
1423 Cedar
Grand Junction, Co. 81501

2945-122-00-086
Lillie E. Roberts
1420 Walnut Ave.
Grand Junction, Co. 81501

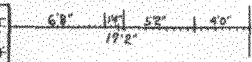
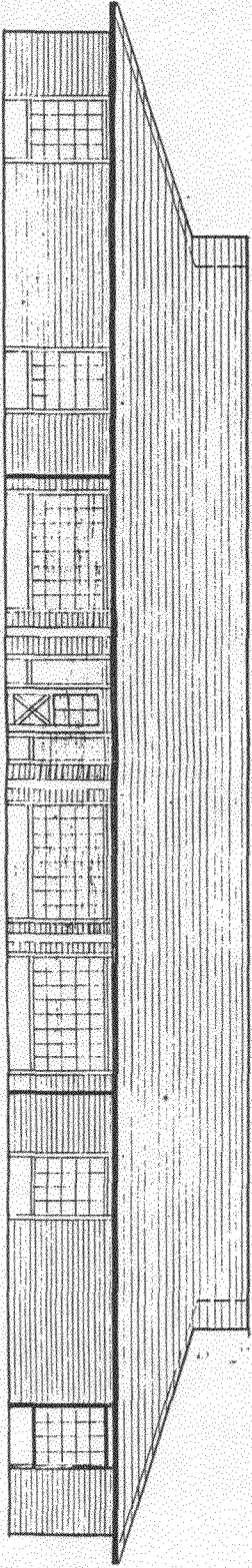
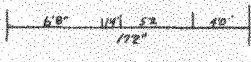
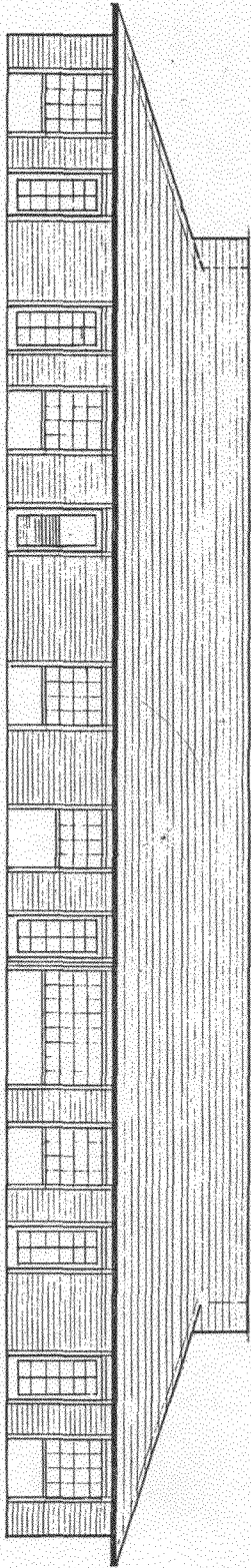
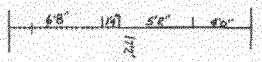
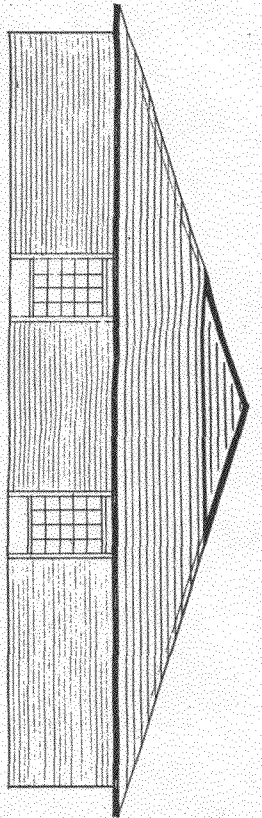
Original
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#46 89



1530 Walnut - East
 all suites semi-private





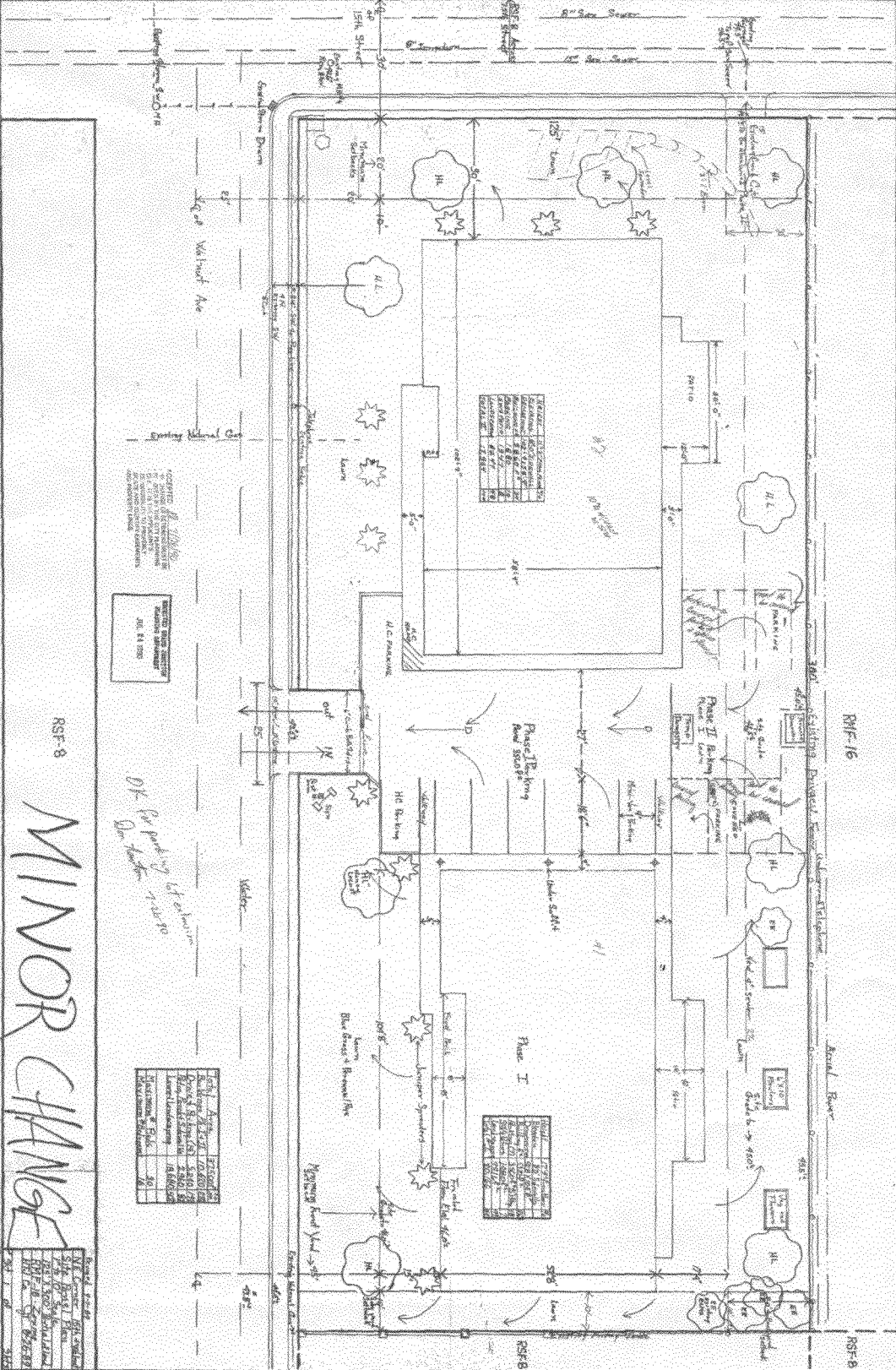
#46 89

Original Renovation
 D2 NOT Office

Design House
5060 S. B.
Highway 9
17th St. S.W.
Seattle, WA
8-18-89
GH

RIF-16

RIF-8



Lot Area	10,225 sq. ft.
Lot Dimensions	50' x 205'
Lot Frontage	50'
Lot Depth	155'
Lot Area	10,225 sq. ft.
Lot Dimensions	50' x 205'
Lot Frontage	50'
Lot Depth	155'
Lot Area	10,225 sq. ft.
Lot Dimensions	50' x 205'
Lot Frontage	50'
Lot Depth	155'

Project No.	10-100-100
Site No.	10-100-100
Block No.	10-100-100
Lot No.	10-100-100
Area	10,225 sq. ft.
Dimensions	50' x 205'
Frontage	50'
Depth	155'
Area	10,225 sq. ft.
Dimensions	50' x 205'
Frontage	50'
Depth	155'

Area	27,000 sq. ft.
Volume	10,000 cu. ft.
Weight	2,000 tons
Value	\$1,000,000
Cost	\$100,000
Profit	\$10,000
Loss	\$10,000
Net	\$10,000
Gain	\$10,000
Loss	\$10,000
Net	\$10,000

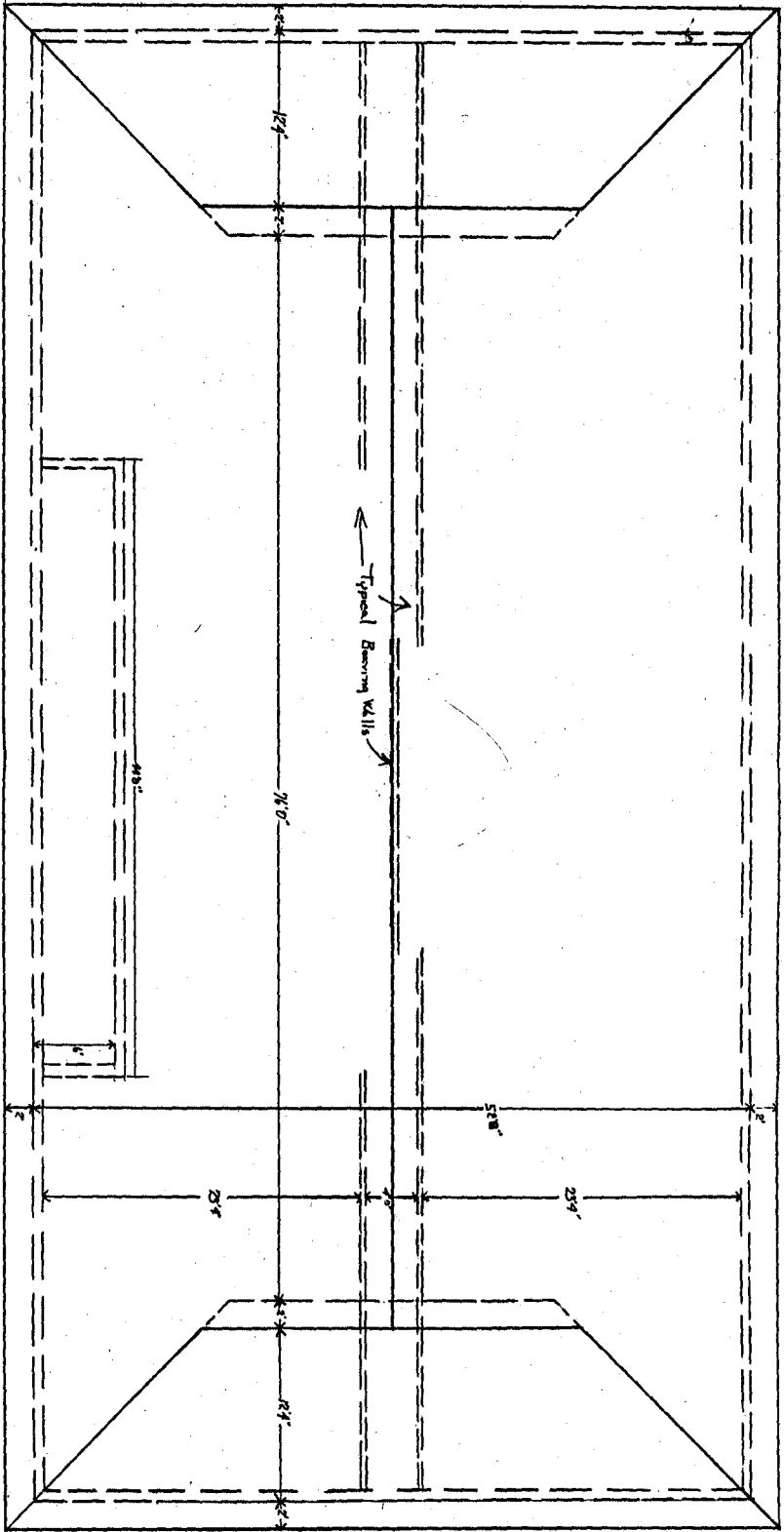
ACCEPTED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF ALBANY, N.Y., ON 10/10/10. THE BOARD OF SUPERVISORS HAS REVIEWED THE PLANS AND SPECIFICATIONS AND HAS APPROVED THEM.

MINOR CHANGES
DATE: 11/10/10

OK for parking lot columns
Date: 11/10/10

MINOR CHANGE

Project No.	10-100-100
Site No.	10-100-100
Block No.	10-100-100
Lot No.	10-100-100
Area	10,225 sq. ft.
Dimensions	50' x 205'
Frontage	50'
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Depth	155'

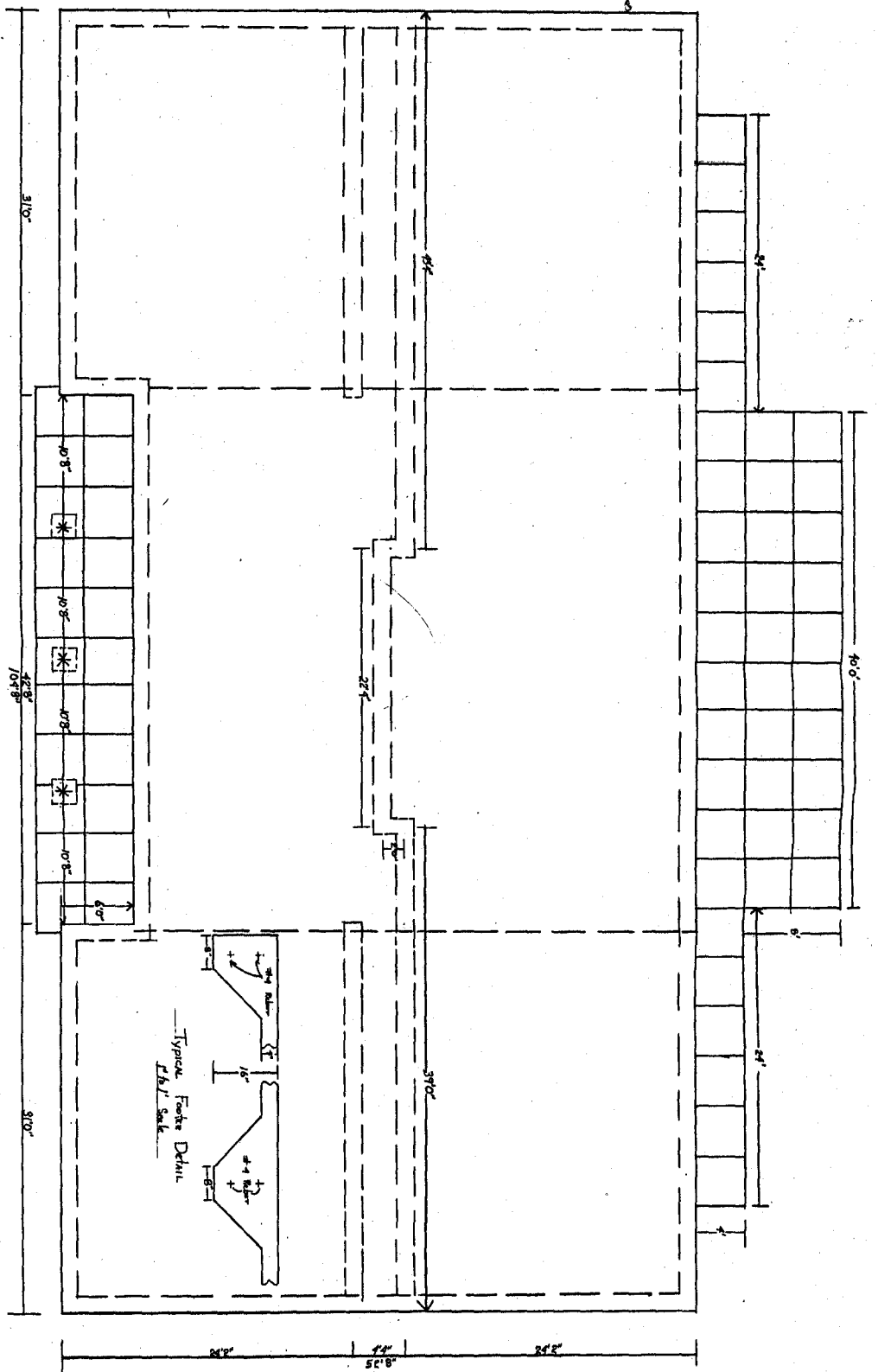


4/12 Pitch

Original
DO NOT REMOVE
FROM OFFICE

#14 6 89

1/4" = 1'-0"	Scale
1/8" = 1'-0"	Scale
1/16" = 1'-0"	Scale
3/32" = 1'-0"	Scale
1/32" = 1'-0"	Scale
Sht. of 51A	51B



#46 89
 Original
 Do NOT Remove
 From Office

Heritage House	31'0"
31'0" x 39'0"	39'0"
1/4" = 1' - 3/8"	31'0"
1/4" = 1' - 3/8"	39'0"
1/4" = 1' - 3/8"	31'0"
1/4" = 1' - 3/8"	39'0"
1/4" = 1' - 3/8"	31'0"
1/4" = 1' - 3/8"	39'0"
1/4" = 1' - 3/8"	31'0"
1/4" = 1' - 3/8"	39'0"



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

July 25, 1990

William A. Ihrig
Harley Jackson
2324 N. Seville Circle
Grand Junction, CO 81506

Dear Mr. Ihrig and Mr. Jackson:

Your request for a minor change to the approved Special Use for a rest home at 2110 N. 15th St. (File #46-89) has been approved. The proposal fits the criteria for a minor change. The building is being increased in size by 10%. The proposed setbacks are within the required setbacks for the RMF-16 zone. The parking area to the north must be paved and striped. The rear yard accessory setback requirement is 10 feet. To comply with that setback the two parking spaces closest to the north property line must remain uncovered.

We feel your existing development has enhanced the neighborhood and that phase II will only further that enhancement. Thank you for your cooperation.

Sincerely,

A handwritten signature in cursive script that reads "Kathy Portner".

Kathy Portner
Senior Planner

xc: File #46-89



Heritage Senior Homes

"Elderly Family Living"

2835 Patterson Rd.
Grand Junction, CO 81501
(303) 245-7610
(303) 241-9163

1530 Walnut Ave.
Grand Junction, CO 81501
(303) 241-9163

3781 Heritage Lane
Palisade, CO 81501
(303) 464-5222

May 9, 1995

Heritage Senior Homes plans to make 3 of our large suites in our West House at 1530 Walnut into semi-private suites in order to accomodate residents who cannot afford the cost of the private rooms. In addition, we have secured both buildings at 1530 Walnut with security systems for residents who may wander. Please refer to attached floor plan. We wish to increase our occupancy from 14 residents per house to 16 per house. Heritage Senior Homes has always discouraged staff from parking on Walnut Street or 15th Street and provides ample parking for our staff and guests.

Linda Ellegood
Linda Ellegood
Director, Heritage Senior Homes

original approval was for 30 beds.

Parking provided - 14 spaces

*Required parking for 32 beds = 1 space/4 beds = 8 spaces
plus 1 space per employee on largest shift = 6*

MEMORANDUM

TO: File #46-89
FROM: Kathy Portner *KP*
DATE: May 11, 1995
RE: Heritage Senior Homes

Heritage Senior Homes, located at 1530 Walnut Avenue, was approved in 1989 as a 30 bed facility (file #46-89). The owner is now requesting to modify the room arrangement to accommodate more shared rooms, resulting in a total of 32 beds. The parking requirement for a 32 bed facility is 1 space per 4 beds (8 spaces) plus 1 space per each employee on the largest shift, which is 6 according to Linda Ellegood, Director of the facility. So a total of 14 on-site parking spaces are required for the proposed 32 bed facility. Fourteen spaces are currently provided on-site; therefore, the increase to 32 beds will be allowed. A Planning Clearance will be required for any interior remodeling requiring a Building Permit.

Heritage Senior Homes

Facility Name

1530 Walnut

Address

Grand Junction

City

Mesa

County

Written evidence of compliance with local zoning, fire, and building codes and ordinances must be obtained. Contact the city or county departments in your area and have the director or designee sign below or otherwise indicate approval. Please return this form, signed by the proper authorities, with your license application. An initial inspection cannot be conducted until these approvals are obtained.

LOCAL ZONING APPROVAL

The above-named facility meets the requirements for zoning approval.

[X] Yes
[] No

If "No" please explain below or on a separate attachment. Building Zone RMK-16

Kathleen M. Pester
Name

Planning Supervisor
Title

5/11/95
Date

Remarks: See attached memo dated 5/11/95

LOCAL FIRE DEPARTMENT APPROVAL

The above-named facility meets the applicable fire codes and ordinances within our jurisdiction.

[X] Yes
[] No

If "No" please explain below or on a separate attachment.

Frank Masterson
Name

FIRE INSPECTOR
Title

5-9-95
Date

Remarks: INCREASE FROM A 28 BED TO A 32 BED FACILITY BY MAKING 4 PRIVATE ROOMS INTO SEMI PRIVATE ROOMS

LOCAL BUILDING DEPARTMENT APPROVAL

The above-named facility meets the applicable building codes and ordinances within our jurisdiction.

[X] Yes
[] No

If "No" please explain below or on a separate attachment.

Robert L. Lee
Name

ASSISTANT Building Official
Title

5-9-95
Date

Remarks:

Remarks:

Return to: Colorado Department of Public Health and Environment
Health Facilities Division
4300 Cherry Creek Drive South
Denver, CO 80222-1530

REVIEW SHEET SUMMARY

FILE NO. 46-89 TITLE/HEADING Special Use DUE DATE _____

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Petitioner: William Ihrig & Harley

Jackson Location: 2110 North 15th Street (North-east corner of 15th and Walnut)

PETITIONER ADDRESS 2324 North Seville Ct. Grand Junction, Co 81506

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.

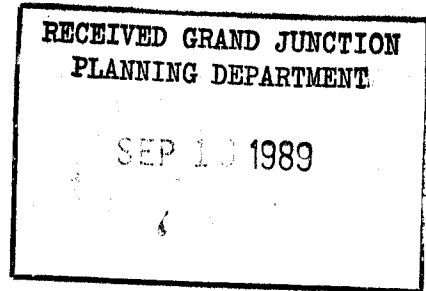
9/14/89	Planning Dept.	<p>Because this use is classified under Human Care/Treatment Facilities in the Use/Zone Matrix, Parks and Open Space fees are 2.5% of the appraised raw land value. This fee must be paid prior to issuance of a building permit.</p> <p>The proposed design is compatible with the existing character of the neighborhood.</p> <p>The proposed use and site design satisfies the criteria for evaluating Special Uses as per section 4-8-1.</p> <p>Final building and site design plans must be approved prior to issuance of a Building Permit.</p>
9/1/89	Utility Engineer	<p>There is no sanitary sewer available in Walnut Ave. as indicated. There is sewer available in 15th St. that could be hooked into, however, it is a considerable distance from Phase 1, approximately 200 ft. The sewer in 15th St. has plus or minus 5 1/2 ft. of cover. It is questionable if a sewer service can be installed at 2% grade from the Phase 1 building to 15th St. This situation needs to be resolved prior to issuing a building permit.</p> <p>The City will provide water service via the 6 inch cast iron line located in Walnut as shown on the site plan.</p> <p>September 13, 1989 - A revised plan was submitted showing the sewer as it actually is. The service line from Phase 1 to the sewer in 15th St. will be installed at a grade somewhere between 1% and 2% which is acceptable but not preferred. P.I.F. for sewer will be figured at 0.36 times the number of residents.</p>
9/7/89	City Engineer	<p>No objection to the proposed plan. I will need detailed grading and drainage plan prior to issuance of a building permit. What is the proposed pavement section for the parking lot?</p>
9/11/89	Police Department	<p>No problems noted.</p>
9/7/89	Building Dept.	<p>We have met with Mr. Jackson on several occasions and advised him of our requirements. We will want to review the architectural plans when they are available.</p>

*Copies picked up
by petitioner's
9/15/89*

9/5/89	City Parks & Recreation	Appraisal of \$22,500 is in order and should be accepted for determining open space fee. At 5% the fee will be \$1,125.00
9/5/89	City Attorney	None.
9/1/89	City Fire Dept.	This care facility will be built in accordance with all the local codes and ordinances and the N. F. P. A 101 Safety Code. I will need to review the building plans to ensure that all the life safety requirements are being met. (ie: fire alarm system and class of interior finish...) Please contact our office if you have any questions.

Heritage elder care
box 4411
Grand junction, co 81502
303 243 7224

September 16, 1989



Mr. Karl Metzner,
City Planner
City of Grand Junction
Grand Junction, Co.

Heritage Elder Care Personal Care Board Home for the Elderly;

Review Sheet Summary Response:

PLANNING DEPT.

1. The open space fee of \$562.50 will be paid at the appropriate time.
2. Site and building plans will be delivered with this response.

UTILITY ENGINEER:

1. The sanitary sewer problem has been discussed and resolved by rerouting the sewer line parallel to the North property line and out approx 15 feet. The top of the sewer line on 15th street where we propose to connect is at an elevation of 38.5 feet. The finish floor elevation is 46 feet, $7\frac{1}{2}$ feet above the top of the sewerline. The distance to the very furthest bath room is 350' @ 2% = 7 feet. We will also be using 4" sewer line which has a minnum standard of 1%. It appears that we have plenty of fall.

CITY ENGINEER;

1. We have met with the City Engineer and it is our understanding we have furnished him with acceptable plans.

POLICE DEPT; NA

BUILDING DEPT/

1. The building dept was delivered a set of plans and an application for a building permit on Thursday, September 14, 1989.

CITY PARKS AND RECREATION;

1. The Planning Departments comments on on the classification reducing the fee from 5% to $2\frac{1}{2}$ % will be paid on or before the appropriate time.

CITY ATTORNEY; NA

CITY FIRE DEPARTMENT;

1. We met with Mr. Bennett and Mr. Knutson, Friday, 9/15/89. We will we meeting with them to meet the requirement of the fire code.

We wish to thank the Planning Staff and all the City Personel for their help to us through this process.

OFF **ACTION SHEET**



Acres _____

Units _____

Density _____

File No. #46 89

Zone RME-16

Tax Parcel Number 2945-122-00-059

SPECIAL USE

Activity Special Use for a Rest Home

Phase Final

Common Location 2110 15th St. or 1530 Walnut Ave

Date Submitted _____ Date Mailed Out _____ Date Posted _____

_____ day Review Period Return by _____

Open Space Dedication (acreage) _____ Open Space Fee Required \$ _____ Paid Receipt # _____

Recording Fee Required \$ _____ Paid (Date) _____ Date Recorded _____

1 - don't need

review agencies	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	BB	CC	DD	EE	FF	GG
Development Dept.	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
City Public Works	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
City Engineer	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Transportation Engineer	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
City Parks/Recreation	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
City Fire Dept.	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
City Police Dept.	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
County Planning	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
County Engineer	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
County Health	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
County Parks/Recreation	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Comprehensive Planning	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Floodplain Administration	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
G.J. Dept. of Energy	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Walker Field	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
School District	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Irrigation	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Drainage	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Water (Ute, Clifton)	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Sewer Dist. (FV, CGV, OM)	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Mountain Bell	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Public Service (2 sets)	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
State Highway Dept.	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
State Geological	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
State Health Dept.	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
GJPC (7 packets)	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
CJC (9 packets)	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
OTHER <u>Utility Engineer</u>	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
<u>City Attorney</u>	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
<u>Building Dept.</u>	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
totals																																	

Review finished

BOARDS	DATE		
	9-19-89		Letter of approval
		9-22-89	open space fee paid Original
			Do NOT Remove from Office
STAFF			

APPLICATION FEE REQUIREMENTS



\$115.00 payable to the City of G.J. at time of submittal



2945-122-00-059

JOEL 250-9631

INCREASING 2 BEDS

Colorado Department of Public Health and Environment

Personal Care Boarding Home Sign off for Local Authorities

Written evidence of compliance with local fire, building, and zoning codes and ordinances must be obtained. Contact the city or county departments in your area and have the director or designee sign below or otherwise indicate approval. Please return this form, signed by the proper authorities, with your license application. An initial inspection cannot be conducted until these approvals are obtained.

Name of Facility Heritage Senior Homes - Walnut

Address 1530 Walnut Ave.

Grand Junction, Co. 81501 No. of Licensed Beds 36 ³⁴

Name of Person to Contact Linda Ellegood Phone (970) 243-7224

Fire Department having Jurisdiction GRAND JUNCTION FIRE

The above-named facility meets the requirements for fire safety YES NO

If "no" please explain on a separate attachment.

Signature Henry Masterson Date 12-14-98

Name of Person to Contact HENRY MASTERSON Phone 244-1414

Code(s) Applied and Edition NFPA 13R (FOR NEW FIRE SPRINKLER)
1994 UFC

Building Department having Jurisdiction _____

The above-named facility meets the requirements for building approval YES NO

If "no" please explain on a separate attachment.

Signature _____ Date _____

Name of Person to Contact _____ Phone _____

Code(s) Applied and Edition _____

RMF-16

Zoning Department having Jurisdiction _____

The above-named facility meets the requirements for zoning approval YES NO

If "no" please explain on a separate attachment.

Signature _____ Date _____

Name of Person to Contact _____ Phone _____

Return to: Colorado Department of Public Health and Environment
Health Facilities Division
4300 Cherry Creek Drive South
Denver Colorado 80246-1530

G:PCBHSIGN.OFF
PCBH/Revised-9/96

15 PARKING SPACES REQUIRED FOR 36 BEDS & 6 EMPLOYEES
12-13 SPACES EXISTING