

MINOR CHANGE REQUEST

We request the approval to finish the partial basement area of building #3 Heritage Senior Homes-The Falls.

We intend to have 2(two)-1(one) bedroom and 2(two)-2(two) bedroom Senior apartments.

The only change in the site plan will be sidewalks and exterior stairs on the east side of building #3. These stairs will lead to the existing parking lot to the north.

The present density will cover the additional units.


The total parking units are as follows:

3-15 Bedroom Assisted Care	15
Staff	8
4 Senior Apartments	4
Extra	1

TOTAL	30
Spaces available	41

HEC

W. A. Ihrig


Partner

TO: File # 23-92, Heritage Homes at the Falls
FROM: Dave Thornton, Planner
SUBJECT: Unpaid Open Space Fees
DATE: February 23, 1993

Open Space Fees have not been paid for the 27 congregate unit facility that has been approved for Heritage Homes at the Falls. This will need to be collected prior to issuance of a Building Permit/Planning Clearance for this facility.

A Planning Clearance has been issued and Open Space fees have been paid for the 15 bedroom elderly care facility approved with this project.

10/18/93

DUE TO THE MINOR CHANGE the 27 congregate unit facility will not be built. Instead, two 15 Bedroom facilities will be built. ONE 15 bedroom facility is now completed. OPEN SPACE FEES ARE NOW DUE for the completed (PHASE II) building AND will be due for (PHASE III) when a building permit is pulled. The open space fees due for each building is \$225⁰⁰ x 6 units = \$1350⁰⁰. Each 15 bedroom facility is calculated to be equivalent to 6 units based on the formula $2\frac{1}{2}$ beds per dwelling unit. Using \$225⁰⁰ per unit rather than $2\frac{1}{2}\%$ the FMV of unimproved land is the policy direction we are now taking for residential uses of this type.

10-20-93

PAID \$1350⁰⁰ for Open Space Fees for Building #2



REVIEW COMMENTS

Page 1 of

FILE NO. #23-92(2)

TITLE HEADING: Minor Change - Heritage Elder Care

LOCATION: 2835 Patterson Road

PETITIONER: Bill Ihrig

PETITIONER'S ADDRESS/TELEPHONE: 2835 Patterson Road
Grand Junction, CO
243-7724

STAFF REPRESENTATIVE: David Thornton

NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED ON OR BEFORE 5:00 P.M., , 1993.

CITY POLICE DEPARTMENT
Mark Angelo

6/21/93
244-3587

What type of access for employees will be on the south side? What type of lighting will be on the south side? Recommend another parking lot light for the south-east parking spaces. Reason - it appears the current parking lot lights are low level lights and the existing and one additional light will probably not reach teh south-east parking spaces. For engineering - is the grade too steep for the driveway on the east side?

Another concern - 10' is not wide enough for vehicle two-way traffic. Can the buildings be put together with a common wall, to increase the width of the driveway to prevent cars having to back up or down the driveway? It appears that there is a Russian Olive bush covering the compacted driveway on the east side. Russian Olives will grow to a spread of 20 feet. You may want to consider spacing them apart more and not so close to the compacted gravel driveway and removing the far east olive shrub.

CITY UTILITIES ENGINEER
Bill Cheney

6/21/93
244-1590

WATER - Ute Water

SEWER - Central Grand Valley Sanitation District

1. Per City Ordinance Section 25-26, each building requires its own separate sewer service. Dual connections to the 6" line are not allowed.

No other comments.

REVIEW COMMENTS

Page 1 of 1

FILE NO. #23-92(3)

TITLE HEADING: Minor Change - Heritage Elder Care

LOCATION: 2835 Patterson Road

PETITIONER: Bill Ihrig

PETITIONER'S ADDRESS/TELEPHONE: 2835 Patterson Road
Grand Junction, CO
243-7724

STAFF REPRESENTATIVE: David Thornton

NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED.

CITY UTILITIES ENGINEER
Bill Cheney

1/18/94
244-1590

WATER - Ute Water

SEWER - Central Grand Valley Sanitation District. There should still be a payback from the developer on the line installed during the construction of the fire station.

No other comments.

CITY DEVELOPMENT ENGINEER
Jody Kliska

1/18/94
244-1591

No comment.

GRAND JUNCTION FIRE DEPARTMENT
George Bennett

1/19/94
244-1400

We don't have a problem with this change. A fire flow survey will need to be conducted before a building permit can be issued. Submit a complete set of building plans for our review.

GRAND JUNCTION POLICE DEPARTMENT
Mark Angelo

1/26/94
244-3587

The major concern is for the safety of the tenants. It is my understanding, the only access to the apartment is from the outside, and from the stairs. The stairs are between both of the buildings which create a security problem. You can't see down them from the parking lot and it would be hard to see them from the roadway below. The buildings will also shield this area from the sun,

creating a safety concern for those using it in the winter. For emergency response, police and fire, also creates a problem carrying stretchers up and down the stairs. IN addition, the access to the apartment is not user friendly. Tenants carrying packages and shopping bags have to walk down and up stairs and a long distance to get to their apartments; again causing a safety problem. They may walk into a dangerous situation, not knowing it until there is no possibility for them to get out of it. Maybe a way to eliminate this problem is to make the general entrance on the north side, and making the south side a patio and/or balcony; to make an access to the lower apartments an inside elevator.

COMMUNITY DEVELOPMENT
DAVE THORNTON

DT

2-2-94
244-1447

NO COMMENT

Receipt # 346

Heritage Elder Care
2835 Patterson Road
Grand Jct. Co., 81506

City of Grand Junction
Planning Department
Att: Dave Thornton


June 10, 1993

Subject: Use change of 2835 Patterson

Heritage Elder Care is the owner and developer of the above property. HEC has developed the front part of the property. HEC presently has approval for a 27 unit congregate care apartment unit on the south portion of the property. HEC would like to change the usage to 2 personal care homes, as operating on the north side of the property. It would reduce the density from from 27 units to 13 units.

The change would also eliminate the old proposed three level structure to a one level on the entry on the north and a partial walk out lower level on the south. The walkout level to be used as administrative offices and storage. The parking is for administrative offices only. The driveway on the east will not be used for delivery trucks.


A paved driveway will be along the east property line to the lower level for HEC use and for fire protection. HEC is presently negotiating to acquire the property to the southwest for the purpose of providing access to 28 1/4 road for a fire lane.

Respectfully submitted,

General Partner,
Heritage Elder Care

STAFF REVIEW

FILE: #23-92 (2)

DATE: June 22, 1993

STAFF: David Thornton 

REQUEST: Minor Change for Heritage Homes at the Falls

LOCATION: 2835 Patterson Road

APPLICANTS: Bill Ihrig

STAFF ANALYSIS:

Review Comments

1. To provide adequate fire protection, the buildings shall be constructed with a sprinkler system.
2. The 10' driveway along the East property line shall be signed as private, authorized vehicles only. Please be advised that the width and steepness of this driveway does not meet code and would not be allowed for general public use and therefore shall be built and utilized at the property owners risk.
3. Per City Ordinance section 25-26, each building requires its own separate sewer service. Dual connections to the 6 inch line are not allowed.

STAFF APPROVAL:

Staff approves this minor change subject to the revised site plan dated 6/8/93 and the above review comments.

CERTIFICATE OF OCCUPANCY

BUILDING DEPARTMENT
CITY OF GRAND JUNCTION
(OR MESA COUNTY)

PERMIT # 45496

DATE 11-1-93

PERMISSION IS HEREBY GRANTED TO Heritage Elder Care TO OCCUPY THE

BUILDING SITUATED AT 2835 Patterson Unit 2

LOT _____ BLOCK _____ FILING _____ SUBDIVISION _____

TAX SCHEDULE NUMBER 2943-072-25-001

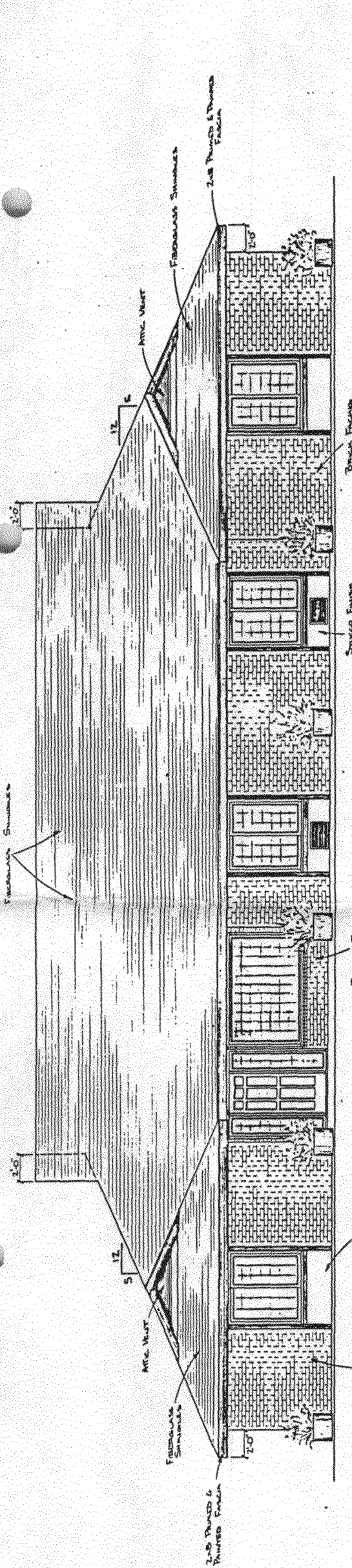
FOR THE FOLLOWING PURPOSE: new Elder Care Facility

THIS CERTIFICATE ISSUED IN CONFORMITY TO SECTION 307, UNIFORM BUILDING CODE

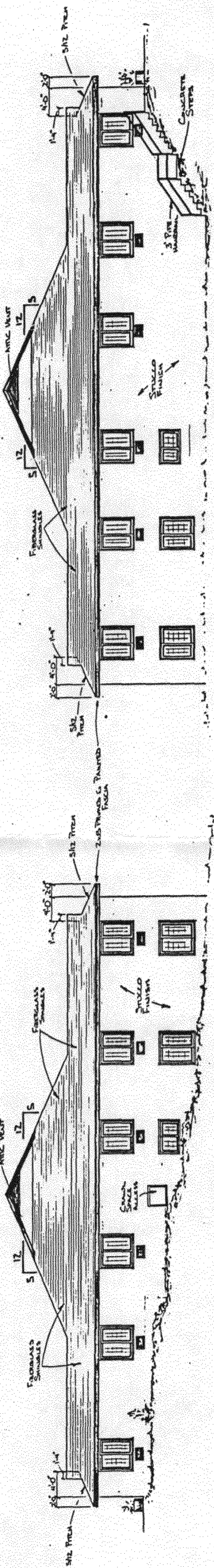
INSPECTOR *Bob L...*

City Planning *[Signature]*

11-15-93

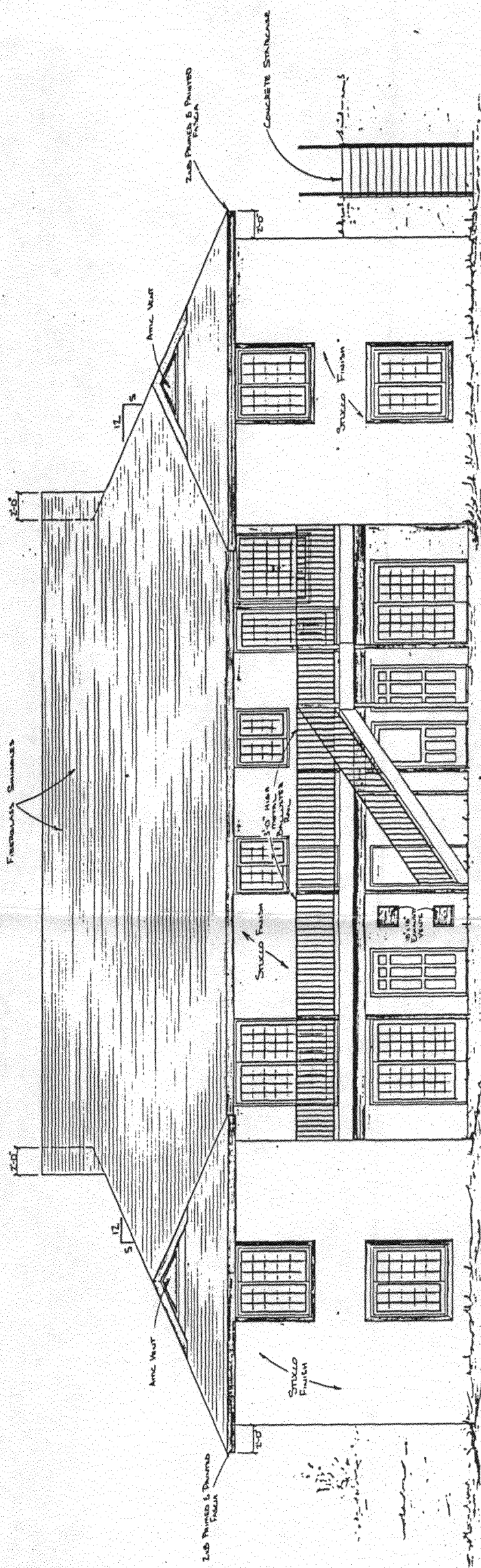


A FRONT VIEW-NORTH ELEVATION
SCALE: 1/8"=1'-0"



B SIDE VIEW-WEST ELEVATION
SCALE: 1/8"=1'-0"

C SIDE VIEW-EAST ELEVATION
SCALE: 1/8"=1'-0"



D REAR VIEW-SOUTH ELEVATION
SCALE: 1/8"=1'-0"

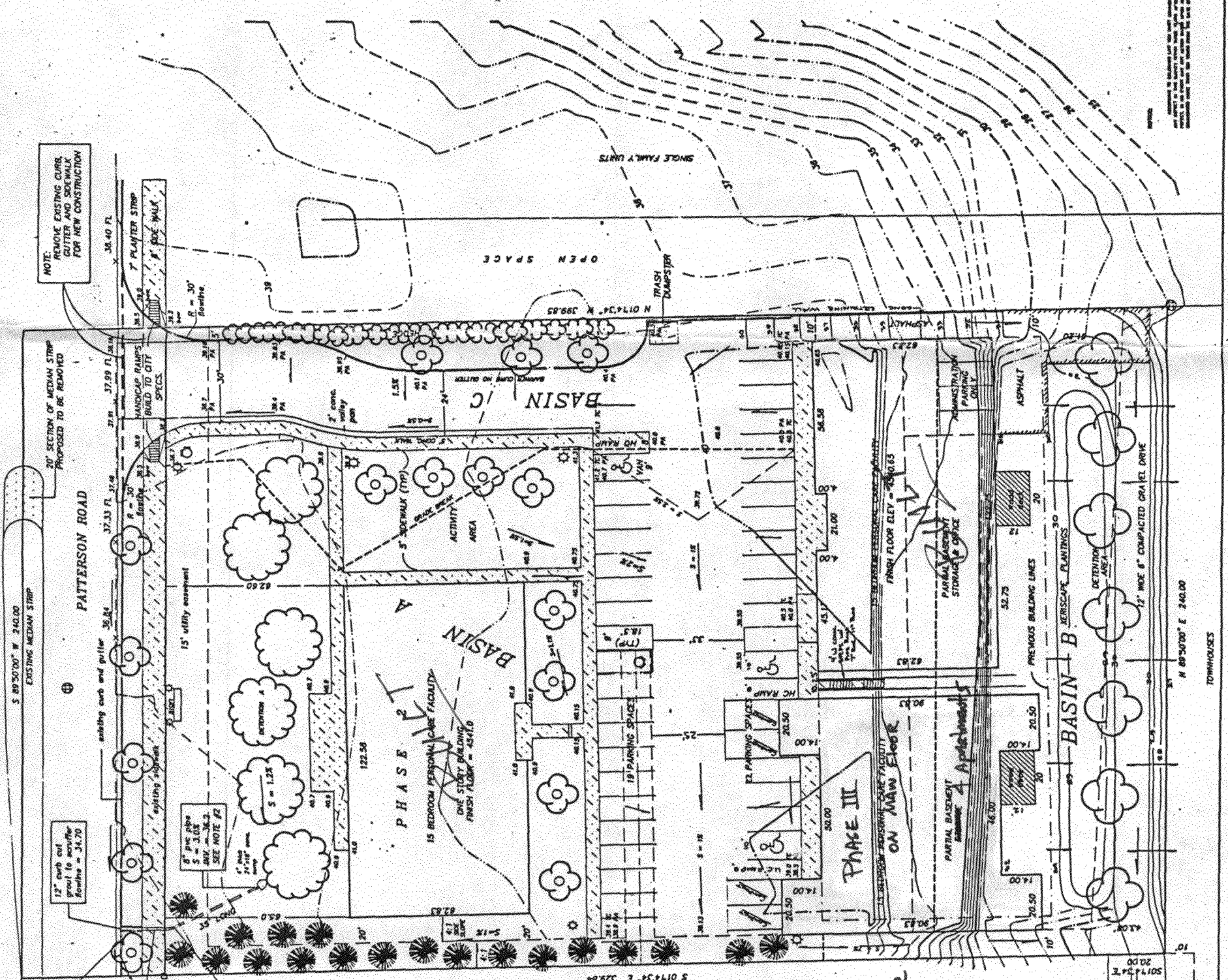
Revised 1/9/92



Revised 6/12/92
 Revised 5/11/93
 Revised 4/22/92

HERITAGE HOMES - THE FALLS SITE PLAN	
FOR: HERITAGE	DATE: 4/9/92
SCALE: 1" = 20'	FILE: 92087
SURVEYED BY: DMM MF	
DRAWN BY: MEM	
ACAD ID: HER-FALL	
SHEET NO. 1	
O.E.D. SURVEYING SYSTEMS INC. 1018 COLO. AVE. GRAND JUNCTION COLORADO 81501 (970) 241-3370 964-7566	

- LEGEND & NOTES**
- LEGEND**
- HONEY LOCUST
 - MOUNTAIN ASH
 - RUSSIAN OLIVE
 - JANPER
 - DIRECTION OF DRAINAGE
 - FIRE HYDRANT
 - STREET LITE
 - HANDICAP PARKING
- NOTES**
- NOTE: BUILD CURB, GUTTER, RAMP, ETC. TO CITY OF GRAND JUNCTION SPECIFICATIONS
 - Restricted flow orifice - use 8" pvc pipe cap (Do NOT solvent weld) out orifice opening 5" dia at pipe finish
 - Under sidewalk Drain Through - see City of Grand Junction "Standard Drainage Details" sheet 2 Exhibit F



NOTE: REMOVE EXISTING CURB, GUTTER AND SIDEWALK FOR NEW CONSTRUCTION

20' SECTION OF MEDIAN STRIP PROPOSED TO BE REMOVED

12" curb cut
 12" x 12" w/hold
 top per City specifications

12" x 35" service
 12" x 12" w/hold
 top per City specifications

8" pvc pipe
 S = 3.0%

15' utility easement

8" pvc pipe
 S = 3.0%

12" x 35" service
 12" x 12" w/hold
 top per City specifications

8" pvc pipe
 S = 3.0%

12" x 35" service
 12" x 12" w/hold
 top per City specifications

8" pvc pipe
 S = 3.0%

12" x 35" service
 12" x 12" w/hold
 top per City specifications

8" pvc pipe
 S = 3.0%

12" x 35" service
 12" x 12" w/hold
 top per City specifications

8" pvc pipe
 S = 3.0%

12" x 35" service
 12" x 12" w/hold
 top per City specifications

8" pvc pipe
 S = 3.0%

12" x 35" service
 12" x 12" w/hold
 top per City specifications

8" pvc pipe
 S = 3.0%

12" x 35" service
 12" x 12" w/hold
 top per City specifications

8" pvc pipe
 S = 3.0%

Proposed Minor Change
 For Phase III

10' DRAINAGE EASEMENT
 PRIVATE DRIVE

10' DRAINAGE EASEMENT
 PRIVATE DRIVE

10' DRAINAGE EASEMENT
 PRIVATE DRIVE