

Sept 10, 1995
1035 Hill Ave
Grand Jct, Co 81501

Building Department
Zoning Enforcement
750 Main Street
Grand Junction, Co 81501

This letter is to advise you of my desire of opening a Personal Care Facility. My house is located at 972 Walnut Avenue.

The general info from state papers define PCFH as a residential facility that provides room & board to three or more unrelated adults, who because of impaired capacity for independent living elect protective oversight, personal services and social care, but do not require the regular 24 hour care - Medical or nursing. This includes adult foster care homes and Alternative Care facilities (I know you already know all this - but they say it better than I.)

The Name: Sunrise Home Care. I plan to accept & care for both men & women and apply for both Alternative & regular Foster Care license. The number by guidelines of state & inspections etc.

My son drew the plans, however they
aren't exact & I've placed some notes on them.
Also enclosed are approval forms for
Zoning, Fire and Building Dept.

Community Hospital is about 1 1/2 blocks
away, also Doctors (physical & eye) collections
& other businesses are also in that Mall.

My phone number is 245-2369 if you
need more info or perhaps other papers.

Thank you
Emilia Benson

BF-8

To: Kathy Portner
Cc: Dan Wilson
From: John Shaver
Subject: Sunrise Home Care - 972 Walnut
Date: 10/2/95 Time: 4:04PM

Kathy,

I've reviewed the letter pertaining to the PCBH to be located at 972 Walnut. Four comments/questions as a result of that review. They are:

- 1) What is an "alternative and regular foster care license"? That sounds to me to involve kids. Will the PCBH take kids? We need to know what this means and what she has in mind. I am not familiar with adult foster care. Is there such a thing? If so we may need to evaluate this application very closely.
- 2) In the last line of the letter the applicant states that she will defer to "the number by guidelines of state and inspections ect." (referring to foster care?) We not only need to find out what this refers to but also need to expressly limit the occupancy to our maximum not state Max
- 3) In the narrative the applicant admits that the drawing is inaccurate. Since we know its wrong and we don't know exactly what is wrong let's require her to submit a correct one.
- 4) At some point we need to wrestle with the 750' spacing requirements. These PCBH's are popping up all over the place. It's not if but when there will be a conflict with spacing. Please call and we can brainstorm about this issue.

jps



Grand Junction Community Development Department
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(970) 244-1430 FAX (970) 244-1599

October 4, 1995

Emila Genova
Sunrise Home Care
972 Walnut
Grand Junction, CO 81501

Dear Ms. Genova:

The following items must be clarified for our review of the proposed Group Home at 972 Walnut Avenue:

1. Define the "alternative and regular foster care license".
2. What number of occupants are you proposing? Number of employees?
3. Correct any inaccuracies on the drawings.
4. Are there any improvements proposed for the house that would require a building permit?

Please respond to the above questions and concerns. Thank you.

Sincerely,

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

Katherine M. Portner
Planning Supervisor

Emila Genova
Advantage Home Care
972 Walnut
Grand Junction, CO. 81051

Grand Junction Community Development Department
Planning*Zoning*Code Enforcement
250 North Fifth Street Grand Junction, CO. 81501-2668

October 4, 1995

Dear Ms. Portner:

In reference to your letter I received today, I would like to take this time to clarify and answer your questions on the proposed Group Home at 972 Walnut Avenue:

As to the definition of "alternative and regular foster care license", please see the enclosed paper from the STATE OF COLORADO. This should give you the definition you are looking for.

Regarding the number of occupants; there will be 6. As to how many employees there will be no more than two.

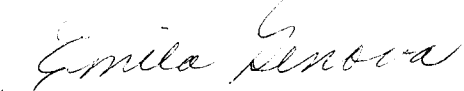
Since you still have my set of professional plans, I am sending a hand drawn set.

As to your question of any proposed plans for the restructuring of the house, my answer would be no. I will not be needing a building permit.

Also, I would like to let you know that the house has had a walk through by the Fire Inspector to assess the fire protection that was needed. The building department was also called to check on a few things. Mr. Masterson is the person that was spoken with.

If you have any further questions please call me at 245-2369 or 245-2326. Thank-you.

Sincerely,



Emila Genova
Advantage Home Care

Please note the name change from Sunrise Home Care to Advantage Home Care.

Edna King
692-2844

STATE OF COLORADO

Roy Romer, Governor
Patti Shwayder, Acting Executive Director

Dedicated to protecting and improving the health and environment of the people of Colorado

4300 Cherry Creek Dr. S.
Denver, Colorado 80222-1530
Phone (303) 692-2000

Laboratory Building
4210 E. 11th Avenue
Denver, Colorado 80220-3716
(303) 691-4700



Colorado Department
of Public Health
and Environment

LICENSURE OF PERSONAL CARE BOARDING HOMES

GENERAL INFORMATION FOR PROVIDERS

AUTHORITY: In 1985, the Legislature passed a bill granting responsibility to the Department of Health for licensing Personal Care Boarding Homes. This includes an annual inspection and enforcing the regulations.

DEFINITION: A Personal Care Boarding Home is a residential facility that provides room and board to three or more unrelated adults who because of impaired capacity for independent living elect protective oversight, personal services and social care, but do not require regular 24-hour medical or nursing care. This includes adult foster care homes and alternative care facilities, however, residential care facilities for the developmentally disabled are excluded.

SERVICES PROVIDED: In a Personal Care Boarding Home include but are not limited to:

- ◆ an environment which is sanitary and safe from physical harm
- ◆ adequate sleeping and living areas
- ◆ well balanced nutritious meals
- ◆ assistance with activities of daily living; including bathing, eating and dressing
- ◆ 24-hour supervision
- ◆ supervision of self-administration of medications
- ◆ assistance with transportation
- ◆ opportunities for social and recreational activities

SQUARE FOOTAGE:

Total 2253 Main Level 1145 Upper Level - Lower Level 1 Basement -
 Bedrooms (# 4) 12' x 23', 10' x 15', 10' x 13', 11' x 9', 11'3" X 12'4"
 Baths 2 Full Living Room 16x23 Dining Room Combo Family Room 11x22 Kitchen 9x10
 Garage None Other Storage Shed

SCHOOLS AND DISTANCES:

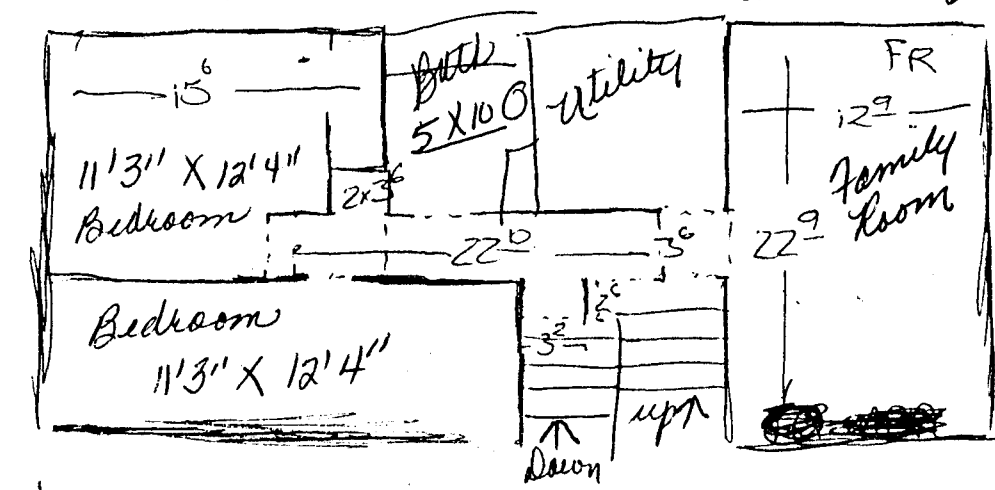
Tope Elementary
West Junior High/Middle
G.I.H.S. Senior High
Mesa College College
 Grocery Store _____

UTILITIES:

Gas Public Service
 Electricity Public Service
 Domestic Water City of Grand Junction
 Irrigation Water None
 Sewer City of Grand Junction
 Other Trash-- City of Grand Junction

SPECIAL FEATURES:

1. Walk to Tope
2. Large Master Bedroom
3. Close To Schools & Shopping
4. Could Be 5th Bedroom 11'3" X 12'4"
5. New Paint Inside & Out
6. Fenced Yard
7. New Tile Entryway & Kitchen



FAMILY HOME

Home checked by
A. S. & L. K. K. K. K. K.
D. W. K. K. K. K. K.
L. K. K. K. K. K.



972 Walnut Avenue



Grand Junction Community Development Department
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(970) 244-1430 FAX (970) 244-1599

October 5, 1995

Emila Genova
Advantage Home Care
972 Walnut
Grand Junction, CO 81051

RE: Group Home

Dear Ms. Genova:

This is to confirm that the property located at 972 Walnut Avenue is zoned RSF-8. This zoning, under the current Zoning and Development Code, allows group homes licensed with the State of Colorado as Personal Care Boarding Homes. This approval is for a maximum of 6 residents in addition to the operators of the facility.

If there are any modifications to the home that require a Building Permit, a Planning Clearance from the Community Development will be required. The outside appearance of the home must continue to be that of a single family residence.

If you have questions please call me at 244-1446.

Sincerely,

Katherine M. Portner
Planning Supervisor

2945-111-09-006

Sunrise Homecare 972 Walnut Grand Jct - Mesa
 Facility Name Address City 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 for a Personal Care Boarding Home Yes No

If "No" please explain below or on a separate attachment. Building Zone R5F-8

Katharine M. Portner Planning Supervisor 10/5/95
 Name Title Date

Remarks: Allowed as a group home for a maximum of 5 residents in addition to the operators.

LOCAL FIRE DEPARTMENT APPROVAL

The above-named facility meets the applicable fire codes and ordinances within our jurisdiction. Yes No

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

 Name Title Date

Remarks:

LOCAL BUILDING DEPARTMENT APPROVAL

The above-named facility meets the applicable building codes and ordinances within our jurisdiction. Yes No

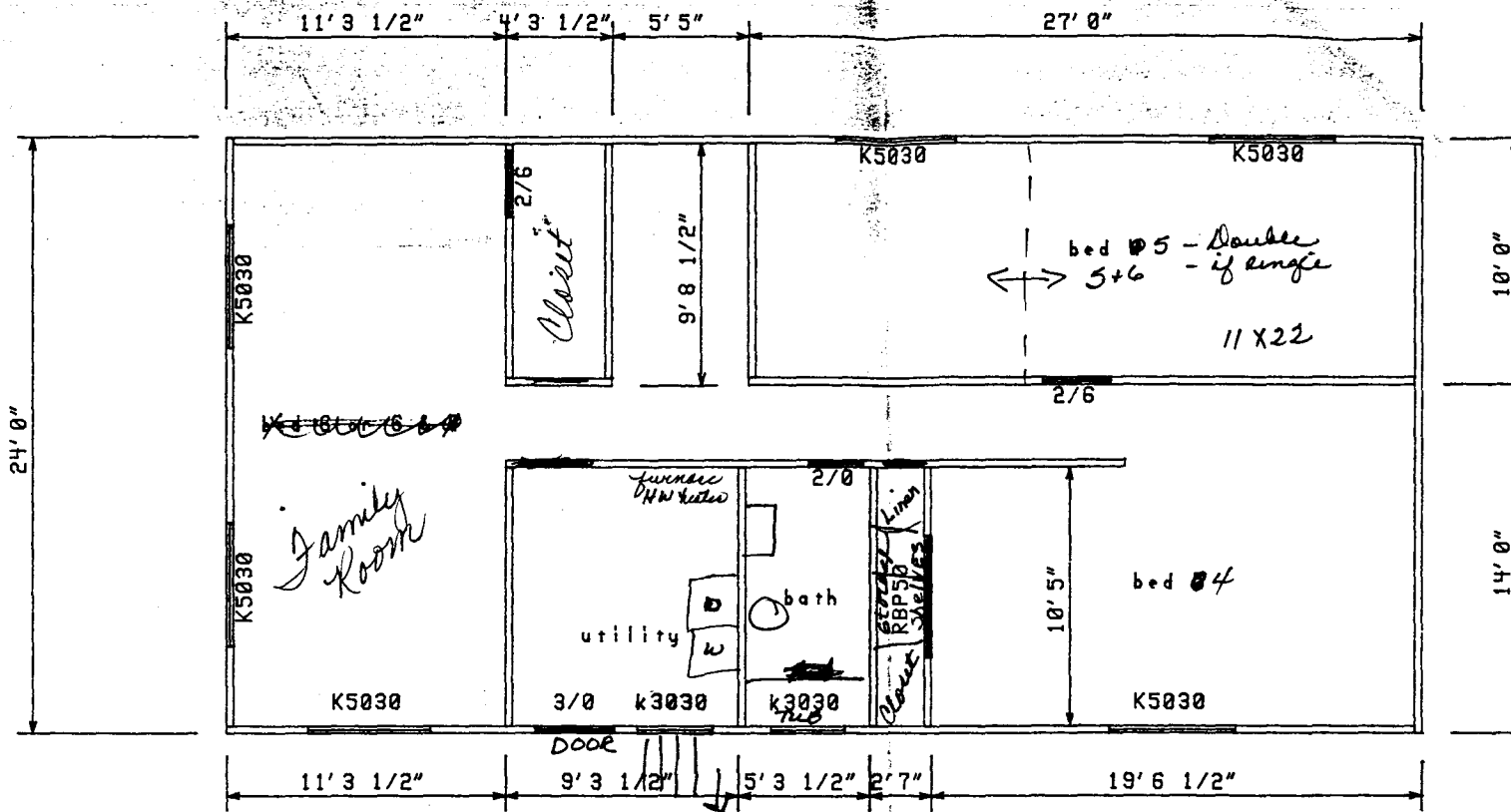
If "No" please explain below or on a separate attachment.

 Name Title Date

Remarks:

Remarks:

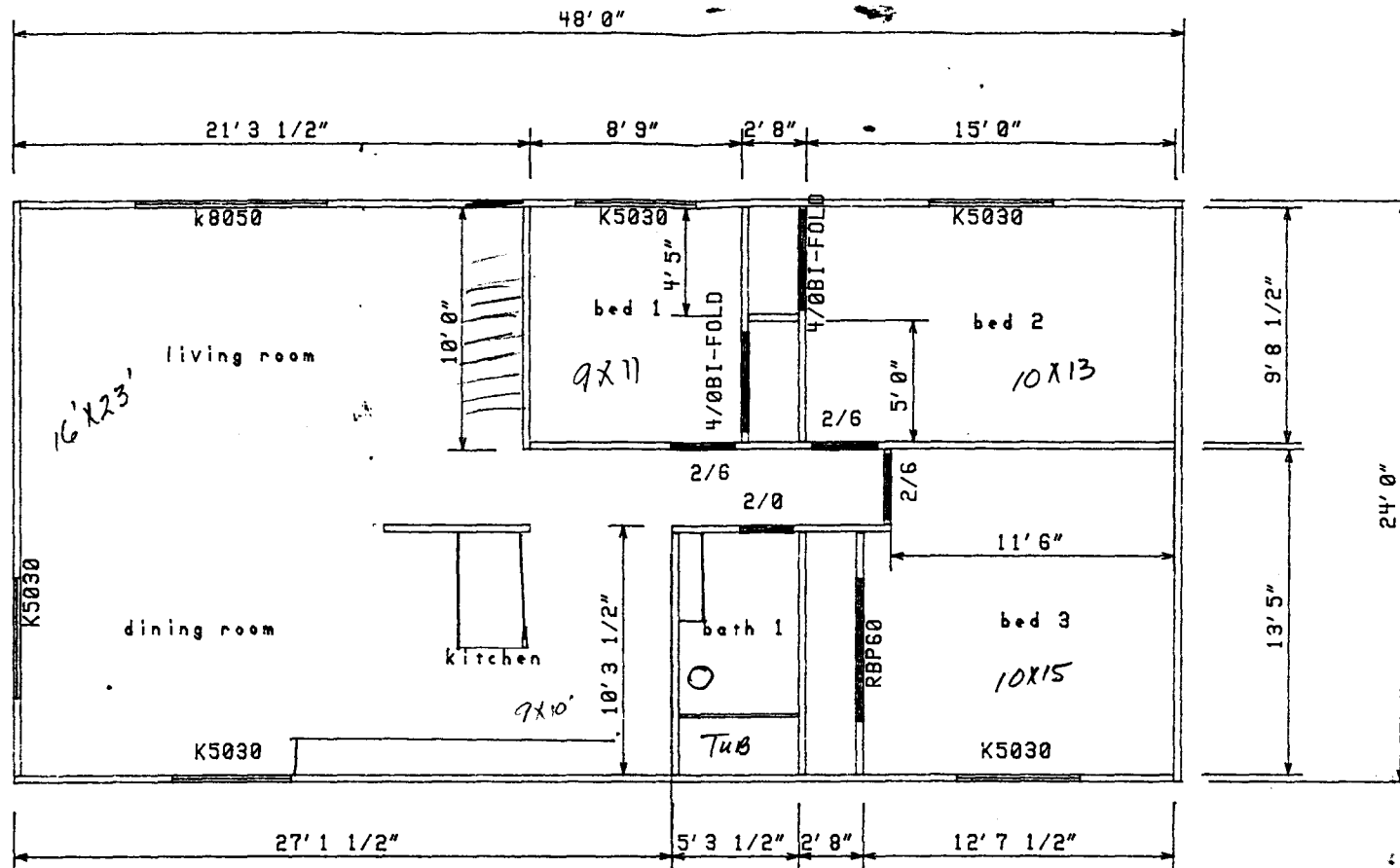
Return to: Colorado Department of Public Health and Environment
 Health Facilities Division
 4300 Cherry Creek Drive South
 Denver, CO 80222-1530



*Emilia Penrose
245-2369
972 Walnut*

back yard area 66' x 75'
Lot 91' x 130'

ADVANTAGE COMP.	
CUSTOMER : 245-2369 <i>Sunrise Homecare</i>	JOB : mom2
Community : 245-2369 <i>Grand Junction</i>	Date : 09/01/95
Contract :	Model : B1-LEVEL
Division :	Version :
SCALE : 0' 0 3/16" = 1' 0"	



*Emilia Penone
245-2369
972 Walnut*

ADVANTAGE COMP.	
CUSTOMER : Sunrise Home Care	JOB : mom
Community : Grand Junction	Date: 09/01/95
Contract :	Model : BI-LEVEL
Division :	Version :
SCALE : 0' 0 3/16" = 1' 0"	