

September 27, 1995

Vicki Hoffman
Administrator, Grand Villa
1501 Patterson Road
Grand Junction, CO 81506

Dear Ms. Hoffman,

Based on the letter you sent dated September 22, 1995, this department agrees that the Grand Villa should be classified as "Elderly or Disabled Persons Housing, Dependent". This classification seems appropriate based on the fact that registered nursing care is provided and that 99% of the residents don't drive vehicles for transportation.

As you know, the current Zoning & Development Code requires additional parking spaces for the proposed bed expansion. The parking lot addition to the property requires a site plan review process with the City. The first step is to contact Bill Nebeker, Senior Planner (244-1447) to set up a pre-application conference. At this time, he will inform you on the site plan review process.

Call me if you have any questions (244-1430).

Sincerely,

A handwritten signature in black ink, appearing to read "Mike Pelletier", written in a cursive style.

Mike Pelletier
Associate Planner, Community Development



RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT
SEP 27 RECD

September 22, 1995

Mr. Mike Pelltier
City of Grand Junction
250 N. 5th Street
Grand Junction, CO 81501

Dear Mr. Pelltier:

The purpose of this letter is to clarify the classification of Grand Villa for the purposes of zoning within the city of Grand Junction.

This issue has arisen as we have applied to the State Department of Health for an increase in our licensed bed capacity from the existing 50 to 56. It was at this point that it was determined that the zoning ordinances had changed since Grand Villa was originally built.

We have reviewed the various classifications provided by the city and feel that we most closely fit into the classification "Elderly or Disabled Persons' Housing, Dependent". Grand Villa is licensed by the State Department of Health as a personal care boarding home. Residents typically move to Grand Villa because they require the wide array of services that we provide to them, as they are no longer able to live in their home. Grand Villa is managed by a registered nurse with additional nurses to tend to the needs of our residents. In addition to registered nurses we have nurse aides on duty 24 hours a day.

Our services include transportation for various medical appointments, weekly shopping and recreational activities, as 99% of our residents do not own a vehicle or provide self-transportation.

Thus a definite distinction between "Elderly or Disabled Persons' Housing, Dependent" versus "Semi-Independent" is the assumption that there would be significantly more residents driving cars in the semi-independent category than in the dependent.

It is our plan to add a parking lot off of Patterson that would have sufficient spaces to handle our employee parking. This

would leave the 19 current spaces we have in front of our building available for visitors and one or two spots for resident parking. We feel that this will be more than adequate for our parking needs.

Please submit written clarification that Grand Villa should in fact be classified as "Elderly or Disabled Persons' Housing, Dependent".

If you have any questions, please give me a call.

Thank you for your time and consideration in this matter.

Sincerely,

A handwritten signature in cursive script that reads "Vicki Hoffman". The signature is written in dark ink and is positioned above the typed name.

Vicki Hoffman, RN/BSN
Administrator

ISSUES - DRAINAGE, LANDSCAPING, LOT LAYOUT
WHERE WILL ADD LOTS TO?

PRE-APPLICATION CONFERENCE

Date: 10-27-95
Conference Attendance: ART MORFORD (PROVISION PAWNG), BILL NESEKER
Proposal: EXPAND PARKING LOT - 8 SPACES
Location: 6000 VILLA ST. 15TH ST & PATTERSON

Tax Parcel Number: _____
Review Fee: \$ 145 + \$ 35 - 6000-6 DRAINAGE
(Fee is due at the time of submittal. Make check payable to the City of Grand Junction.)

Additional ROW required? -
Adjacent road improvements required? _____
Area identified as a need in the Master Plan of Parks and Recreation? _____
Parks and Open Space fees required? _____ Estimated Amount: _____
Recording fees required? _____ Estimated Amount: _____
Half street improvement fees/TCP required? _____ Estimated Amount: _____
Revocable Permit required? _____
State Highway Access Permit required? _____
On-site detention/retention or Drainage fee required? _____

Applicable Plans, Policies and Guidelines _____
Located in identified floodplain? FIRM panel # _____
Located in other geohazard area? _____
Located in established Airport Zone? Clear Zone, Critical Zone, Area of Influence? _____
Avigation Easement required? _____

While all factors in a development proposal require careful thought, preparation and design, the following "checked" items are brought to the petitioner's attention as needing special attention or consideration. Other items of special concern may be identified during the review process.

- Access/Parking
- Screening/Buffering
- Land Use Compatibility
- Drainage
- Landscaping
- Traffic Generation
- Floodplain/Wetlands Mitigation
- Availability of Utilities
- Geologic Hazards/Soils
- Other _____

Related Files: _____

It is recommended that the applicant inform the neighboring property owners and tenants of the proposal prior to the public hearing and preferably prior to submittal to the City.

PRE-APPLICATION CONFERENCE

WE RECOGNIZE that we, ourselves, or our representative(s) must be present at all hearings relative to this proposal and it is our responsibility to know when and where those hearings are.

In the event that the petitioner is not represented, the proposed item will be dropped from the agenda, and an additional fee shall be charged to cover rescheduling expenses. Such fee must be paid before the proposed item can again be placed on the agenda. Any changes to the approved plan will require a re-review and approval by the Community Development Department prior to those changes being accepted.

WE UNDERSTAND that incomplete submittals will not be accepted and submittals with insufficient information, identified in the review process, which has not been addressed by the applicant, may be withdrawn from the agenda.

WE FURTHER UNDERSTAND that failure to meet any deadlines as identified by the Community Development Department for the review process may result in the project not being scheduled for hearing or being pulled from the agenda.

Signature(s) of Petitioner(s)

Signature(s) of Representative(s)

DRAINAGE STUDY
Prepared for

GRAND VILLA

JANUARY, 1996

LOCATION: South-East corner of Patterson & 15th Street,
Grand Junction, Colorado

DESCRIPTION:

A small asphalt parking lot (10 spaces) will be constructed adjoining an existing asphalt emergency access lane located between Patterson Road and the Grand Villa building. Access will be from Patterson Road using the existing driveway cut that serves the emergency access lane. Part of emergency access lane will serve as an aisle for the parking stalls. Parking will not be permitted within the emergency access lane.

The soil in this area is Chipeta Silty Clay Loam, 2-5% slope, HSG "D".

DRAINAGE EVALUATION METHOD:

The Rational Method was used to determine runoff from this site. The area considered in the study consists of the existing asphalt emergency access lane plus the new asphalt parking lot and landscaped area. Runoff is by sheet flow only. Concentration times were calculated using the FAA Equation:

$$T_c = 1.8(1.1 - C)\sqrt{L} / \sqrt{S}$$

C = Rational "C"
S = slope in percent
L = Flow Length (ft)

EXISTING CONDITIONS:

Existing conditions refers to site conditions prior to construction of the new parking lot. Improvements already in place include a three story building, paved parking areas, sidewalks and landscaping. As stated previously, the scope of this study is limited to the drainage area affected by the proposed parking lot.

Runoff sheet flows to the west across the existing asphalt onto a grassed area. Sheet flow continues northwesterly across the grassed area for approximate 160 ft to a point where it leaves the property by flowing over the sidewalk into the Patterson Road gutter. It is likely that runoff from this unconnected impervious area is greatly reduced by infiltration while traversing the grassed area.

An existing drainage ditch located directly south of the Patterson Road sidewalk and east of the proposed parking lot is directed towards a catch basin located in Patterson Road by a 10" c&g immediately to the east of the existing emergency access lane.

Existing conditions:	
2 year runoff	0.08 cfs
100 year runoff	0.23 cfs

DEVELOPED CONDITIONS:

A 24 ft wide asphalt mat will be placed on the east side of the existing emergency access lane. The new pavement will slope towards the existing asphalt at a constant 2 percent. Runoff from the new parking lot will sheet flow across the new asphalt and then follow the same flow path as water from the existing pavement. Runoff will be attenuated by flowing across 160 ft of pervious area before leaving the site.

A shallow ditch will be constructed paralell to the east edge of the new pavement. This ditch will intercept runoff from uphill areas and direct these flows to the existing drainage ditch south of Patterson Road.

The northeast corner of the new parking lot will be landscaped with a decorative rock planter bounded by ribbon curbing. A new area drain will be placed at the head of the existing 10" cmp within the new landscaped area and the landscaping will be graded to drain towards it. A new 10" cmp will extend east from the area drain to intercept flows from the existing drainage ditch. Flows in the existing drainage ditch are not part of this study.

Developed conditions:	
2 year runoff	0.11 cfs
100 year runoff	0.31 cfs

DRAINAGE FEE:

A drainage fee may be assessed by the City of Grand Junction in lieu of providing site detention/retention of storm runoff. This fee has been calculated using the area of the additional asphalt and rock landscaping only. Pre-development Rational "C" values are a weighted average of the existing asphalt and the grassed area that will be covered with new pavement and landscaping.

$$\text{Drainage Fee}(\$) = 10,000 (C_{100d} - C_{100h}) A^{0.7}$$

$$\text{Drainage Fee} = \$351$$

$C_{100d} = 0.95$
 $C_{100h} = 0.68$
 $A = 0.0543 \text{ ac.}$

Reducing peak runoff by means of a detention facility was not considered for this site for economic reasons.

WESTERN ENGINEERS, INC.

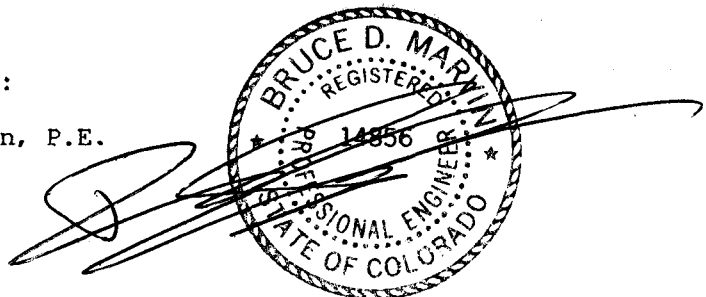
Prepared By:

J.K. Egghart
Staff Engineer

Johannes K Egghart

Reviewed By:

Bruce Marvin, P.E.



2-6-96



DEVELOPMENT APPLICATION

Community Development Department
 250 North 5th Street, Grand Junction, CO- 81501
 (303) 244-1430

Receipt _____
 Date _____
 Rec'd By _____
 File No. _____

We, the undersigned, being the owners of property situated in Mesa County, State of Colorado, as described herein do hereby petition this:

PETITION	PHASE	SIZE	LOCATION	ZONE	LAND USE
<input type="checkbox"/> Subdivision Plat/Plan	<input type="checkbox"/> Minor <input type="checkbox"/> Major <input type="checkbox"/> Resub				
<input type="checkbox"/> Rezone				From: _____ To: _____	
<input type="checkbox"/> Planned Development	<input type="checkbox"/> ODP <input type="checkbox"/> Prelim <input type="checkbox"/> Final				
<input checked="" type="checkbox"/> SIDE PLAN <i>Development</i>		2.8 AC	SEC 15TH ST. E		PARKING LOT
<input type="checkbox"/> Zone of Amcx					
<input type="checkbox"/> Variance					
<input type="checkbox"/> Special Use					
<input type="checkbox"/> Vacation					<input type="checkbox"/> Right-of Way <input type="checkbox"/> Easement
<input type="checkbox"/> Revocable Permit					

<input type="checkbox"/> PROPERTY OWNER	<input type="checkbox"/> DEVELOPER	<input checked="" type="checkbox"/> REPRESENTATIVE
STAZIER COAP.	ATZ	JOHANNES EGGHARTZ
Name	Name	Name
1714 Gilsinn Dr.	PRECISION PARKING	WESTERN ENGINEERS
Address	Address	Address
Fenton, MO 63026	65 CO 81505	65 CO 81506
City/State/Zip	City/State/Zip	City/State/Zip
314-349-7650	243-3355	241-9706
Business Phone No.	Business Phone No.	Business Phone No.

NOTE: Legal property owner is owner of record on date of submittal.

We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we or our representative(s) must be present at all required hearings. In the event that the petitioner is not represented, the item will be dropped from the agenda, and an additional fee charged to cover rescheduling expenses before it can again be placed on the agenda.

Signature of Person Completing Application _____ Date _____
Paul A. Ogles _____ *President - Stazier Corp* _____ *2/14/96* _____
 Signature of Property Owner(s) - attach additional sheets if necessary _____ Date _____
General Partner of Stazier Associates Grand Junction, LTD _____

SUBMITTAL CHECKLIST

SITE PLAN REVIEW

Location: SEC PATTERSON 15TH ST

Project Name: BLAND VILLA PARKING EXPANSION

ITEMS	DISTRIBUTION																				TOTAL REQ'D.						
DESCRIPTION	SSID REFERENCE	● City Community Development	● City Dev. Eng.	○ City Utility Eng.	○ City Property Agent	○ City Parks/Recreation	● City Fire Department	● City Attorney	○ City Downtown Dev. Auth.	○ County Planning	● County Bldg. Dept.	○ Irrigation District	○ Drainage District	○ Water District	○ Sewer District	○ U.S. West	○ Public Service	○ GVRP	○ CDOT	○ Corps of Engineers	○ Walker Field	○ Persigo WWT	○ Mesa County Health	○ State Environ. Health	○ City Sanitation	○ School Dist #51	
# 12-87																											
Date Received	3-4-96 (2-21)																										
Receipt #	3541																										
File #	SPR-96-57																										
● Application Fee	VII-1	1																									
● Submittal Checklist	VII-3	1																									
● Review Agency Cover Sheet*	VII-3	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Planning Clearance*	VII-3	1																									
● 11"x17" Reduction of Assessor's Map	VII-1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Evidence of Title	VII-2	1			1			1																			
○ Deeds	VII-1	1			1			1																			
○ Easements	VII-2	1	1	1	1			1																			
○ Avigation Easement	VII-1	1			1			1																			
○ ROW	VII-2	1	1	1	1			1																			
○ Improvements Agreement/Guarantee*	VII-2	1	1	1				1																			
○ CDOT Access Permit	VII-3	1	1																								
○ Industrial Pretreatment Sign-off	VII-4	1		1																							
● General Project Report	X-7	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
○ Elevation Drawing	IX-13	1	1																								
● Site Plan	IX-29	2	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
○ 11"x17" Reduction of Site Plan	IX-29				1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Grading and Drainage Plan	IX-16	1	2										1							1							
○ Storm Drainage Plan and Profile	IX-30	1	2										1			1	1	1									
○ Water and Sewer Plan and Profile	IX-34	1	2	1			1							1	1	1	1	1									
○ Roadway Plan and Profile	IX-28	1	2										1														
○ Road Cross-Sections	IX-27	1	2																								
○ Detail Sheet	IX-12	1	2																								
● Landscape Plan	IX-20	2	1	1																							
○ Geotechnical Report	X-8	1	1									1															
○ Final Drainage Report	X-5,6	1	2											1													
○ Stormwater Management Plan	X-14	1	2											1						1							
○ Phase I and II Environmental Rerpot	X-10,1	1	1																								
○ Traffic Impact Study	X-15	1	2																	1							

NOTES: * An asterisk in the item description column indicates that a form is supplied by the City.

PRE-APPLICATION CONFERENCE

Date: 10-27-95
Conference Attendance: ART MORFORD (PROVISION PAWING), BILL NESEKOR
Proposal: EXISTING PARKING LOT - 8 SPACES
Location: GRAND VILLA SW 15TH ST & PATTERSON

Tax Parcel Number:
Review Fee: \$145 + \$35 - GRADING & DRAINAGE
(Fee is due at the time of submittal. Make check payable to the City of Grand Junction.)

Additional ROW required?
Adjacent road improvements required?
Area identified as a need in the Master Plan of Parks and Recreation?
Parks and Open Space fees required? Estimated Amount:
Recording fees required? Estimated Amount:
Half street improvement fees/TCP required? Estimated Amount:
Revocable Permit required?
State Highway Access Permit required?
On-site detention/retention or Drainage fee required?

Applicable Plans, Policies and Guidelines
Located in identified floodplain? FIRM panel #
Located in other geohazard area?
Located in established Airport Zone? Clear Zone, Critical Zone, Area of Influence?
Avigation Easement required?

While all factors in a development proposal require careful thought, preparation and design, the following "checked" items are brought to the petitioner's attention as needing special attention or consideration. Other items of special concern may be identified during the review process.

- Access/Parking, Screening/Buffering, Land Use Compatibility, Drainage, Landscaping, Traffic Generation, Floodplain/Wetlands Mitigation, Availability of Utilities, Geologic Hazards/Soils, Other

Related Files:

It is recommended that the applicant inform the neighboring property owners and tenants of the proposal prior to the public hearing and preferably prior to submittal to the City.

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Rebecca Akhord
Signature(s) of Petitioner(s)
Signature(s) of Representative(s)



APPLICATION PROCESS

Community Development Department
250 North 5th Street
Grand Junction, Colorado

SPECIAL USE PERMIT RESUBDIVISION SITE PLAN REVIEW

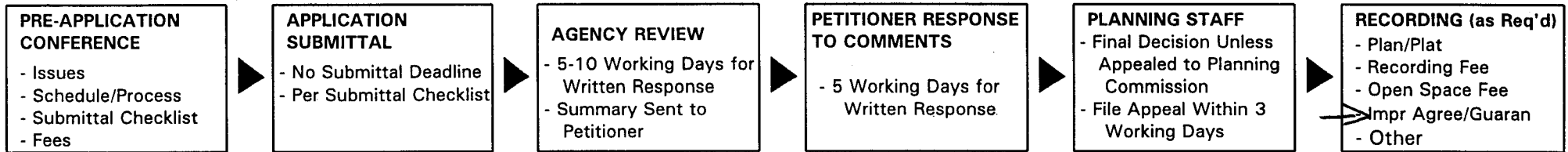
DAYS

1

14

30

30 (min)



Grand Villa
1501 Patterson
Gy. CO 81506
(970) 241-9706

Peterson House Sub

#12-87
27-89

Grand Villa has made application for Medicaid reimbursement and certification of an alternate care facility. Currently we are licensed by the state of Colorado as a Personal Care Boarding Home - for 50 beds. We are making application to increase to 56 beds. Our services will not change.

Sincerely
Rick Hoffman
Administrator

REVIEW COMMENTS

Page 1 of

FILE #SPR-96-57

TITLE HEADING: Parking Lot Expansion

LOCATION: 1501 Patterson Road

PETITIONER: Grand Villa Retirement Homes

PETITIONER'S ADDRESS/TELEPHONE: 1501 Patterson Road
Grand Junction, CO 81506
241-9706

PETITIONER'S REPRESENTATIVE: Art Morford, Precision Paving

STAFF REPRESENTATIVE: Bill Nebeker

NOTE: THE PETITIONER IS REQUIRED TO SUBMIT FOUR (4) COPIES OF WRITTEN RESPONSE AND REVISED DRAWINGS ADDRESSING ALL REVIEW COMMENTS.

CITY FIRE DEPARTMENT 3/11/96
Hank Masterson 244-1414

The Fire Department has no problems with this proposal.

CITY DEVELOPMENT ENGINEER 3/12/96
Jody Kliska 244-1591

1. From a traffic circulation point of view, it would be more desirable to have the parking accessible from 15th Street rather than Patterson Road. At peak times, left turns out of this area will be very difficult.
2. Parking is not allowed in the front yard setback, so the plan will have to shift to the south.
3. The gravel turnaround area is required to be paved as per the code.
4. A pedestrian link from the parking area to the building is required.

COMMUNITY DEVELOPMENT DEPARTMENT 3/12/96
Bill Nebeker 244-1447

1. Per the approved plan for this site (File #12-87, PR-16.2 zoning), no parking is allowed in the front yard setback off Patterson Road. No parking can be within 75' of the centerline of Patterson. It appears that the property line is 47' from the centerline. A 28' front yard setback is required from the property line (approximately 30' from sidewalk). The parking area must be moved out of this setback.
2. How will persons get from the new parking lot to the facility? I suggest that as a minimum, a 4' gravel pathway between the parking lot and the east end of the building to connect with the paved walkway be provided.
3. I didn't see any information on what would be planted in the landscaping area. As a minimum shrubs shall be planted to provide a 3' barrier between the parking lot and Patterson Road.

Staff Review Comments - Bill Nebeker

3-12-96

Grand Villa Parking Lot

1. Per the approved plan for this site (File # 12-87, PR 16.2 zoning), no parking is allowed in the front yard setback off Patterson Road. No parking can be within 75' of the centerline of Patterson. It appears that the property line is 47' from the centerline. A 28' front yard setback is required from the property line (approximately 30 feet from sidewalk.) The parking area must be moved out of this setback.
2. How will persons get from the new parking lot to the facility? I suggest that as a minimum, a 4' gravel pathway between the parking lot and the east end of the building to connect with the paved walkway be provided.
3. I didn't see any information on what would be planted in the landscaping area. As a minimum shrubs shall be planted to provide a 3' barrier between the parking lot and Patterson Road.

A handwritten signature, possibly 'AP', is written in black ink. To the left of the signature is a large checkmark symbol.

TIMES OF CONCENTRATION

NOTE: RUNOFF FROM SITE IS BY SHEET FLOW ONLY.

Tc's DETERMINED BY F.A.A. EQUATION:

$$T_c = \frac{1.8(1.1 - C)\sqrt{L}}{\sqrt[3]{S}}$$

C = RATIONAL C
 S = SLOPE IN %
 L = FLOW LENGTH (FT)

Pre-development:

ASPHALT: C₂ = .94
 C₁₀₀ = .96
 L = 20'
 S = 1.2%

T_{c2} = 1.21 MIN T_{c100} = 1.06 MIN

GRASS: C₂ = .34
 C₁₀₀ = .44
 L = 159'
 S = 1.6%

T_{c2} = 14.75 T_{c100} = 12.81

T_{c2} = 15.96 MIN T_{c100} = 13.87 MIN

POST-DEVELOPMENT:

NOTE: POST DEV. Tc' PATH FLOWS 24 FT OVER NEW ASPHALT AND THEN JOINS PRE-DEV Tc PATH.

NEW ASPHALT:

C₂ = .94
 C₁₀₀ = .96
 L = 24'
 S = 2%

T_{c2} = 1.12 T_{c100} = 0.98

ADD pre-dev Tc's → 15.96 13.87

T_{c2} = 17.08 MIN T_{c100} = 14.85 MIN

22-142 100 SHEETS
22-144 200 SHEETS
AMPAD

$$T_{c2 \text{ pre}} = 15.96 \text{ min}$$

$$T_{c2 \text{ post}} = 17.08 \text{ min}$$

$$T_{c100 \text{ pre}} = 13.87$$

$$T_{c100 \text{ post}} = 14.85 \text{ min}$$

→ INTENSITIES ←

$$I_2 = 40.6 / (T_{d2} + 15.6)$$

$$I_{100} = 106.5 / (T_{d100} + 17.2)$$

$$I_2 \text{ pre} = 1.29 \text{ in/hr}$$

$$I_2 \text{ post} = 1.24 \text{ in/hr}$$

$$I_{100} \text{ pre} = 3.43 \text{ in/hr}$$

$$I_{100} \text{ post} = 3.32 \text{ in/hr}$$

→ Pre dev. weighted C VALUES ←

$$C_2 = \frac{(.0450)(.94) + (.0543)(.34)}{.0450 + .0543} = \underline{\underline{.61}}$$

HSG D

$$C_2 = .34$$

$$C_{100} = .44$$

$$C_{100} = \frac{(.0450)(.96) + (.0543)(.44)}{.0450 + .0543} = \underline{\underline{.68}}$$

→ POST DEV. WEIGHTED C VALUES ←

$$C_2 = \frac{(.0953)(.94) + (.004)(.54)}{.0953 + .004} = \underline{\underline{0.92}}$$

$$C_{100} = \frac{(.0953)(.96) + (.004)(.64)}{.0953 + .004} = \underline{\underline{0.95}}$$

— RUNOFF —

$$Q = C I A$$

$$A = 0.0993 \text{ ac}$$

$$Q_2 \text{ pre} = (0.61)(1.24)(0.0993) = 0.078 \text{ cfs}$$

$$Q_2 \text{ post} = (0.92)(1.24)(0.0993) = 0.113 \text{ cfs}$$

$$Q_{100} \text{ pre} = (.18)(3.43)(0.0993) = 0.232 \text{ cfs}$$

$$Q_{100} \text{ post} = (.95)(3.32)(0.0993) = 0.313 \text{ cfs}$$



City of Grand Junction, Colorado
250 North Fifth Street
81501-2668
FAX: (970)244-1599

March 7, 1996

RE: Minor Change #SPR-96-57, Grand Villa, 1501 Patterson Road

To Whom It May Concern:

The City of Grand Junction Community Development Department is conducting an administrative review of a request by Vicki Hoffman, Administrator of Grand Villa Personal Care Boarding Home, for a Minor Amendment to their approved development plan. Grand Villa proposes to construct a 10 space parking lot on the east side of their building off the existing fire lane. The additional parking will allow the addition of 6 beds in the facility.

You are being sent this letter because you spoke at the Planning Commission or City Council hearing for the original approval of Grand Villa. A decision will be made on this request after March 15, 1996. If you have any questions or concerns you must respond before that date. For further information please call me at 244-1447.

Sincerely,

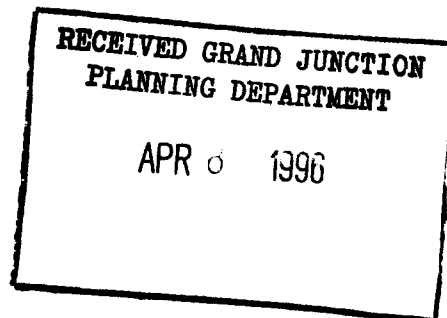
A handwritten signature in black ink that reads "Bill Nebeker". The signature is written in a cursive, flowing style.

Bill Nebeker
Senior Planner



April 4, 1996

City of Grand Junction
Community Development Dept.
250 N. 5th St.
Grand Junction, CO 81501



Atten: Bill Nebeker

RE: Response to review comments, Grand Villa Parking Lot Grading
and Drainage Plan. 1501 Patterson Road, Grand Junction, CO.

Bill:

Following are the response to the City's review comments. The
changes listed here are shown on the revised grading and drainage
plan.

CITY FIRE DEPARTMENT

Hank Masterson

No review comment response required.

CITY DEVELOPMENT ENGINEER

Jody Kliska:

1. The proposed parking lot location was selected by the owner
as the most practical location based on site use
considerations. The area was already dedicated for fire
access. Accessing this parking lot from 15th Street is not
feasible. A driveway around the Southeast corner of the
building from the existing parking lot would need to be
approximately 350 feet in length and would require removal of
existing landscaping and lawns, and replacing those areas
with pavement. The existing parking lot would lose at least
two parking spaces to the driveway.

A driveway around the Northwest building corner would
require a new access point to 15th street. This entrance
could not satisfy minimum distance requirements to the 15th
Street and Patterson Road intersection.

2. The parking lot has been relocated to the south so that the limits of the first stall are 28.0 feet from the Patterson Road right-of way. The required setback area north of the first stall will be landscaped.
3. The proposed gravel turnaround area will be paved with asphalt.
4. A four foot wide gravel path will link the parking lot to the patio by the Southeast entrance to the building.

COMMUNITY DEVELOPMENT DEPT.

Bill Nebeker:

1. The parking lot has been relocated to the south so that the limits of the first stall are 28.0 feet from the Patterson Road right-of way. The required setback area north of the first stall will be landscaped.
2. A four foot wide gravel path will link the parking lot to the patio by the Southeast entrance to the building.
3. A planting schedule with recommended trees and shrubs has been included in the revised grading plan

Submitted By:
WESTERN ENGINEERS, INC.

Johannes K Egghart

Johannes K. Egghart
Staff Engineer

[W.O. 3845.00]



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

April 9, 1996

Vicki Hoffman
Grand Villa
1501 Patterson Road
Grand Junction, CO 81506

Re: Grand Villa Parking Lot; #SPR-96-57

Dear Vicki:

In regards to our telephone conversation today, the only remaining condition for approval of the parking lot site plan is additional detail and/or a note of some sort that shows how the following requirement will be satisfied: "An underground, pressurized irrigation system will be required for all landscaped areas." (Section 5-4-15D)

Please submit three copies of the corrected site plan to our office. Upon approval, a development improvements agreement will be required before a zoning clearance is signed approving the facility for 56 beds. An estimate for paving the parking lot and installing the landscaping will be required to determine the amount required for the improvements agreement.

I've enclosed a copy of the required form for the Development Improvements Agreement and Memorandum of Improvements Agreement & Guarantee, which must be recorded. A \$6 recording fee is required. Make check payable to Mesa County Clerk & Recorder.

If you have any questions please call me at 244-1447.

Sincerely,

A handwritten signature in black ink that reads "Bill Nebeker".

Bill Nebeker
Senior Planner

c: Precision Paving
Western Engineers



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

April 11, 1996

Hans Egghart
Western Engineers
2150 Hwy 6 & 50
Grand Junction, CO 81503

Re: Grand Villa Parking Lot; #SPR-96-57

Dear Hans:

In response to your question regarding irrigation of the landscaping area, the drainage plan can state that irrigation will be designed by other. In lieu of the site plan being revised to include the note about irrigation, I will accept a letter from Vicki Hoffman of Grand Villa stating that an irrigation system will be installed.

I will be out of the office until April 22nd. If you have any questions please call me after that date at 244-1447.

Sincerely,

A handwritten signature in cursive script that reads "Bill Nebeker".

Bill Nebeker
Senior Planner

c: Vicki Hoffman

Precision Paving & Construction

- Paving
- Seal Coating
- Patching
- Crack Filling

April 12, 1996

City of Grand Junction
Community Development Department
Attention: Bill Nebeker
250 North Fifth Street
Grand Junction, CO 81501-2668

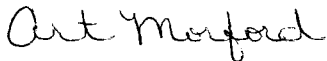
RE: Grand Villa Landscaping

Mr. Nebeker,

Precision Paving will be installing a underground pressurized irrigation system with drip style sprinkler heads for each tree or shrub. The new system will be connected at the northwest corner of the existing system.

After the irrigation system is installed weed barrier fabric will be applied to the entire area. Trees and shrubs will be planted according to the engineers specifications. Pink Shale Rock will then be added to the entire surface area to complete the landscaping.

Sincerely,



Art Morford
Estimator



Stazier Corp.

April 23, 1996

Mr. Bill Nebeker
Grand Junction Community Development Dept.
250 North Fifth Street
Grand Junction, CO 81501-2668

Dear Mr. Nebeker,

Enclosed please find the following documentation relative to the parking lot expansion project at Grand Villa:

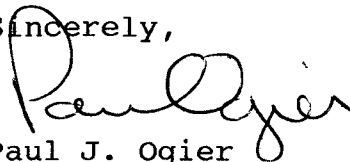
- 1) MEMORANDUM OF IMPROVEMENTS AGREEMENT & GUARANTEE
- 2) DEVELOPMENT IMPROVEMENTS AGREEMENT
- 3) A check in the amount of \$6.00 for recording fees.

Additionally , we agree to install an irrigation system in the landscaped area.

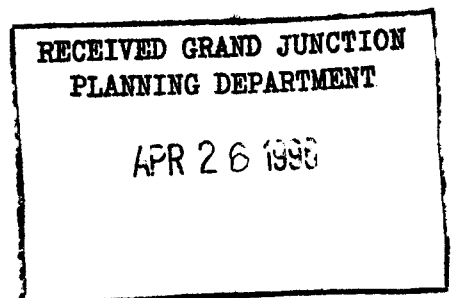
Please notify Vicki Hoffman at Grand Villa (241-9706) when the Zoning clearance for 56 beds is approved.

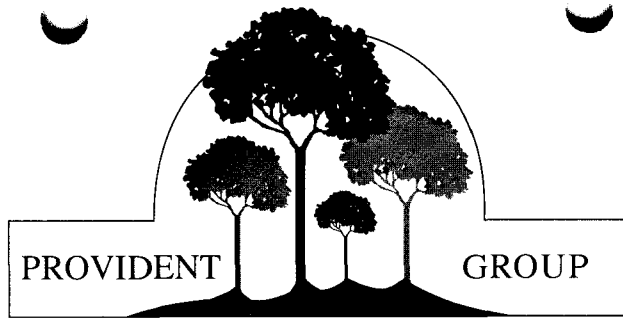
If you have any questions contact Joe Kunkemueller or myself.

Sincerely,



Paul J. Ogier
President STAZIER Corp.
General Partner of STAZIER Assoc. Grand Junction Ltd.





April 26, 1996

Mr. Bill Nebeker
Grand Junction Community Development Corp.
250 N. Fifth Street
Grand Junction, CO 81501-2668

Dear Mr. Nebeker:

We have enclosed our check for \$7,474 for the City of Grand Junction to hold in escrow for the completion of our parking lot addition.

We appreciate your assistance in this matter.

Very truly yours,

Paul J. Ogier
President

PJO:mr



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

May 7, 1996

Art Morford
Precision Paving
PO Box 9233
Grand Junction, CO

Dear Art:

Attached is a copy of the final approved site plan for the Grand Villa parking lot. Please note that any excavations or work done in the right-of-way requires a city permit. The parking lot must be constructed and landscaping installed by June 6, 1996. Please call me for final inspection. After satisfactory completion of the parking lot and installation of the landscaping the funds guaranteed by the Staizer Corporation will be returned.

I've also returned your check for the recording fee. This fee was paid by the Staizer Corporation. If you have any questions please call me at 244-1447.

Sincerely,

Bill Nebeker
Senior Planner

c: Paul J. Ogier
Vicki Hoffman

Grand Villa
Facility Name

1501 Patterson
Address

Met
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. **50 BEDS MAX** Yes No

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

Bill Nehh **SR. PLANNER** **2-29-96**
Name Title Date

Remarks: **SITE PLAN HAS BEEN SUBMITTED BUT NOT YET APPROVED FOR 56 BEDS.**

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

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 Grand Villa

Address 1501 Patterson

GJT, CO 81506 No. of Licensed Beds 50 to ↑ to 56

Name of Person to Contact Vicki Hoffman Phone 241-9706

Fire Department having Jurisdiction _____

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

If "no" please explain on a separate attachment.

Signature _____ Date _____

Name of Person to Contact _____ Phone _____

Code(s) Applied and Edition _____

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 _____

Zoning Department having Jurisdiction Bill Nehh CITY OF GRAND JCT COMMUNITY DEVELOPMENT DEPT

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

If "no" please explain on a separate attachment.

Signature Bill Nehh Date 4-26-96

Name of Person to Contact BILL NEBEKER Phone 244-1447

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



August 7, 1996

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

Vicki Hoffman
Grand Villa
1501 Patterson Road
Grand Junction, CO 81506

RE: Parking Lot for Grand; SPR-96-57

Dear Vicki:

I site checked the landscaping and parking lot at Grand Villa yesterday and found the improvements to be acceptable. The smoke tree (copper colored shrub in middle of landscaping area) appeared to be dead. I recommend that you get it replaced by the installer. Even though drought resistant shrubs and trees were planted, they need watering until they are established. If the trees and/or shrubs die due to lack of maintenance they will be required to be replanted. Please take proper steps to protect your landscaping investment.

I've notified administration that your \$7474 guarantee be returned. The check will be made payable to the Stazier Corporation and sent to the Gilsinn Drive address in St. Louis. You should be receiving the check sometime in the next two weeks. As part of the parking lot guarantee a Memorandum of Improvements Agreement and Guarantee was recorded against the property. If you desire that a Release of Improvements Agreement & Guarantee be recorded I will need a \$6 recording fee. I've enclosed a copy of the form that will be recorded. Please make check payable to the Mesa County Clerk and Recorder and send to our office to my attention. I will record the form after I receive your check.

If you have any questions please call me at 244-1447.

Sincerely,

Bill Nebeker
Senior Planner

c: Paul J. Olgier



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

September 3, 1996

Vicki Hoffman
Grand Villa
1501 Patterson Road
Grand Junction, CO 81506

RE: Release of Improvements Agreement & Guarantee; Parking Lot for Grand Villa;
SPR-96-57

Dear Vicki:

I haven't received the \$6.00 recording fee for the Release of Improvements Agreement & Guarantee, filed at Mesa County Recorder's Office in conduction with your recently completed parking lot. Although there is not a legal requirement for this release to be recorded, failure to record it clouds Grand Villa's title and can affect a future sale or refinancing.

This letter is being sent as a courtesy to you and is your last notice. If you wish me to record this document please send a check payable to Mesa County Clerk and Recorder for \$6.00. If you have any questions please call me at (970) 244-1447.

Sincerely,

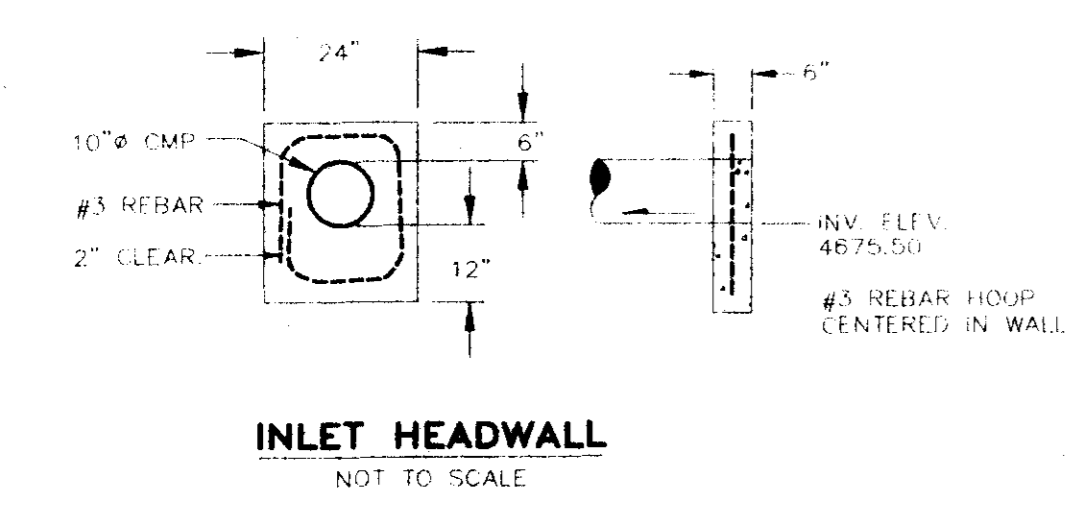
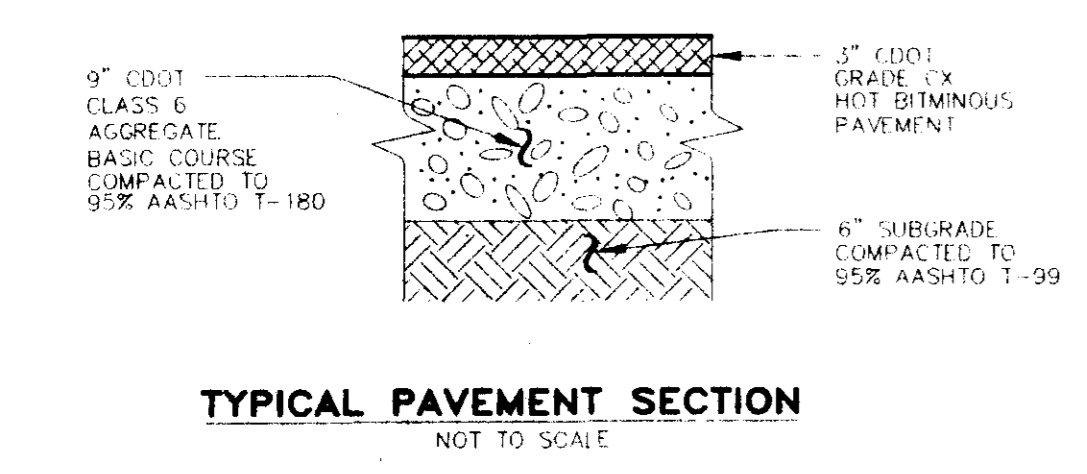
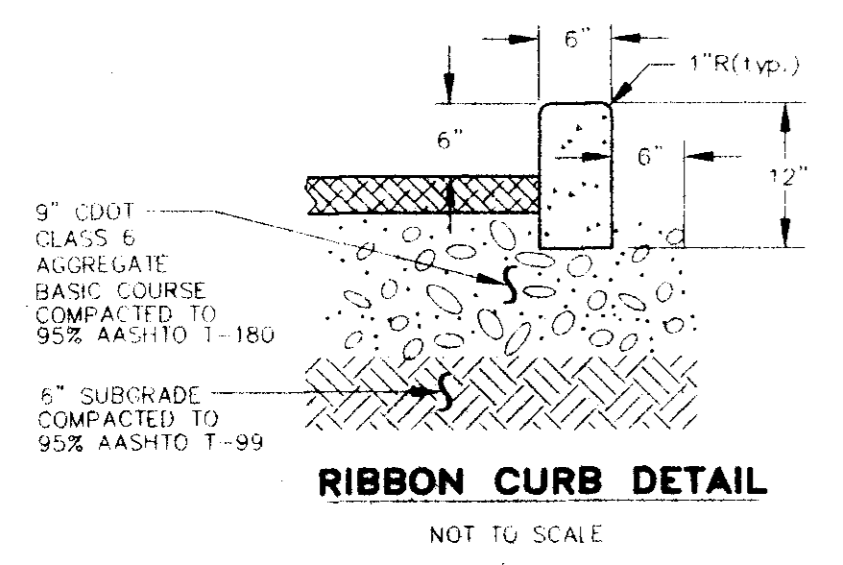
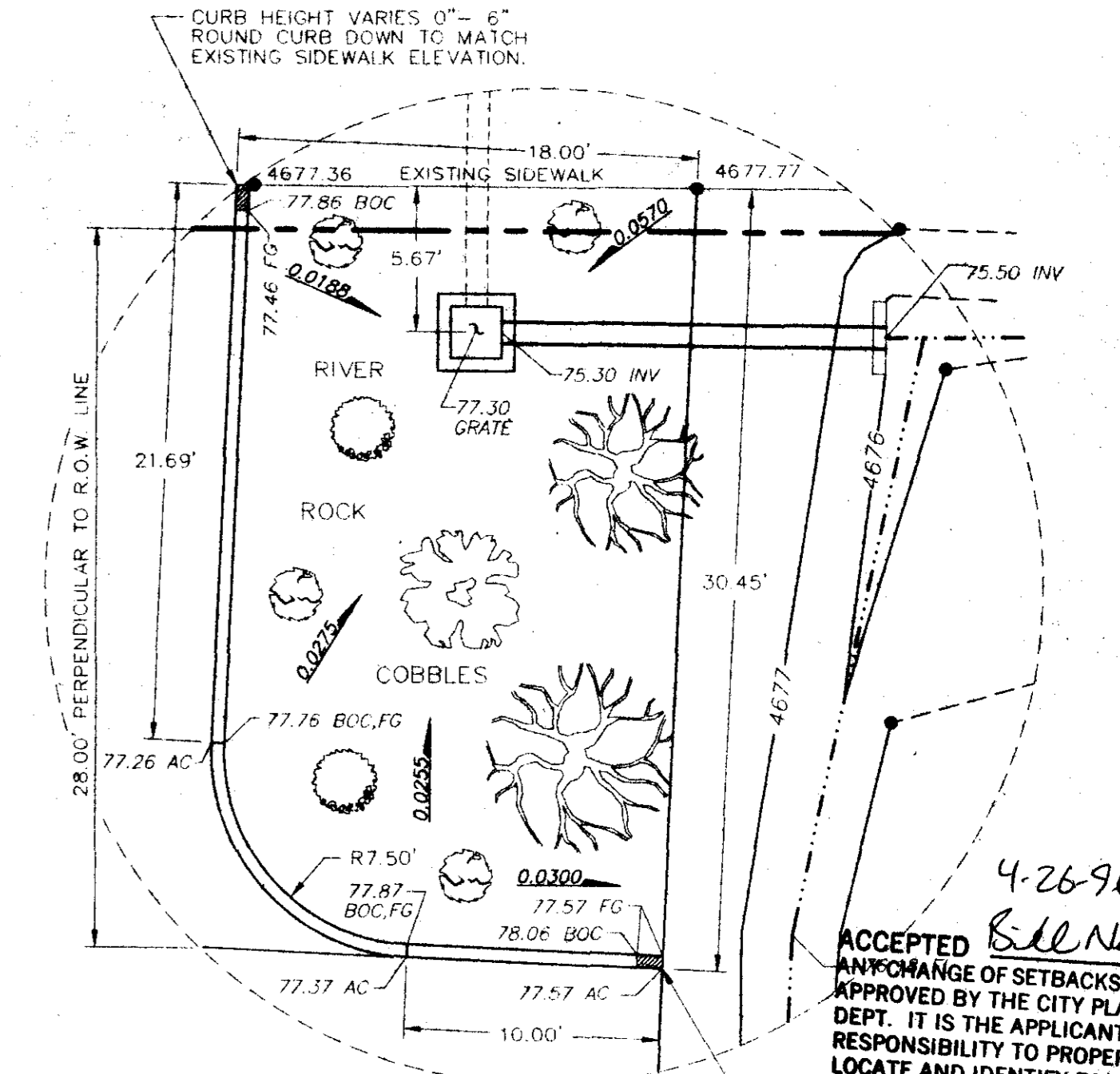
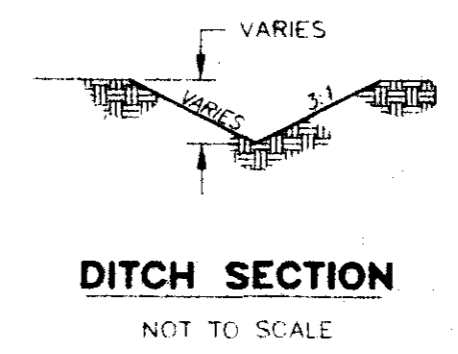
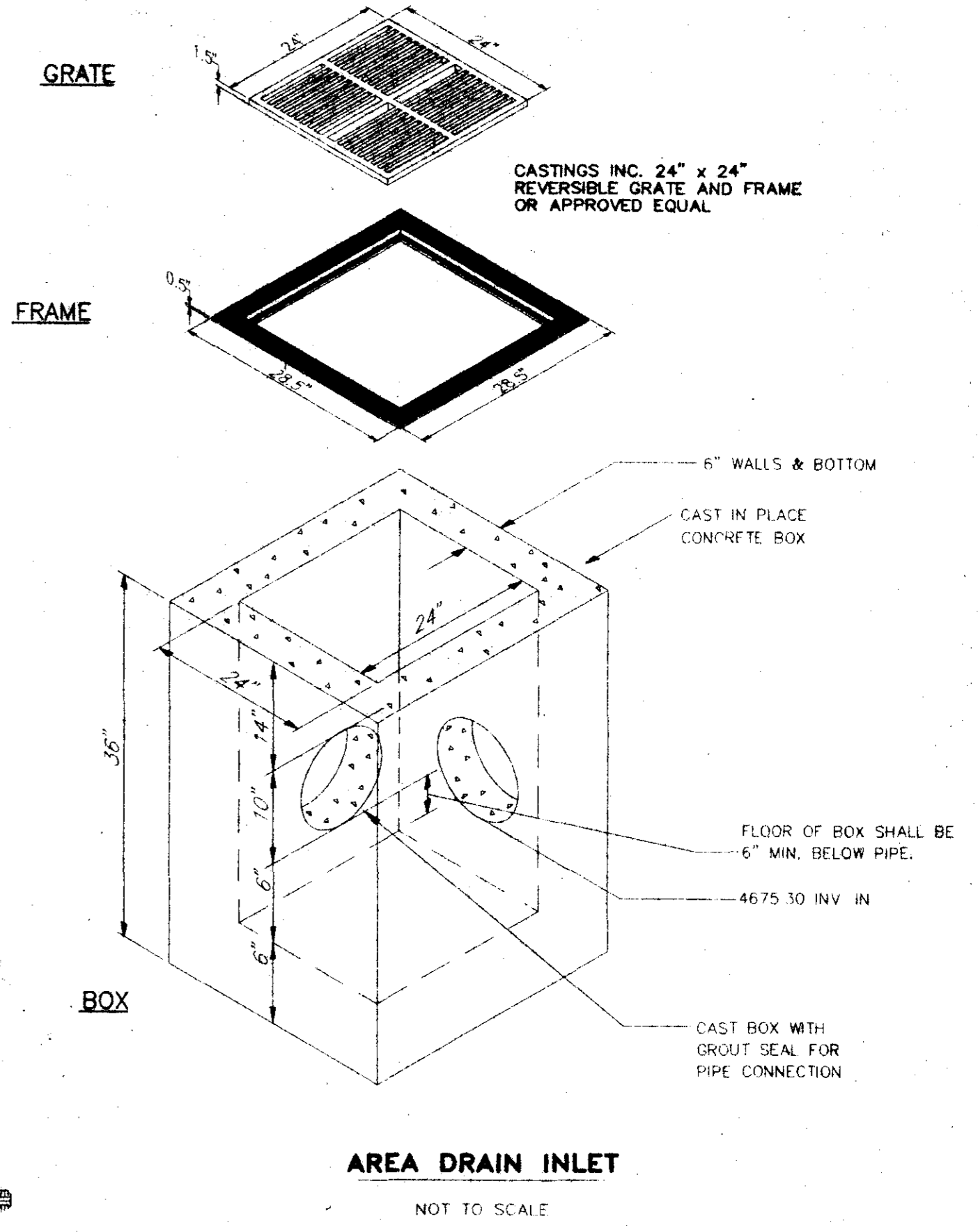
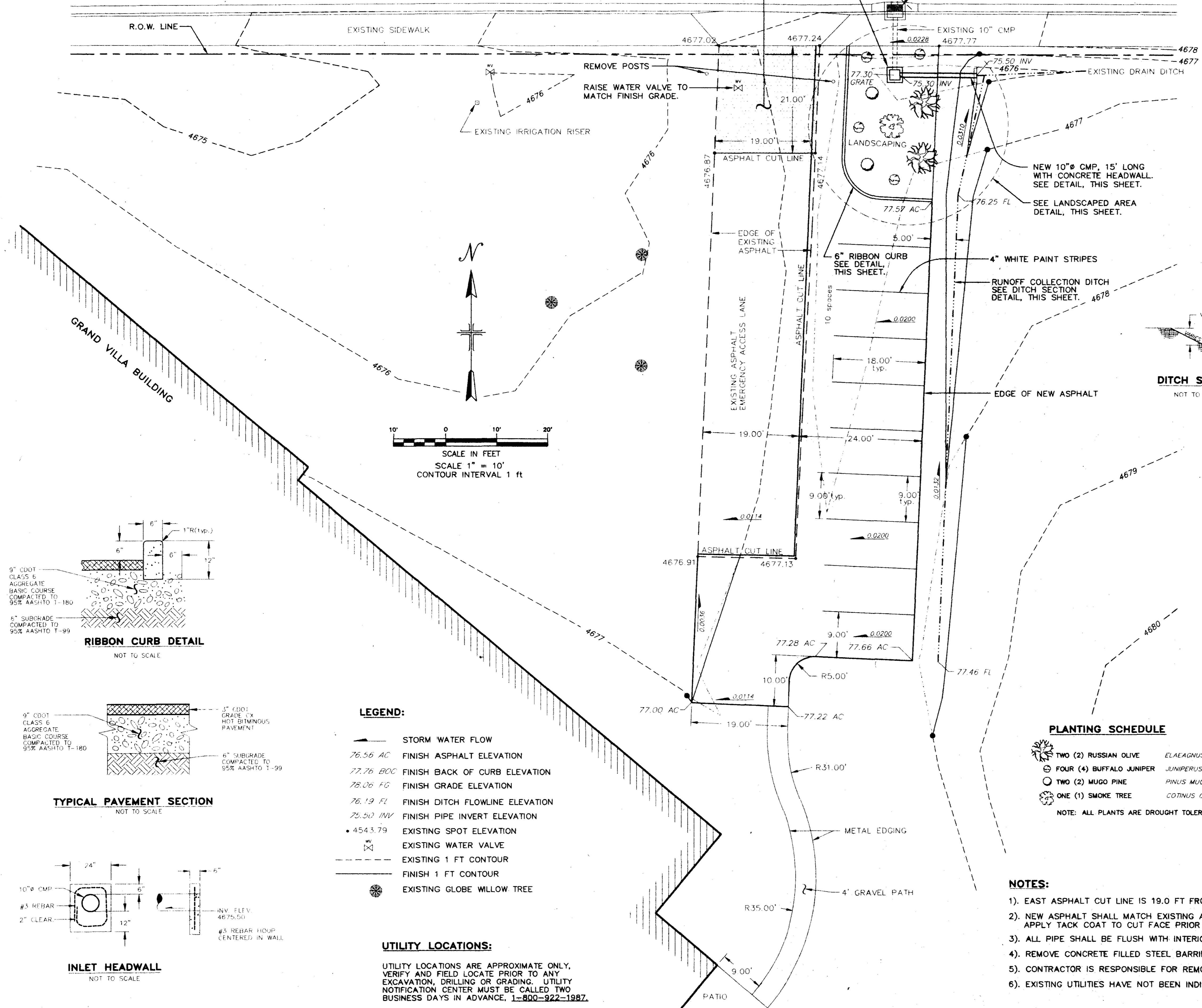
A handwritten signature in black ink that reads "Bill Nebeker".

Bill Nebeker
Senior Planner

c: Paul Olgier

PATTERSON ROAD

REMOVE AND REPLACE 21' SECTION OF DAMAGED ASPHALT. MATCH EXISTING ELEVATIONS AT BACK OF WALK AND CUT LINE. COMPACT BASE COURSE TO 95% AASHTO T-180 PRIOR TO PLACING NEW ASPHALT.



- LEGEND:**
- STORM WATER FLOW
 - 76.56 AC FINISH ASPHALT ELEVATION
 - 77.76 BOC FINISH BACK OF CURB ELEVATION
 - 78.06 FG FINISH GRADE ELEVATION
 - 76.19 FL FINISH DITCH FLOWLINE ELEVATION
 - 76.50 INV FINISH PIPE INVERT ELEVATION
 - 4543.79 EXISTING SPOT ELEVATION
 - ⊗ EXISTING WATER VALVE
 - - - EXISTING 1 FT CONTOUR
 - FINISH 1 FT CONTOUR
 - ⊗ EXISTING GLOBE WILLOW TREE

UTILITY LOCATIONS:
UTILITY LOCATIONS ARE APPROXIMATE ONLY. VERIFY AND FIELD LOCATE PRIOR TO ANY EXCAVATION, DRILLING OR GRADING. UTILITY NOTIFICATION CENTER MUST BE CALLED TWO BUSINESS DAYS IN ADVANCE, 1-800-922-1987.

- PLANTING SCHEDULE**
- ⊗ TWO (2) RUSSIAN OLIVE *ELAEAGNUS ANGUSTIFOLIA*
 - ⊗ FOUR (4) BUFFALO JUNIPER *JUNIPERUS SABINA "BUFFALO"*
 - ⊗ TWO (2) MUGO PINE *PINUS MUGO MUGUS*
 - ⊗ ONE (1) SMOKE TREE *COTINUS COGGYRIA "ROYAL PURPLE"*
- NOTE: ALL PLANTS ARE DROUGHT TOLERANT ONCE ESTABLISHED.

- NOTES:**
1. EAST ASPHALT CUT LINE IS 19.0 FT FROM WEST EDGE OF EXISTING ASPHALT.
 2. NEW ASPHALT SHALL MATCH EXISTING ASPHALT AT CUT LINE. APPLY TACK COAT TO CUT FACE PRIOR TO PLACING NEW ASPHALT.
 3. ALL PIPE SHALL BE FLUSH WITH INTERIOR FACE OF AREA DRAIN.
 4. REMOVE CONCRETE FILLED STEEL BARRIER POSTS AT ENTRANCE.
 5. CONTRACTOR IS RESPONSIBLE FOR REMOVING EXCESS MATERIAL FROM SITE.
 6. EXISTING UTILITIES HAVE NOT BEEN INDICATED OR VERIFIED ON THIS DRAINAGE PLAN.

REVISED 4-12-96
REVISED 3-28-96

WESTERN CONSULTING ENGINEERS / LAND SURVEYORS
ENGINEERS, INC. 3700 Hwy 6 & 30, Grand Junction, CO (GRAND-JUNE)

GRADING AND DRAINAGE PLAN FOR
GRAND VILLA PARKING LOT
1501 PATTERSON ROAD
CITY OF GRAND JUNCTION, COLORADO

DATE 2-1-96
DESIGN J.K.E.
CHECKED G.L.L.
WEI DWG. NO. 3845-1239-1

4-26-96
ACCEPTED *Bill Neth*
AN CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

4-12-96

SPC-1996-057