

AVIVA AT FITZSIMONS

Report ID: CCN 065430
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§ 1 Facility Identity

Facility	AVIVA AT FITZSIMONS
CCN	065430
Location	13525 E 23RD AVE, AURORA, CO, 80045
Ownership type	For profit - Limited Liability company
Certified beds	100

§ 2 CMS Federal Record

Civil money penalties on file	\$14,743
Deficiency citations — current cycle	8 (700% vs prior 24 months (1))
Deficiency citations — prior 24 months	1
Immediate Jeopardy — current cycle	0
Actual-harm (G+) citations — current cycle	1
Special Focus Facility status	Not listed
Abuse icon	No

§ 3 Federal Penalties in Context

This facility — penalties on file	\$14,743
CO state average	\$25,496 (this facility is 0.6× the CO average)
National average	\$31,239 (this facility is 0.5× the national average)

Averages are CMS-published per-facility fine amounts for the same snapshot. Figures and multiples are stated as published; no inference is drawn here.

§ 4 Current-Cycle Deficiencies

The current survey cycle records the following 8 federal deficiency citations (CMS F-tags). Scope/severity is CMS's own A–L grade; "Immediate Jeopardy" is CMS's most serious classification.

F-TAG	FINDING (CMS)	SCOPE/SEV.	SOURCE
F689	Ensure that a nursing home area is free from accident hazards and provides adequate supervision to prevent accidents.	G	Complaint
F851	Electronically submit to CMS complete and accurate direct care staffing information, based on payroll and other verifiable and auditable data.	F	Standard survey
F730	Observe each nurse aide's job performance and give regular training.	E	Standard survey
F812	Procure food from sources approved or considered satisfactory and store, prepare, distribute and serve food in accordance with professional standards.	E	Standard survey
F880	Provide and implement an infection prevention and control program.	E	Standard survey
F759	Ensure medication error rates are not 5 percent or greater.	D	Standard survey
F813	Have a policy regarding use and storage of foods brought to residents by family and other visitors.	D	Standard survey
F550	Honor the resident's right to a dignified existence, self-determination, communication, and to exercise his or her rights.	D	Complaint

§ 5 Ownership & Chain Context

Ownership record	Chain: VIVAGE SENIOR LIVING (12 facilities); Owner on file: KCP AURORA, LLC (organization)
Ownership chain	VIVAGE SENIOR LIVING (12 facilities)
Penalties vs chain average	\$14,743 vs \$8,229 (1.8× the chain average)
Current deficiencies vs chain average	8 vs 8.4 (1.0× the chain average)

§ 6 CMS Care Compare Star Ratings

Overall	3 / 5 (state avg 3.1 · US avg 3)
Health inspection	2 / 5 (state avg 2.7 · US avg 2.8)
Staffing	2 / 5 (state avg 3.2 · US avg 2.9)
Quality measures (QM)	5 / 5 (state avg 4.2 · US avg 3.7)

§ 7 Record Provenance

CMS data as of	Jun 2026
Independent verification	https://www.medicare.gov/care-compare/details/nursing-home/065430
Snapshot SHA-256	85ce1852aa0008ce0248fbd7b2c72bea6dd5f7c1e2ce236b0552ba8db087f0ea
Methodology & version	v1.0 — https://www.caregiverhelpnow.com/methodology

§ 8 For Your Attorney

1. The full survey file (Form 2567) for each inspection cited above is available from the state survey agency or by FOIA request.
 2. Quarterly staffing data: CMS Payroll-Based Journal (PBJ) public use files, CCN 065430.
 3. Cite this snapshot as “CMS Care Compare, as of Jun 2026” — integrity hash 85ce1852aa00.
 4. Deficiency F-tags cited above are searchable in CMS QCOR (qcor.cms.gov).
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This snapshot is a frozen record of CMS Care Compare data as of Jun 2026. Independently verifiable at the URL above. Generated by CareSentinel under Nodal Logics LLC. Compiled under CareSentinel methodology v1.0, documented at <https://www.caregiverhelpnow.com/methodology>; the Snapshot SHA-256 above pins this record to that methodology version.

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