

Date Received: 11/13/73

Item # #56-73

Request: Height Variance - Conditional Use
35' to 84'

~~Location:~~
Location: St. Mary's Hospital

Petitioner: Sister Mary Clark - St. Mary's Hosp.

Address: 2637 N. 7th Phone: _____

Advertised: yes Date: Nov. 17, 1973

To Planning Comm: Nov. 28, 1973

Action: 1/28 - Approved

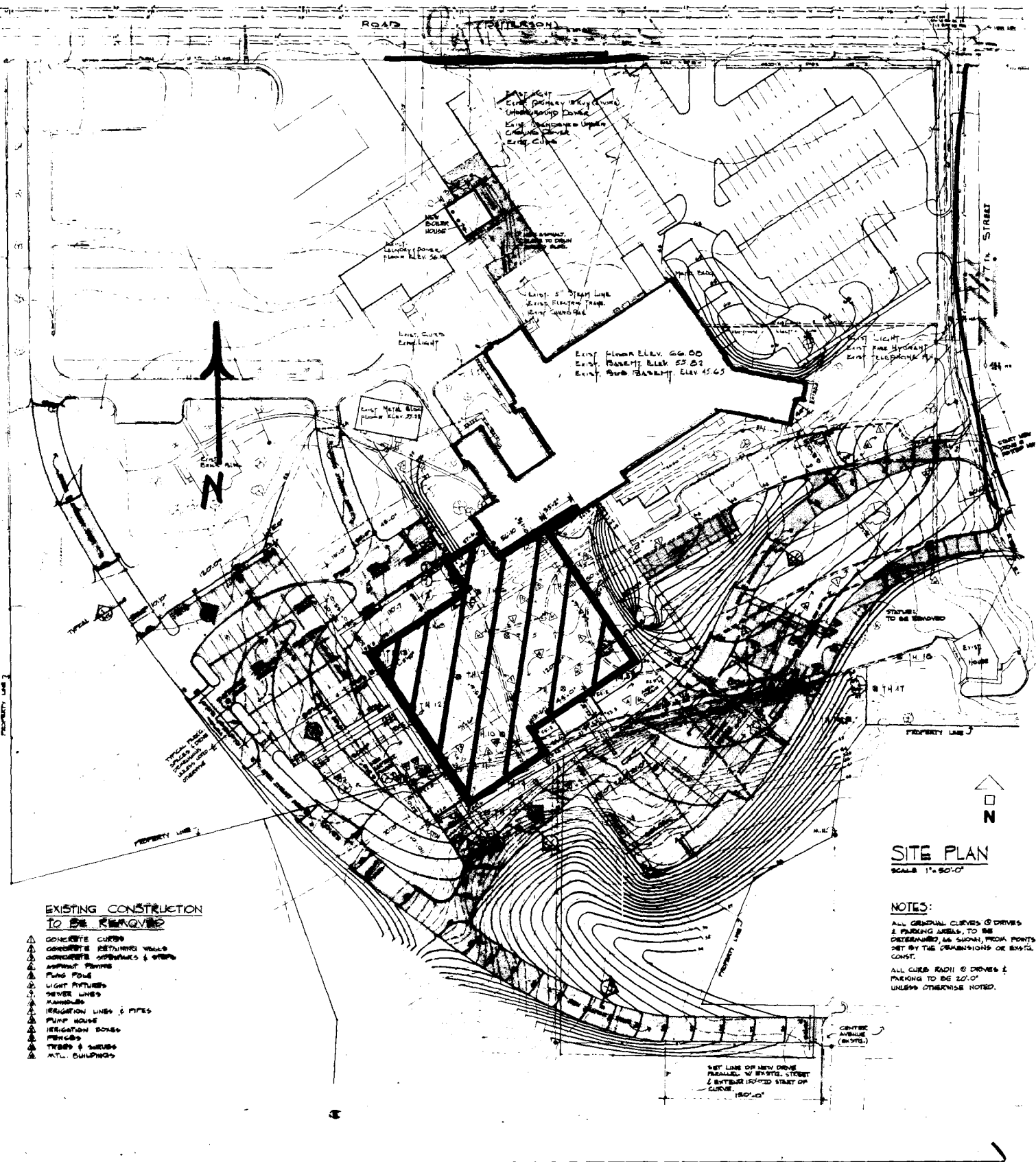
Advertised: 12-3-73 Date: _____

To City Council: 12-19-73

Action: Approved

Comments: _____

ROAD (PETERSON)



EXIST. 4" WATER MAIN
EXIST. 6" WATER MAIN
EXIST. 8" WATER MAIN
EXIST. 12" WATER MAIN
EXIST. 18" WATER MAIN
EXIST. 24" WATER MAIN
EXIST. 30" WATER MAIN
EXIST. 36" WATER MAIN
EXIST. 42" WATER MAIN
EXIST. 48" WATER MAIN
EXIST. 54" WATER MAIN
EXIST. 60" WATER MAIN
EXIST. 66" WATER MAIN
EXIST. 72" WATER MAIN
EXIST. 78" WATER MAIN
EXIST. 84" WATER MAIN
EXIST. 90" WATER MAIN
EXIST. 96" WATER MAIN
EXIST. 102" WATER MAIN
EXIST. 108" WATER MAIN
EXIST. 114" WATER MAIN
EXIST. 120" WATER MAIN
EXIST. 126" WATER MAIN
EXIST. 132" WATER MAIN
EXIST. 138" WATER MAIN
EXIST. 144" WATER MAIN
EXIST. 150" WATER MAIN
EXIST. 156" WATER MAIN
EXIST. 162" WATER MAIN
EXIST. 168" WATER MAIN
EXIST. 174" WATER MAIN
EXIST. 180" WATER MAIN
EXIST. 186" WATER MAIN
EXIST. 192" WATER MAIN
EXIST. 198" WATER MAIN
EXIST. 204" WATER MAIN
EXIST. 210" WATER MAIN
EXIST. 216" WATER MAIN
EXIST. 222" WATER MAIN
EXIST. 228" WATER MAIN
EXIST. 234" WATER MAIN
EXIST. 240" WATER MAIN
EXIST. 246" WATER MAIN
EXIST. 252" WATER MAIN
EXIST. 258" WATER MAIN
EXIST. 264" WATER MAIN
EXIST. 270" WATER MAIN
EXIST. 276" WATER MAIN
EXIST. 282" WATER MAIN
EXIST. 288" WATER MAIN
EXIST. 294" WATER MAIN
EXIST. 300" WATER MAIN

EXIST. FLOOR ELEV. 66.00
EXIST. BASEMENT ELEV. 57.82
EXIST. SUB. BASEMENT ELEV. 45.63



STREET

SITE PLAN
SCALE 1"=50'-0"

NOTES:
ALL ORIGINAL CURVES @ DRIVES & PARKING AREAS, TO BE DETERMINED, AS SHOWN, FROM POINTS SET BY THE GRANBLANDS OR EARTH CONST.
ALL CURVE RADII @ DRIVES & PARKING TO BE 20'-0" UNLESS OTHERWISE NOTED.

EXISTING CONSTRUCTION TO BE REMOVED

- ▲ CONCRETE CURBS
- ▲ CONCRETE RETAINING WALLS
- ▲ CONCRETE APPROACHES & DRIVE
- ▲ ASPHALT DRIVE
- ▲ PUMP POLE
- ▲ LIGHT FIXTURES
- ▲ SEWER LINES
- ▲ HANDLES
- ▲ IRRIGATION LINES & PIPES
- ▲ PUMP HOUSE
- ▲ IRRIGATION BOXES
- ▲ FENCES
- ▲ TREES & SHRUBS
- ▲ INTL. BUILDINGS

SET LINE OF NEW DRIVE PARALLEL W/ EXIST. STREET & 8" SETBACK (50'-0" SETBACK OF CURVE)

CENTER AVENUE (W/ 57'-0")

St. Mary's Hospital
Sisters of Charity
Grand Junction, Colorado
81501

41
56-73

November 13, 1973

Mr. Fred Fuhrmiester
Planning Commission
City of Grand Junction
P.O. Box 968
Grand Junction, Colorado

Dear Mr. Fuhrmiester:

As you know, St. Mary's is expanding to provide for greatly needed space in the departments of Radiology, Pathology and Clinical Laboratory, Emergency, Out-patient, Surgery, Central Processing and our Admissions and Business Office.

In order to more adequately serve the patients in these areas and in our nursing units as well as to connect the new addition to our existing building, the new construction includes an elevator tower approximately eighty feet above grade and other structures approximately forty-five feet above grade. We understand these heights will require a variance to the zoning area requirements.

Therefore we respectfully request height variance from the thirty-five feet to our eighty feet requirements for the St. Mary's Construction project.

Thank you most sincerely. Enclosed is our \$225.00 fee.

Sincerely,

Sister Mary Aloys
Sister Mary Aloys
Administrator

SMA/mjp

enclosure

Nov 27 1973