

SUBMITTAL CHECKLIST

110 94

vc'd check # 021835
RCF+ 1336

SPECIAL USE

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Location: 1405 Wellington

Project Name: _____

ITEMS		DISTRIBUTION										TOTAL REQ'D.			
DESCRIPTION	SSID REFERENCE	City Community Development	City Dev Eng.	City Utility Eng.	City Property Agent	City Attorney	City Downtown Dev. Auth.	City Parks and Rec.	County Planning	Walker Field	Resident Assoc.?		Public Service		
● Application Fee \$270	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
● Application Form*	VII-1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● 11"x17" Reduction of Assessor's Map	VII-1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Evidence of Title	VII-2	1		1											
● Appraisal of Raw Land	VII-1	1		1											
● Names and Addresses	VII-3	1													
● Legal Description	VII-2	1		1											
○ Deed	VII-1	1		1	1										
○ Easement	VII-2	1	1	1	1	1									
○ Avigation Easement	VII-1	1		1	1										
○ ROW	VII-3	1	1	1	1	1									
● General Project Report	X-7	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Location Map	IX-21	1													
● Vicinity Sketch / Site Plan	IX-33	1	1	1	1	1	1	1	1	1	1	1	1	1	1

3 1/2 x 11

110 94

NOTES: 1) An asterisk in the item description column indicates that a form is supplied by the City.
 2) Required submittal items and distribution are indicated by filled in circles, some of which may be filled in during the pre-application conference. Additional items or copies may be subsequently requested in the review process.
 3) Each submitted item must be labeled, named, or otherwise identified as described above in the description column.

PRE-APPLICATION CONFERENCE

Date: 1/11/93

Conference Attendance: Kristen Ashbeck, Sally Shafer

Proposal:

Location: 1405 Wellington

Tax Parcel Number: 2945-122-B-10-

Review Fee: \$270

(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 required? _____ Estimated Amount: _____

Revocable Permit required? _____

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

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.

X _____
Signature(s) of Petitioner(s)

X _____
Signature(s) of Representative(s)

2945-122-15-004
HAZEL M WILLIS
DONNA J ALLEN
2235 N 15TH ST UNIT D
GRAND JUNCTION, CO 81501-4281

2945-122-16-002
RICHARD E FULTON
1556 WELLINGTON AVE
GRAND JUNCTION, CO 81501-8233

2945-122-19-007
LEONARD RONAY
TONI
RR 1 BOX 334
WEST PLAINS, MO 65775-9720

2945-122-19-003
FRANK M WILSON
1250 NE LOOP 410 STE 300
SAN ANTONIO, TX 78209-1533

2945-122-19-004
FRANK M WILSON
1250 NE LOOP 410 STE 300
SAN ANTONIO, TX 78209-1533

2945-122-19-005
FRANK M WILSON
1250 NE LOOP 410 STE 300
SAN ANTONIO, TX 78209-1533

2945-122-19-006
PAUL RIGA
DONNA M C/O J R & S J PURCELL
2213 N 15TH ST
GRAND JUNCTION, CO 81501-4210

2945-122-19-002
RONALD I ASHLEY
ANGELINA
545 GRAND MESA AVE
GRAND JUNCTION, CO 81503

2945-122-00-028
LAURENCE R RANEY
VERNANN M
1404 WELLINGTON AVE
GRAND JUNCTION, CO 81501-8231

2945-122-00-029
WILLIAM FRANK TRACKLER
DEBORAH L
1418 WELLINGTON AVE
GRAND JUNCTION, CO 81501

2945-122-00-030
PATRICK D KELLEHER
3294 LOMBARDY LN # C
CLIFTON, CO 81520-7707

2945-122-00-031
ROBERT SCHROEDER
3151 SNOWBERRY CT
GRAND JUNCTION, CO 81506-4149

2945-122-15-001
LUCY M COSSLETT
2235 N 15TH ST UNIT A
GRAND JUNCTION, CO 81501-4281

2945-122-15-002
ELIZABETH B HARRIS
TRSTE C/O JOHN H. MCARTHUR
PO BOX 1419
GRAND JUNCTION, CO 81502-1419

2945-122-15-003
ROLLO B HALL
ROSE M
2235 N 15TH ST # C
GRAND JUNCTION, CO 81501-4281

110 94

2945-122-12-009
CLAIR LONGUEVAN & MAYANN LONGUEVAN
REVOCABLE TRUST
2208 DAKOTA DR
GRAND JUNCTION, CO 81503-2531

IMBEL REBERLING
C/O JERRY J COOPER
2473 RD
GRAND JUNCTION, CO 81505-9683

2945-122-00-025
FLORENCE SHIRK
1314 WELLINGTON AVE
GRAND JUNCTION, CO 81501-8229

2945-122-00-041
RAYMOND R WARD
LAURETTE M
1313 WELLINGTON AVE
GRAND JUNCTION, CO 81501-8228

2945-122-00-042
BRUCE H VERSTRAETE
PATRICIA A
1321 WELLINGTON AVE
GRAND JUNCTION, CO 81501-8228

2945-122-00-048
KAREN HAYASHI TRAYLOR
TRUSTEE
780 ELM AVE
GRAND JUNCTION, CO 81501-3028

2945-122-00-049
T J MAHONEY
D A
1282 BOOKCLIFF AVE
GRAND JUNCTION, CO 81501-8120

2945-122-00-133
ROBERT N ETCHEVERRY
GINGER R
1324 WELLINGTON AVE
GRAND JUNCTION, CO 81501-8229

2945-122-00-135
DILLON REAL ESTATE CO INC
PO BOX 729
GRAND JUNCTION, CO 81502-0729

2945-122-00-165
JOHN T COMBS
ELSIE M
1721 N 3RD ST
GRAND JUNCTION, CO 81501-2111

2945-122-09-001
WILLIAM BELGER
ARLENE M TRUSTEES-BELGER TRST
2423 MEADOW LARK LN # 8
GLENWOOD SPRINGS, CO 81601-4154

XXX-PARCEL-XXX
XXXXXXXXXXNAMEXXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXJOINT NAMEXXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXSTREETXXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXCITYXXXXXXXXXX,XSTXZIPXXXX

LABEL PROGRAM ml_label
YEAR 94
PARCEL 2945-122-12-009
ABSTRACT 0100- 9999

2945-122-12-014
ROGER C MALAN
1502 BOOKCLIFF CT
GRAND JUNCTION, CO 81501-4219

2945-122-12-010
ROGER C MALAN
1529 BOOKCLIFF CT
GRAND JUNCTION, CO 81501-4279

2945-122-12-013
ROGER MALAN
1529 BOOKCLIFF CT APT C
GRAND JUNCTION, CO 81501-4279

2945-122-12-011
ROGER C MALAN
CAROLINE D RETOLAZA
15 RHINE CT
GRAND JUNCTION, CO 81503-1238

2945-122-12-012
LAURA L VENABLE
545 W GREENWOOD DR
GRAND JUNCTION, CO 81503-2517

2945-122-12-009
WILLIAM L SHUMAN
FREDA
3320 CRESTVIEW WAY
GRAND JUNCTION, CO 81506-4071

Sally Schaefer
Hiltep
244-6181

GENERAL PROJECT REPORT

BACON FITNESS CENTER - BACON RESIDENTIAL CENTER

A. Description

This recreation center will be 8396 square feet facility located on the campus of the Bacon Residential Center which is an eight acre site at 1405 Wellington. This 48 unit apartment complex currently is home to general tenants, some of whom have physical disabilities, as well as disabled clients who access Hilltop's Residential services. The majority of Hilltop's clients have physical and cognitive impairments as a result of suffering a severe brain injury.

The recreation center is intended to be a facility that provides the space for interactive athletic activities as well as individual exercise space for our disabled clientele. In addition, there will be space for crafts, education and vocational projects. Overall, it is intended to provide a space for wellness oriented activities in an environment that is friendly to those suffering from severe disabilities. It will also serve as an alternative site for large gatherings for residents for parties, etc., that can't be accommodated in their individual units.

This center will be comparable to recreation centers now common place as part of many apartment and condominium projects. The most notable distinction will be that its construction and function will have been designed with the needs of the disabled population in mind.

B. Public Benefit

The most immediate benefit will be to the tenants themselves as they will have access to a major amenity. While it will not be advertised as a public facility, it would also be available to other Hilltop clients to utilize on a limited basis. It has been our experience that many disabled consumers feel very uncomfortable working out in areas used heavily by the able bodied population. Not only are these facilities often less than desirable from an accessibility stand point, but there is an element of embarrassment about functioning "differently." For this reason, we see major public benefit not only for the disabled who prefer some privacy, but to the rest of the world who are uncomfortable with those individuals more challenged.

C. Project Compliance

1. The fitness center has been designed with compatibility with existing buildings in mind. There should be no negative impact on the tenants or the neighbors. There is a long range plan for the pedestrian walkways on

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the campus which will only be enhanced by the center. Because it is tucked into a corner of the complex, it will not even be in view of any surrounding neighbors.

On the off chance that someone would choose to drive to the center, there will be ample parking available. There will be no additional traffic access requested. Hilltop, as owner, will be responsible for the ongoing operation and maintenance of the facility. Certainly, adequate public services will be built into the facility. There will be individual accessible showers and locker rooms for people using the facility and a small area for preparation of simple foods.

2. The Bacon campus is currently surrounded by empty land on the east, the canal to the south and a mix of single family residences and apartments to the north and west. There is a large assisted living facility (Grand Villa) within two blocks of the project.
 3. The traffic currently enters the project from Wellington and can access the apartment buildings from a system of internal roads and parking lots. The current traffic pattern is expected to be more than adequate to serve the recreation center, as the majority of the tenants will walk (or wheel) to the facility.
 4. Existing utilities are expected to be adequate to accommodate the new structure.
 5. Not applicable.
 6. There will be no negative impact on public facilities.
 7. Not applicable.
 8. Not applicable.
 9. The facility will be available to tenants on an as needed basis. It is not our expectation that there would be routine use between 10:00 p.m. and 6:00 a.m., but there might be an occasional late activity in the facility.
 10. There will be minimal signage since its an amenity for the tenants. A simple sign on the facility should suffice.
- D. This will be the first phase of what we hope to be a 2-phase project. The second phase would be an outdoor pool facility adjacent to the center.

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June 24, 1994

NOTICE OF SPECIAL USE APPLICATION

A Special Use Permit application for a recreation center has been filed on property located at 1405 Wellington.

If you have any questions about this application, please contact the Grand Junction Community Development Department at 244-1430 and refer to file #110-94.

Objectins or concerns about this application should be submitted in writing to the Department not later than July 8, 1994.

REVIEW COMMENTS

Page 1 of 1

FILE #110-94

TITLE HEADING: Special Use-Site Plan Review

LOCATION: 1405 Wellington Avenue-Bacon Recreation Center

PETITIONER: Hilltop Special Services Division

PETITIONER'S ADDRESS/TELEPHONE: 1100 Patterson Road
Grand Junction, CO
244-6181

PETITIONER'S REPRESENTATIVE: Sally Schaefer/Pat Edwards

STAFF REPRESENTATIVE: Kristen Ashbeck

NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED. A PLANNING CLEARANCE WILL NOT BE ISSUED UNTIL ALL ISSUES HAVE BEEN RESOLVED.

CITY UTILITY ENGINEER
Bill Cheney

7/05/94
244-1590

Water: Show location of existing hydrants and provide flow data for fire protection purposes.

Sewer: How will sewer service be provided since the location of the building is quite a ways from existing sewer lines?
What restroom facilities will be incorporated into the building design? This could affect the E.O.U. calculation.

COMMUNITY DEVELOPMENT DEPARTMENT
Kristen Ashbeck

7/08/94
244-1437

Please provide additional information regarding parking:

1. Number of employees on largest shift working at recreation center.
2. Observe parking in the existing areas at possible "peak" times when recreation center might be in use. How many spaces are available in the area?

Will there be any provision for pick-up/drop-off of recreation center users brought to facility from off site?

PUBLIC SERVICE
Dale Clawson

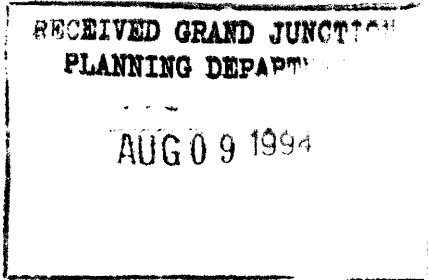
7/06/94
244-2695

Gas: No objections.

Electric: Building location is on top of existing primary line so the line will need to be relocated prior to construction. Developer will be required to pay costs of relocation. Pool location needs to be determined prior to line relocation.



August 4, 1994



Kristen Ashbeck
City of Grand Junction
250 North 5th
Grand Junction, Colorado 81501

Dear Kristen,

In response to the questions from the review committee:

Water: I have attached a map showing existing hydrants. We are in communication with the fire department to get the information they need for the fire flow survey. This will all be complete before we get our building permit.

Sewer: We will be installing a new line and tie it into the manhole. Our restroom facilities will include 7 toilets, 6 showers and 3 sinks.

Community Development: Employees will not be hired to work at the Rec Center. It will be served by employees already working on campus.

There are currently 106 parking spaces.

Our survey indicated that the usage was as follows:

Table with 4 columns: Date, Time, Occupied Spaces, Vacant Spaces. Rows include 8/2 8:00 a.m., 8/2 Noon, 8/3 3:00 p.m., 8/3 6:00 p.m., 8/3 9:00 p.m.

Keep in mind that 75% of the campus is inhabited by disabled clients who do not drive. There will be no special provision for pick up and drop off, as 99% of the users will already be on campus and there's excellent access from the parking lot.

Electric: We will certainly relocate the electric line at our own expense prior to construction.

Handwritten note: Hope this does it for you Kristen, Let me know. JAC

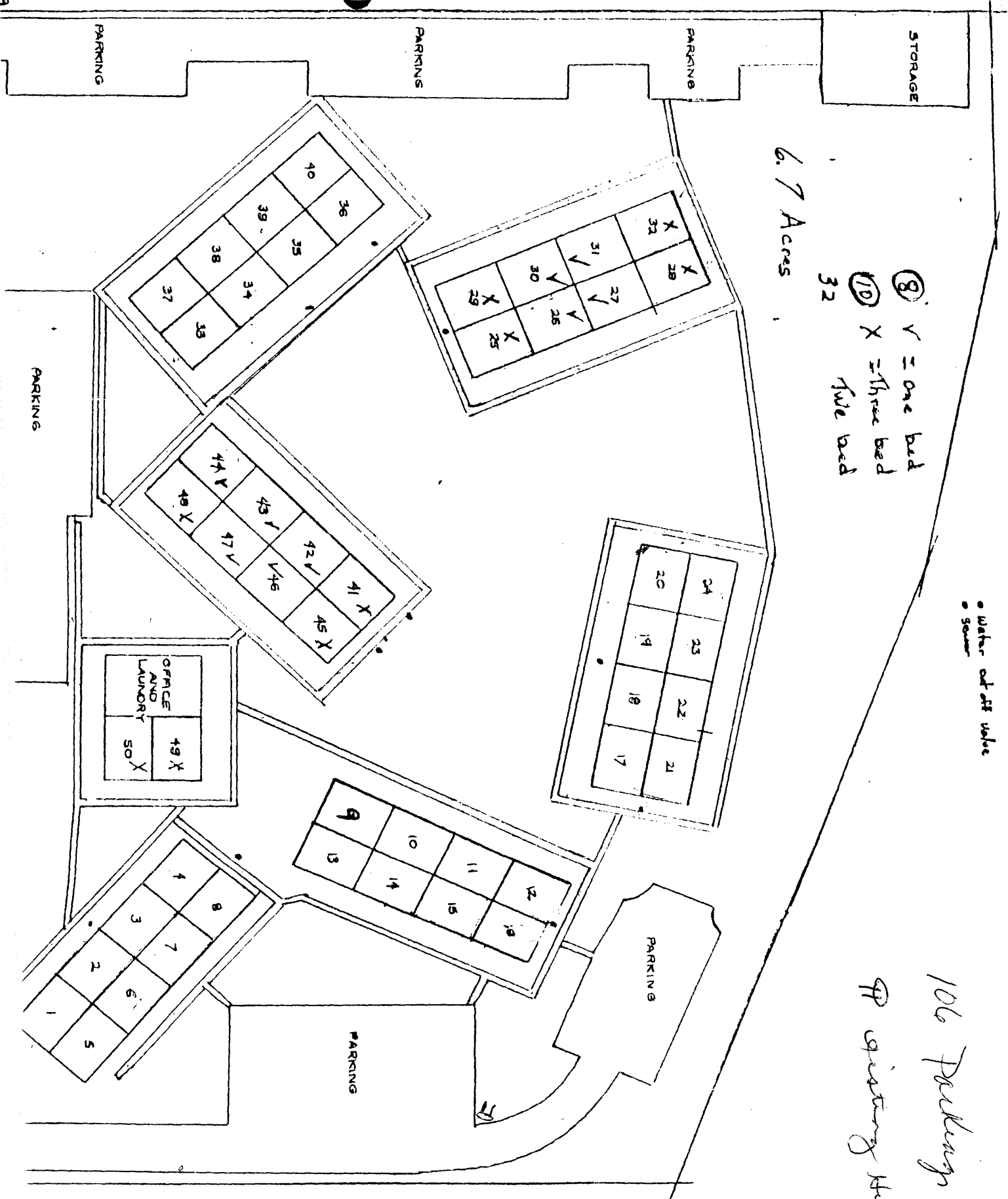
WELLS IN GARAGES

6.7 Acres

- ⑧ V = One bed
- ⑩ X = Three bed
- 32 Two bed

Water at off valve
 Sewer

106 Parking spots
 99 existing Hydrants





City of Grand Junction, Colorado
250 North Fifth Street
81501-2668
FAX: (303) 244-1599

August 19, 1994

Ms. Sally Schaefer
Hilltop Health Services Corporation
1100 Patterson Road
Grand Junction, Colorado 81506

Dear Sally,

By this letter, the City of Grand Junction Community Development Department is granting approval of a Special Use Permit for Hilltop Health Service Corporation to construct and operate a recreation center at the existing Bacon Residential Center located at 1405 Wellington Avenue (tax parcel number 2945-122B-00-977/170). This approval is subject to the following conditions being met prior to issuance of a Planning Clearance for a Building Permit:

- 1) payment of the Plant Investment Fee to the City of Grand Junction; and
- 2) easement for and design drawings of the sewer service line if it is intended to be a public line. If the line will remain private (to be maintained by the property owner), these items are not required.

Please do not hesitate to contact me if you have further questions regarding this Special Use Permit.

Sincerely,

A handwritten signature in cursive script that reads "Kristen".

Kristen Ashbeck
Planner

CERTIFICATE OF OCCUPANCY

BUILDING DEPARTMENT
CITY OF GRAND JUNCTION
(OR MESA COUNTY)

PERMIT # 50134

DATE June 5, 1995

PERMISSION IS HEREBY GRANTED TO Coulson & Coulson TO OCCUPY THE

BUILDING SITUATED AT 1405 Wellington

LOT _____ BLOCK _____ FILING _____ SUBDIVISION _____

TAX SCHEDULE NUMBER 2945-122-00-977

FOR THE FOLLOWING PURPOSE: Bacon recreation fitness center

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

INSPECTOR *[Signature]*

City Planning *[Signature]*

That part of Block 10 of FAIRMOUNT SUBDIVISION, according to the plat recorded November 4, 1890 in Plat Book 1 at Page 19 of Mesa county Records lying North of the right-of-way of the Grand Valley Irrigation Company's Canal; TOGETHER WITH the East 20 feet of the vacated road right of way adjacent to the West side of said Block 10 and lying North of the right-of-way of said Canal; in the City of Grand Junction; EXCEPT a parcel of land for road and utility right-of-way purposes conveyed to City of Grand Junction by instrument recorded August 2, 1984 in Book 1504 at Page 660.

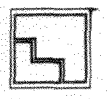
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FRANK A. WADNER
 ARCHITECT AIA

15 No. 5th Street #440
 Grand Junction Colorado
 81501 (303)243-2122

FAWHAUS INC.



ENGINEERS:

STRUCTURAL

L. J. Lindauer, Inc.
 715 Horizon Drive
 #360 241-0900

MECHANICAL

Norm Kinney & Assoc. Inc.
 1000 N. 9th Street
 # 33 243-3851

ELECTRICAL

Norm Kinney & Assoc. Inc.
 1000 N. 9th Street
 # 33 243-3851

SITE PLAN

**BACON FITNESS CENTER
 HILLTOP:
 BACON RESIDENTIAL COMPLEX
 WELLINGTON AVENUE
 GRAND JUNCTION, CO.**

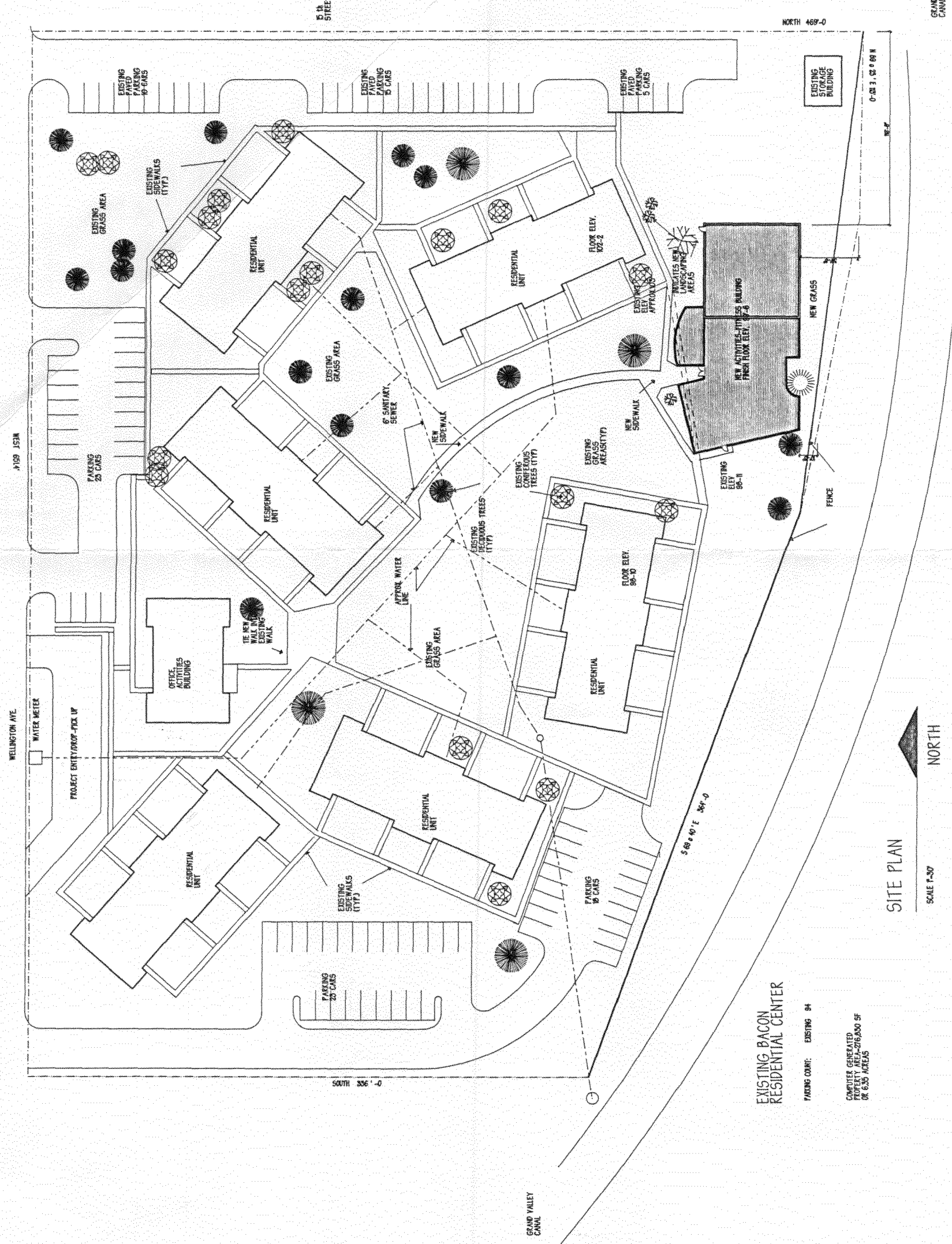
Project No. 94200

Date: JUNE 1, 1994

Drawn: FAW

SHEET NO. **C1.1**

6 10 94



SITE PLAN

SCALE 1"=30'



EXISTING BACON RESIDENTIAL CENTER

PARKING COUNT: EXISTING 84

COMPUTER GENERATED
 PROJECT NUMBER: 276,500 SF
 OR 6.35 ACRES

GRAND VALLEY CANAL

GRAND VALLEY CANAL

WELLINGTON AVE

WELLINGTON AVE

5th STREET

NORTH 469'-0"

SOUTH 306'-0"

5 68' ± 40' ± E 384'-0"

0'-00 3' 02" 08" N

W.P.

EXISTING STORAGE BUILDING

NEW GRASS

EXISTING ELEM. 80-11

FENCE

NEW ACTIVITIES-FITNESS BUILDING
 FINISH FLOOR ELEV. 87'-6"

FLOOR ELEV. 87'-2"

FLOOR ELEV. 86'-6"

RESIDENTIAL UNIT

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