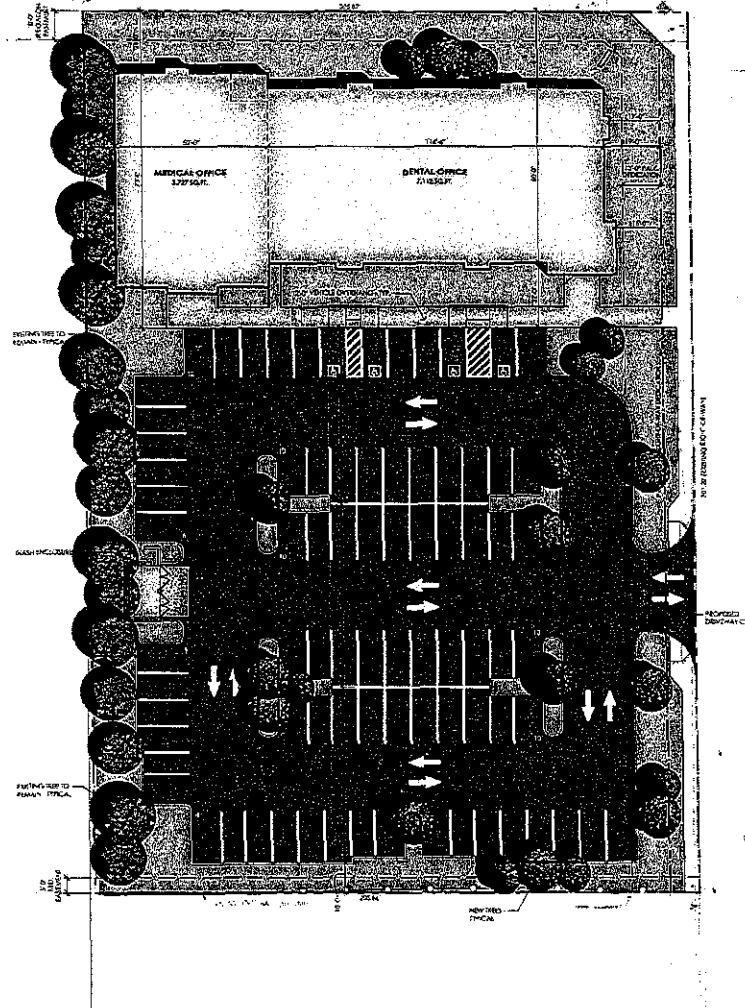


2019029143

General Plan Amendment 2019-01, Rezone 2019-01, Planned Development 277-3131 Colorado Avenue- Turlock Dental Care-The applicant is requesting a General Plan Amendment and Rezone of the property from Medium Density Residential, Planned Development 256 to Commercial Office (CO) to allow for the construction of a 7,112 square foot dental office and a 3,727 square foot medical and/or professional office building. On the approximately 1.4 acre parcel located at 3131 Colorado Avenue, Stanislaus County APN 072-012-056. A Planned Development application is also included in this request to further limit the allowable uses on the site to medical or professional office uses. Approximately eighty parking spaces are proposed to accommodate the development. On-site improvements such as paving, landscaping and parking lot striping will also be installed.

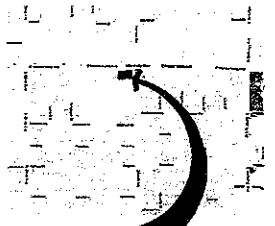
CEQA: Mitigated Negative Declaration

3 MONTE VISTA AVENUE



PROPOSED SITE PLAN

SCALE: 1" = 30'-0"



VICINITY MAP
PROJECT LOCATION
COLORADO AVE
TURLOCK, CA

PROJECT DATA:

SITE AREA:	2.142 ACRES
BUILDING:	10,964 S.F.
SITE COVERAGE:	17.9 %
PARKING REQUIRED:	
MEDICAL	1/200 S.F. = 55 SPACES
PARKING PROVIDED:	80 SPACES

COLORADO AVENUE

TURLOCK
DENTAL CARE

Dr. Robert McCulla

MONTE VISTA AND
COLORADO AVE.
TURLOCK, CA.

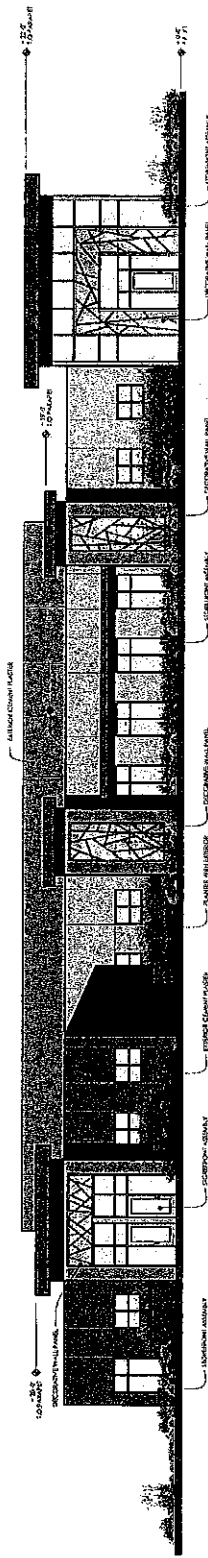
PLANNING ■■■
ARCHITECTURE ■■■

api

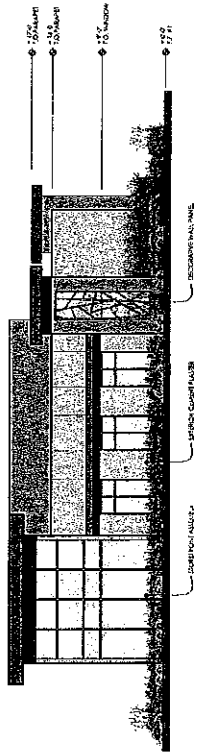
ARCHITECTURE PLUS INC.
4315-B NORTH STAR WAY
MODESTO, CA 95356

ph. 209.577.4661
fx. 209.577.0213

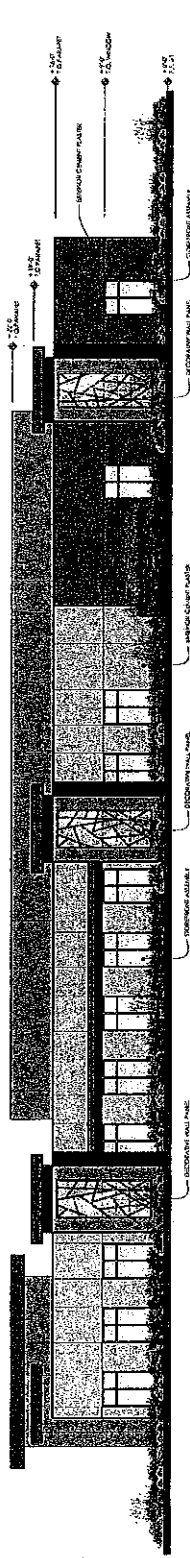
www.apinc.com



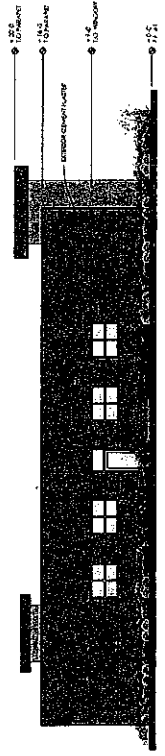
SOUTH ELEVATION
SCALE 1/8" = 1'-0"



EAST ELEVATION
SCALE 1/8" = 1'-0"



NORTH ELEVATION
SCALE 1/8" = 1'-0"



WEST ELEVATION
SCALE 1/8" = 1'-0"

PAINT LEGEND

	SHERWIN WILLIAMS SUPERMAT SW 6141
	SHERWIN WILLIAMS SUPERMAT SW 6141
	SHERWIN WILLIAMS WANDA STONE SW 7022
	SHERWIN WILLIAMS LEATHER BOND SW 6118

**TURLOCK
DENTAL CARE**
Dr. Robert McCulla

MONTE VISTA AND
COLORADO AVE.
TURLOCK, CA.

PLANNING
ARCHITECTURE
api

ARCHITECTURE PLUS INC.
1000 W. 10TH ST.
MODesto, CA 95354
PH: 209.577.4663
FX: 209.577.0213
www.apic.com