

GANDER MOUNTAIN SITEPLAN AMENDMENT WITH WAIVERS

BEING A PART OF THE NW 1/4 OF SECTION 30, T. 4 S., R. 66 W., OF THE 6TH P.M., INTERPLAZA 225 SUBDIVISION FILING NO. 3 CITY OF AURORA, ARAPAHOE COUNTY, COLORADO

This Site Plan and any amendments hereto, upon approval by the City of Aurora and recording, shall be binding upon the applicants therefore, their successors and assigns. This plan shall limit and control the issuance and validity of all building permits, and shall restrict and limit the construction, location, use, occupancy and operation of all land and structures within this plan to all conditions, requirements, locations and limitations set forth herein. Abandonment, withdrawal or amendment of this plan may be permitted only upon approval of the City of Aurora. In witness thereof, Talarico & Associates (Corporation, Company, or Individual)

has caused these presents to be executed this 17 day of June AD 2004.
By Joseph Talarico Corporate Seal (Principal or Owners) Jose F. Ciancio State of Colorado County of Adams as The foregoing instrument was acknowledged before me this 17th day of June AD, 2004 by Olivia Pignone Notary Witness my hand and official seal Notary Seal:

(Notary Public)
My commission expires: 9-19-04
Notary Business Address: 1723 E. 58th Ave. Denver, CO 80216

PROPERTY DESCRIPTION:

LOT 1, BLOCK 1, INTERPLAZA 225, SUBDIVISION FILING NO. 3

PROPERTY OWNER:

TALARICO & ASSOCIATES
1723 E. 58TH AVENUE
DENVER, CO 80216
JOSEPH TALARICO
(303)433-3199
(303)433-3505 FAX

TENANT:

GANDER MOUNTAIN, L.L.C.
4567 WEST 80TH ST.
BLOOMINGTON, MN 55437
BOB SEDEY
(952)832-8580
(952)832-8656 FAX
BOB.SEDEY@GANDERMOUNTAIN.COM

ARCHITECT/ENGINEERS:

THE BENHAM COMPANIES INC.
60 E. PLATO BLVD., SUITE 300
ST. PAUL, MN 55107
JACKI COOK-HAXBY
(651)209-2873
(651)778-3911 FAX
JACKI.COOK-HAXBY@BENHAM.COM

CITY OF AURORA APPROVALS

City Attorney: Robert W. King Date: 6/21/04

Planning: Bob Watten Date: 6/21/04

Planning Commission: [Signature] Date: 5/26/04
(Chairperson)

City Council: NA Date: NA
(Mayor)

Attest: _____ Date: _____
(City Clerk)

DATA BLOCK FOR NON-RESIDENTIAL SITE PLANS:

Land area within property lines:	7.3361 Acres or 31,9561 Sq. Ft.
Number of buildings:	1
Maximum height of buildings:	32 feet
Total building coverage:	28.79% and 92,000Sq. Ft.
Hard surface area:	53.36% and 170,521 Sq. Ft.
Landscape area:	17.85% and 57,039 Sq. Ft.
Present zoning classification:	M-1
Permitted maximum sign area:	300 Sq. Ft.
Proposed total sign area:	520.5 Sq. Ft.
Proposed Number of signs:	8
Parking spaces required:	362
Current parking spaces:	351 385
Parking spaces provided:	357
Handicap spaces required:	8
Handicap spaces provided:	8 16
Loading spaces required:	4
Loading spaces provided:	4

Off-Site Parking provided as shown on Colorado Community Church - Site Plan (Case Number: 2018-6042-00)

SHEET NOTES

1. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
2. ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
3. RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING-FIRE LANE."
4. "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING, ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO THE ACCESSIBLE BUILDING ENTRANCE THEY SERVICE. AT LEAST 50% OF ALL BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36" AND SHALL BE PAINTED WITH WHITE STRIPES.

SHEET NOTES (CONT'D)

- REQUIRED ACCESSIBLE MEANS OF EGRESS SHALL BE CONTINUOUS FROM EACH REQUIRED ACCESSIBLE OCCUPIED AREA TO THE PUBLIC WAY. THE "ACCESSIBLE EXTERIOR ROUTES" SHALL COMPLY WITH U.B.C. CHAPTER 11, APPENDIX 11 AND C.A.B.O./A.N.S.I. 117.1.
5. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.
6. NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
7. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
8. ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE

SHEET NOTES (CONT'D)

- PURCHASED THERE. LIKewise, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
9. THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
10. ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
11. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH SECTIONS 126-271 AND 126-278 OF THE AURORA CITY CODE.
12. ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSURANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
13. ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER AND ITS HEIRS, SUCCESSORS AND ASSIGNS.
14. ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC, ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.



STORE 420
14000 E. JEWELL AVE.
AURORA, COLORADO

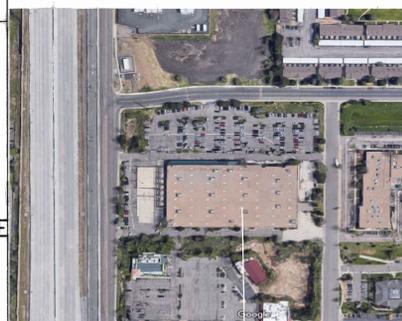
SHEET NOTES (CONT'D)

15. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
16. ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS AND/OR PRIVATE UTILITIES INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION OR MAINTENANCE OF SAID PRIVATE IRRIGATION LINES OR SYSTEMS AND/OR PRIVATE UTILITIES.
17. STREET LIGHT INSTALLATION COST IS FUNDED BY DEVELOPER/OWNER. LOCATION & INSTALLATION OF STREET LIGHT SHALL BE COORDINATED WITH AURORA PUBLIC WORKS: 303-739-7300.

SHEET INDEX

SHEET	SHEET NAME
COVER	COVER SHEET
C101	SITE PLAN
C102	SITE PLAN NOTES
C103	LANDSCAPE PLAN
C104	LANDSCAPE SCHEDULE
A0	SIGNAGE & MISC. DETAILS
A1	BUILDING ELEVATIONS & SIGNAGE

VICINITY MAP



GANDER MOUNTAIN
14000 E. JEWELL AVE.
AURORA, COLORADO

MA 1985-6066-13 8.16.2018 - DELTA 1,2,3 & 4 FOUND ON SHEET 2; PARKING STRIPING; ELEVATION CHANGES (8.16.2018)

MA 1985-6066-13 8.16.2018 - CHANGE USE FROM RETAIL TO PLACE OF WORSHIP (COLORADO COMMUNITY CHURCH)

PLANNING & ZONING REVISIONS	Date
ISSUED FOR PLANNING & ZONING	5/11/04
Revisions/Submissions	4/9/04



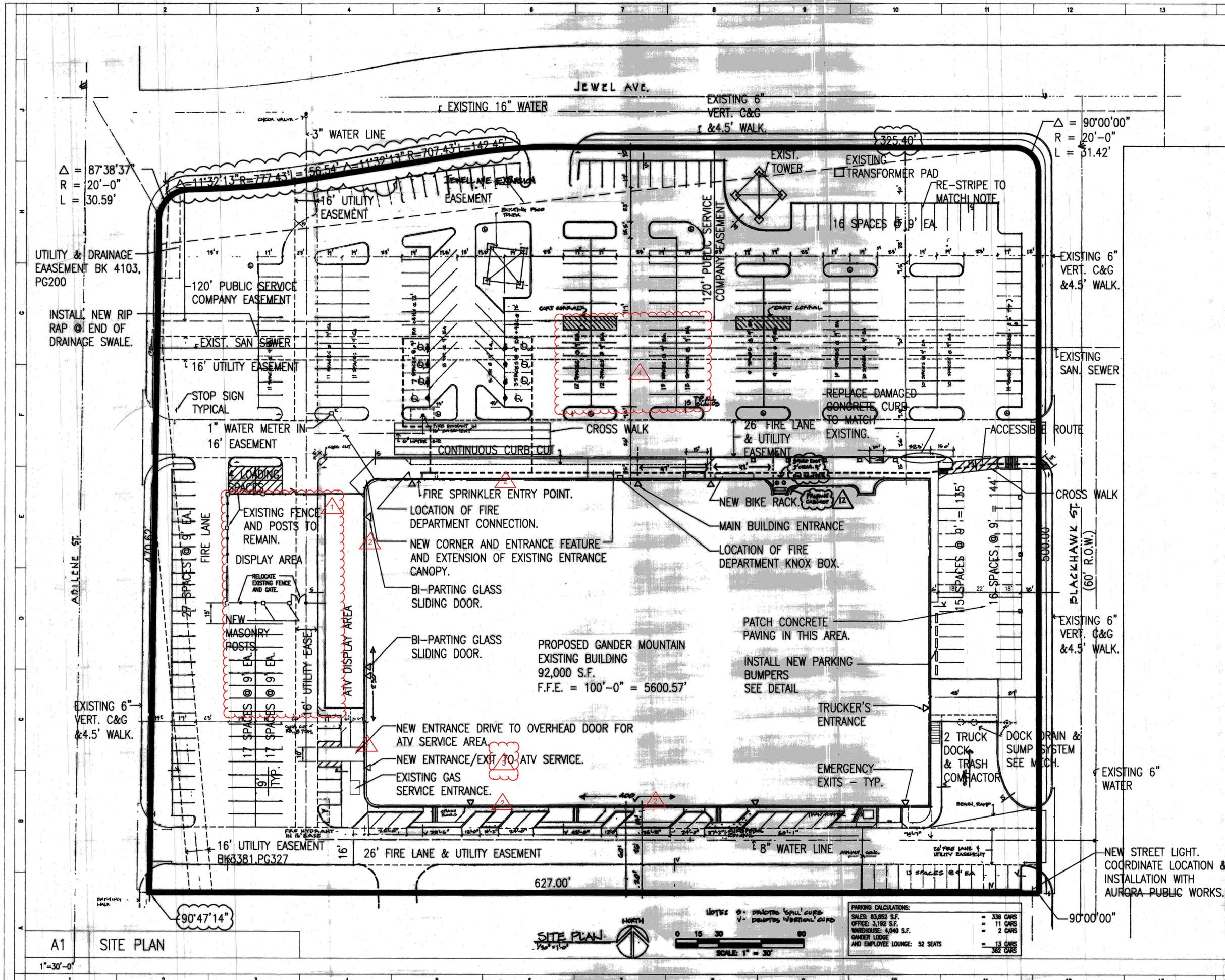
Drawing Title		
COVER SHEET		
Drawn	JBB	Project No. 6250450005
Checked	JNR	Scale AS NOTED
Date	4/9/04	Drawing No. COVER



STORE 420
14000 E. JEWELL AVE.
AURORA, COLORADO

SHEET NOTES

- 1 MA 1985-6066-13 8.16.2018 - REMOVE FENCING AND ADD STRIPING FOR PARKING
- 2 MA 1985-6066-13 8.16.2018 - INSTALL NEW WINDOW AND DOORS (SEE ELEVATIONS)
- 3 MA 1985-6066-13 8.16.2018 - INSTALL NEW MECHANICAL EQUIPMENT SCREEN
- 4 MA 1985-6066-13 8.16.2018 - ADD A NEW HANDICAP AND BICYCLE SPACES



PROPOSED GANDER MOUNTAIN
EXISTING BUILDING
92,000 S.F.
F.F.E. = 100'-0" = 5600.57'

PARING CALCULATIONS:

SALES: 83,852 S.F.	= 336 CARS
OFFICE: 3,192 S.F.	= 11 CARS
WAREHOUSE: 4,040 S.F.	= 2 CARS
GANDER LODGE AND EMPLOYEE LOUNGE: 52 SEATS	= 13 CARS
	362 CARS

No.	Revisions/Submissions	Date
	REVIEW COMMENTS	7/22/04
	PLANNING & ZONING REVISIONS	5/11/04
	ISSUED FOR PLANNING & ZONING	4/9/04



Drawing Title		SITE PLAN	
Drawn	JBB	Project No.	6250450005
Checked	JNR	Scale	1" = 30'-0"
Date	4/9/04	Drawing No.	C101

A1 SITE PLAN





LEGEND

- PROPERTY LINE
- CONCRETE CURB & GUTTER

PROJECT TITLE

14000 E. JEWELL AVENUE

AURORA, COLORADO

PREPARED FOR

COLORADO COMMUNITY CHURCH

2220 S. CHAMBERS ROAD
 AURORA, CO

SUBMITTAL

SCHEMATIC SITE PLAN

DRAWN BY: RSB/BSA

CHECKED BY: MRB

PROJECT NO.:

REVISIONS

NO.	DESCRIPTION	DATE

DATE

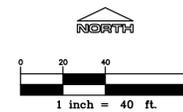
10/15/2018

SHEET TITLE

SITE IMPROVEMENT PLAN

SHEET INFORMATION

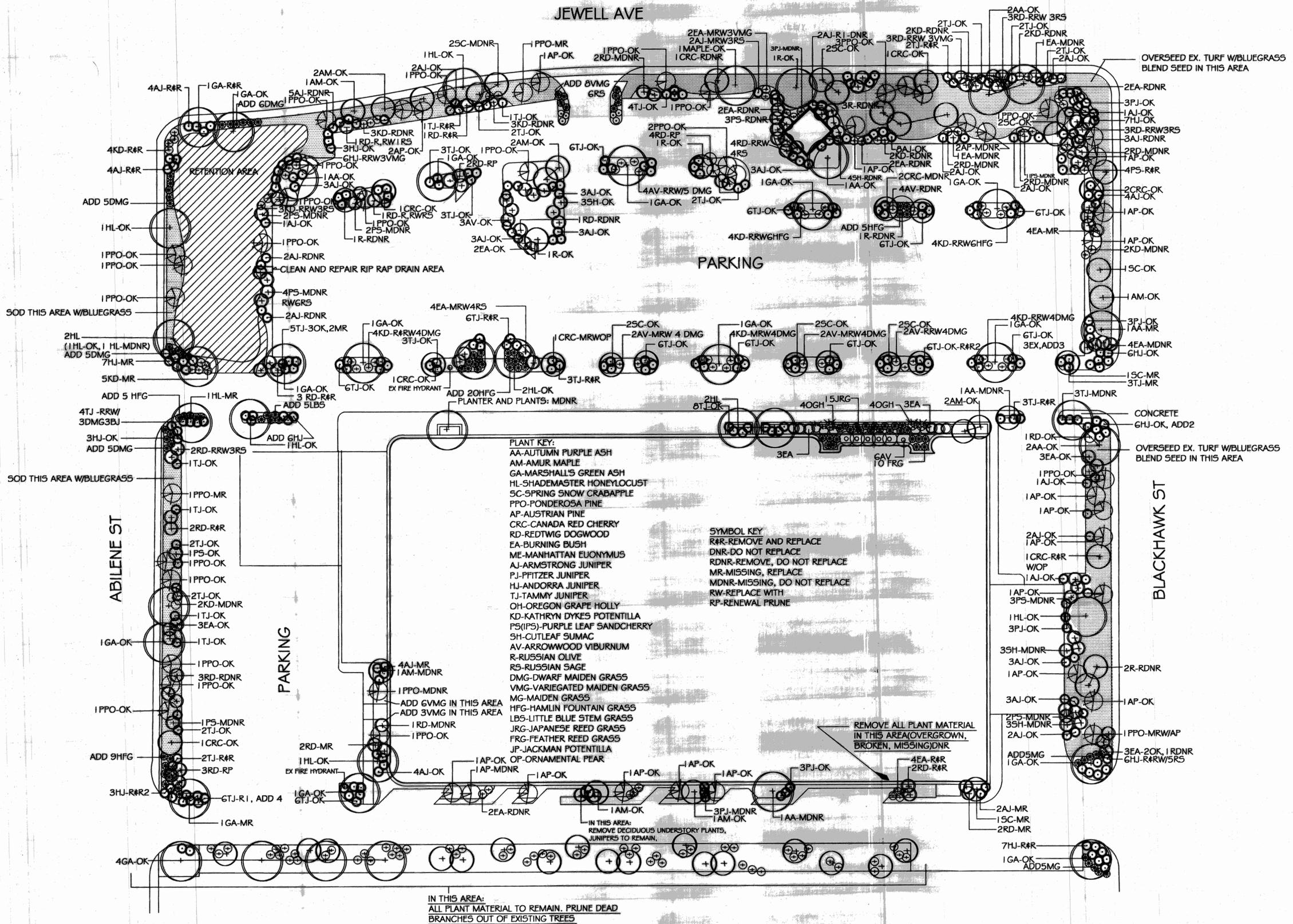
SC-1.0



Know what's below.
 Call before you dig.



METCO LANDSCAPE INC
 PO BOX 967
 WHEAT RIDGE CO 80034
 303-421-3100
 303-421-1120 FX



BENHAM COMPANIES
 60 E PLATO STE 300
 ST PAUL MN 55107
 GANDER MTN STORE 420
 14000 E JEWELL AVE AURORA CO 80012

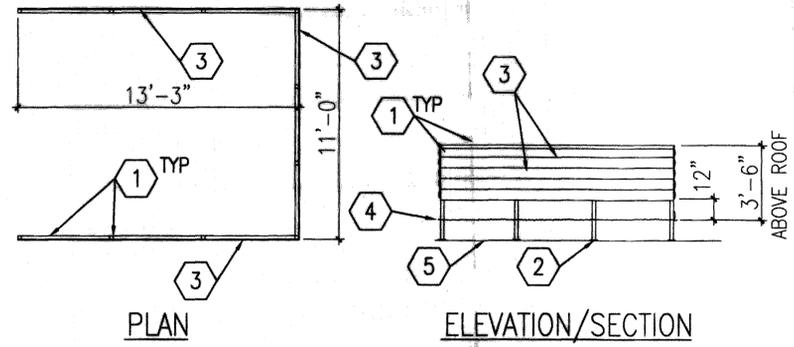
DATE
 AUGUST 5 2004

DRAWN BY: H CARLSON

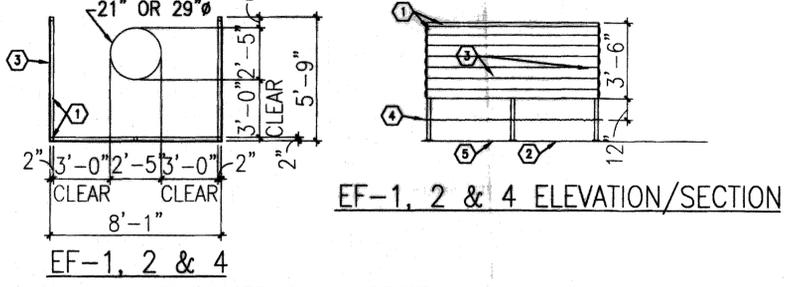
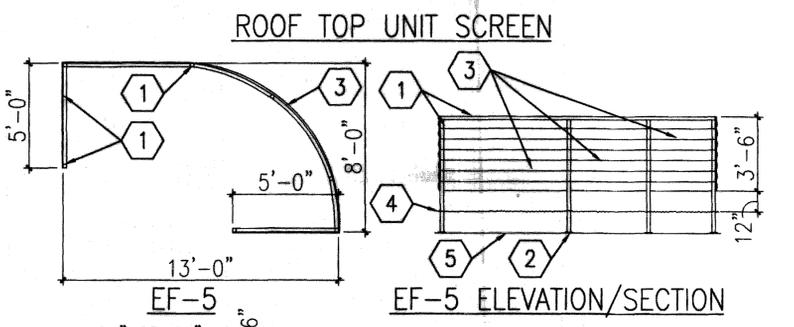
SCALE: 1"=30'-0"

REVISIONS:
 AUG 16, 25, 2004
 SEPT 22, 2004

○ SHEET NOTES



1. 2" SQ. TUBE STEEL FRAMING—PAINT 2 COATS OIL BASED. [P-1]
2. WELD POSTS TO 4" SQ. x 1/4" BOTTOM PLATES. WELD PLATES TO ROOF DECK.
3. 16 GA. GALV. SHEET METAL SCREEN. WELD TO TUBE STEEL FRAMING. PAINT 2 COATS OIL BASED. [P-1]
4. EXISTING ROOF MATERIAL.
5. ROOF DECK.



EXHAUST FAN SCREEN



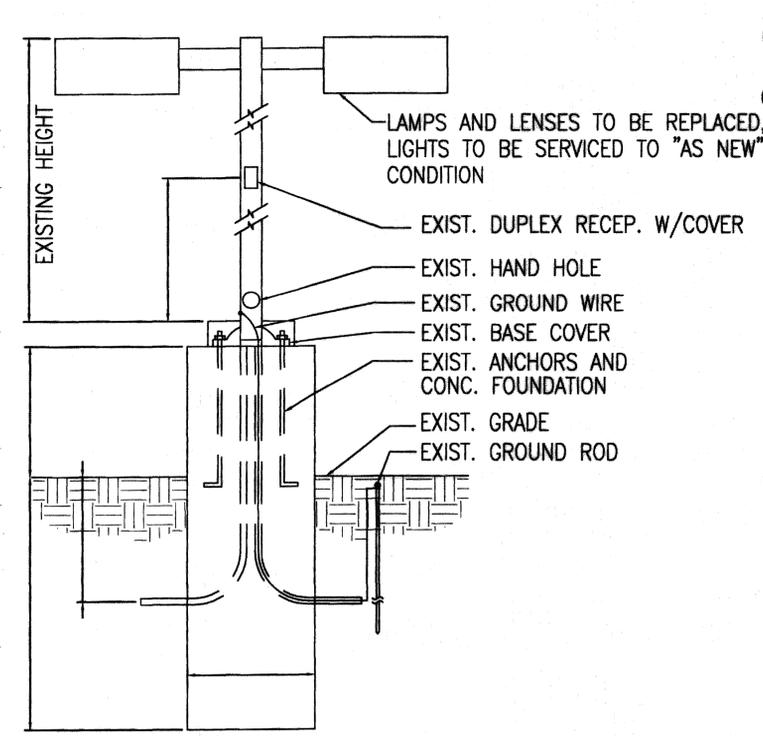
SIGNS FOR ACCESSIBLE PARKING SHALL:

1. be at least 12 inches wide and 18 inches high.
2. have white letter on blue background.
3. state "Reserved Parking" and "Tow Away Zone" on supplemental sign.
4. show a handicapped symbol.
5. be permanently mounted within 10 feet of each accessible parking space.
6. be located at the center of the front of each accessible parking space, facing the rear of the space.
7. be seven feet above the ground when mounted on post.
8. be five feet above the ground when wall-mounted.

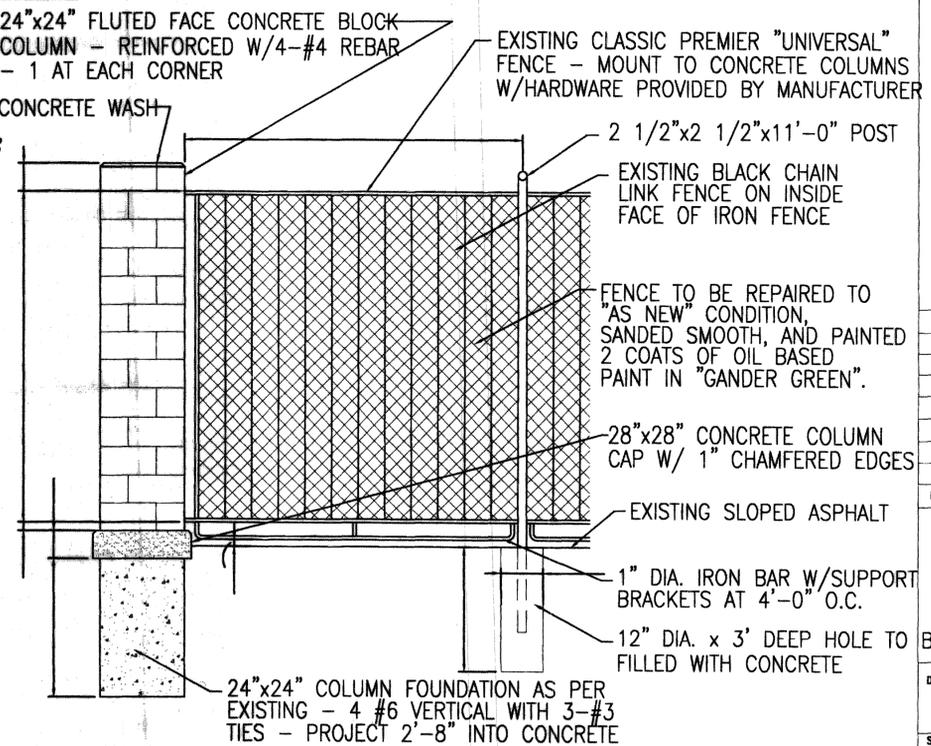
Note: signs shall conform to sign types R7-8 and R7-201 of the Manual on Uniform Traffic Control Devices.

18" DIA. CONCRETE BASE FOR ALL HANDICAP SIGNS
BASE TO BE MINIMUM 3'-0" BELOW GRADE

HANDICAP PARKING SIGNS



POLE DETAIL



NEW FENCE DETAIL

No.	Revisions/Submissions	Date
	PLANNING & ZONING REVISIONS	5/19/04
	PLANNING & ZONING REVISIONS	5/11/04
	ISSUED FOR PLANNING & ZONING	4/9/04

BENHAM
THE BENHAM COMPANIES, INC.
60 E. PLATO BLVD, STE 300
ST. PAUL, MN 55107
651.771.2222
www.benham.com

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Checked	JNR	Scale	AS NOTED
Date	4/9/04	Drawing No.	AO

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**COLORADO COMMUNITY CHURCH
FORMER GANDER MOUNTAIN REMODEL**
14000 E. JEWELL AVE.
AURORA, COLORADO 80012

Job No: 17022

PLOTTED: August 4, 2018

Date 9/13/2018

Drawn by BKH Checked by BKH

Title
EXTERIOR ELEVATIONS

A2
of 11
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