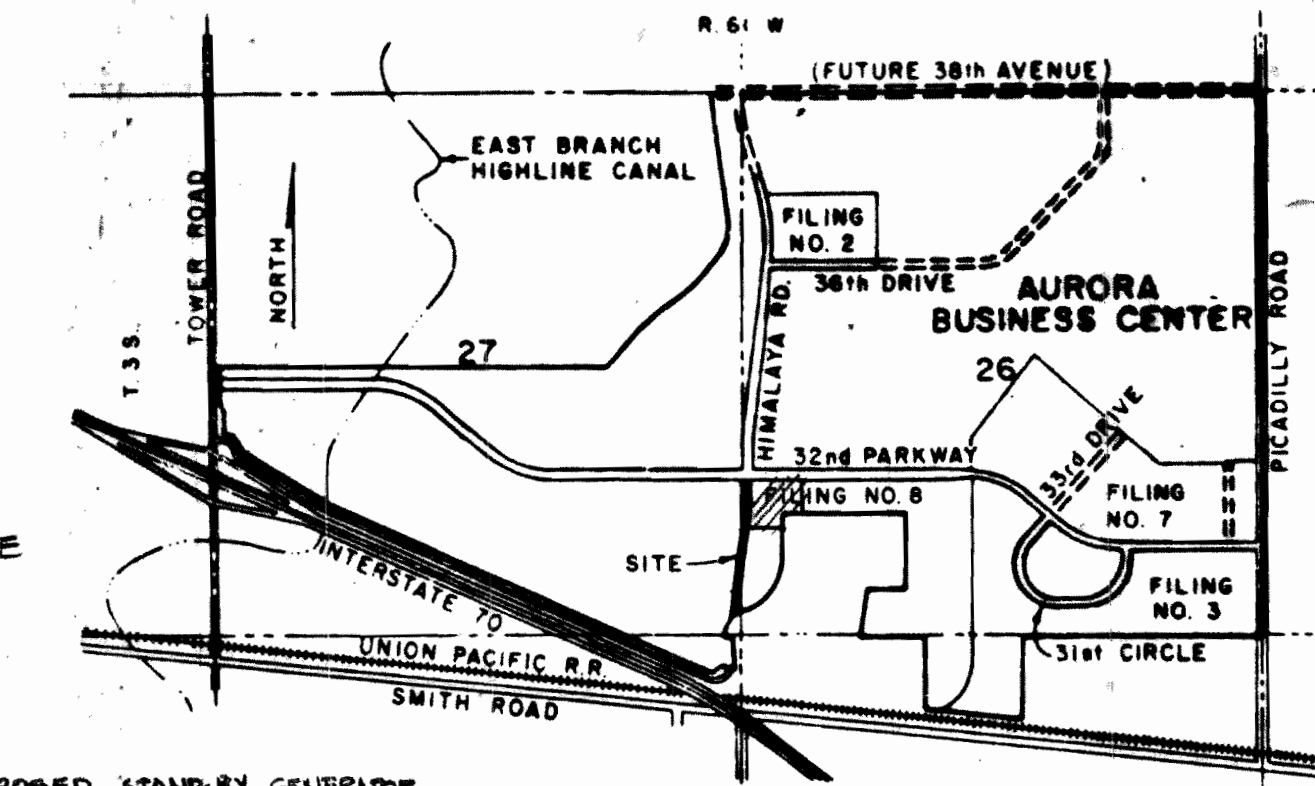
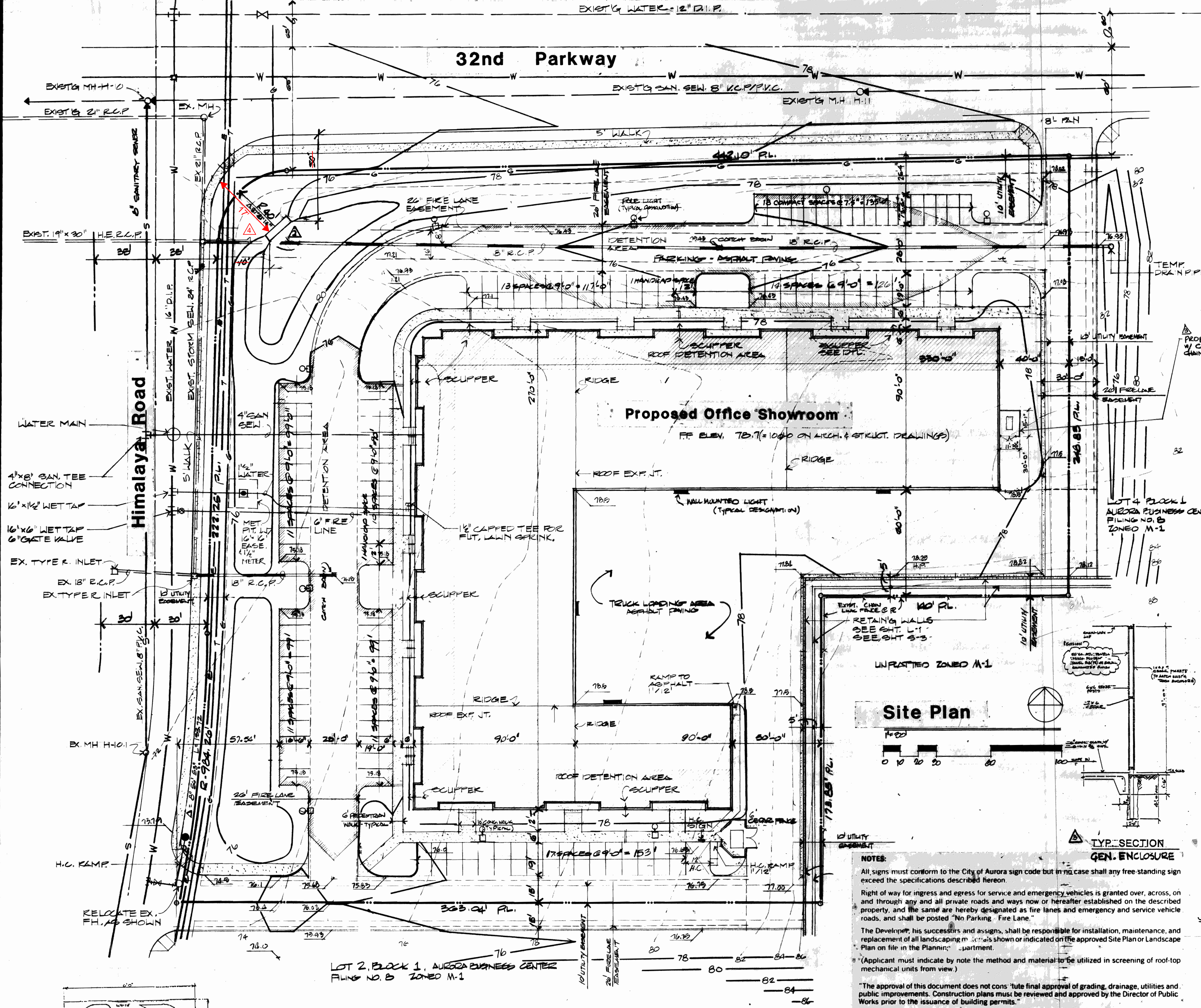


AURORA BUSINESS CENTER OFFICE SHOWROOM #1 PLANNED BUILDING GROUP



DATA:

Land area within property lines	4.106 Acres
Gross floor area (41-16 City Code)	51,300 Sq. Ft.
Total Building Coverage	29% 51,300 % and Sq. Ft.
Hard surface area (exclusive of buildings)	11,412 Sq. Ft.
Area devoted to landscaping within site	50,150 Sq. Ft. 28 % and Sq. Ft.
Present zoning classification	M-1
Proposed uses	OFFICE SHOWROOM
Sign Area	Sq. Ft.
Type of Sign (Free standing, Wall, etc.)	MOUNTED TO SURFACE OF RETAINING WALL - MAX. 803 SF
Number of stories	1
Maximum height of buildings	20
Loading spaces provided	N/A
Total parking spaces provided	100 CARS
Parking spaces required	1 SPACE/100 SF OFFICE AREA (35,000 SF MAX.) 350 CARS
TOTAL REQD	STORAGE AREA (16,300 SF.) = 0 CARS

AURORA BUSINESS CENTER OFFICE SHOWROOM Planned Building Group
(Official Project Name)

Legal Description: LOT 3, BLOCK 1, AURORA BUSINESS CENTER, FILING NO. 8
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

All Special Plans registered and recorded hereunder shall be binding upon the applicants thereof, their successors and assigns, shall limit and control the issuance and validity of all building permits and shall restrict and limit the construction, location, use and operation of all land and structures included within such Plans to all conditions and limitations set forth in such Plans.

In witness thereof THE AURORA BUSINESS CENTER has caused these presents to be executed this 15 day of February AD 1983

By: Richard L. Anderson (Principal or Owners)

Corporate Seal

NOTARIAL:

State of Colorado ss
County of Adams ss

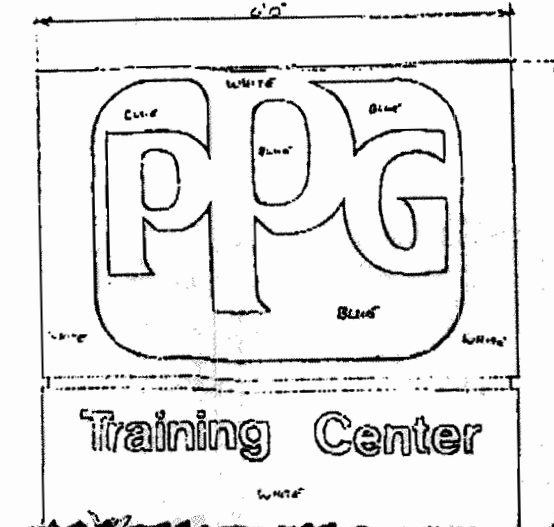
The foregoing instrument was acknowledged before me this 15th day of February AD 1983 by Richard L. Anderson (Principal or Owners)

Witness my hand and official seal
Shirley A. Spenser
NOTARY PUBLIC
My commission expires 01-16-86
5538 Pavia #209 Aurora, CO 80010
AURORA CITY OFFICIAL
Planning Director: Darrell L. Noel
Date: Feb. 25, 1983

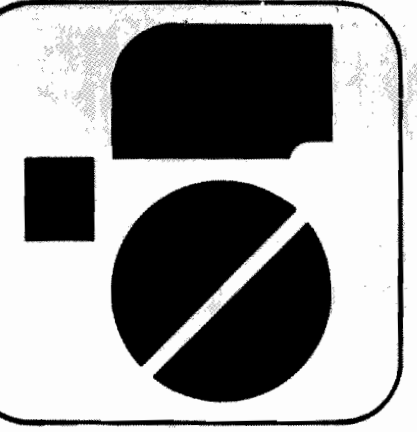
RECORDER'S CERTIFICATE:

Accepted for filing in the office of the Clerk and Recorder of _____ County, Colorado at _____ o'clock _____ M, This _____ Day of _____ AD, 19 _____

Clerk and Recorder: _____ Deputy



- ADM. AMDT. 12-30-92
REPLACE PROPOSED SIGN MOUNTED ON WALL WITH TENANT SIGN - 6'-0" HIGH AND 6'-0" WIDE - 36 SQ. FT.
- ADM. AMDT. 5-20-94
ADD CONC. PAD FOR GENERATOR AND FENCED ENCLOSURE. ENCLOSURE CEDAR FENCE 4'-0" HIGH W/ 3/4" STEEL LINER, GATE CHAIN-LINK FENCE (SEE DETAIL)
- INSTALL NEW MONUMENT SIGN 4'-0" HIGH AND 6'-0" WIDE, 24 SQ. FT. (SEE SIGN SHEET 2 FOR DETAIL)



Aurora Business Center

daigle carr architects pc

interior design
planning
architecture

revisions

proj. no. 8202

date 1/28/83

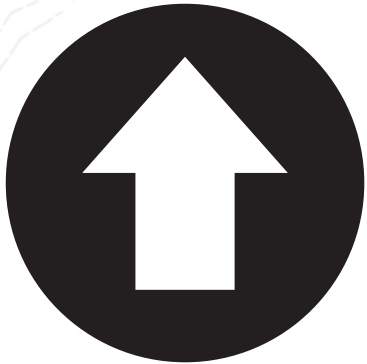
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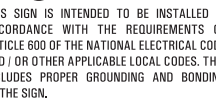
check by

sheet

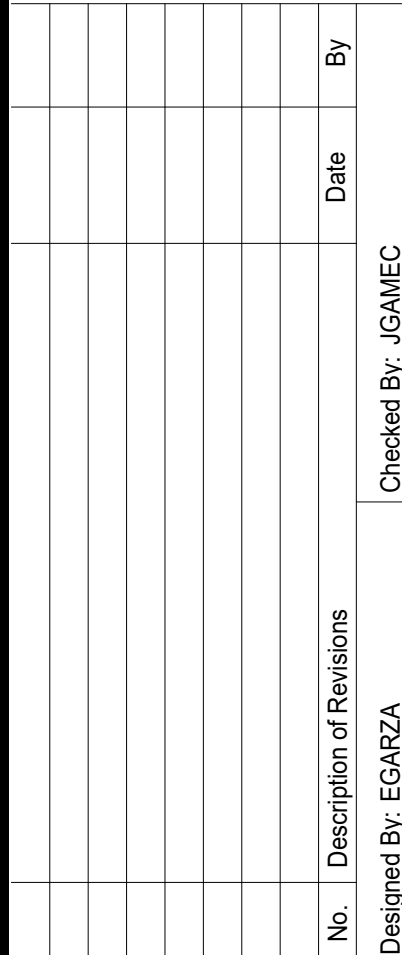
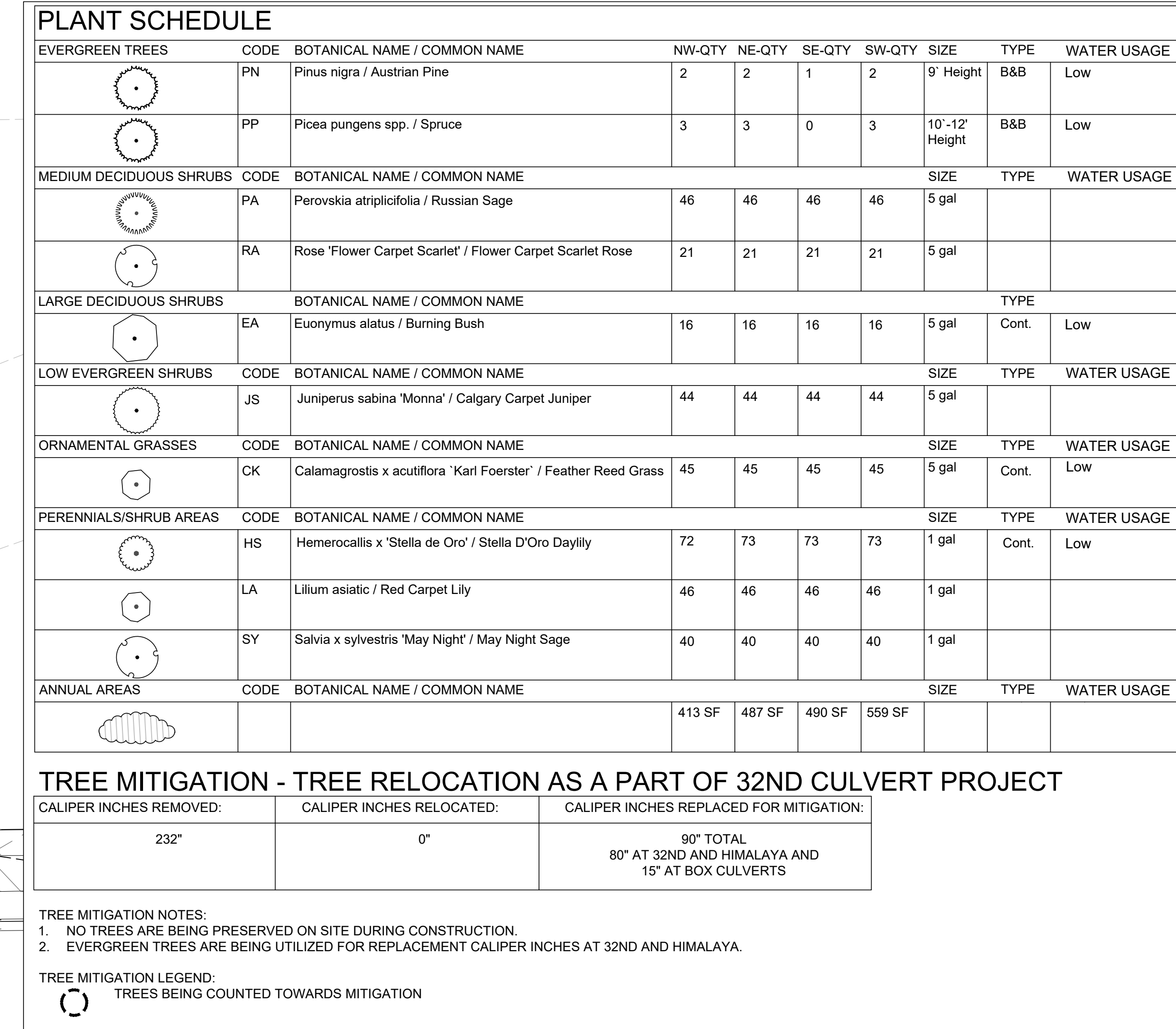
A-1

of 5





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2	3



TREE MITIGATION PLAN
NOT FOR CONSTRUCTION

Date: 12/19/2018
Job No.: DCS-17-4046
Sheet: