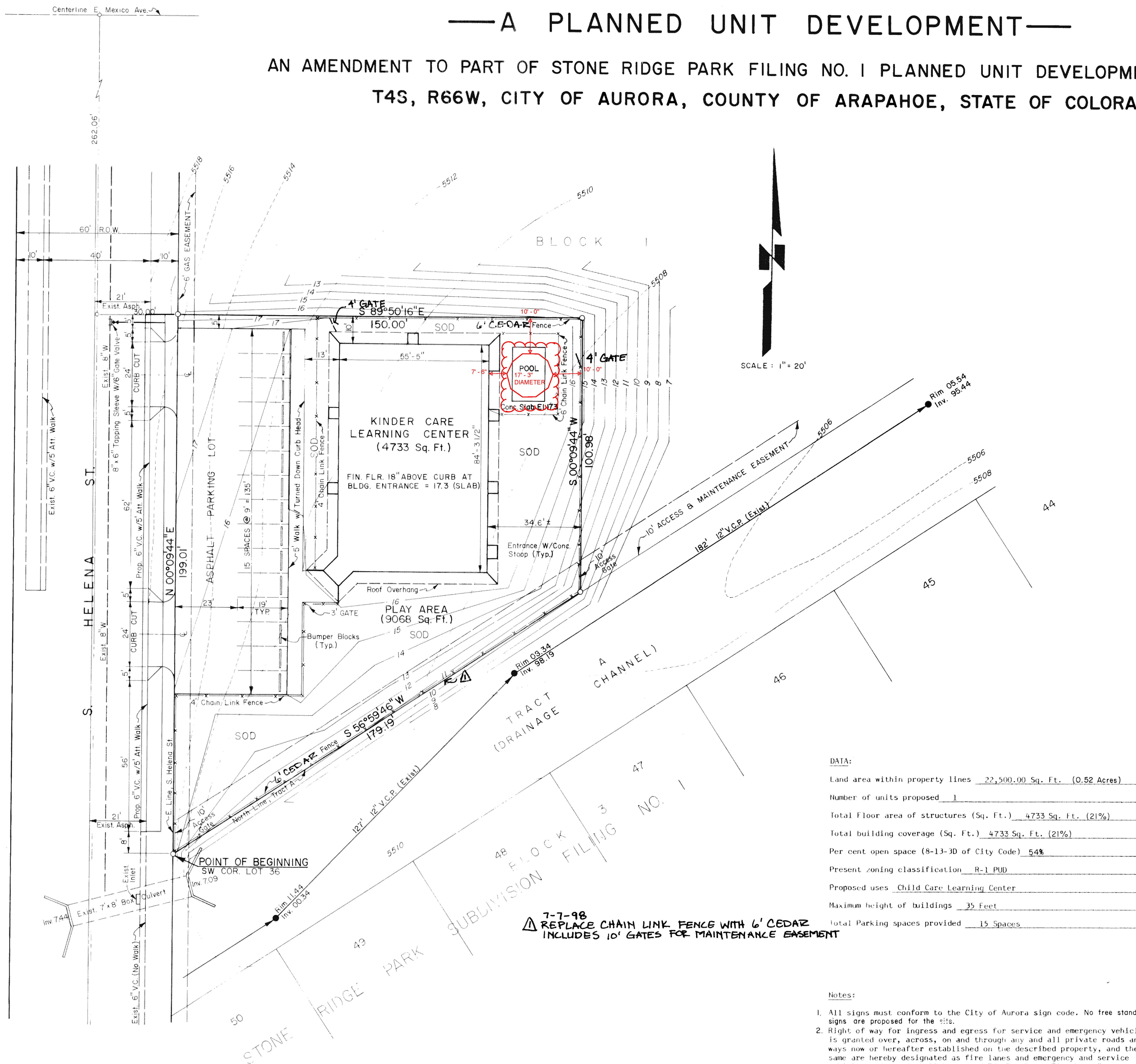


# KINDER CARE

## —A PLANNED UNIT DEVELOPMENT—

AN AMENDMENT TO PART OF STONE RIDGE PARK FILING NO. 1 PLANNED UNIT DEVELOPMENT, SEC. 20,  
T4S, R66W, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



### DATA:

Land area within property lines 22,500.00 Sq. Ft. (0.52 Acres)  
Number of units proposed 1  
Total floor area of structures (Sq. Ft.) 4733 Sq. Ft. (21%)  
Total building coverage (Sq. Ft.) 4733 Sq. Ft. (21%)  
Per cent open space (8-13-30 of City Code) 54%  
Present zoning classification R-1 PUD  
Proposed uses Child Care Learning Center  
Maximum height of buildings 35 feet  
Total parking spaces provided 15 Spaces

### Notes:

- All signs must conform to the City of Aurora sign code. No free standing signs are proposed for the site.
- 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 fire lanes and emergency and service vehicle roads, and shall be posted "No Parking - Fire Lane."
- 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.
- Roof top mechanical units will be screened on all sides. Screening material shall be opaque and of such a material and design to compliment the main structure.

KINDER CARE Planned Unit Development

### Legal Description

Lots 1 thru 5, inclusive, and part of Lots 6 and 36, Block 1, Stone Ridge Park Subdivision Filing No. 1, T4S, R66W, City of Aurora, County of Arapahoe, State of Colorado, more particularly described as follows:

Beginning at the Southwest corner of Lot 36, Block 1 of said Stone Ridge Park Subdivision Filing No. 1, said point being the intersection of the East line of S. Helena Street and the North line of Tract "A"; Thence N00°09'44" E along said East line of S. Helena Street 199.01 feet; Thence S89°50'16" E 150.00 feet; Thence S00°09'44" W 100.98 feet to the North line of said Tract "A"; Thence S56°59'46" W 179.19 feet along the North line of said Tract "A" to the Point of Beginning, containing 22,500.00 square feet, more or less, subject to all easements, roads and rights of way, existing or of record.

All Special Plans registered and recorded hereunder shall be binding upon the applicants therefor, 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 whereof Terry Hicks has caused these presents to be executed this 13th day of September AD 1978.

By: Terry Hicks

Notarial:

State of Colorado ) ss  
County of DENVER )

The foregoing instrument was acknowledged before me this 13th day of September AD 1978 by Terry Hicks

Witness my hand and official seal

Scott R. Stevenson Notary Public  
My commission expires 10/1/1980

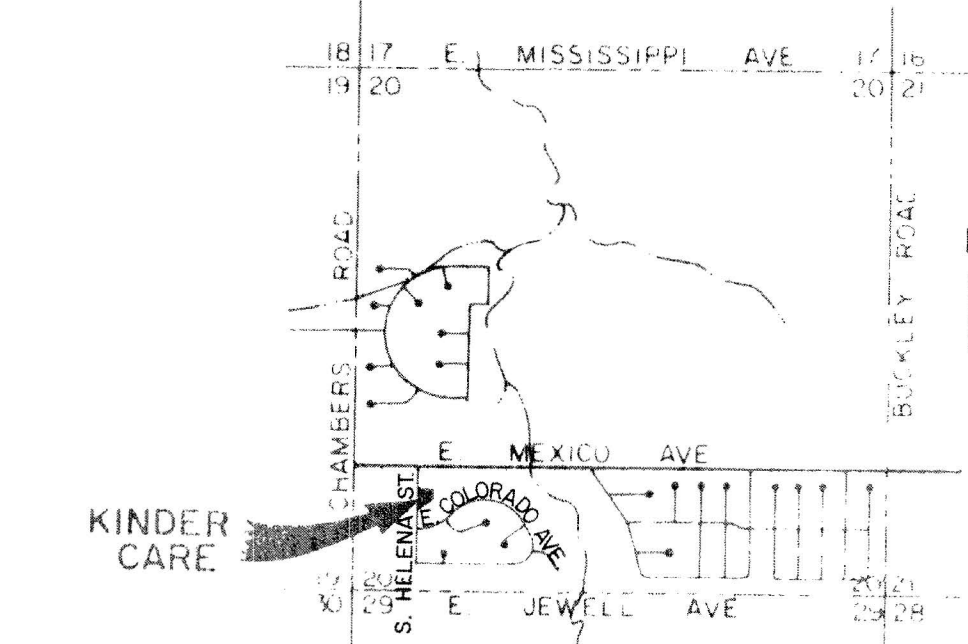
City of Aurora Approves:

City Attorney: Robert A. [Signature] Date: 10/12/78  
Planning Director: [Signature] Date: 9/22/78  
Planning Commission: Ruth Fournier Date: 9/27/78  
City Council: [Signature] Date: 10/3/78  
Attest: [Signature] Date: 10/4/78  
City Clerk

RECORDER'S CERTIFICATE:

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

Clerk and Recorder: \_\_\_\_\_ Deputy: \_\_\_\_\_



VICINITY MAP  
SCALE: 1"=2000'

American Investments Inc.  
KINDER CARE

78-4220-1





DOORS AND WINDOWS:



**ISSUE RECORD:**

A18-P

18' DOME

CONCRETE PIER

FOUNDATION