

SITE PLAN NOTES

1. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
2. NO SIGNS ARE PROPOSED FOR THIS SITE. 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 ESTABLISHING 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. THE LEASEE, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATE 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.
5. ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS 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.
6. 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.
7. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH SECTIONS 34-122 AND 34-129 OF THE AURORA CITY CODE.
8. NOT WITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHARGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBTURATED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ET CETERA 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 REQUIREMENT OF THIS NOTE.
9. 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 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.
10. ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWING 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. THE VENDOR OF ANY FUTURE SALE OF THIS REAL PROPERTY SHALL PROVIDE THE REQUIRED NOTICE PER CITY CODE SECTION 41-833 (C) TO BE RECORDED WITH THE COUNTY CLERK AND RECORDER AND SHALL PROVIDE SUCH NOTICE TO EACH PROSPECTIVE PURCHASER OF ANY AND ALL SAID PROPERTY. (SEE EXHIBIT 1)
13. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT. A.D.A. COMPLIANCE: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION.
14. ALL AREAS DISTURBED DURING CONSTRUCTION ARE TO BE REGRADED TO EXISTING CONTOURS AND RE-ESTABLISHED WITH NATIVE TURF GRASS SPECIES SHALL BE FROM ARKANSAS VALLEY SEED AND KNOWN AS FOOTHILLS MIX.
15. SOIL PREPARATION FOR RE-ESTABLISHED AREAS TO CONSIST OF THREE (3) CUBIC YARDS OF WELL ROTTED MANURE PER 1,000 SQ. FT. TILL MANURE TO A DEPTH OF 6 INCHES.
16. NATIVE SEED MIXTURE OF DROUGHT TOLERANT SPECIES TO BE USED FOR REVEGETATION.
17. HAND WATERING WILL BE USED TO IRRIGATE UNTIL THE TURF IS ESTABLISHED.
18. ALL LIGHT WILL BE INSTALLED ON THE EXTERIOR OR THE FACILITY. LOCATION TO BE DETERMINED. LIGHT FIXTURE SHALL BE ONTO PROPOSED SITE AND NOT ONTO ADJACENT PROPERTY. THE LIGHT FIXTURE WILL OPERATE ONLY WITH A MOTION SENSOR AND WILL NOT CONTINUOUSLY ILLUMINATE THE SITE AFTER DARK WHEN IT IS NOT IN USE. THE LIGHT WILL BE DOWNCAST ONTO THE SITE.
19. THE PROPOSED MONOPOLE TOWER AND SHELTER CABINET SHALL BE DESIGNED TO RESIST 85 MPH WIND LOAD, EXPOSURE "B" PER UBC 1994.
20. THE PRESENT AND FUTURE LEASEES THIS CMRS FACILITIES SITE WILL BE RESPONSIBLE FOR CORRECTING ANY INTERFERENCE PROBLEMS ENCOUNTERED WITHIN THE CITY COMMUNICATION SYSTEM DUE TO THE OPERATION OF THIS CMRS SITE. A 24 HOUR TELEPHONE NUMBER MUST BE PROVIDED TO THE CITY FOR THE ENGINEER RESPONSIBLE FOR MAINTAINING THIS SITE.

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 WHEREOF Aurora CentreTech LLC
(COMPANY)
HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 21st
DAY OF March AD, 1997
BY: [Signature] a managing member
(PRINCIPAL)

NOTARIAL:
STATE OF COLORADO) SS
COUNTY OF Jefferson

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21st DAY OF March AD 1997 BY: [Signature]
(PRINCIPAL)

WITNESS MY HAND AND OFFICIAL SEAL
[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES 7-29-99
NOTARY BUSINESS ADDRESS: 7130 W. 14th Ave
Lakewood, Co. 80215

DATA

LAND AREA WITHIN PROPERTY LINES 2,003,028 SQ.FT.
45.90 ACRES

GROSS FLOOR AREA (41-16 CITY CODE) N/A

NUMBER OF BUILDINGS 1

TOTAL BUILDING COVERAGE 900 SQ.FT.

HARD-SURFACE AREA (EXCLUSIVE OF BLDG) 220 SQ.FT.

AREA DEVOTED TO LANDSCAPE WITHIN SITE 1,700 SQ.FT.

PRESENT ZONING CLASSIFICATION PCZD-IND

PROPOSED USES 60 FT MONOPOLE WITH RELATED GROUND MOUNTED EQUIPMENT

PERMITTED USES SEE THE M-1 ZONE DISTRICT

PERMITTED MAXIMUM SIGN AREA N/A

TYPE OF SIGN (FREESTANDING, WALL, ETC.) N/A

NUMBER OF STORIES N/A

MAXIMUM BUILDING HEIGHT 60 FT.

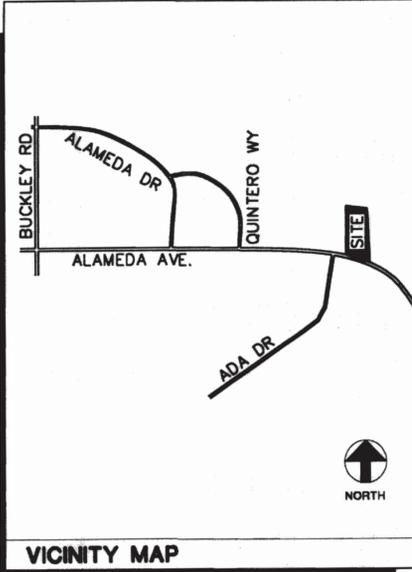
HEIGHT OF TOWER 57 FT.

LOADING SPACES PROVIDED N/A

PARKING SPACES PROVIDED N/A

PARKING SPACES REQUIRED N/A

HANDICAPPED SPACES REQUIRED N/A



Lot 1
Block 1
Tollgate Village Subdivision Filing No. 14
County of Arapahoe
State of Colorado

LEGAL DESCRIPTION UNDERLYING PARCEL

A 20 foot easement for ingress and egress across a part of Lot 1, Block 1 Tollgate Village Subdivision Filing No. 14 located in Section 16, Township 3 South, Range 67 West of the Sixth Principal Meridian, City of Aurora, County of Arapahoe, State of Colorado the center line of which is described as follows:

Commencing at the Southeast corner of said Tollgate Village Subdivision Filing No. 14; thence along the North Right-Of-Way of East Alameda Parkway and along a curve to the left having a radius of 8055.00 feet, a central angle of 2'20'46" and an arc length 329.84 to the point of beginning;

Thence N16°21'03"E 69.70 feet.
thence N62°44'30"E 59.55 feet.

Said easement contains approximately 2,900.09 sq ft or 0.067 acres more or less. ±

LEGAL DESCRIPTION EASEMENTS AND RIGHT-OF-WAYS

That part of Lot 1, Block 1 of Tollgate Village Subdivision Filing No. 14 located in Section 16, Township 3 south, Range 67 West of the Sixth Principal Meridian, City of Aurora, County of Arapahoe, State of Colorado described as follows:

Commencing at the Southeast corner of said Tollgate Village Subdivision Filing No. 14; thence along the North Right-Of-Way of East Alameda Parkway and along a curve to the left having a radius of 8055.00 feet, a central angle of 2'20'46" and an arc length 329.84, thence N16°21'03"E 69.70 feet; thence N62°44'30"E 45.64 feet; thence S71°17'05"E 29.67 feet; thence N18°42'55"E 10.00 feet to the point of beginning;

Thence along the following four (4) courses

- 1) N18°42'55"E 30.00 feet
- 2) N71°17'05"W 30.00 feet
- 3) S18°42'55"W 30.00 feet
- 4) S71°17'05"E 30.00 feet to the point of beginning.

Said parcel contains approximately 900.00 sq. ft or 0.02 acres. ±

LEGAL DESCRIPTION PROJECT AREA

western wireless

SITE NAME

AURORA CENTRE TECH

Minor Amendment 4-15-05 See 1996-6100-02 for Nextel Co-location

MINOR AMENDMENT 6.6.2019 - NEW GENERATOR

AMENDMENTS

CITY OF AURORA APPROVALS

CITY ATTORNEY: [Signature] DATE: 3-18-97

PLANNING DIRECTOR: [Signature] DATE: 3-18-97

PLANNING COMMISSIONER: [Signature] DATE: 2-22-97

CITY SOUNCIL: [Signature] DATE: 3-18-97

ATTEST: [Signature] DATE: 3-18-97
Acting (CITY CLERK)

RECORDER'S CERTIFICATE:
ACCEPTANCE 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: _____

CITY OF AURORA APPROVALS

APPROVALS

WESTERN WIRELESS _____ DATE _____

SITE ACQUISITION _____ DATE _____

ZONING _____ DATE _____

CONSTRUCTION _____ DATE _____

R F ENGINEER _____ DATE _____

western wireless

WESTERN WIRELESS
2323 DELGANY STREET
DENVER, CO. 80216

PHONE 303.313.8000
FAX 303.313.8010

AURORA CENTRE TECH DN 1204-A

DATE JANUARY 22, 1997

REVISIONS	
NO.	DATE
1	FEBRUARY 6, 1997
2	FEBRUARY 12, 1997
3	FEBRUARY 25, 1997
4	
5	

IM & A ARCHITECTS
VINCENT E. LEIFER
HOWARD R. MARTER

INTERIOR DESIGNER
LESLIE J. HAMES

2020 CHAPALA STREET
SANTA BARBARA, CA 93105
805.898.3822
805.898.3826 FAX

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SITE NAME
AURORA CENTRE TECH

SITE NUMBER
DN 1204-A

SITE ADDRESS
(VACANT LAND)
AURORA, CO. 80017

SHEET TITLE

SHEET NUMBER

SHEET 1 OF 3



WESTERN WIRELESS
2323 DELGANY STREET
DENVER, CO.
80216

PHONE 303.313.8000
FAX 303.313.8010

**AURORA
CENTRE TECH
DN 1204-A**

DATE JANUARY 22, 1997

REVISIONS
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ARCHITECTS
VINCENT E. LEIFER
HOWARD R. MARTER

INTERIOR DESIGNER
LESLIE J. HAMES
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**AURORA
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SITE NUMBER

DN 1204-A

SITE ADDRESS

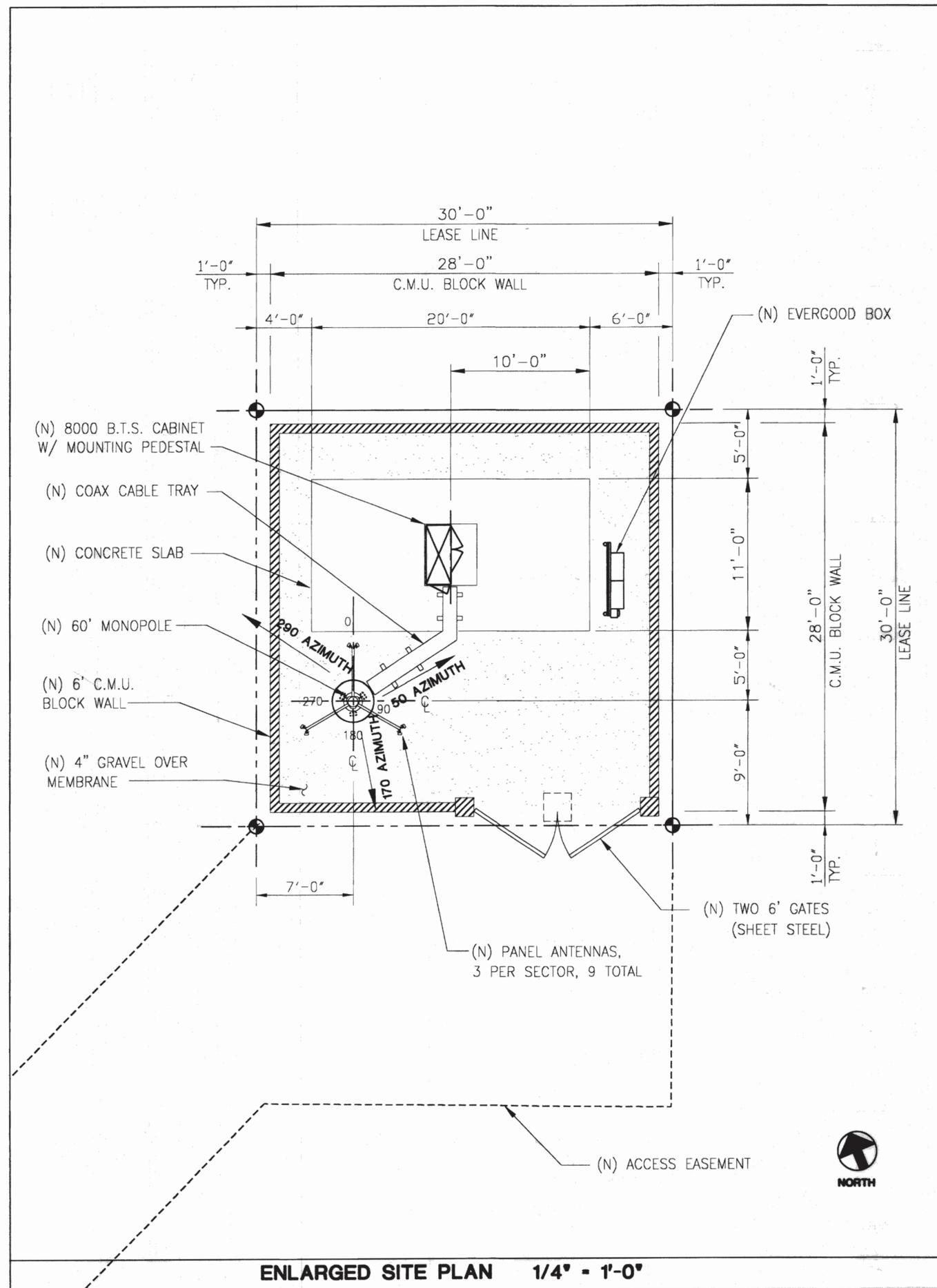
(VACANT LAND)
AURORA, CO. 80017

SHEET TITLE

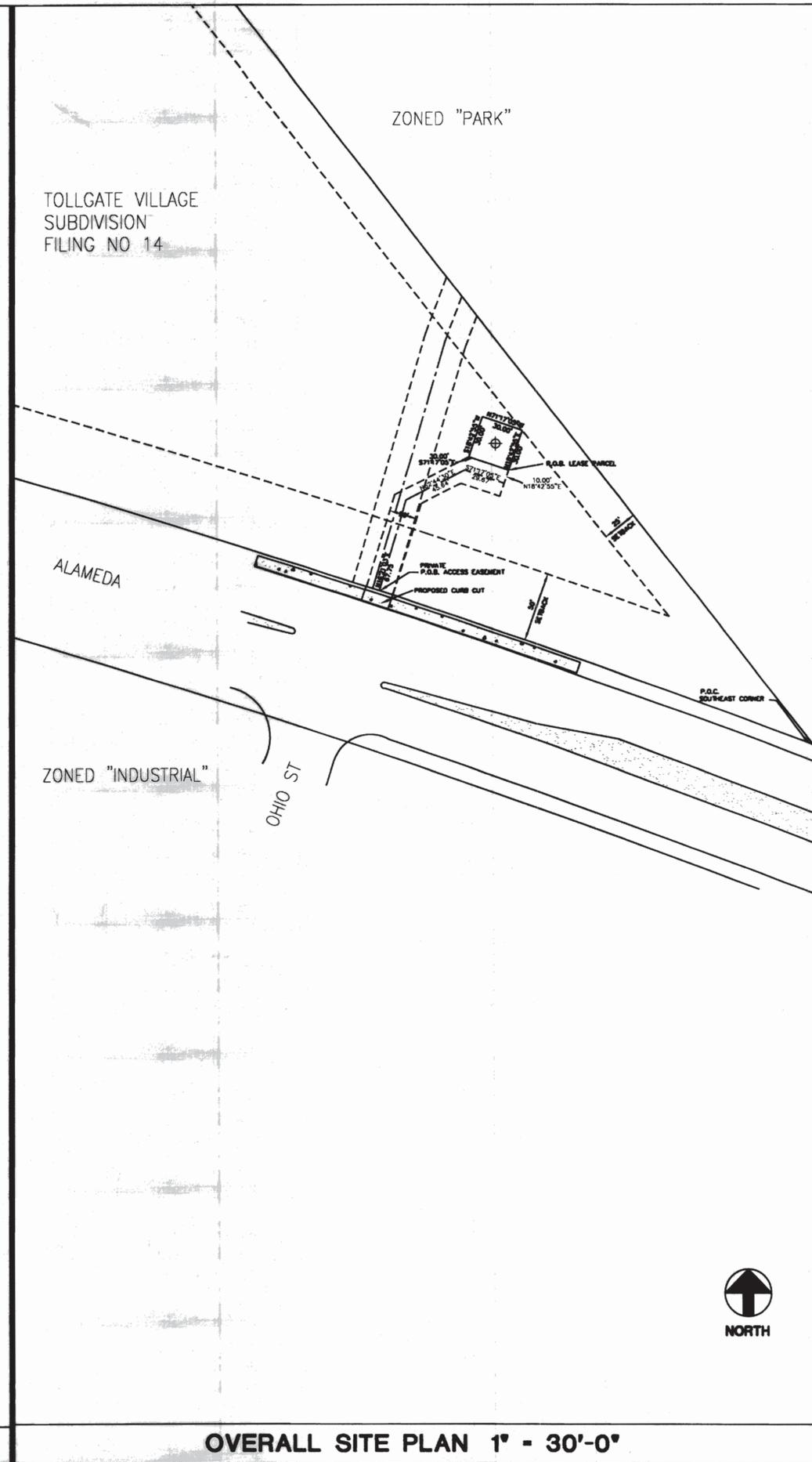
**OVERALL SITE PLAN,
ENLARGED SITE PLAN**

SHEET NUMBER

2 OF 3



ENLARGED SITE PLAN 1/4" = 1'-0"



OVERALL SITE PLAN 1" = 30'-0"

**AURORA
CENTRE TECH
DN 1204-A**

DATE JANUARY 22, 1997

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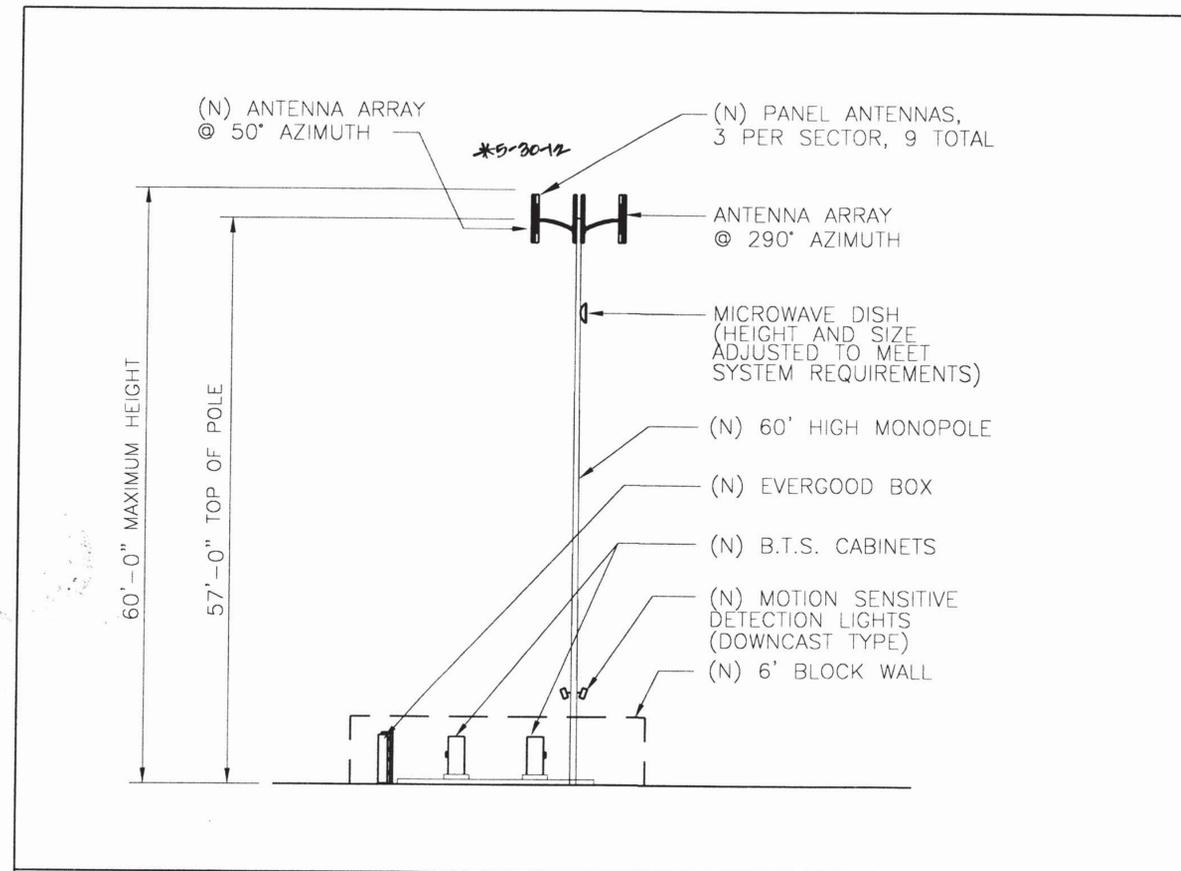
SITE ADDRESS

(VACANT LAND)
AURORA, CO. 80017

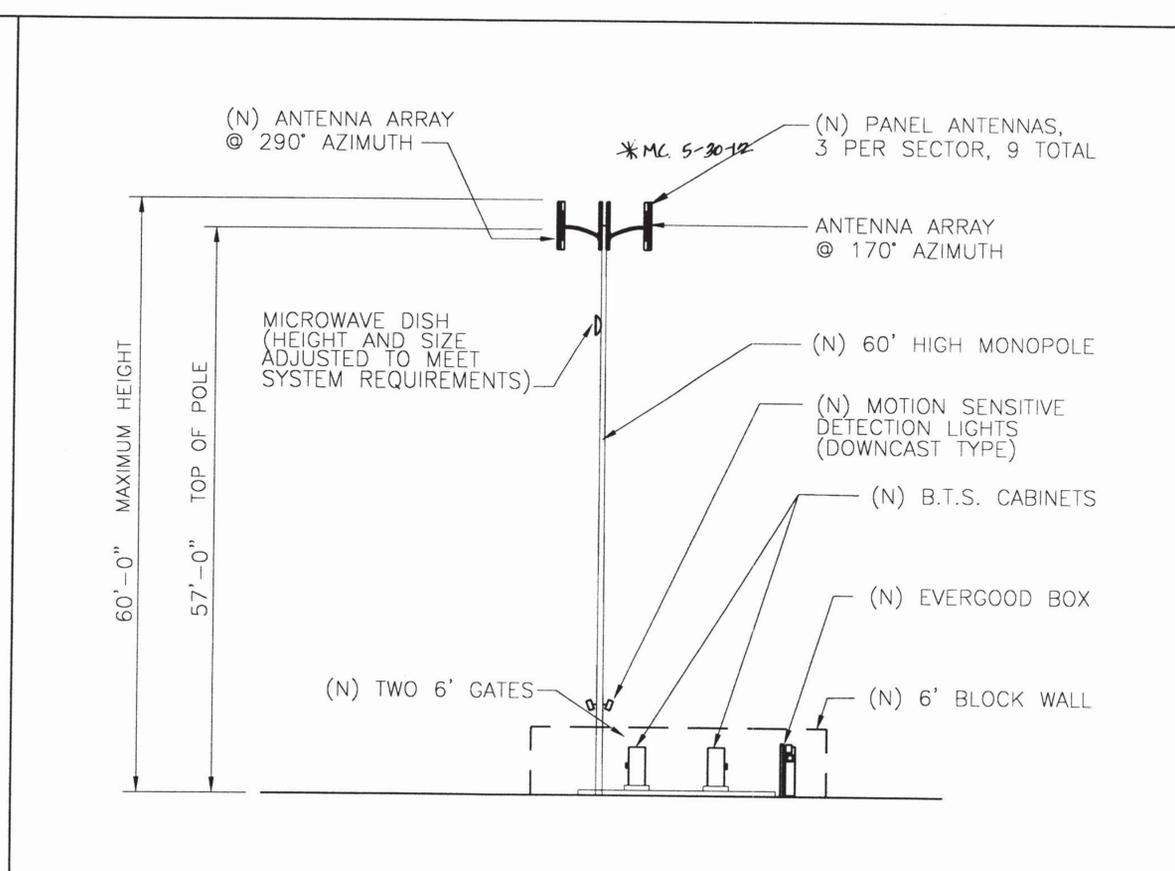
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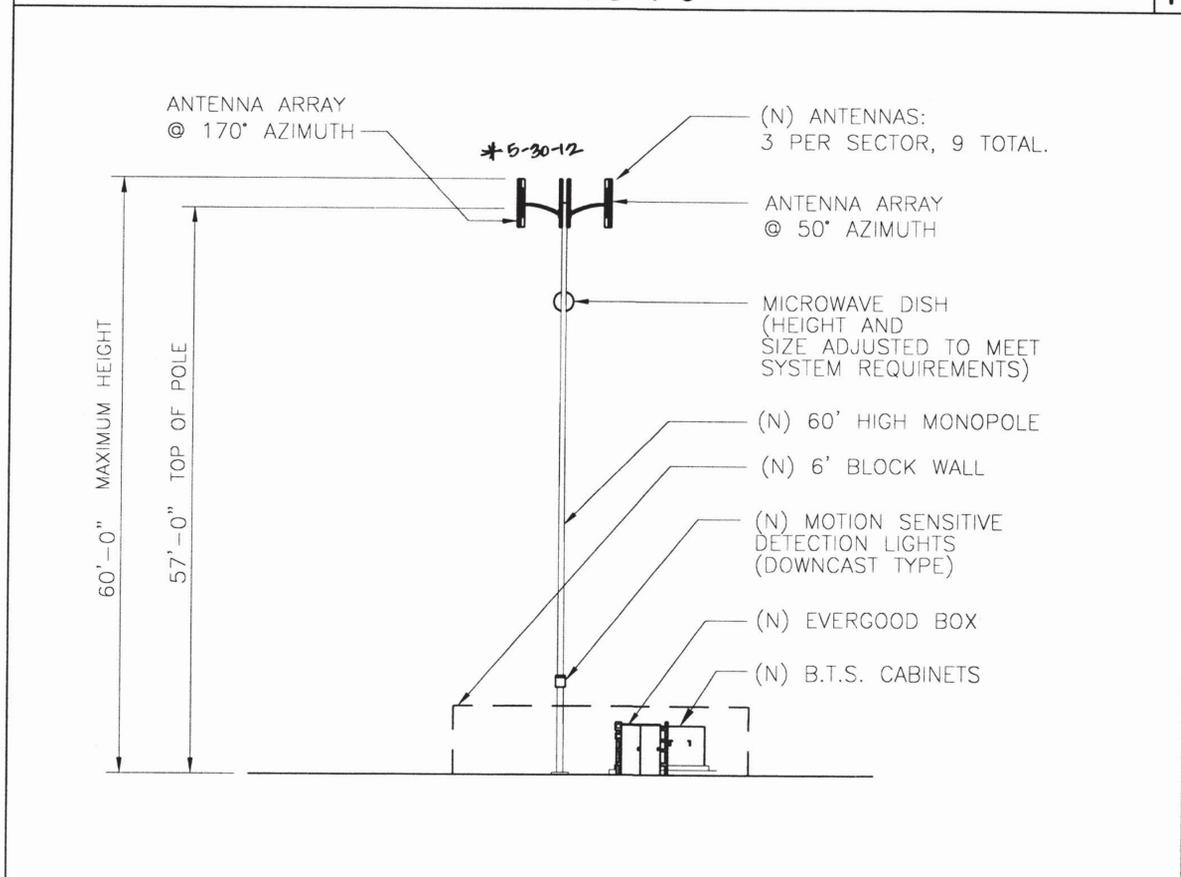
SHEET 3 OF 3



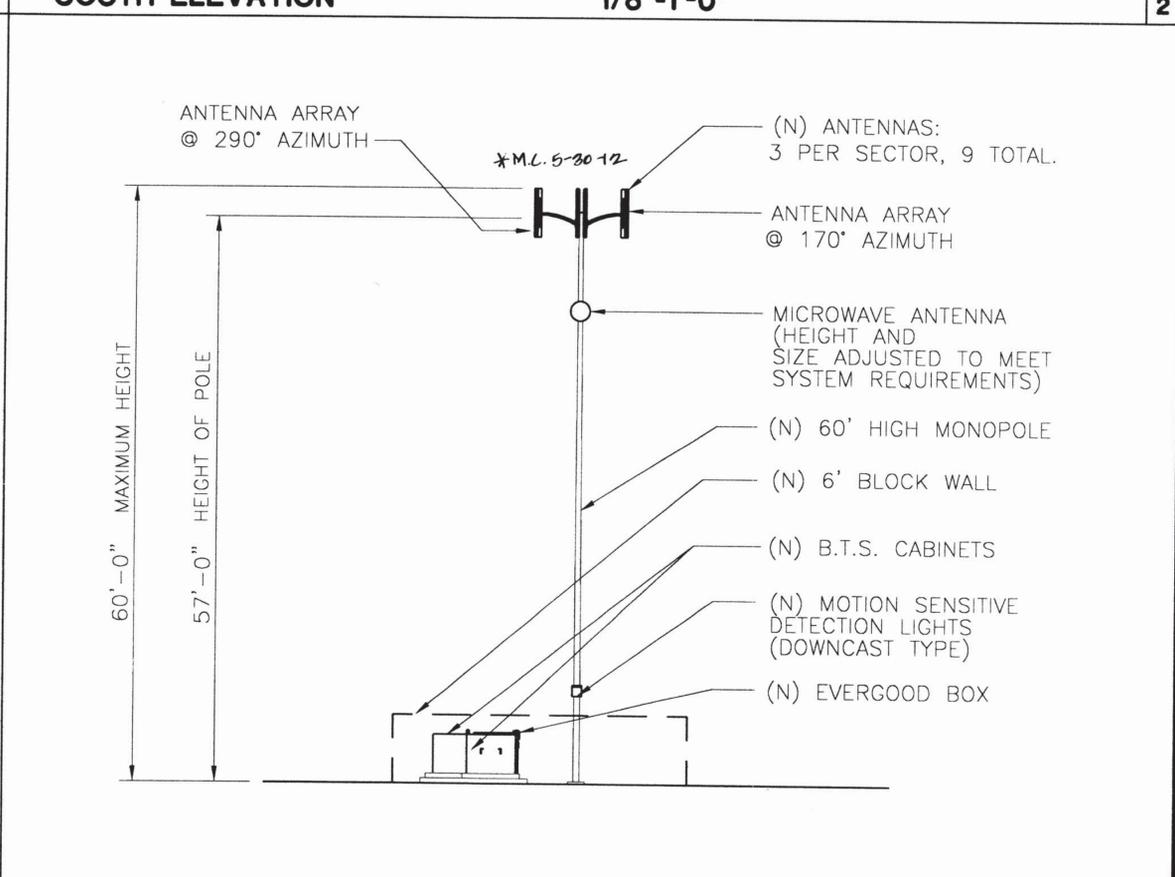
NORTH ELEVATION 1/8"-1'-0"



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



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



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



NEXTEL COMMUNICATIONS

TETRA TECH, INC.

SEARCH RING

AURORA BOULEVARD

SITE CANDIDATE
BUCKLEY AIRBASE SOUTH

SITE NUMBER
CO-0408A

NEXTEL
NEXTEL COMMUNICATIONS



TETRA TECH, INC.
333 INVERNESS DRIVE SOUTH
ENGLEWOOD, CO 80112

PROJECT INFORMATION:

AURORA BOULEVARD
CO-0408A
ALAMEDA PARKWAY
AURORA, CO 80017
ARAPAHOE COUNTY

CURRENT ISSUE DATE:

4/22/05

ISSUED FOR:

ZONING

REV.: DATE: DESCRIPTION: BY:

1	9/23/04	PRELIM. ZONING	KS
2	10/08/04	PRELIM. ZONING	KS
3	10/19/04	ZONING	KS
4	11/01/04	REV ZONING	KS
5	11/30/04	REV ZONING	DB
6	4/22/05	REV ZONING	DB

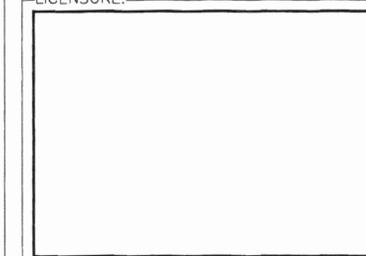
PLANS PREPARED BY:

Communication Services, Inc.
7720 E. Bellevue, Ste. B-230
Englewood, CO. 80111
Telephone: (303) 740-9585
Fax: (303) 740-9608

DRAWN BY: CHK.: APV.:

DWB	TC	KJS
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LICENSURE:



SHEET TITLE:

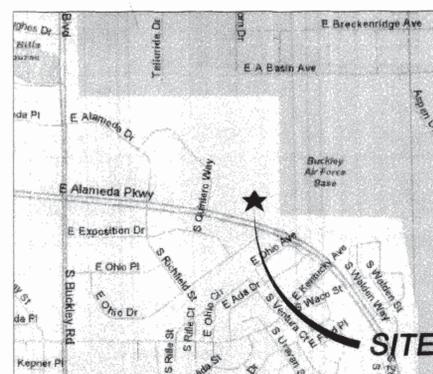
TITLE PAGE,
VICINITY MAP
& GENERAL INFO.

SHEET NUMBER:

T1

24"x36" "D" SIZE SHEET

VICINITY MAP



DRIVING DIRECTIONS FROM 333 INVERNESS DR. SOUTH

FROM 333 INVERNESS DR. SOUTH, TURN LEFT ONTO INVERNESS DR. SOUTH AND FOLLOW AS IT CURVES FROM SOUTH TO WEST. CONTINUE AS IT BECOMES E. COUNTY LINE RD. FROM E. COUNTY LINE RD. TAKE I-25 NORTH TO I-225 NORTH. TAKE EXIT 8 (ALAMEDA PARKWAY) AND HEAD EAST. FOLLOW ALAMEDA PKWY EAST TO SITE ON THE LEFT APPROX. 1/4 MILE PAST BUCKLEY ROAD.



CONSULTING TEAM

A&E FIRM:
COMMUNICATION SERVICES INC.
7720 E. BELLEVUE, SUITE. B-230
GREENWOOD VILLAGE, CO. 80111
PHONE: (303) 740-9585
FAX: (303) 740-9608
CONTACT: CHRIS SCOTT PE -
LEAD CIVIL/STRUCTURAL

SURVEYOR:
CALVADA SURVEYING, INC.
6860 S. YOSEMITE COURT, SUITE 2000
ENGLEWOOD, CO. 80112
PHONE: (720) 488-1303
FAX: (720) 488-1306
CONTACT: JESSE LUGO

PROJECT SUMMARY

SITE ADDRESS:
ALAMEDA PARKWAY
AURORA, CO. 80017

SITE ACCESS CONTACT:
T-MOBILE
CONTACT: TROY NELSON
2323 DELGANY ST. STREET
DENVER, CO. 80216
PHONE: (303) 313-8000

OWNER:
CITY OF AURORA
15151 E. ALAMEDA PARKWAY
AURORA, CO 80112

APPLICANT:
DENVER NEXTEL / TETRA TECH
CONTACT: STACEY MATHIS
333 INVERNESS DRIVE SOUTH
ENGLEWOOD, CO 80112
PHONE: (303) 435-1430
FAX: (303) 721-3944

PROJECT MANAGER:
DENVER NEXTEL / TETRA TECH
CONTACT: GARY HOPKINS
333 INVERNESS DRIVE SOUTH
ENGLEWOOD, CO 80112
PHONE: (303) 435-0611
FAX: (303) 721-3944

POWER:
XCEL ENERGY - (303) 425-3950

TELCO:
QWEST - (800) 743-3793

PROJECT DESCRIPTION:
PROPOSED A "NON-INHABITABLE"
TELECOMMUNICATIONS SITE CONSISTING OF
ANTENNAS MOUNTED ON AN EXISTING
MONOPOLE AND AN EQUIPMENT SHELTER AT
GROUND LEVEL BEHIND A PROPOSED CONCRETE
BLOCK WALL.

PROJECT DATA:
NATIONAL ELECTRICAL CODE 2002 EDITION
INTERNATIONAL BUILDING CODE 2003 EDITION
INTERNATIONAL MECHANICAL CODE 2003 EDITION
INTERNATIONAL FIRE CODE 2003 EDITION

APPROVALS

RF ENGINEER	DATE
RF MANAGER	DATE
SITE ACO	DATE
SITE MANAGER	DATE
CONSTRUCTION P.M.	DATE
CONSTRUCTION MANAGER	DATE
OPERATIONS MANAGER	DATE
FACILITIES MANAGER	DATE
PROPERTY OWNER	DATE

NEXTEL
NEXTEL COMMUNICATIONS



TETRA TECH, INC.
333 INVERNESS DRIVE SOUTH
ENGLEWOOD, CO 80112

PROJECT INFORMATION:

AURORA BOULEVARD
CO-0408A
ALAMEDA PARKWAY
AURORA, CO 80017
ARAPAHOE COUNTY

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PLANS PREPARED BY:

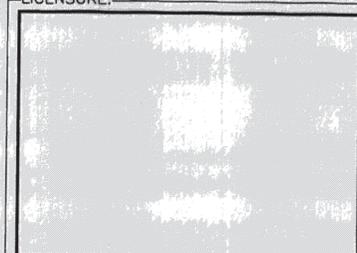
Communication Services, Inc.
7720 E. Belleview, Ste. B-230
Englewood, CO. 80111
Telephone: (303) 740-9585
Fax: (303) 740-9608

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DRAWN BY: CHK.: APV.:

DWB	TC	KJS
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LICENSURE:



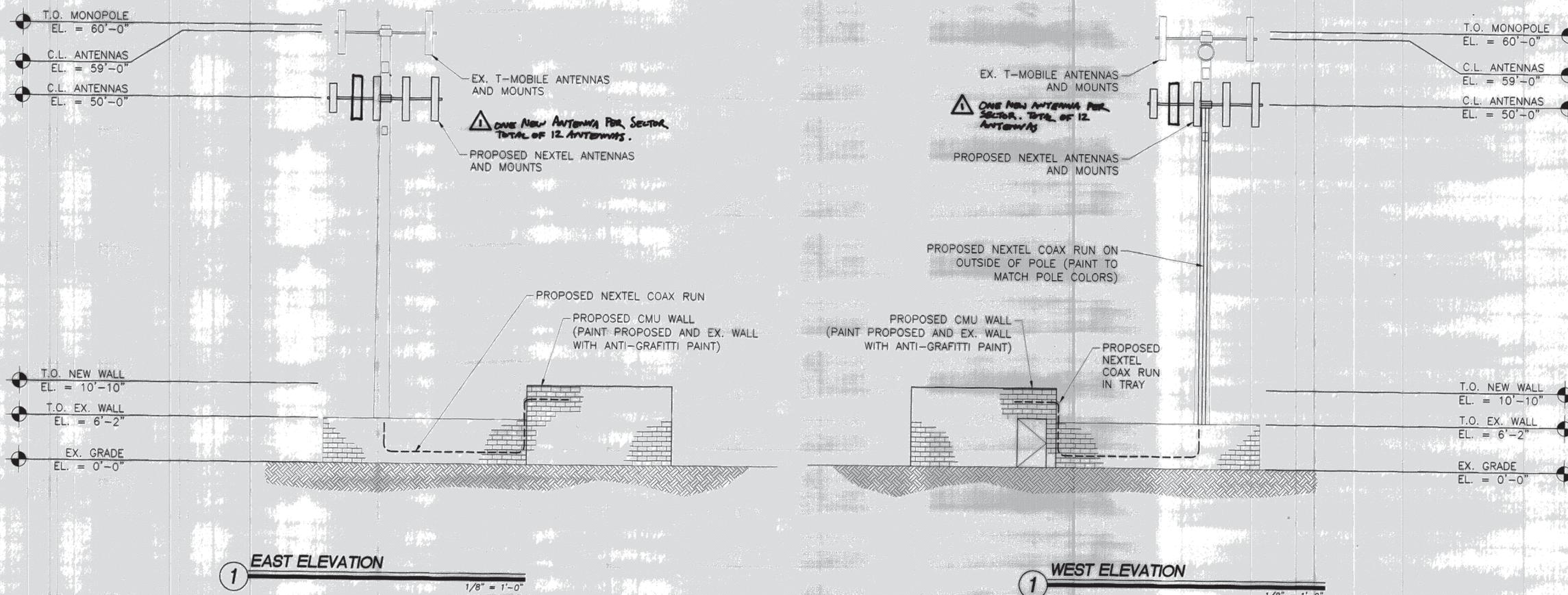
SHEET TITLE:

EAST & WEST ELEVATIONS

SHEET NUMBER:

Z2

24"x36" "D" SIZE SHEET



NEXTEL
NEXTEL COMMUNICATIONS



TETRA TECH, INC.
333 INVERNESS DRIVE SOUTH
ENGLEWOOD, CO 80112

PROJECT INFORMATION:

AURORA BOULEVARD
CO-0408A
ALAMEDA PARKWAY
AURORA, CO 80017
ARAPAHOE COUNTY

CURRENT ISSUE DATE:

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△			
△			

PLANS PREPARED BY:

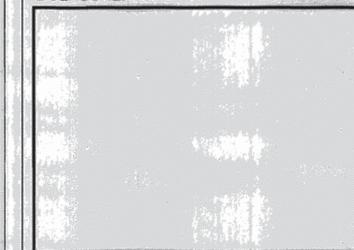
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DRAWN BY: CHK.: APV.:

DWB TC KJS

LICENSURE:



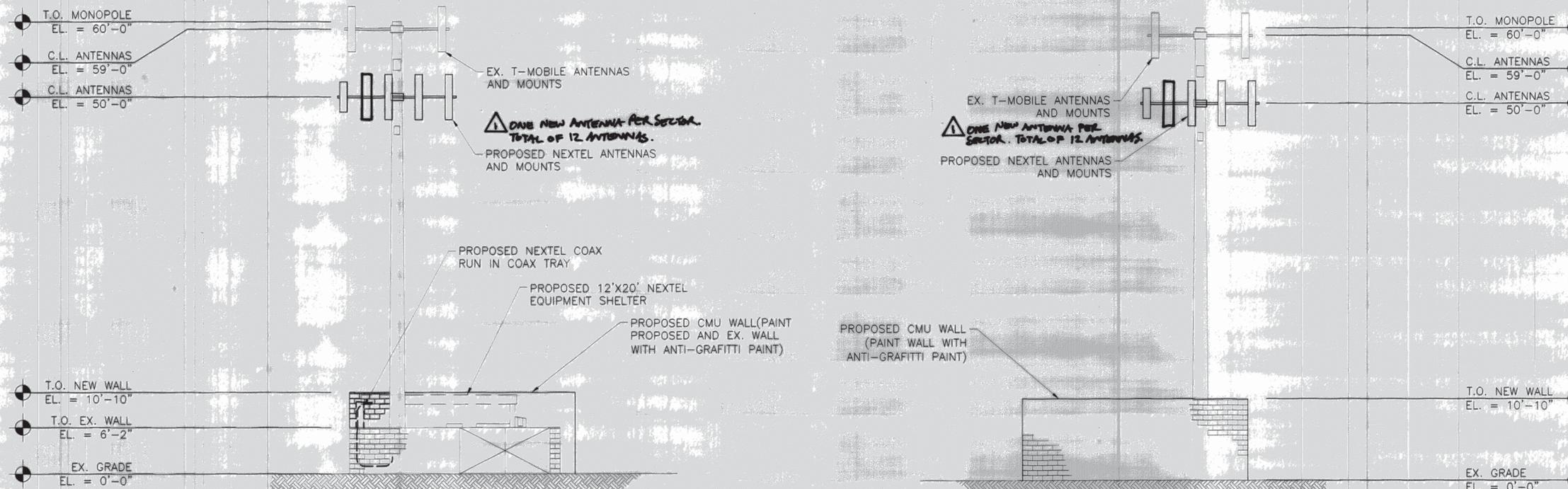
SHEET TITLE:

NORTH & SOUTH ELEVATIONS

SHEET NUMBER:

Z3

24"x36" "D" SIZE SHEET



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

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