



CHANGES MADE BY
ALEX GRESH AT F9
PRODUCTIONS INC.
ON 6/1/2021

Long John Silver's Seafood Shoppes
Planned Building Group
Tract 9 except the northerly 140 feet, the southerly 67.85 feet,
Legal Description: and the westerly 15 feet thereof, Shook Subdivision 2nd Filing,
located in the SW 1/4 of Section 23, Township 4 South, Range 67 West of the 6th
P.M., City of Aurora, County of Arapahoe, State of Colorado, subject to any
existing roads, easements, or rights-of-way 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.

BARNEY KATCHEN
In witness thereof, Barney Katchen has caused these presents to be executed this 10 day of 10 AD 1975.

By: Barney Katchen
Diane S. Katchen
Corporate Seal

NOTARIAL:
State of Colorado)
County of DENVER)

The foregoing instrument was acknowledged before me this 10 day of October AD 1975 by Barney Katchen & Diane S. Katchen.

Witness my hand and official seal.
James M. Notick
NOTARY PUBLIC
My commission expires 7-27-78

CITY OF AURORA APPROVALS:

City Attorney: J. M. Carter Date: 11/15/75
Planning Director: John J. Arney Date: 11/14/75
Planning Commission: Alan D. Doherty Date: 10/16/75
City Council: John J. Arney Date: 10/23/75
Attest: Leo S. Johnston Date: 10/30/75
City Clerk

RECORDER'S CERTIFICATE: RECEPTION # 1529259

Accepted for filing in the office of the Clerk and Recorder of Arapahoe County, Colorado at o'clock My This 12 Day of JANUARY AD, 1976.
Clerk and Recorder: _____ Deputy: _____

NOTE:
REVISED LANDSCAPE PLAN APPROVED BY
ADMINISTRATIVE APPROVAL 2-6-76
SEE FILE 75-617

DATA:

Land area within property lines 25,058 s.f.
Gross floor area (B-16-1 City Code) (sq. ft.) 1,875
Total Building Coverage (sq. ft.) 1,875
Hard-surface area (exclusive of buildings) (sq. ft.) 15,573
Area devoted to landscaping within site (sq. ft.) 7,610
Present zoning classification B-1-P
Proposed uses Restaurant
Number of stories 1
Maximum height of buildings 20'
Total parking spaces provided 35
Parking spaces required 26 $\frac{64 \text{ SEATS} + 3 = 22}{4 \text{ EMPLOYEE SPACES} = 4}$

NOTES:

All signs must conform to the City of Aurora sign code.

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.

TYPICAL PARKING SPACE 9'4.9'

REVISION 6/1/85 1 OF 1
BY: GARY GESS
ARCHITECT

PLANNED BUILDING GROUP		DRAWN		JOB	
Long John Silver's Seafood Shoppes		CHECKED		7513	
FISHKIN/BRIN ARCHITECTS & PLANNERS		PBG		10-6-75	
1685 PEARL STREET 303/831-7098 DENVER, COLORADO 80203					

LONG JOHN SILVER'S SEAFOOD SHOPPES 75-6017-1

ADM. AMDT. MAY 10, 1986

- ▲ BUILDING ADDITION AND STORAGE SHED SHOWN @ EAST ELEVATION.
- ▲ 22'x10'x6' HT CEDAR FENCING W/ EAST GATES.
- ▲ RESTEPE PARKING FOR 35 AUTOS. DISCONNECT PROPANE TANK AND REMOVE. 4x6 LANDSCAPE TIMBER ISLAND W/ 1-AUSTRIAN PINE AND 2-JUNIPER. CONCRETE BUMPER (2) AS SHOWN @ NORTH PARKING.
- ▲ LANDSCAPE MATERIAL 'CLEANED UP'.
- ▲ HANG 'LOADING ZONE' SIGN ON NEW CEDAR FENCE @ EAST ELEVATION.
- ▲ INSTALL BIKE RACK AS SHOWN.

ADM. AMDT. OCT. 15, 1986

- ▲ INSTALL DUMPSTER ENCLOSURE FOR ROLLING DUMPSTER WITH GATES.
- ▲ ENCLOSE AIR CONDITIONING EQUIPT. AND PAINTED.
- ▲ EXCLUDE BICYCLE RACK.
- ▲ PAINT BUILDING + REVISE FRONT YARD LANDSCAPING. INSTALL NEW STRIPPED CONCRETE PATIO, W/ PLANTER BED + PARK BENCH. PLANTINGS MUST COMPLY W/ CITY'S APPROVED PLANT LIST. (LMA 6/21/04)
- ▲ MA 11-17-11 Add 30'x24' detached garage revised 3/2/12 to show 10' setback to prop. line.

12 MINOR AMENDMENT (CN 1975-6017-07)

MOVE EXISTING FENCE TO THE EAST APPROX. 24" TO THE PROPERTY LINE
REMOVE THE 20' WIDE BIPHARTING METAL GATE AND 24' WIDE DRIVE THROUGH

ADM. AMDT. 5-20-85, 10-15-86, 6/21/04 11-17-11