

MINOR AMENDMENT  
5/23/2024 New  
22'x13'x10' addition.  
Intent is for storage.

TRACT 28  
FLORENCE GARDENS

All signs must conform to the City of Aurora sign code but in no case shall any free-standing sign exceed the specifications described hereon.

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".

ROOF TOP UNITS SHALL BE FRAMED AND PAINTED BROWN TO MATCH BLDG.

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.

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. Such signs shall conform to Section 16-29 of the Aurora City Code.

All landscaping will be installed prior to issuance of Certificate of Occupancy.

Building lighting shall be downcast surface mounted.

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 departments prior to the issuance of building permits.

# THE FIRING LINE

## \*\* PLANNED BUILDING GROUP

### LEGAL:

LOT 1, BLOCK 1, THE FIRING LINE SUBDIVISION FILING NO. 1  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

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 thereof THE FIRING LINE, INC. has caused these presents to be executed this 25th day of May AD 1984.

By: Donald C. Black Corporate Seal

### NOTARIAL:

State of Colorado ) ss

County of ARAPAHOE )

The foregoing instrument was acknowledged before me this 25th day of May AD 1984 by Donald C. Black.

Witness my hand and official seal:

Dusan M. Luke 9367 Dora Ct Notary Seal  
NOTARY PUBLIC NOTARY ADDRESS

Commission expires 4/9/86 Arvada, Colorado  
CITY, STATE ZIP CODE

### CITY OF AURORA APPROVALS

City Attorney: Robert M. Ryan Date: June 13, 1984

Planning Director: Harrell L. Flac Date: June 8, 1984

Planning Commission: John D. Luff Date: 6-6-84

City Council: Mark Clapp Chairman Date: 6-12-84

Attest: Deanne L. Jones Mayor Date: 6-14-84

City Clerk

DATA  
Land area within property lines 42,670 SF or 0.979 Acres

Gross floor area (41-16 City Code) 9,000 SF

Number of buildings One (1)

Total building coverage 21.09% or 9,000 SF % and Sq. Ft.

Hard-surface area (exc. of bldgs.) 57.38% or 24,481 SF % and Sq. Ft.

Area devoted to landscaping with site 21.53% or 9,189 SF % and Sq. Ft.

Proposed uses Shooting Range and Office

Present zoning classification B-1

Max. Permitted Sign area - 225 SF Updated 6/14/86 to reflect current code

Sign Area Free Standing - 64 SF, 32 SF ea. side; Valid Mtd. 76 SF

Type of Sign Free Standing and Surface Mounted

Number of stories One (1)

Maximum height of buildings 16'-0"

Loading spaces required One (1) % Compact -0-

Parking spaces required Nineteen (19) Parking spaces shown. Fifty (50)

Handicapped Stall Dimension: 11'-0" x 17'-0" minimum

Standard Parking Stall: 9'-0" x 19'-0" minimum

PARKING REQUIREMENTS:

Office space 1740 S.F. + 400' = 4 stalls

Firing Range 1,200 S.F. + 100' = 12 stalls

Classroom seating for 12 12' x 4' = 3 stalls

19 parking stalls

NOTE: NEAREST LIQUOR STORE OUTLET 1,200 LF FROM SOUTH PROPERTY LINE

DATE SUBMITTED March 28, 1984

REVISED DATE

R E A Design  
559 Buckley Road  
Aurora, Colo. 80011  
Ph. (303) 344-2994

Drawing No. 3-24/112

REVISED 5-23-84

S. POTOMAC ST. (80' r.o.w.)

LOT 1

CITY SUB. 1ST FILING  
BLOCK 1

LAND ZONE B-1

LOT 3

250.61'

159.42'

159.40'

LAND ZONE B-1 LOT 2, BLOCK 1, FIRING LINE SUB.  
FILING NO. 1

280.91'

250.91'

BLDG.

LOT 1, BLOCK 1 ZONE B-1

251.23'

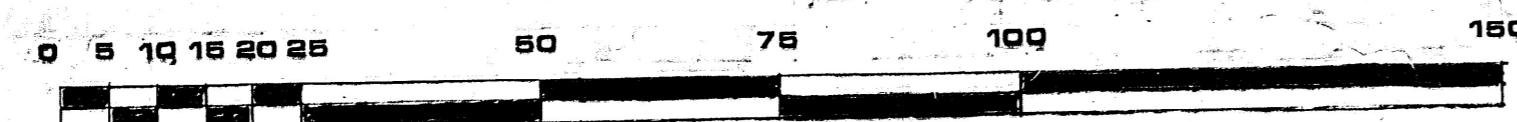
LAND ZONE B-1

UNPAINTED FURNITURE  
CENTER SUB. FILING NO. 1  
BLOCK 1

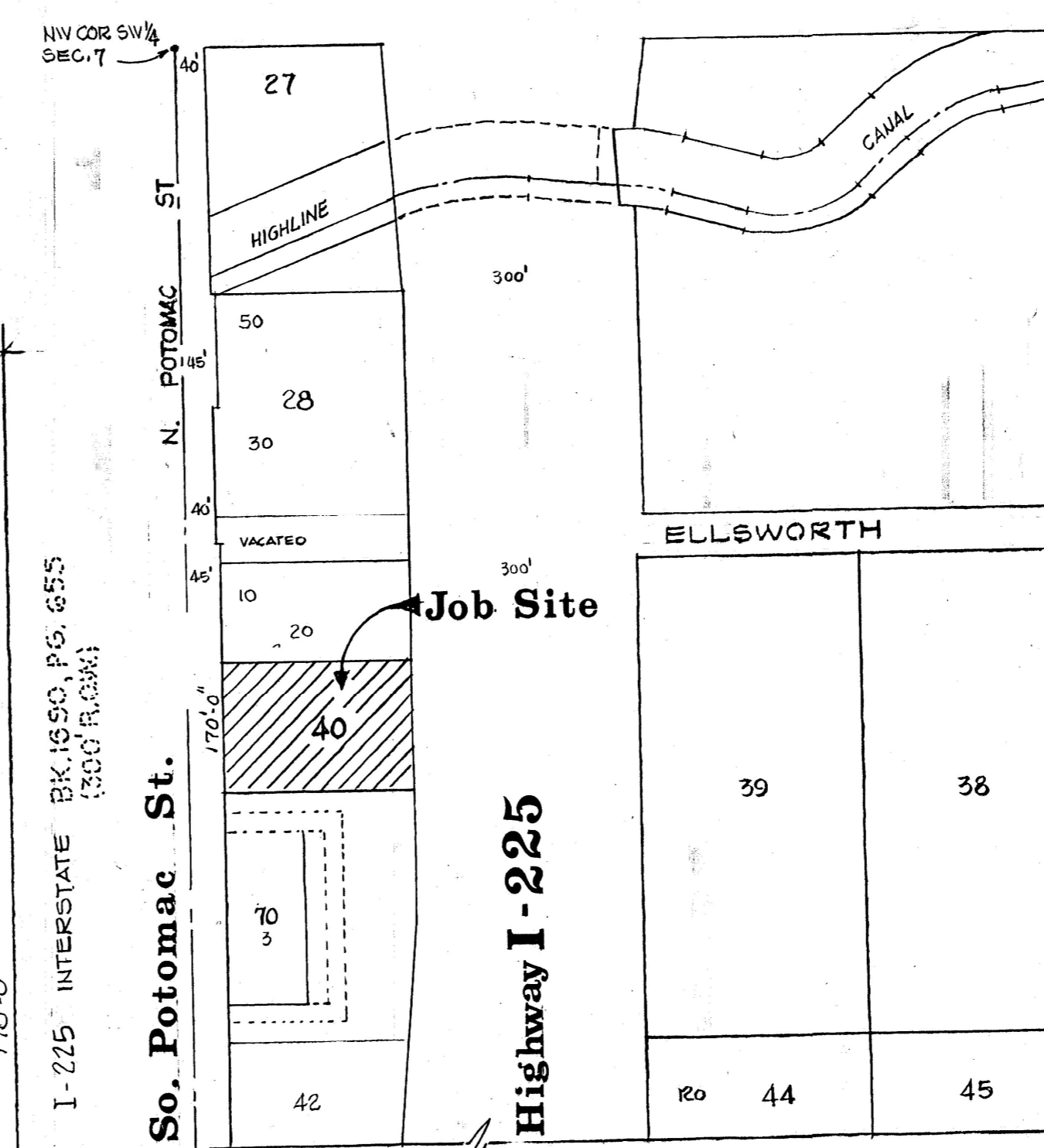
## SITE PLAN

1" = 20'-0"

N



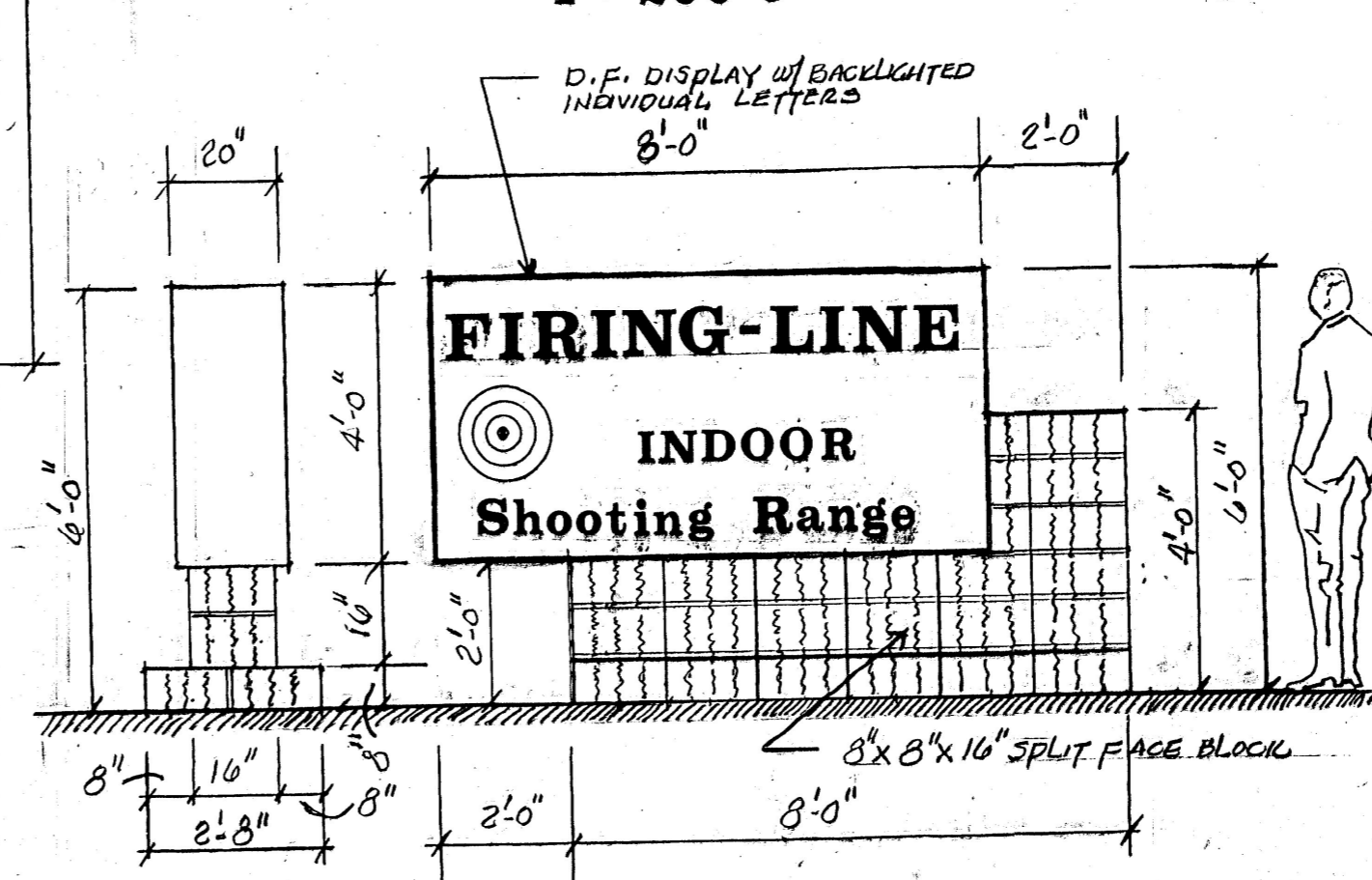
ADM. ADMT. 6-20-85  
ROOF TOP UNITS TO BE FRAMED AND PAINTED  
BROWN TO MATCH BLDG.  
6/14/86  
Correction - no major change required  
Updated to show max. allowable sign area



### VICINITY MAP

1" = 200'-0"

N



END VIEW

3/8" = 1'-0"

SIDE VIEW

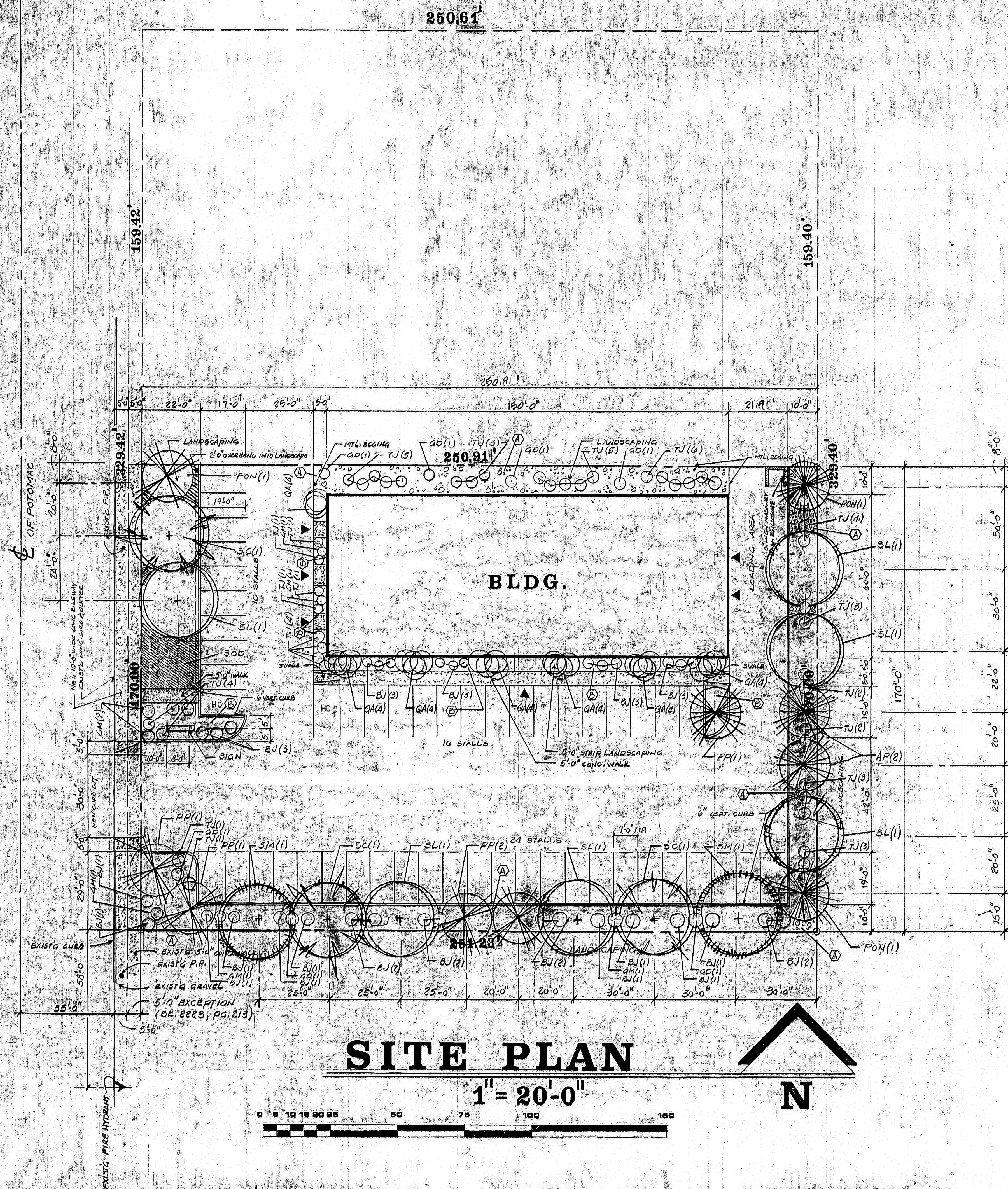
3/8" = 1'-0"

RECORDERS CERTIFICATE  
Accepted for filing in the office of the Clerk and Recorder of  
Colorado at \_\_\_\_\_ County, \_\_\_\_\_  
Clerk and Recorder: \_\_\_\_\_ Day of \_\_\_\_\_ AD 1984  
Deputy: \_\_\_\_\_

THE FIRING LINE & USE

84-6031-1

S. POTOMAC ST.



# THE FIRING LINE

## PLANNED BUILDING GROUP

LEGEND				
SYM.	COMMON NAME	BOTANICAL NAME	QUAN.	SIZE
AP	AUSTRIAN PINE	PINUS NIGRA	2	24" DB
PR	PINON PINE	PINUS CEMEROIDES PUMILA	3	24" DB
PON	PONDEROSA PINE	PINUS Ponderosa	5	24" DB
SC	SIOUTLAND COTONWOOD	POPULUS DELTOIDES SIOUTLAND	3	24" DB
SM	SUGAR MAPLE	ACER SACCHARUM	2	24" DB
SL	SKYLINE LOUST	ZLEDISTOIA TRIACANTHOS SKYLINE	6	24" DB
QA	QUAKING ASPEN	POPELUS TREMULOIDES	25	24" DB
BJ	BUFFALO JUNIPER	JUNIPERUS SABINA BUFFALO	35	5 GAL.
TJ	TAMARIX JUNIPER	JUNIPERUS SABINA TAMARISCIFOLIA	30	5 GAL.
GD	GOLDEN DROP POTENTILLA	POTENTILLA FRUTICOSA	7	5 GAL.
AM	GOLDEN MOROCCANGE	PHILADELPHUS CORONARIUS AUREUS	7	5 GAL.
SOD BLUEGRASS				
CONC. WALK				
ROCK AREAS				
WASHED RIVER ROCK 1 1/2" 3" DEPTH OVER 12 MIL. POLY				
WASHED RIVER COBBLE (4-6") 5" AVER. DEPTH OVER 10 MIL. POLY				

### GENERAL NOTES

- MINIMUM SIZES: DECIDUOUS TREES 2" CAL.  
EVERGREEN TREES 6" DB HT.  
SHRUBS 5 GALLON  
ROCK 3/4" DB  
VISQUEEN 10 MIL
- IRRIGATION SHALL BE BY SPRINKLER SYSTEM ON TIMERS & DRIP SYSTEM IN ROCK AREAS AND SHALL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- LANDSCAPING SHALL BE COMPLETED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY AND FINAL LANDSCAPE CONSTRUCTION OR AS-BUILT DRAWINGS SHALL BE SUBMITTED A MIN. OF 4 WEEKS PRIOR TO REQUEST FOR CERTIFICATE OF OCCUPANCY AND WILL CONFORM WITH THIS CONCEPT PLAN
- STAKING REQUIREMENTS FOR TREES REQUIRE 3-#11 GUY WIRES
- SOIL PREPARATION FOR TREES AND SHRUBS SHALL BE TO FIRST PREPARE A HOLE LARGE ENOUGH TO ACCOMMODATE THE ROOTS FOR ROOT BALL WITH EXTRA SPACE ALL AROUND, FILL SPACE AROUND ROOTS WITH TOPSOIL ENRICHED WITH FERTILIZER SO FEEDER CELLS AT THE END OF THE ROOT SYSTEM WILL HAVE A GOOD MEDIUM FOR GROWTH. SOIL PREP FOR SOD (LAWN AREA) SHALL BE TO FIRST PUT 2" MIN. DEEP MOSS AND ROTO-TILL INTO 6" OF SOIL. THIS WILL HELP TO HOLD THE GROUND MOISTURE AND AERATE THE SOIL FOR BETTER GROWTH. TOP LAYER SHOULD BE MIN. 2" TOPSOIL TO PROVIDE STORAGE OF ONE INCH OF MOISTURE PH 5.5 TO 6.5

D&E ENTERPRISES (LANDSCAPERS)  
595 NUCLA WAY UNIT "B"  
AURORA, COLO. 80011  
PH. (303) 366-7052

REA DESIGN  
559 BUCKLEY RD.  
AURORA, COLO. 80011 244-1994 EVO. NO. 3-84/1/1

DATE: 3-27-84  
REV: 5-11-84