

SITE DISTANCE REQUIREMENT PER COA TE-13.2

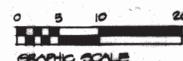
SITE DISTANCE REQUIREMENT PER COA TE-13.2

EXISTING ASPHALT IS FLUSH WITH CONCRETE ON ACCESSIBLE PATH

EXISTING FENCE TO BE MOVED APPROX. 24'-0" EAST TO PROPERTY BOUNDARY

SITE PLAN

1" = 10'-0"



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

Long John Silver's Seafood Shops 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.

In witness whereof **BARNEY KATCHEL** has caused these presents to be executed this 10 day of 10 AD 1975.

By: **Darney Katchel** Corporate Seal
Dianne S. Katchel

CITY OF AURORA APPROVALS:
 City Attorney: **Tom Carter** Date: 11/16/75
 Planning Director: **John Arney** Date: 11/14/75
 Planning Commission: **Alan Dushak** Date: 10/16/75
 City Council: **Bill Thompson** Date: 10/23/75
 Attest: **Lois 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 12th Day of JANUARY AD, 1976.
 Clerk and Recorder: Deputy:

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

NOTARIAL:
 State of Colorado)
 County of DENVER)
 The foregoing instrument was acknowledged before me this 10th day of October AD 1975 by **Darney Katchel** and **Dianne S. Katchel**.

Witness my hand and official seal
James M. Notwick Notary Seal
 My commission expires 7-27-78



SURVEYOR:
MICHAEL A. CHESNOR
 COLO. P.E. # 10,948

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	GA SEATS + 3 = 22 4 EMPLOYEE SPACES = 4

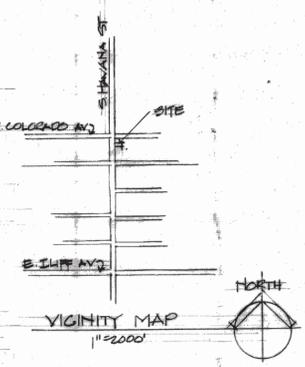
NOTES:
 All signs must conform to the City of Aurora sign code.
 Right of way for ingress and egress for service and emergency vehicles is granted over, across, on and through any and all private roads and ways now or hereafter established on the described property, and the same are hereby designated 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'x19'
 REVISION 6/19/85 1 OF 1
 EVERY GREEN ARCHITECT

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

LONG JOHN SILVER'S SEAFOOD SHOPS 75-617-1

- 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' x 24' 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'-0" TO THE PROPERTY LINE
 REMOVE THE 20' WIDE BIPARTING METAL GATE AND 24' WIDE DRIVE THROUGH

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