



LEGEND	QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE & COND.
A	24	TAMARIX JUNIPER	JUNIPERUS SABINA TAMARISCIFOLIA	1 GAL.
B	6	GOLDEN TIP PRITZER	JUNIPERUS CHINENSIS AUREA	5 GAL.
C	7	GREEN PRITZER	JUNIPERUS CHINENSIS PRITZERIANA	5 GAL.
D	4	SNOWBALL	VIBURNUM OPULUS STERILE	5 GAL.
E	5	FORSYTHIA	FORSYTHIA X INTERMEDIA	5 GAL.
F	7	LOMBARDY POPLAR	POPULUS NIGRA	1" TO 1 1/2" CALIPUR

Minor Amendment 4/18/97 1978-8012-03  
Add patio to north side of building, move  
Trash enclosure to parking space 57 and  
Add a railing to the front of the building for  
sidewalk café. (SEE PAPER FILE FOR  
ELEVATION OF PATIO)

HAND IRRIGATION BY HOSE IN PARKWAY. 7 HYDRANTS. SPRINKLERS IN PLANTING ADJACENT TO BUILDING.  
WASHED GRAVEL WITH 10 MIL PLASTIC GROUND COVER SHALL BE PROVIDED AROUND  
ALL PLANTING TO MINIMIZE WEED CONTROL.  
PARKING STALLS SHALL BE 8'-0" X 19'-0" EXCEPT STALLS 1, 30, 57, 61 & 64 WHICH  
ARE 9'-0" X 19'-0". LOADING DOCKS SHALL BE 9'-0" X 22'-0".  
PARKING STALLS 31 & 32 SHALL BE NOTED FOR WHEELCHAIR USE ONLY, WITH  
SIDEWALK RAMPED FOR ACCESS.  
WASHED GRAVEL TO BE 1" TO 2" SIZE, PLACED 3" DEEP OVER 10 MIL PLASTIC  
GROUND COVER.  
ROCKS TO BE 32" DIAMETER, ARRANGED IN GROUPS OF NOT LESS  
THAN 2 AND NOT MORE THAN 4.

**IDENTIFICATION SIGN**  
SCALE 1/4" = 1'-0"

**VICINITY MAP**  
SCALE 1" = 2000'

**DRAINAGE CHANNEL**  
SCALE 3/4" = 1'-0"

## the parker exchange PLANNED BUILDING GROUP.

**RENTAL STORES & OFFICES** Planned Building Group  
Legal Description: A tract of Land in the west 1/2 of the SW 1/4 of Section 26, Township 4 South, Range 67 West of the 6th P. M., Being more particularly described as follows: Commencing at the Southwest corner of Section 26, Township 4 South, Range 67 West, thence North 89° 49' 33" East along the South line of said Section 26, a distance of 654.55 feet; thence North 0° 11' 01" West a distance of 432.31 feet to the Southwesterly right of way line of Parker Road; Thence continuing along the Southwesterly right of line North 43° 41' W a distance of 45.0 feet to the true point of beginning; Thence continuing North 43° 41' West a distance of 189.97 feet; Thence North 60° 23' West a distance of 83.55 feet; Thence South 46° 19' West a distance of 125.99 feet; Thence South 43° 41' East a distance of 270.00 feet; Thence North 46° 19' East a distance of 150.00 feet to the point of beginning.

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, to all conditions and limitations set forth in such Plans.

In witness whereof LOUP MILLER has caused these presents to be executed this 26th day of July, AD 1976.  
By Robert E. Loup

**Material:**  
State of Colorado  
County of Arapahoe

The foregoing instrument was acknowledged before me this 26th day of July, AD 1976, by Robert E. Loup.

Witness my hand and official seal  
Robert E. Loup  
NOTARY PUBLIC  
My commission expires 10-19-76

**CITY OF AURORA APPROVAL**  
City Attorney: Don J. Jella Date: 9/14/76  
Planning Director: John J. Jella Date: 7/27/76  
Planning Commission: Mark J. Jella Date: 8/4/76  
City Council: John J. Jella Date: 7/29/76  
Attest: John J. Jella City Clerk Date: 8-4-76

**RECORDING'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, 1976.  
Clerk and Recorder: \_\_\_\_\_ Deputy: \_\_\_\_\_  
RECEPTION # 1865376

**DATA:**  
Land area within property lines 3,554.24 sq. ft. (.0808 Acres)  
Gross floor area (8-16-1 City Code) (sq. ft.) 14080  
Hard-surface area (exclusive of buildings) (sq. ft.) 22,900.24 sq. ft.  
Area devoted to landscaping within site (sq. ft.) 1514 sq. ft.  
Present zoning classification B-2  
Proposed uses Retail Stores and Offices  
Number of stories One (1)  
Maximum height of buildings FRONT 17'-0" REAR 22'-0"  
Total parking spaces provided 60 59 A  
Parking spaces required 60

GROSS BUILDING SQUARE FOOTAGE 4,288  
RENTAL STORES & OFFICES 4,288  
EXTERIOR WALLS AND RENTAL SPACE PARTITIONS 470  
20% FOR STORAGE AREAS AND TOILET AREAS 858  
NET BUILDING SQUARE FOOTAGE 5,416  
TOTAL PARKING SPACES REQUIRED 60 CARS

1. 5/4/84 ADMINISTRATIVE AMENDMENT: TO INCREASE THE PARKING SPACES REQUIRED FROM 51 CARS TO 60 CARS.  
2. ADMINISTRATIVE AMENDMENT: ADD CONCRETE PAV AND CEDAR FENCE TRASH ENCLOSURE

LOUP MILLER COMPANIES  
8808 E. EVANS AVE. 303-767-7000  
DENVER, COLORADO 80231

Job No. 76-01  
7-25-76  
7-12-76  
7-23-76 dnm

THE PARKER EXCHANGE PBO 760-6012-1



