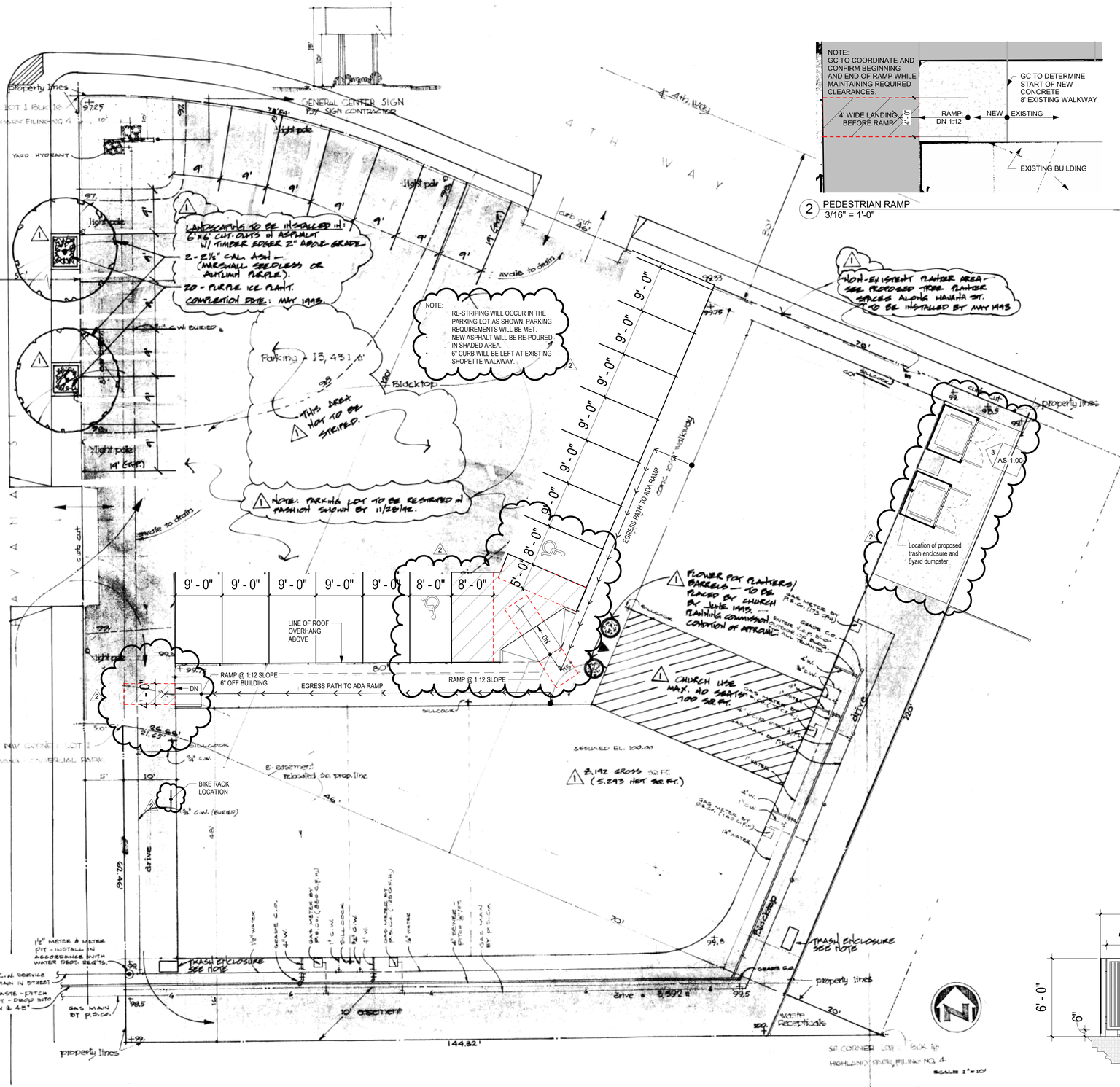


1 SITE PLAN Copy 1
1" = 10'-0"

2 PEDESTRIAN RAMP
3/16" = 1'-0"

LEGAL DESCRIPTION

Beginning at the Northwest Corner of Lot 1, Havana Commercial Park; thence Southerly along the West line of said Lot 1, a distance of 52.48 feet; thence Easterly at an angle to the left of 90°, a distance of 144.32 feet to the Southeast Corner of Lot 2, Highland Park Filing No. 4; thence Northwesterly along the South line of said Lot 2, a distance of 20 feet; thence Northeasterly along a line parallel to the Southeasterly line of said Lot 2, a distance of 120 feet; thence Northwesterly along the North line of Lot 2 and Lot 1, Highland Park Filing No. 4, a distance of 116 feet to a point of curve; thence continuing along the said North line and along a curve to the left with a central angle of 24° 46' 25" and a radius of 181.65 feet, a distance of 78.54 feet to the Northwest Corner of Lot 1, Highland Park Filing No. 4; thence Southerly along the West line of said Lot 1, a distance of 120 feet to the Southwest Corner of said Lot 1; thence Easterly along the South line of said Lot 1 and along a curve to the right with a central angle of 4° 39' 07", a radius of 61.65 feet, a distance of 5.01 feet to the point of beginning.

LAND AREA WITHIN PROPERTY LINES 25,015 SQ. FT.
GROSS FLOOR AREA 8,192 SQ. FT. (NET = 5,243 SQ.FT.) ⚠2
PRESENT ZONING CLASSIFICATION SHOPPING C-D
⚠2 TOTAL PARKING SPACES 26 REQUIRED ; (26 PROVIDED) 2

All special plans registered and recorded hereunder shall be binding upon the applicants therefor, their successors and designs, 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 Gertz Enterprizes has caused these presents to be executed this 3rd day of April A.D. 1971 by [signature] principals.
State of Colorado, County of Arapahoe

The foregoing instrument was aknowledged before me this 4th day of April A.D. 1971 by
Witness my hand and official seal
Notary Public [signature] SEAL
My commission expires Sept 23, 1974

*Approved by the Aurora City Engineer this 30th day of April A.D. 1971.
[signature] DEPUTY City Engineer

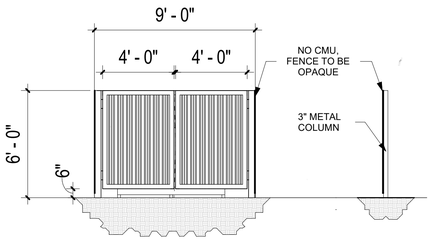
Approved by the Aurora City Attorney for legal details this 11th day of May A.D. 1971
[signature] City Attorney

Approved by the Aurora planning commission this 12th day of MAY A.D. 1971
T.H. Lucero Chairman

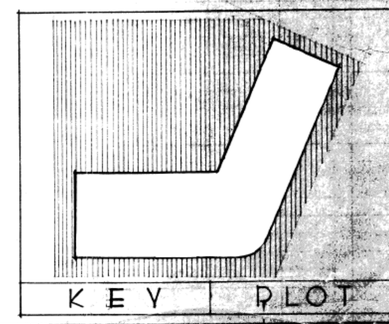
Accepted on behalf of the Aurora City Council this 17th day of May A.D. 1971
Paul C. Roth Mayor
Attest [signature] City Clerk

This plan was filed for the record in the office of the county clerk and recorder of ____ County, Colorado on the ____ day of ____ A.D. 1971
Book ____, Page ____, File ____, Map ____
Reception No. ____
Clerk and Recorder ____ by: ____

*Approval limited to general plan layout, only. Insufficient information on street and drainage design for construction requirements. Design and construction plans and profiles to be submitted prior to construction for engineering approval.



3 TRASH ENCLOSURE ELEVATION AND SECTION
1/4" = 1'-0"



2 1971-6002-03 MINOR AMENDMENT - 4/11/2024 - PARKING LOT PAVEMENT

ADM. AMDTS: 5/17/82.

PLOT PLAN
HAVANA SHOPPETTE 4thWay & Havana Aurora, Colo.
Jack Gertz Owner
Gerald McNerney & Associates

HAVANA SHOPPETTE 71-6002-1

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