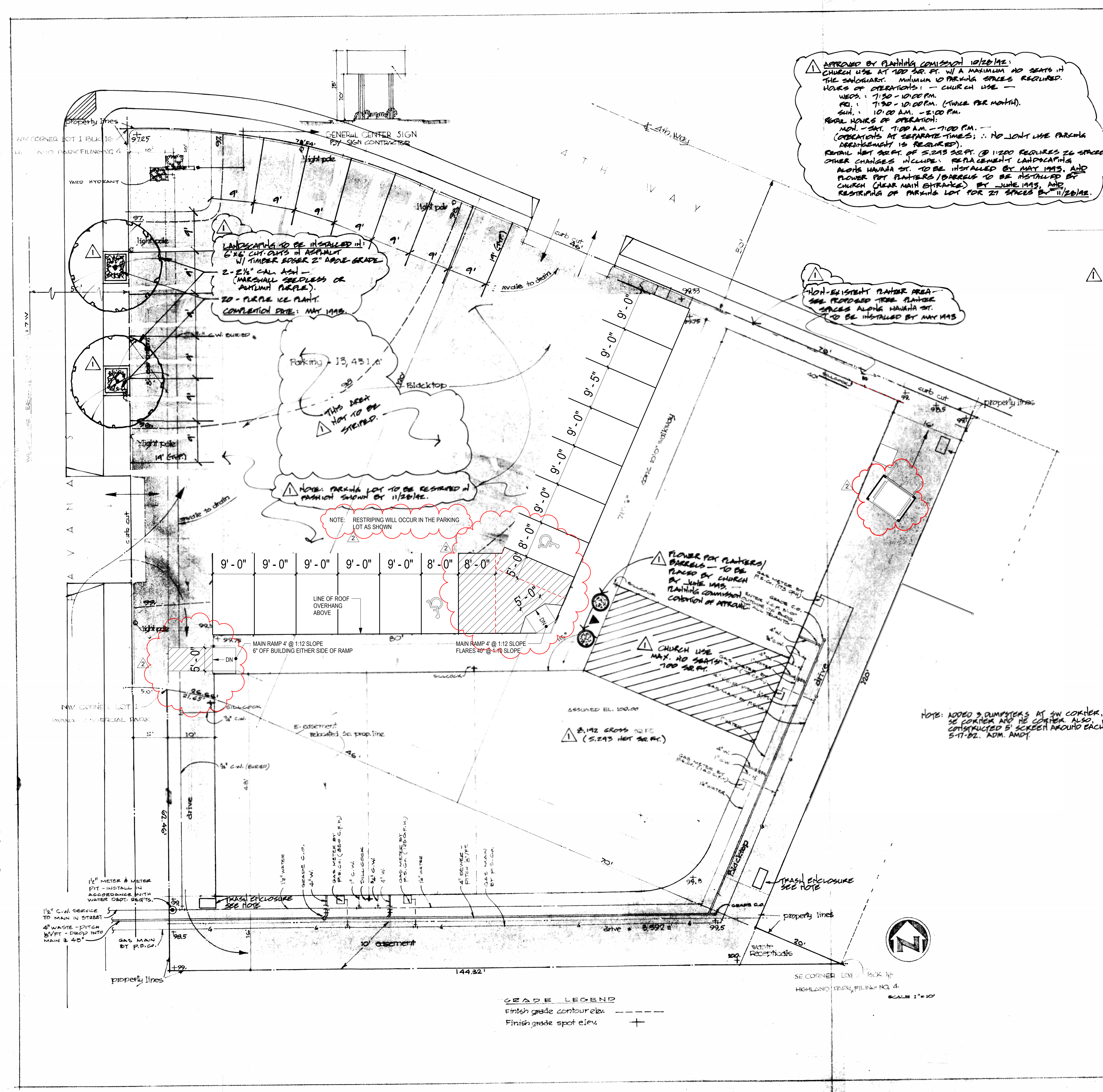


K:\Revit\2016-4TH WAY, HAVANA\22_rossellana@themuhgroup.com.rvt 3/29/2024 5:59:15 PM



APPROVED BY PLANNING COMMISSION 10/20/1972:
CHURCH USE AT 100 SQ. FT. W/ A MAXIMUM NO SEATS IN THE SANCTUARY. MINIMUM 10 PARKING SPACES REQUIRED.
HOURS OF OPERATIONS: - CHURCH USE -
WEDS. 7:30 - 10:00 PM.
THU. 7:30 - 10:00 PM. (TWICE PER MONTH).
FRI. 10:00 AM. - 2:00 PM.
REAL HOURS OF OPERATION:
NON-SM. 7:00 AM. - 7:00 PM.
(OPERATIONS AT SEPARATE TIMES; NO JOINT USE PARKING DECK/STAGE IS REQUIRED).
RETAIL NOT SEPT. OF 5,243 SQ. FT. @ 11:20 REQUIRES 26 SPACES.
OTHER CHANGES INCLUDE: REPLACEMENT LANDSCAPING ALONG HAVANA ST. TO BE INSTALLED BY MAY 1973, AND FLOWER POT PLANTERS/BARRIERS TO BE INSTALLED BY CHURCH (CLEAR MAIN ENTRANCE) BY JUNE 1973, AND RESTRIPTING OF PARKING LOT FOR 21 SPACES BY 11/28/1972.

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 52.45 feet; thence Easterly at an angle to the left of 50°, 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 Southeast 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 115 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.)
PRESENT ZONING CLASSIFICATION ~~SP-1~~ B-1
TOTAL PARKING SPACES 26 REQUIRED 26 PROVIDED

All special plans registered and recorded hereunder shall be binding upon the applicants, 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 Gertz Enterprises has caused these presents to be executed this 23 day of April A.D. 1971 by Jack Gertz State of Colorado, County of Jefferson principals.

The foregoing instrument was acknowledged before me this 28 day of April A.D. 1971 by Jack Gertz Witness my hand and official seal

Notary Public Richard M. Hall S.E.A.L.
My commission expires Sept 23, 1973
*Approved by the Aurora City Engineer this 30 day of April A.D. 1971.

Approved by the Aurora City Attorney for legal details this 11 day of May A.D. 1971 Richard M. Connelly City Attorney

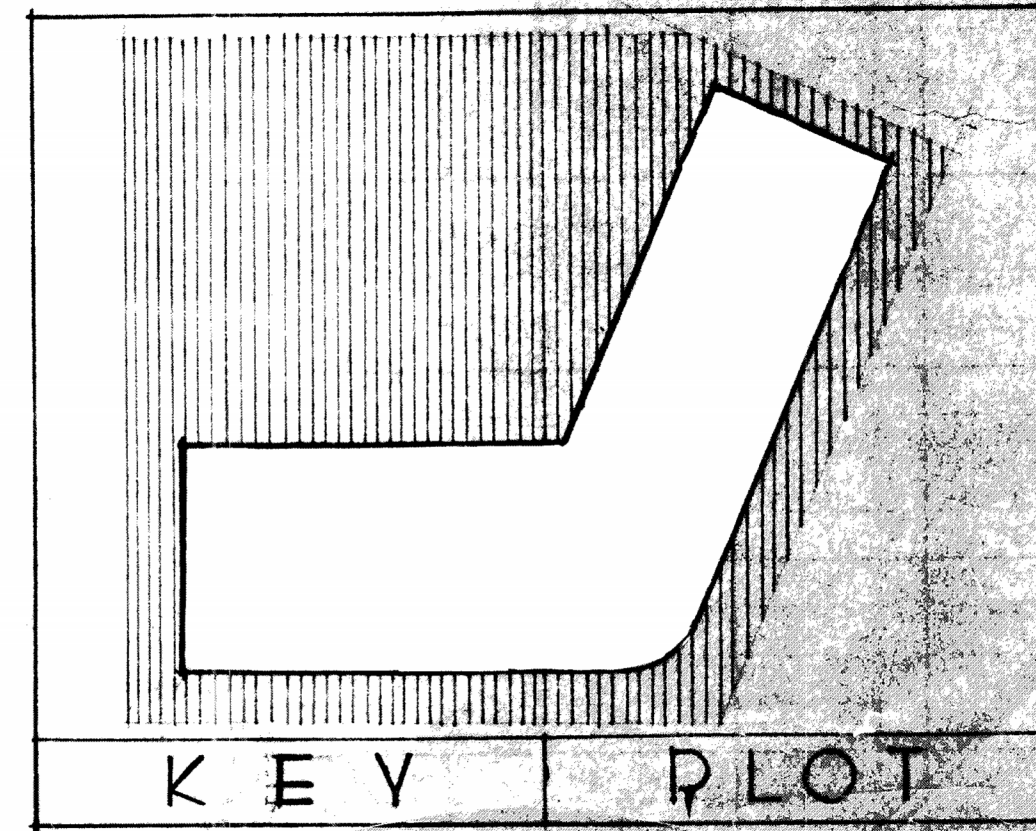
Approved by the Aurora planning commission this 12 day of MAY A.D. 1971 T.H. Lumsden Chairman

Accepted on behalf of the Aurora City Council this 17 day of May A.D. 1971 Paul C. Beck Mayor

Attest Frank J. Kesting City Clerk

This plan was filed for the record in the office of the county clerk and recorder of Jefferson County, Colorado on the 23 day of April 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.



HAVANA SHOPETTE 4th Way & Havana Aurora Co.
Jack Gertz Owner
Gerald McNamery & Associates
PLOT PLAN
APPROVED BY PLANNING COMMISSION 10/20/1972