

ADMINISTRATIVE AMEND. 4-2-86  
 ADD CONCRETE RAMP TO DOOR ON NORTH ELEVATION  
 DELETE 2 PARKING SPACES FOR RAMP LOCATION  
 REVISE PARKING DATA ACCORDINGLY

ADMIN. AMDT. 11-5-86  
 REVISED PARKING AND MISCELLANEOUS SITE DEVELOPMENT  
 RELOCATE LIGHT POLE & LANDSCAPED AREAS IN PARKING AREAS.

ADMIN. AMDT. 5-5-95  
 ADD 151' EXISTING DRIVEWAY  
 AND 116' EXISTING DRIVEWAY EXISTING  
 DRIVEWAY CODE: PREVIOUS REVISION

ADMIN. AMDT. 10/20/00 Add monument sign.  
 W 36" Prestressed Conc. Cyl.

MISSISSIPPI AVE. (126')

MA FOR UPDATED BAR AND TAVEN SITE PLAN  
 AND PATIO EXPANSION

Cricket Communications  
 CMRS Steel 50' Flag Pole  
 With Support equipment in Basement.

RECORD OF ADJUSTMENTS & APPEALS 8-20-95  
 2'x12' SIGN INSTALLED CH 21F  
 11024 8 1/2" RED COPY

# AMENDED COLUMBINE P. & S. INC. PLANNED BUILDING GROUP MISSISSIPPI PARTNERSHIP AMENDED

## DATA

LAND AREA 2.82 ACRES  
 GROSS FLOOR AREA 28,100 SQ. FT.  
 PRESENT ZONING B-IP  
 TOTAL PARKING SPACE 150  
 TOTAL PARKING REQUIRED (1:200) = 140  
 115

## LEGAL DESCRIPTION

LOT 4, BLOCK I, VILLAGE EAST - UNIT 1, CITY OF AURORA,  
 COUNTY OF ARAPAHOE, STATE OF COLORADO, EXCEPT THE NORTH  
 150.0 FEET OF THE EAST 150.0 FEET THEREOF.

## NOTES:

1. ALL PARKING AREAS AND SERVICE DRIVES TO BE SURFACED WITH ASPHALTIC PAVING.
2. ALL CURB CUTS ARE 30 FEET.
3. ALL PARKING STALLS WILL BE 8.5 FEET (OR WIDER) BY 19 FEET WITH WHEEL STOPS.
4. WASTE STORAGE TO BE INTERNAL EXCEPT AS NOTED.
5. PLANTING STRIPS AS NOTED, WITH LOW SPREADING PLANTING IN AREAS REQUIRING TRAFFIC VISIBILITY.
6. ALL SIDEWALKS ARE 4 FEET 6 INCHES WIDE

NOTE:  
 ALL SIGNS SHALL CONFORM TO  
 THE CITY OF AURORA CODES  
 REGARDING SIGN REGULATIONS.

PROPOSED GRADE  
 EXISTING GRADE  
 G GAS LINE  
 W WATER LINE  
 S SEWER LINE

JOINT ID SIGN RELOCATED AS  
 INDICATED. HEIGHT REDUCED FROM  
 25' TO 12'. ADMIN APPROVAL 3.12.75

ADMIN APPROVAL 2-8-78  
 VARIOUS CHANGES WITH REFERENCE TO LANDSCAPING,  
 PARKING, SIGN, LIGHTING & RETAINING WALL.  
 MYLAR CHANGE 04-22-05  
 Revise "Future Carrier" notations to show co-location  
 by Circular. Show Singular equipment in back room of  
 center.

ALL SPECIAL PLANS REGISTERED AND RECORDED HEREUNDER SHALL BE BINDING  
 UPON THE APPLICANTS THEREFORE, THEIR HEIRS, 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 PL  
 TO ALL CONDITIONS AND LIMITATIONS SET FORTH IN SUCH PLANS.

IN WITNESS WHEREOF THE OWNERS HAVE CAUSED THESE PRESENTS TO BE  
 EXECUTED THIS 2nd DAY OF April A.D. 1973.

COLUMBINE P & S. FUND INC.  
 SOUTH LAND CORPORATION BY James A. Coward (President)  
 A TEXAS CORPORATION  
 BY: James A. Coward (Agent)  
 CLAIR A. NEWMAN, AGENT  
 STATE OF COLORADO  
 COUNTY OF ARAPAHOE  
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF April A.D. 1973. BY James A. Coward  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES MAR 6, 1975

CITY OF AURORA APPROVALS  
 PLANNING DIRECTOR Tom Conley DATE 2/1/74  
 CITY ATTORNEY M.A. Davis DATE 10/14/74  
 PLANNING COMMISSION Chairman DATE 13 June 1973  
 ACCEPTED ON BEHALF OF THE AURORA CITY COUNCIL THIS 15th DAY OF June A.D. 1973.  
 Mayor Paul C. Packer  
 City Clerk  
 THIS PLAN WAS FILED FOR THE RECORD IN THE OFFICE OF THE COUNTY CLERK  
 AND RECORDER OF ARAPAHOE COUNTY, COLORADO, ON THE 15th DAY OF June A.D. 1973.

ADM. AMDT. 5-31-84  
 MASONRY TRASH ENCLOSURE  
 6' HIGH, ON 12"x24" CONC.  
 PAD. INSTALL CEDAR GATES  
 AS SHOWN.  
 INSTALL CEDAR PLANTERS  
 3'-0" HIGH, DIG OUT ASPHALT,  
 INSTALL 1" PINION PINE  
 5'-4" CALIPER 3'-6" W,  
 AND 2" SPREADING JUN.  
 (5 GAL) TYP. EACH  
 PLANTER  
 INSTALL 8"x12" COBLE-  
 STONE THIS AREA  
 AMENDED 4-29-87,  
 ADD CONC. PAD W/  
 ROOF COVER.

BRODERICK ENGINEERING  
 COMPANY  
 CIVIL - STRUCTURAL - SURVEYING  
 1420 KINGSTON ST AURORA, COLO  
 80010 366-1597

COLUMBINE P & S 72-6011-6



001  
INDEXED

VOID

DATA

See Rev Copy  
#72-611-A



**LEGAL DESCRIPTION:**

**NOTES:**

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4. WASTE STORAGE TO BE INTERNAL EXCEPT AS NOTED.
5. PLANTING STRIPS AS NOTED, WITH LOW SPREADING PLANTING IN AREAS REQUIRING TRAFFIC VISIBILITY.
6. ALL SIDEWALKS ARE 4 FEET 6 INCHES WIDE

IN WITNESS THEREOF THE OWNERS HAVE CAUSED THESE PRESENTS TO BE  
EXECUTED THIS 7<sup>th</sup> DAY OF August AD 1972.

COLUMBINE P. &amp; S. FUND INC.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7<sup>th</sup>  
DAY OF August AD 1972. BY

NOTARY PUBLIC  
MY COMMISSION EXPIRES October 4, 1977

## CITY OF AURORA APPROVALS

ACCEPTED ON BEHALF OF THE AURORA CITY COUNCIL THIS 30<sup>th</sup> DAY OF AUGUST A.D. 1972.

ATTEST: Paul C. Beck  
Mayor  
Sail S. Johnston  
City Clerk

THIS PLAN WAS FILED FOR THE RECORD IN THE OFFICE OF THE COUNTY CLERK  
AND RECORDER OF ARAPAHOE COUNTY, COLORADO, ON THE \_\_\_\_\_ DAY OF  
\_\_\_\_\_ A.D. 1972.

Clerk and Recorder

BY: \_\_\_\_\_







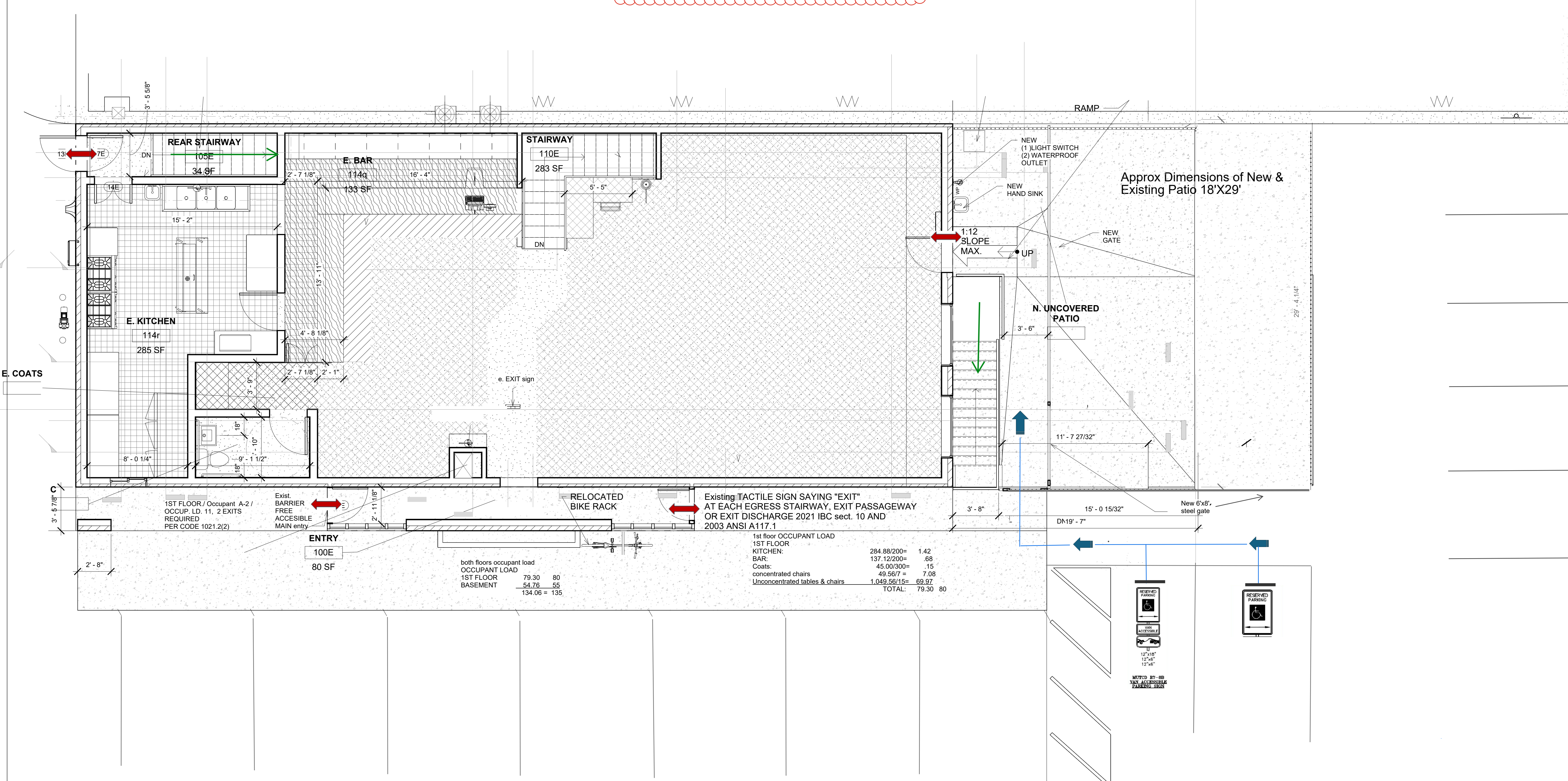
**12** Gross Floor Area:  
BUILDING DESCRIPTION  
 EXISTING 1 STORY BUILDING WITH FULL BASEMENT  
 1ST FLOOR AREA: 1,965 S.F.  
 BSMNT AREA: 1,878 S.F.

**CONSTRUCTION TYPE**  
 TYPE: II-A (1 HOUR)  
 EXTERIOR BEARING WALLS: 2X4 WOOD STUDS WITH 5/8" TYPE X GYP. BD. AT INTERIOR SIDE AND SOLID BRICK AT EXT. , 1 HOUR RATED  
 FLOOR ASSEMBLY: PRECAST CONC. DOUBLE T BEAMS 2 HOURS FIRE RATED  
 ROOF ASSEMBLY: PRECAST CONC. DOUBLE T BEAMS, 2 HOURS FIRE RATED

Accessible Route ←

Exterior Exits ↔

Basement Ingres/Egress →



CARMEN VITAL ,CO. ARCHITECT  
2718 s. Fillmore street  
DENVER, CO 80231  
720-629-8906  
[www.carmenvital@comcast.net](mailto:www.carmenvital@comcast.net)

[illegible]

1121 S. Peoria St.  
Aurora CO 80012

Project number	
----------------	--

	1602_1
Date	Issue Date
Drawn by	Author
Checked by	Checker

A 105

Scale  1/4" = 1'-0"

1972-6011-10 POWDERHORN SQ-COLUMBINE SHP



cricket<sup>sm</sup>

PROJECT NAME  
**POWDERHORN**

PROJECT NUMBER  
**DEN117F**  
**12028 E. MISSISSIPPI AVE, AURORA, CO**

APPROVAL LIST

CRICKET	DATE
BUILDING OWNER	DATE
SITE ACQ.	DATE
CONSTRUCTION	DATE
ZONING	DATE
RF ENGINEER	DATE

cricket<sup>sm</sup>

PROJECT INFORMATION:

POWDERHORN  
DEN117F  
12028 E. MISSISSIPPI AVE  
AURORA, CO, 80012  
ARAPAHOE COUNTY

CURRENT ISSUE DATE:

07/16/01

ISSUED FOR:

ZONING

REV.: DATE: DESCRIPTION: BY:

1	07/06/01	PRELIM. ZONING	VL
2	07/16/01	ZONING	VL
3			
4			
5			
6			
7			
8			
9			

PLANS PREPARED BY:

**Communication Services, Inc.**  
7720 E. Bellevue, Ste. B-350  
Greenwood Village, Co. 80111  
Telephone: (303) 740-9585  
Fax: (303) 740-9608

DRAWN BY: CHK.: APV.:

VL KJS KJS

LICENSURE:

MYLAR CHANGE 04-22-05

Revise "Future Carrier" notations to show co-location by Cingular. Show Singular equipment in back room of center.

SHEET TITLE:

TITLE PAGE,  
VICINITY MAP  
& GENERAL INFO.

SHEET NUMBER:

T1

ABBREVIATIONS & SYMBOLS

A/C	AIR CONDITIONING	GRND	GROUND	REQ'D	REQUIRED
ADJ.	ADJUSTABLE	GWB	GYP SUM WALL BOARD	RM	ROOM
AFF	ABOVE FINISH FLOOR	GYP. BD.	GYP SUM BOARD	R.O.	ROUGH OPENING
APPROX.	APPROXIMATELY				
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	HARD'WD	HARDWOOD	S	SOUTH
AWG	AMERICAN WIRE GAUGE	HORIZ.	HORIZONTAL	SHT	SHEET
		HR	HOUR	SIM.	SIMILAR
		HT.	HEIGHT	SPEC.	SPECIFICATION
		HVAC	HEATING, VENTING & AIR CONDITIONING	SQ	SQUARE
BLDG.	BUILDING			SS	STAINLESS STEEL
BLK.	BLOCK			STL	STEEL
BMR	BASE MOBILE RADIO	I.D.	INSIDE DIA.	STRUCT.	STRUCTURAL
B/S	BUILDING STANDARD	IN.	INCH	SUSP.	SUSPENDED
		INFO	INFORMATION	S.V.	SHEET VINYL
CLG	CEILING	INSUL.	INSULATION		
CLR.	CLEAR	INT.	INTERIOR	THRU	THROUGH
CONC.	CONCRETE			TNND	TINNED
CONST.	CONSTRUCTION	LB(S)	POUND(S)	T.O.C.	TOP OF CONCRETE
CONT.	CONTINUOUS			T.O.M.	TOP OF MASONRY
				TYP	TYPICAL
DBL.	DOUBLE	MAX	MAXIMUM	UBC	UNIFORM BUILDING
DIA. Ø	DIAMETER	MECH	MECHANICAL	CODE	CODE
DIAG.	DIAGONAL	MET. MTL	METAL	UNO	UNLESS NOTED
DIM.	DIMENSION	MFR.	MANUFACTURER	OTHERWISE	
DN	DOWN	MGR	MANAGER		
DTL	DETAIL	MIN	MINIMUM		
DWG.	DRAWING	MISC	MISCELLANEOUS		
E	EAST	N	NORTH	VERT.	VERTICAL
EA.	EACH	NA	NOT APPLICABLE	VIF	VERIFY IN FIELD
EL. ELEV	ELEVATION	NIC	NOT IN CONTRACT	VT	VINYL TILE
ELECT	ELECTRICAL	NTS	NOT TO SCALE		
EQ.	EQUAL				
EQUIP.	EQUIPMENT	OC, o/c	ON CENTER	W	WEST
E.W.	EACH WAY	OD	OUTSIDE DIAMETER	W/	WITH
EXIST.	EXISTING	OPG.	OPENING	WIN	WINDOW
EXT	EXTERIOR	OPP	OPPOSITE	W/O	WITHOUT
				W.P.	WATERPROOF
FIN.	FINISH	PLYWD.	PLYWOOD	∠	ANGLE
FLUOR.	FLUORESCENT	PR	PAIR	&	AND
FLR	FLOOR	PROJ	PROJECT	CL	CENTER LINE
FT.	FOOT	PROP	PROPERTY	PL	PROPERTY LINE
		PT	PRESSURE TREATED	@	AT
GA.	GAUGE			#	NUMBER
GALV	GALVANIZE(D)				
GC	GENERAL CONTRACTOR				

1 REVISION

1 KEY NOTES

1 A-1 DETAIL REFERENCE

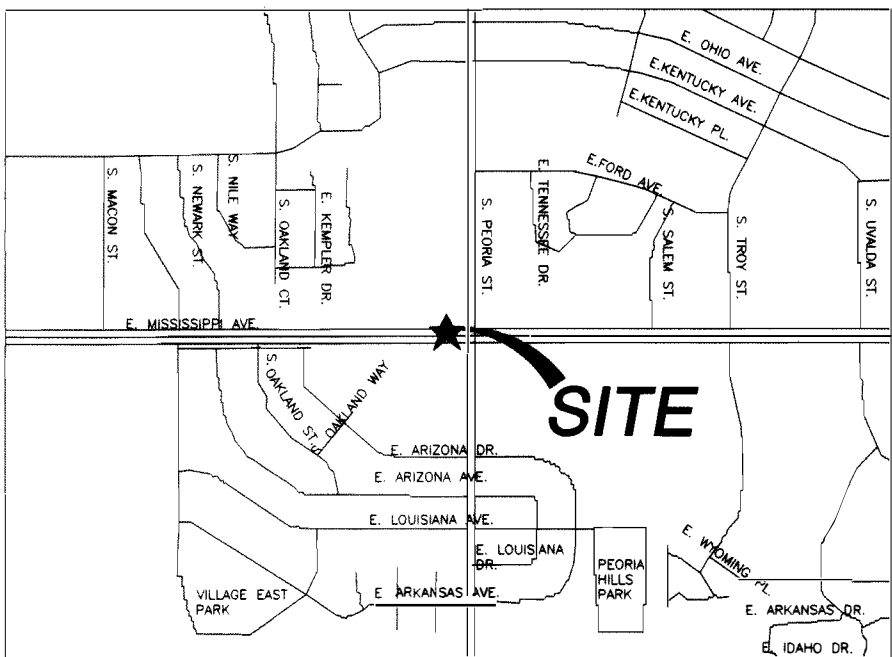
1 KEYED NOTES

1 A-1 ELEVATION REFERENCE

1 A-1 SECTION REFERENCE

1 NORTH ARROW

VICINITY MAP



DRIVING DIRECTIONS FROM I-25 AND BELLEVUE AVE.

I-25 NORTH TO THE I-225 NORTH EXIT (EXIT 200) TOWARDS I-70/LIMON. TAKE I-225 NORTH TAKE THE MISSISSIPPI AVE. EXIT (EXIT 7), TURN LEFT ONTO E. MISSISSIPPI AVE.

CONSULTING TEAM

ENGINEER:  
COMMUNICATION SERVICES, INC.  
7720 E. BELLEVUE, SUITE. B-350  
GREENWOOD VILLAGE, CO. 80111  
PHONE: (303) 740-9585  
FAX: (303) 740-9608  
CONTACT: ED TREJOS - PROJECT MANAGER  
KHRS SCOTT PE - LEAD CIVIL/STRUCTURAL

PROJECT SUMMARY

SITE NAME: POWDERHORN SITE NUMBER: DEN117F

SITE ACCESS CONTACT:  
PACIFIC CENTURY INVESTMENT COMPANY  
CONTACT: MS TRAN  
134 SOUTH JOYCE ST.  
DENVER, CO 80401-6575  
PHONE: (303) 667-8726  
FAX: (720) 346-1795

CONTACT:  
LUCENT/CRICKET  
CONTACT: SCOTT WILSON  
6855 S. HAVANA ST., SUITE 450  
ENGLEWOOD, CO 80112  
PHONE: (720) 346-1799  
FAX: (720) 346-1795

SITE ADDRESS:  
12028 E. MISSISSIPPI AVE.  
AURORA, CO., 80012

APPLICANT  
CRICKET COMMUNICATIONS  
CONTACT: LARRY DANIELS  
1700 LOUISIANA BLVD. N.E.  
ALBUQUERQUE, NM 87116  
PHONE: (505) 323-3140

PROJECT DESCRIPTION:  
PROPOSED A "NON-INHABITABLE" TELECOMMUNICATIONS SITE CONSISTING OF ANTENNAS MOUNTED INSIDE A 50' FLAG POLE W/5 EQUIPMENT CABINETS MOUNTED IN AN ENCLOSED EQUIPMENT ROOM IN THE BASEMENT OF ADJACENT BUILDING.

PROJECT DATA:

ZONING B-1  
UNIFORM BUILDING CODE 1997 EDITION  
NATIONAL ELECTRIC CODE 1996 EDITION  
UNIFORM MECHANICAL CODE 1994 EDITION  
UNIFORM FIRE CODE 1994 EDITION  
LEASED AREA 308 SF  
SITE TYPE #1 RAWLAND MONOPOLE

SHEET INDEX

SHEET# DESCRIPTION

T1	TITLE PAGE, VICINITY MAP & GENERAL INFO.
LS1	SURVEY SITE PLAN
Z1	SITE PLAN & ANTENNA PLAN
Z2	NORTH ELEVATION
Z3	WEST ELEVATION
Z4	SOUTH ELEVATION
Z5	FLAG POLE ELEVATION & EQUIPMENT ROOM

LEASE SITE LEGAL DESCRIPTION

PARCEL : 1973-23-1-01-015

LEGAL DESCRIPTION

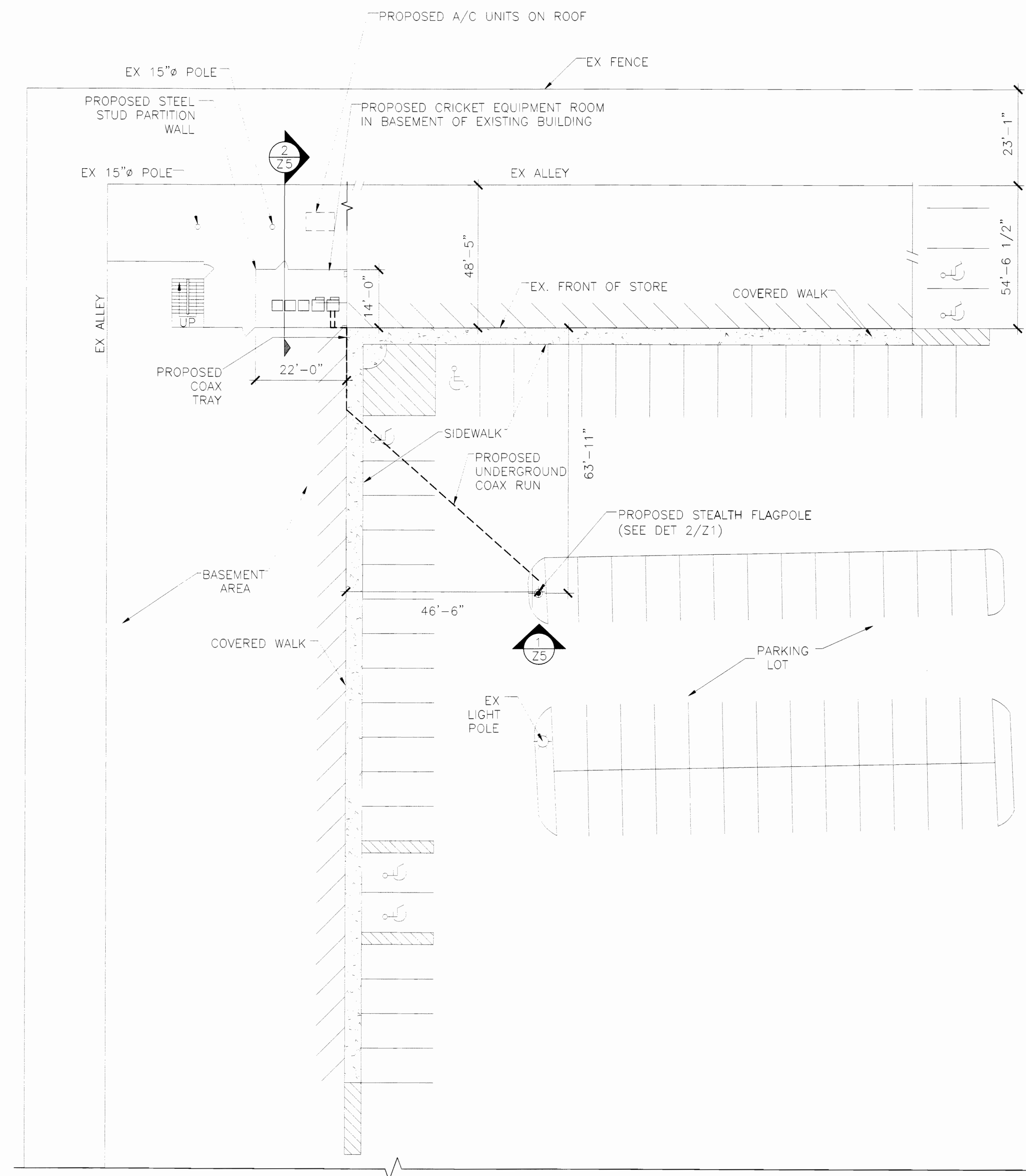
LOT 4 EX THE N 203 FT OF THE E 225 FT & EX THE S 85 FT OF THE E 140 FT & EX ROADS BLK 1 TOG WITH PORTION OF VACATED STREET ADJ ON N VILLAGE EAST UNIT 1.

GEODETIC COORDINATES:

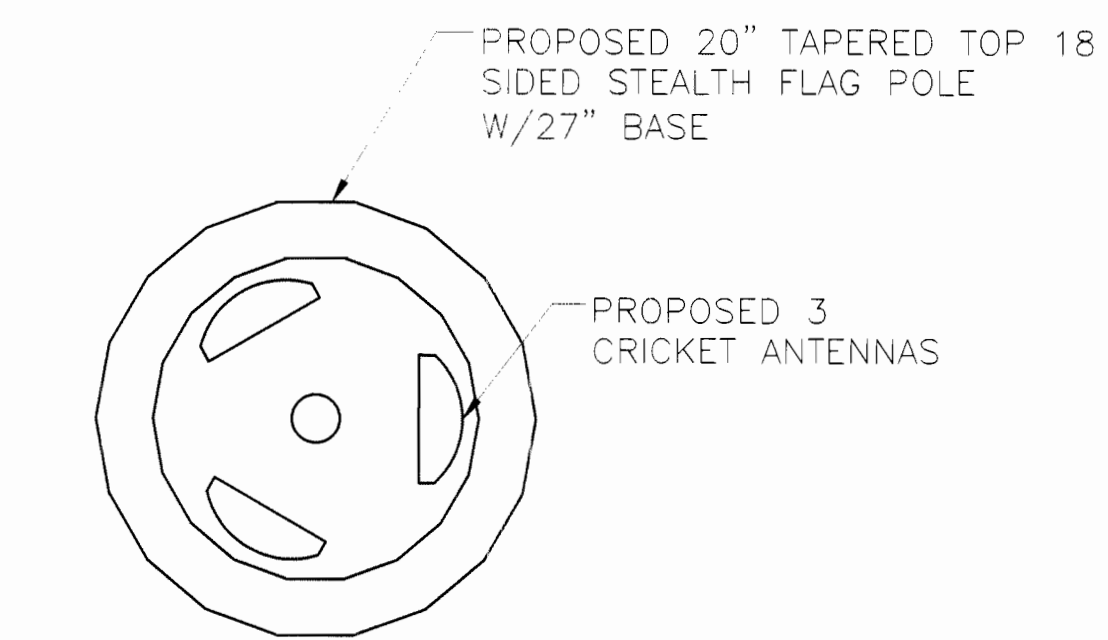
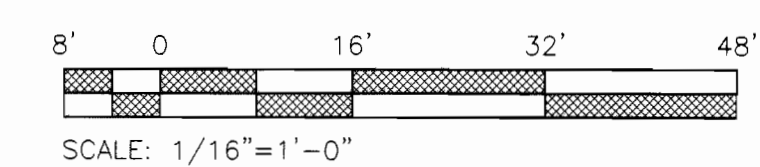
(PER LUCENT)

GROUND ELEVATION:

CENTER OF LEASE AREA:  
LATITUDE: 39°41'45.23" N  
LONGITUDE: 104°50'56.03" E



**1 SITE PLAN**  
1/16"=1'-0"



**2 ANTENNA PLAN**  
1"=1'-0"



PROJECT INFORMATION:  
  
POWDERHORN  
DEN117F  
12028 E. MISSISSIPPI AVE  
AURORA, CO, 80012  
ARAPAHOE COUNTY

CURRENT ISSUE DATE:  
07/16/01

ISSUED FOR:  
ZONING

REV.:	DATE:	DESCRIPTION:	BY:
1	07/06/01	PRELIM. ZONING	VL
2	07/16/01	ZONING	VL

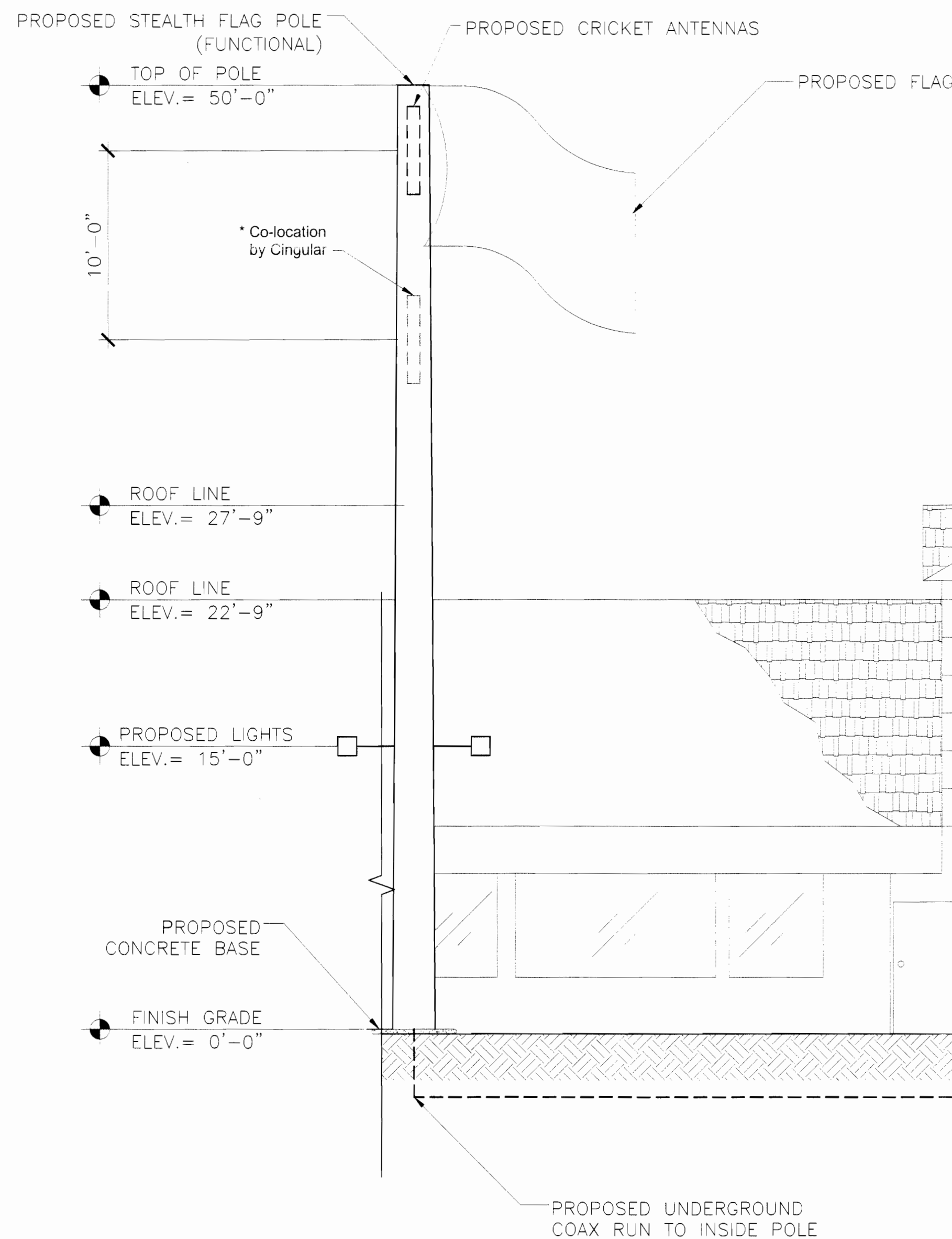
PLANS PREPARED BY:  
**Communication Services, Inc.**  
7720 E. Belleview, Ste. B-350  
Greenwood Village, Co. 80111  
Telephone: (303) 740-9585  
Fax: (303) 740-9608  
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DRAWN BY:	CHK.:	APV.:
VL	KJS	KJS

LICENSURE:

SHEET TITLE:  
SITE PLAN &  
ANTENNA PLAN

SHEET NUMBER:  
**Z1**



1 NORTH ELEVATION  
3/16"=1'-0"

MYLAR CHANGE 04-22-05  
Revise "Future Carrier" notations to show co-location by Cingular. Show Singular equipment in back room of center.

cricket<sup>sm</sup>

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12028 E. MISSISSIPPI AVE  
AURORA, CO, 80012  
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DRAWN BY: VL CHK.: KJS APV.: KJS

LICENSURE:

SHEET TITLE:  
NORTH ELEVATION

SHEET NUMBER:  
Z2

cricket<sup>sm</sup>

PROJECT INFORMATION:

POWDERHORN  
DEN117F  
12028 E. MISSISSIPPI AVE  
AURORA, CO, 80012  
ARAPAHOE COUNTY

CURRENT ISSUE DATE:

07/16/01

ISSUED FOR:

ZONING

REV.: DATE: DESCRIPTION: BY:

1	07/06/01	PRELIM. ZONING	VL
2	07/16/01	ZONING	VL
3			
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DRAWN BY: CHK.: APV.:

VL KJS KJS

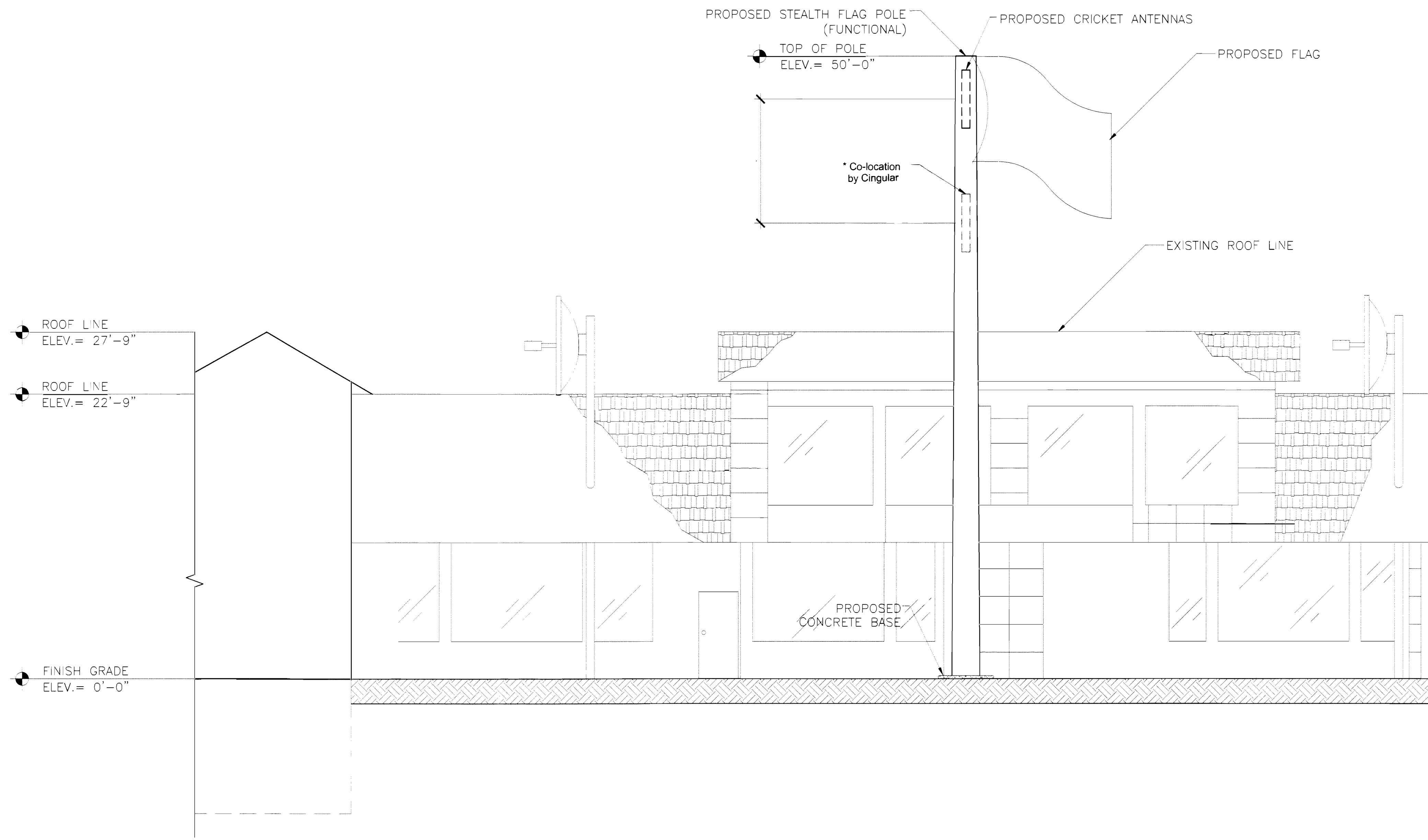
LICENSURE:

SHEET TITLE:

WEST ELEVATION

SHEET NUMBER:

Z3



1 EAST ELEVATION  
3/16"=1'-0"

MYLAR CHANGE 04-22-05

Revise "Future Carrier" notations to show co-location by Cingular. Show Singular equipment in back room of center.



cricket<sup>sm</sup>

PROJECT INFORMATION:

POWDERHORN  
DEN117F  
12028 E. MISSISSIPPI AVE  
AURORA, CO, 80012  
ARAPAHOE COUNTY

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1	07/06/01	PRELIM. ZONING	VL
2	07/16/01	ZONING	VL
3			
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PLANS PREPARED BY:

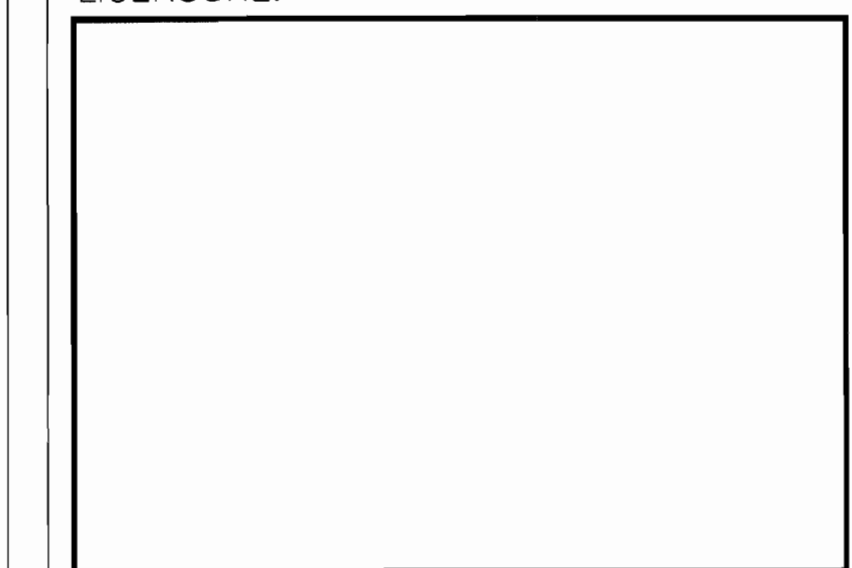
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DRAWN BY: CHK.: APV.:

VL KJS KJS

LICENSURE:

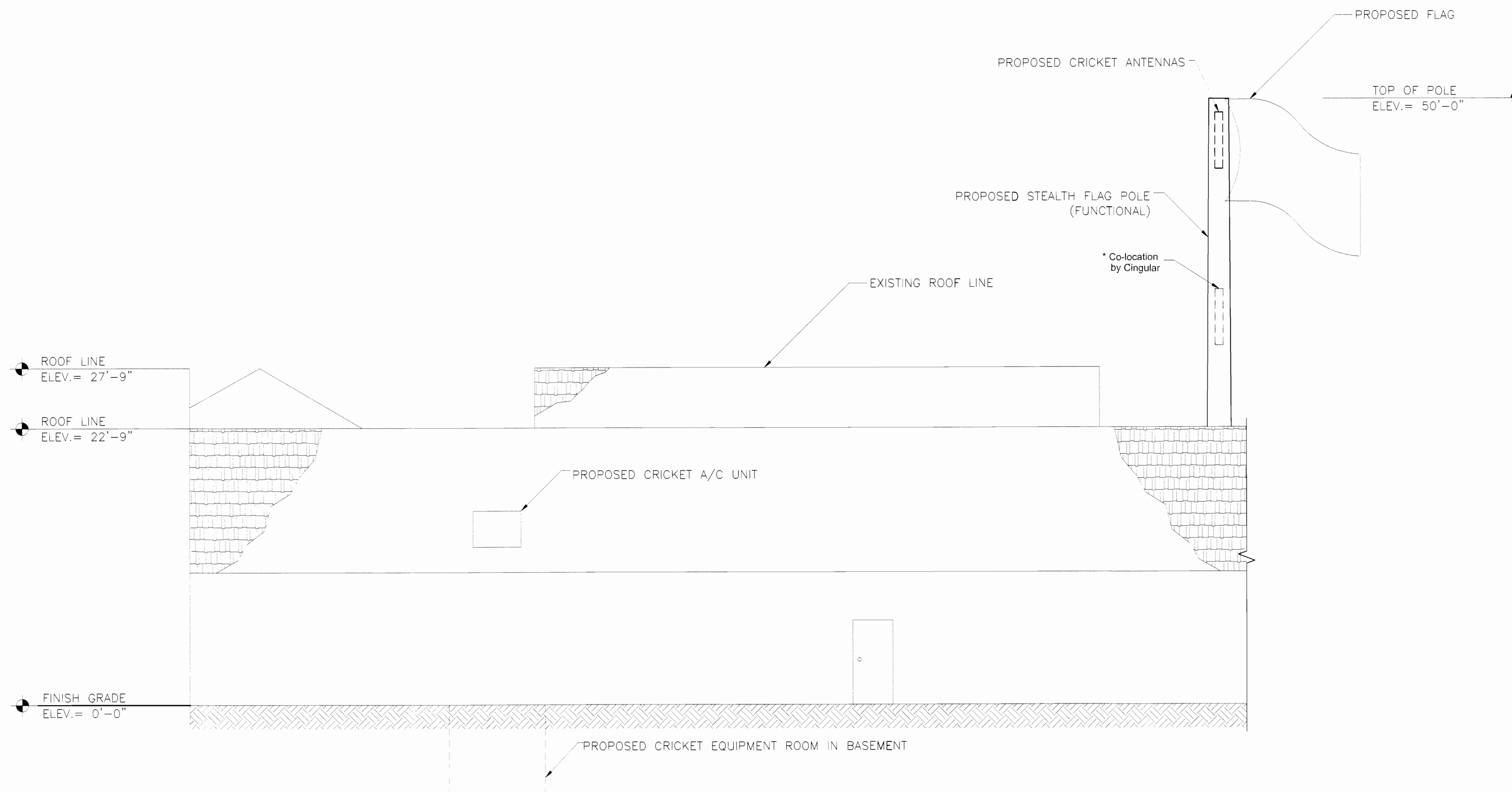


SHEET TITLE:

SOUTH ELEVATION

SHEET NUMBER:

Z4



1 SOUTH ELEVATION  
WEST ELEV. SIMILAR 3/16"=1'-0"

MYLAR CHANGE 04-22-05

Revise "Future Carrier" notations to show co-location by Cingular. Show Singular equipment in back room of center.



cricket<sup>sm</sup>

PROJECT INFORMATION:

POWDERHORN  
DEN117F  
12028 E. MISSISSIPPI AVE  
AURORA, CO, 80012  
ARAPAHOE COUNTY

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07/16/01

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ZONING

REV.: DATE: DESCRIPTION: BY:

1	07/06/01	PRELIM. ZONING	VL
2	07/16/01	ZONING	VL
△			
△			
△			
△			
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DRAWN BY: CHK.: APV.:

VL KJS KJS

LICENSURE:

SHEET TITLE:

FLAG POLE ELEVATION  
& EQUIPMENT ROOM  
SECTION

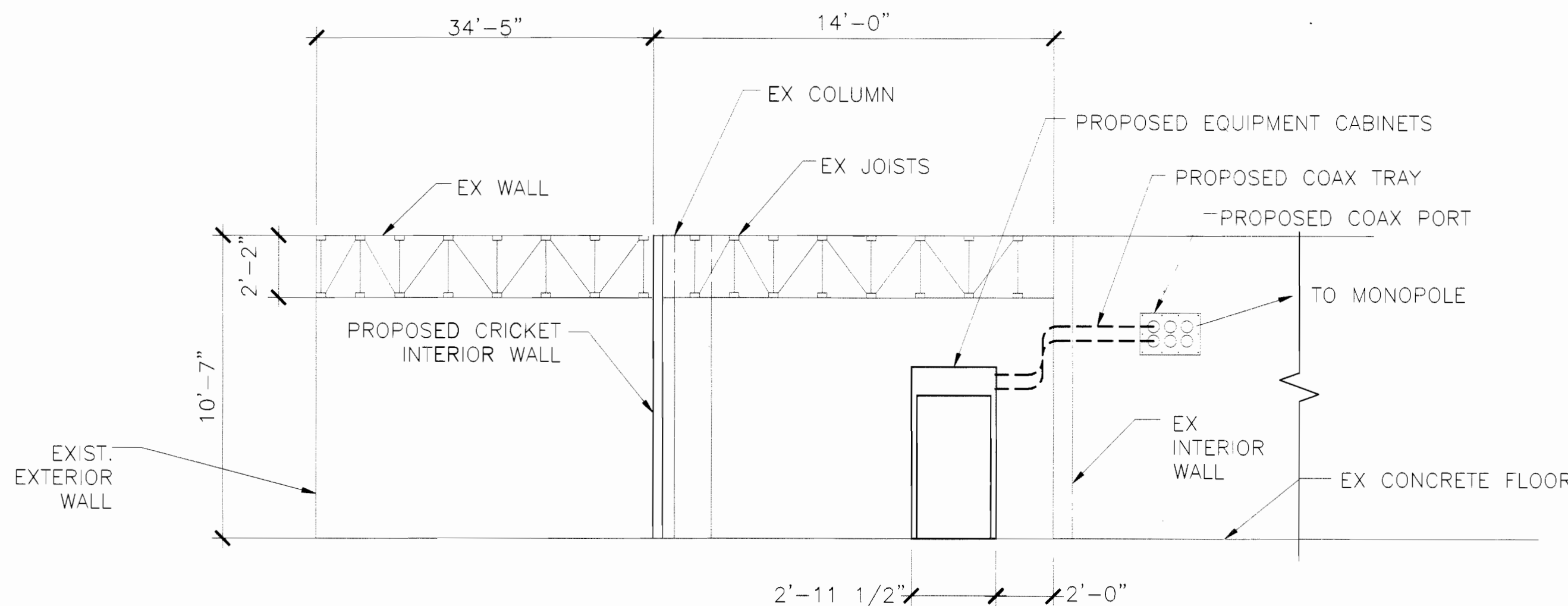
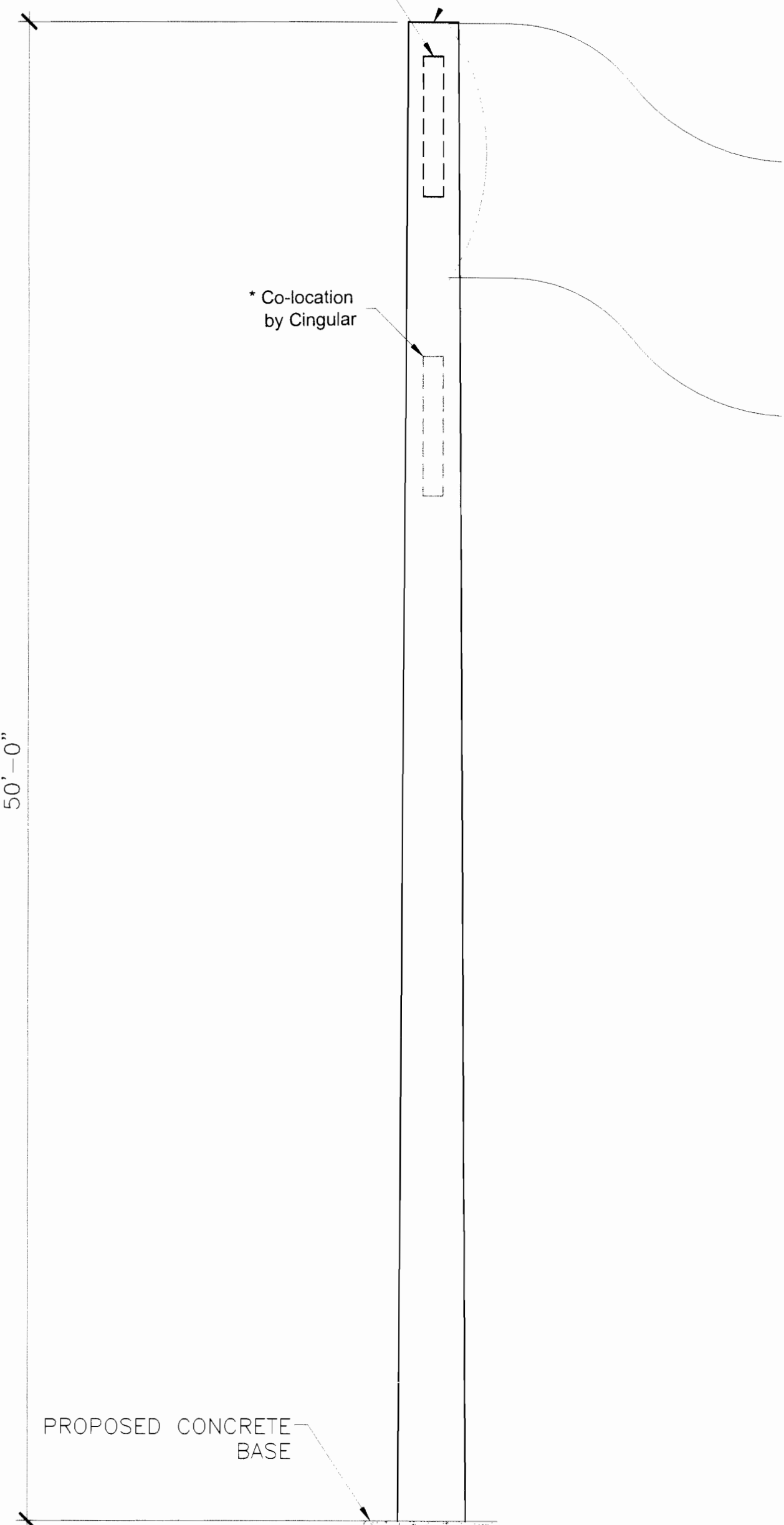
SHEET NUMBER:

Z5

Columbine P&S 72-6011-3

PROPOSED 3  
CRICKET  
ANTENNAS INSIDE  
FLAG POLE

PROPOSED 50' FLAG POLE



EQUIPMENT ROOM SECTION

2

1/4"=1'-0"

MYLAR CHANGE 04-22-05

Revise "Future Carrier" notations to show co-location by Cingular. Show Singular equipment in back room of center.

FLAG POLE ELEVATION

1

1/4"=1'-0"



