

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."

DATA

LAND AREA 2.82 ACRES
GROSS FLOOR AREA 28,100 SQ. FT.
PRESENT ZONING B-1P
TOTAL PARKING SPACE 150
TOTAL PARKING REQUIRED (1:200) = ~~141~~ ~~140~~
115

LEGAL DESCRIPTION

LOT 4, BLOCK 1, 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.

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 Cingular. 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 THEREOF THE OWNERS HAVE CAUSED THESE PRESENTS TO BE
EXECUTED THIS 2nd DAY OF April AD 1973.

COLUMBINE P & S. FUND INC.

SOUTHLAND CORPORATION
A TEXAS CORPORATION
BY: Clair A. Newman
CLAIR A. NEWMAN, AGENT
STATE OF COLORADO)
COUNTY OF ARAPAHOE)

S. FUND INC. 11-23

BY James A. Coward
JAMES A. COWARD (President)
James A. Coward
JAN L. SCOTTEN (Sec.)

KNOWLEDGED BEFORE ME THIS 2nd day of July, 1975.

BY James M. Stroud
NOTARY PUBLIC
MY COMMISSION EXPIRES MAR 6, 1975

CITY OF AURORA APPROVALS

PLANNING DIRECTOR _____ DATE 2/11/74
CITY ATTORNEY Tom. Coyle DATE 10/14/74
PLANNING COMMISSION M. G. Vance DATE 13. June 1973

5/ ACCEPTED ON BEHALF OF THE AURORA CITY COUNCIL THIS 26th DAY OF APRIL A.D. 1973.

ATTEST: Tailor Monro

THIS PLAN WAS FILED FOR THE RECORD IN THE OFFICE OF THE COUNTY CLERK
AND RECORDER OF ARAPAHOE COUNTY, COLORADO, ON THE _____ DAY OF _____
AD 1973

ADM AMDT 5-31-94

W
ON LINE-2

ADT 1.2.12.1.3 31.04

△ MASONRY TRASH ENCLOSURE
6' HIGH, ON 12'x24' CONC.
PAD. INSTALL CEDAR GATES
AS SHOWN.

Clerk and Recorder

BY:

2. INSTALL CEDAR PLANTERS
3'-0" HIGH, DIG OUT ASPHALT,
INSTALL 1" PINION PINE
5"-4" CALIPER 3'-6" H,
AND 2" SPREADING JUN.
(5 GAL) TYP. EACH
PLANTER

CHERRY CREEK CENTER

3 INSTALL 8"-12" COBBLE-
STONE THIS AREA

4 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

ADM ARMS: 3-12-75, 5-31-84, 4-2-86, 11-5-86, 4-29-87, 10-20-88

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. 11-5-88
 RELOCATED PARKING AND MISCELLANEOUS SITE DEVELOPMENT
 RELOCATE LIGHT POLE & LANDSCAPED AREAS IN PARKING AREAS.

STATUS: E. BROVIT ARCHITECT
 2755 SO. LOCUST ST. SUITE 103
 DENVER, COLORADO

ADMIN. AMDT. 5-5-95
 ADD 15' ENTRY WALKWAY FROM EXISTING SIDEWALK TO NEW ENTRANCE
 ADD 15' WIDE WALKWAY FROM EXISTING SIDEWALK TO NEW ENTRANCE
 ADD 15' WIDE WALKWAY FROM EXISTING SIDEWALK TO NEW ENTRANCE

ADMIN. AMDT. 10-20-00 Add monument sign
 W 36" PRESTRESSED CONC. CYL.

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

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."

DATA

LAND AREA 2.82 ACRES
 GROSS FLOOR AREA 28,100 SQ. FT.
 PRESENT ZONING B-IP
 TOTAL PARKING SPACE 174
 TOTAL PARKING REQUIRED (1:200) = 140

LEGAL DESCRIPTION

LOT 4, BLOCK 1, 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:

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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 2-8-76
 VARIOUS CHANGES WITH REFERENCE TO LANDSCAPING, PARKING, SIGN, LIGHTING & RETAINING WALL.

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

COLUMBINE P & S. FUND INC.
 SOUTH LAND CORPORATION
 A TEXAS CORPORATION
 BY: CLAIR A. NEWMAN, AGENT
 STATE OF COLORADO
 COUNTY OF ARAPAHOE
 JAMES A. COWARD (President)
 JAMES L. SCOTTEN (Sec.)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF April AD 1973. BY James M. Stroud, NOTARY PUBLIC, MY COMMISSION EXPIRES MAR 6, 1975

CITY OF AURORA APPROVALS
 PLANNING DIRECTOR DATE 2/14/74
 CITY ATTORNEY DATE 10/14/74
 PLANNING COMMISSION DATE 13 June 1973

ACCEPTED ON BEHALF OF THE AURORA CITY COUNCIL THIS 18th DAY OF June AD 1973.

ATTEST: Mayor, 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 AD 1973.

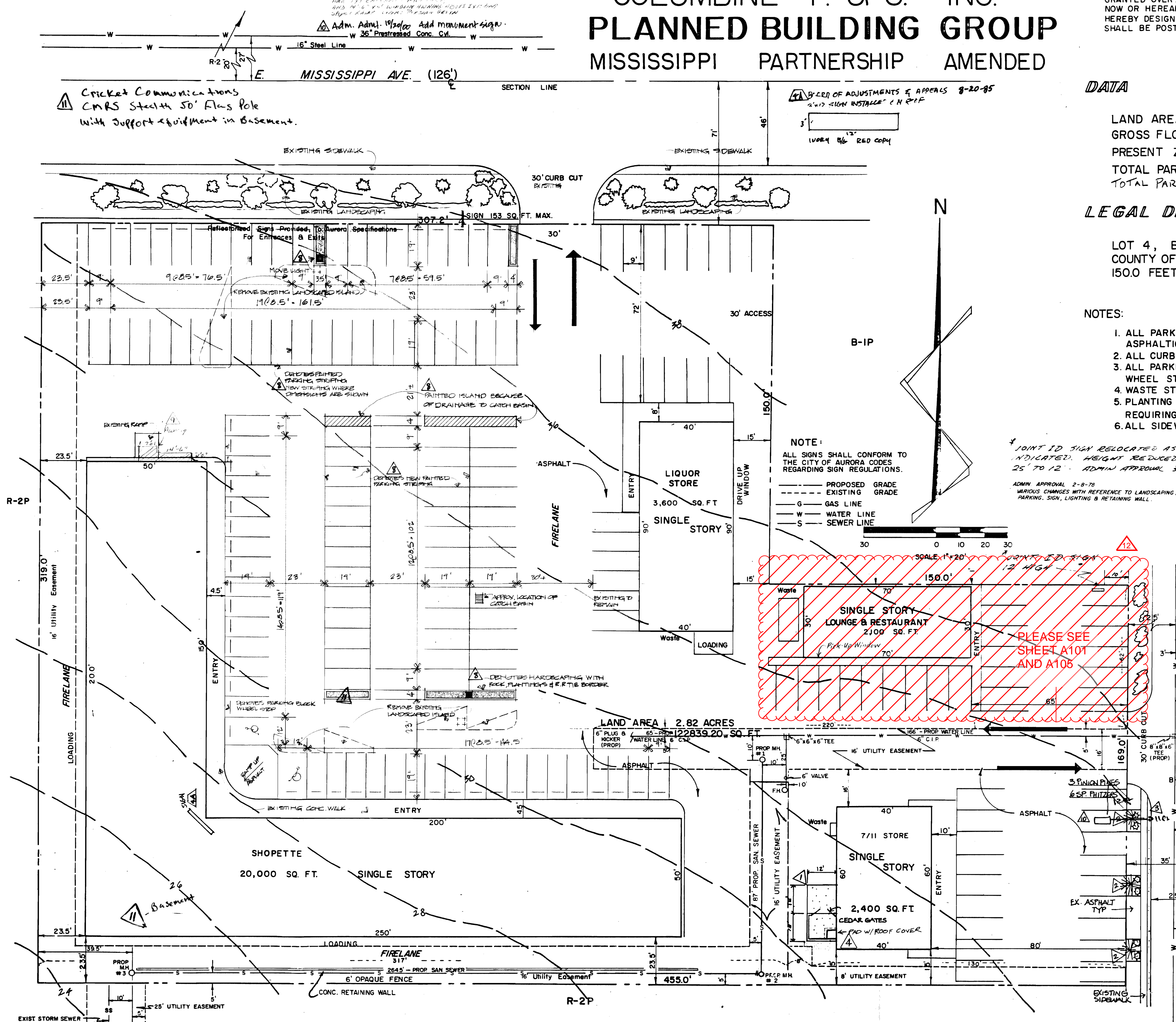
ADMIN. AMDT. 5-31-84
 MASONRY TRASH ENCLOSURE 6' HIGH, ON 12" X 24" CONC. PAD. INSTALL CEDAR GATES BY AS SHOWN.

INSTALL CEDAR PLANTERS 3'-0" HIGH, 12" OUT ASPHALT, INSTALL 1" PINION PINE 5'-4" CALIPER 3'-6" H. AND 2" SPREADING JUN. (5 GAL) TYP. EACH PLANTER

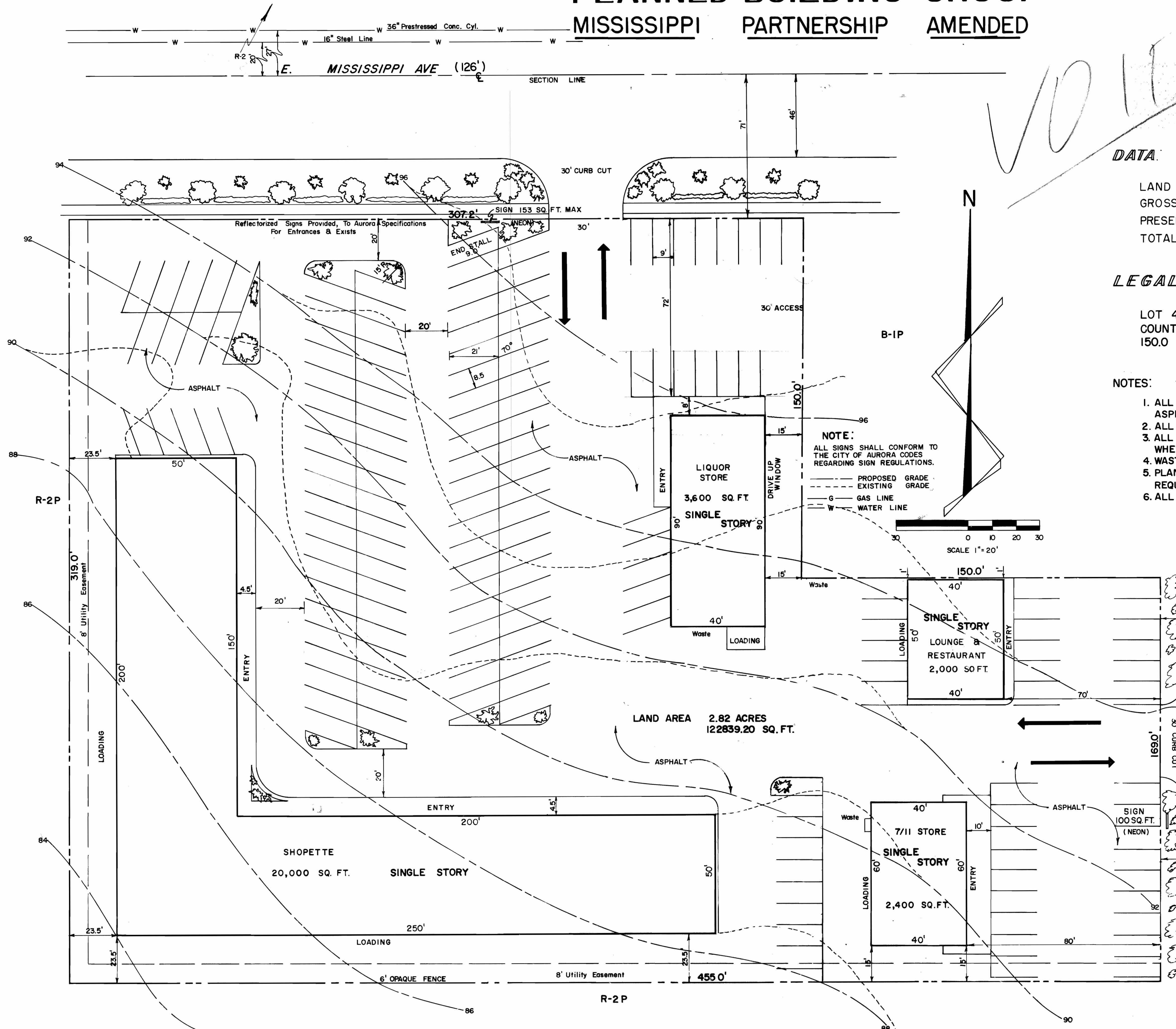
INSTALL 8"-12" COBBLE-STONE THIS AREA

AMENDED 4-29-97 ADD CONC. PAD W/ ROOF COVER.

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



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



DATA:

LAND AREA	2.82 ACRES
GROSS FLOOR AREA	28,000 SQ. FT.
PRESENT ZONING	B-IP
TOTAL PARKING SPACE	162

LEGAL DESCRIPTION:

LOT 4, BLOCK 1, 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:

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IN WITNESS WHEREOF THE OWNERS HAVE CAUSED THESE PRESENTS TO BE EXECUTED THIS 7th DAY OF August A.D. 1972.

COLUMBINE P. & S. FUND INC.

SOUTHLAND CORPORATION BY: James A. Coward (President)
A TEXAS CORPORATION
BY: Clair A. Newman (Agent)
STATE OF COLORADO
COUNTY OF ARAPAHOE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7th DAY OF August A.D. 1972. BY

NOTARY PUBLIC
MY COMMISSION EXPIRES October 4, 1974

CITY OF AURORA APPROVALS

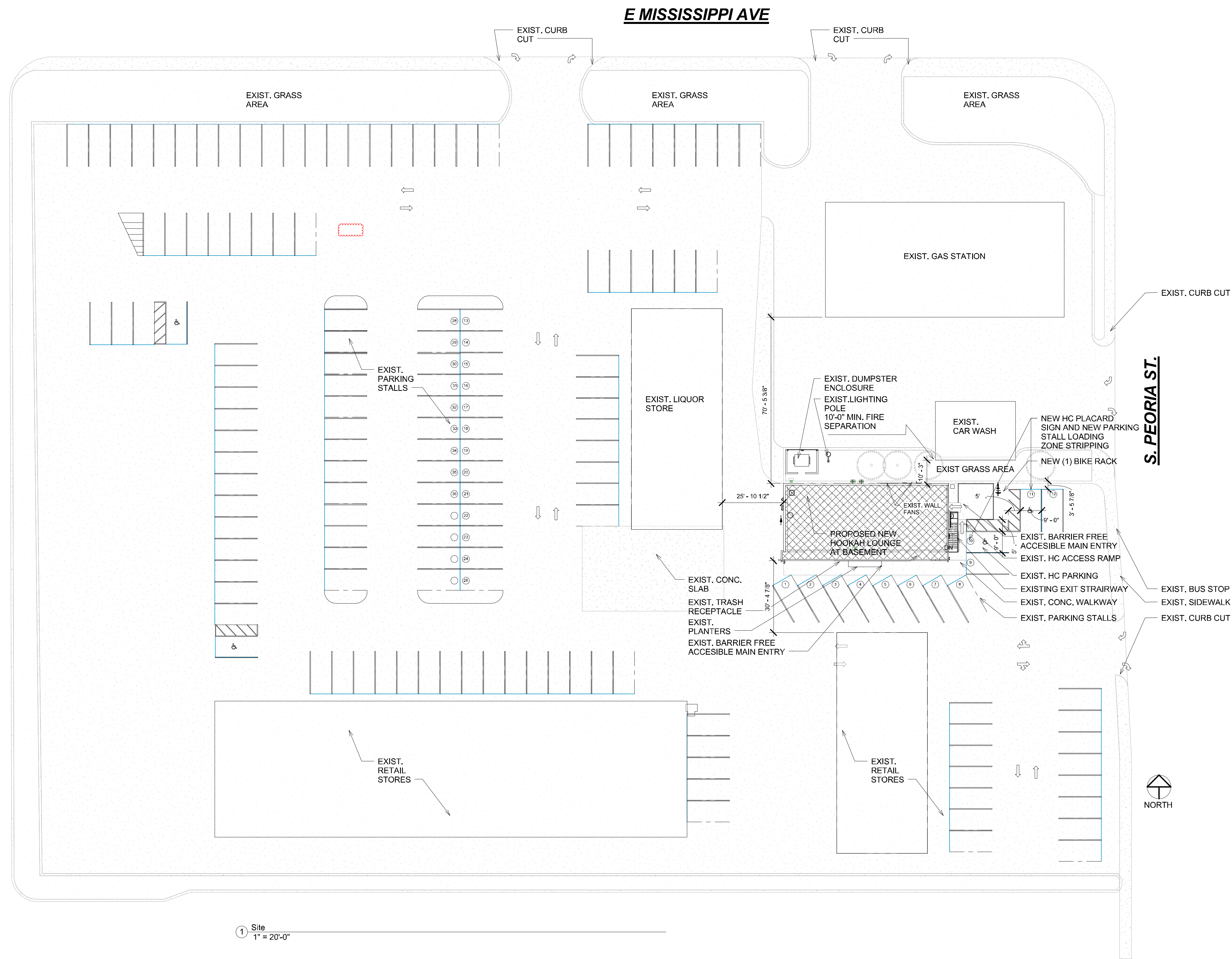
CITY ENGINEER James E. Fane DATE 9-30-72 ★
CITY ATTORNEY Clair A. Newman DATE 10-6-72
PLANNING COMMISSION M. A. Calk DATE 13 Sept 1972
Chairman
ACCEPTED ON BEHALF OF THE AURORA CITY COUNCIL THIS 30th DAY OF August A.D. 1972.

ATTEST: Paul C. Frank Mayor
Clair A. Newman City Clerk


THIS PLAN WAS FILED FOR THE RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ARAPAHOE COUNTY, COLORADO, ON THE 27th DAY OF August A.D. 1972.

Clerk and Recorder


BY: _____



1 Site
1" = 20'-0"



ARCHITECTURE
ARCHITECTURAL DESIGN
GREEN ARCHITECTURE
BUILDING INSPECTION
BUILDING CODE CONSULTING



STATE OF COLORADO
CARMEN VITAL
B-3162
LICENSED ARCHITECT

6/10/2016 3:38:50 PM

CARMEN VITAL, CO. ARCHITECT
1811 S. QUEBEC WAY#6
DENVER, CO 80231
720-629-8906
720-638-3106
www.vitalarchitecture.com

MEP ENGINEER
RENO JAMES ENGINEERING
DAN KING
303-800-5105
720-936-5131

BUILDING SUBMITTAL

No.	Description	Date

Makda Alem

1121 S. Peoria St.
Aurora CO 80012

Hookah Bar

Site Plan

Project number


Date 1602_1
Issue Date

Drawn by Author

Checked by Checker

A101

Scale 1" = 20'-0"



City of Aurora Building Division
Reviewed for Code Compliance
Approved as Noted: John Eckert
Date: Jun 24, 2016
2009 INTERNATIONAL CODES & 2014 NEC

RSN: 1108177
Permit #: 2016 1096259

2/12/2024 2:17:01 PM

CARMEN VITAL ,CO. ARCHITECT
2718 s. Fillmore street
DENVER, CO 80231
720-629-8906
www.carmenvital@comcast.net

BUILDING SUBMITTAL

No.	Description	Date

Makda Alem

1121 S. Peoria St.
Aurora CO 80012

Hookah Bar

New 1st. Floor

Project number

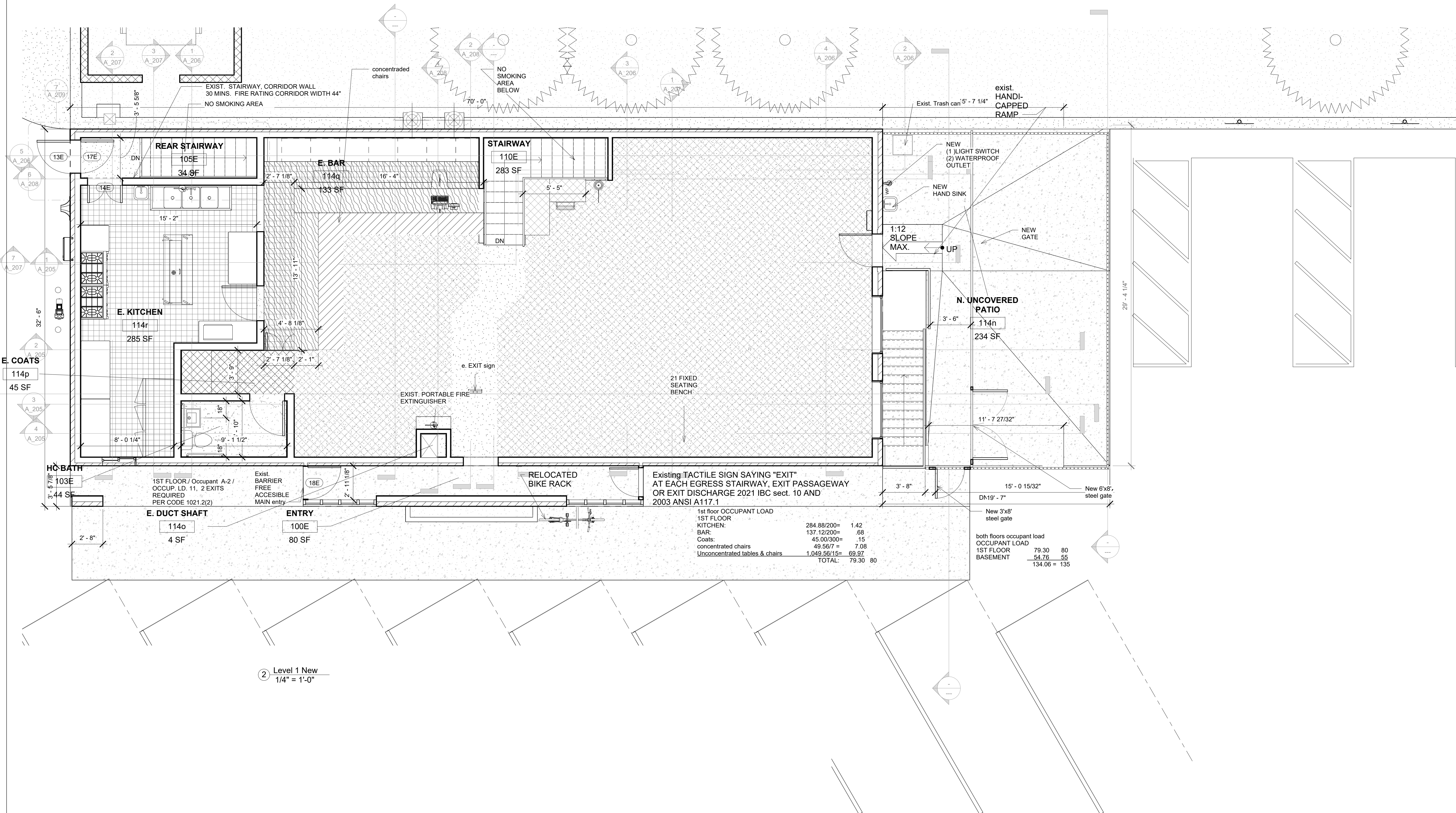
Date 1602_1
Issue Date
Drawn by Author
Checked by Checker

A_105

Scale 1/4" = 1'-0"

1972-6011-10 POWDERHORN SQ-COLUMBINE SHP

② Level 1 New
1/4" = 1'-0"



cricketsm

PROJECT NAME
POWDERHORN

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

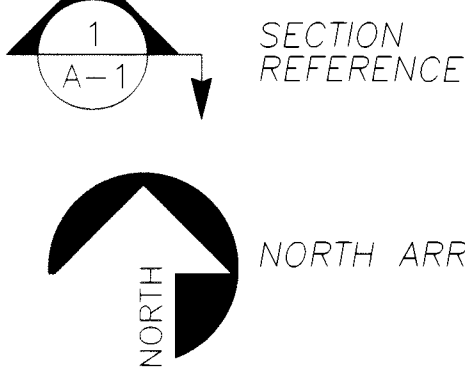
APPROVAL LIST

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

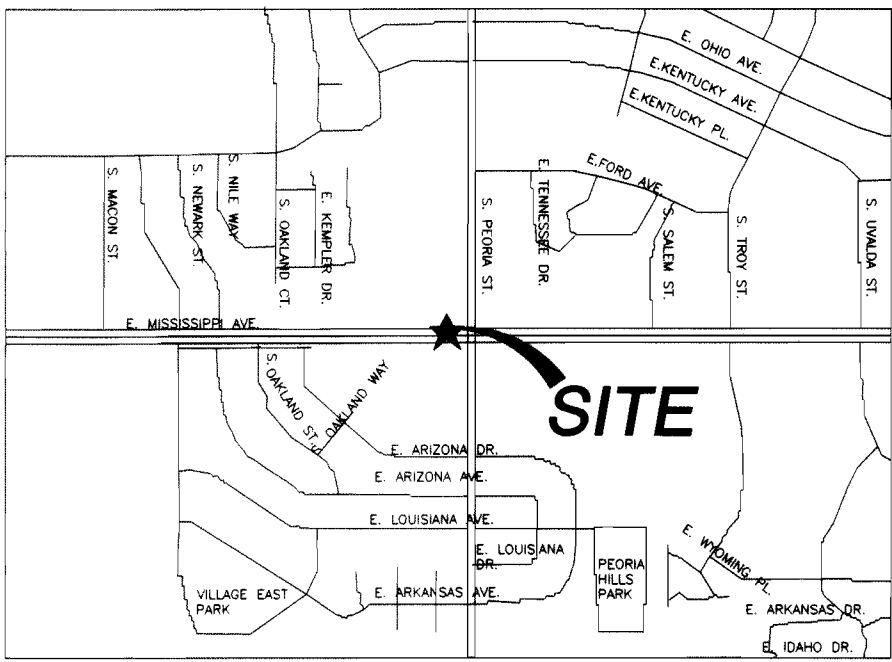
ABBREVIATIONS & SYMBOLS

A/C	AIR CONDITIONING	GRND	GROUND	REQ'D	REQUIRED
ADJ.	ADJUSTABLE	GWB	GYP. WALL BOARD	RM	ROOM
AFF	ABOVE FINISH FLOOR	GYP. BD.	GYP. 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			STRUCT.	STRUCTURAL
B/S	BUILDING STANDARD	I.D.	INSIDE DIA.	SUSP.	SUSPENDED
		IN.	INCH	S.V.	SHEET VINYL
CLG	CEILING	INFO	INFORMATION		
CLR.	CLEAR	INSUL.	INSULATION	THRU	THROUGH
CONC.	CONCRETE	INT.	INTERIOR	TINNED	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 CODE
DIA.	DIAMETER	MECH	MECHANICAL		
DIAG.	DIAGONAL	MET. MTL	METAL	UNO	UNLESS NOTED OTHERWISE
DIM.	DIMENSION	MFR.	MANUFACTURER		
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				

△	REVISION	1	KEYED NOTES
①	KEY NOTES	1	ELEVATION REFERENCE
1	DETAIL REFERENCE		



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

cricketsm

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. Bellevue, Ste. B-350
Greenwood Village, Co. 80111
Telephone: (303) 740-9585
Fax: (303) 740-9608
ALL DRAWINGS AND MATERIALS CONTAINED HEREIN ARE THE PROPERTY OF COMMUNICATION SERVICES, INC. AND MAY NOT BE REPRODUCED OR USED IN ANY MANNER WITHOUT WRITTEN CONSENT.

DRAWN BY: CHK.: APV.:

VL KJS KJS

LICENSURE:

MYLAR CHANGE 04-22-05

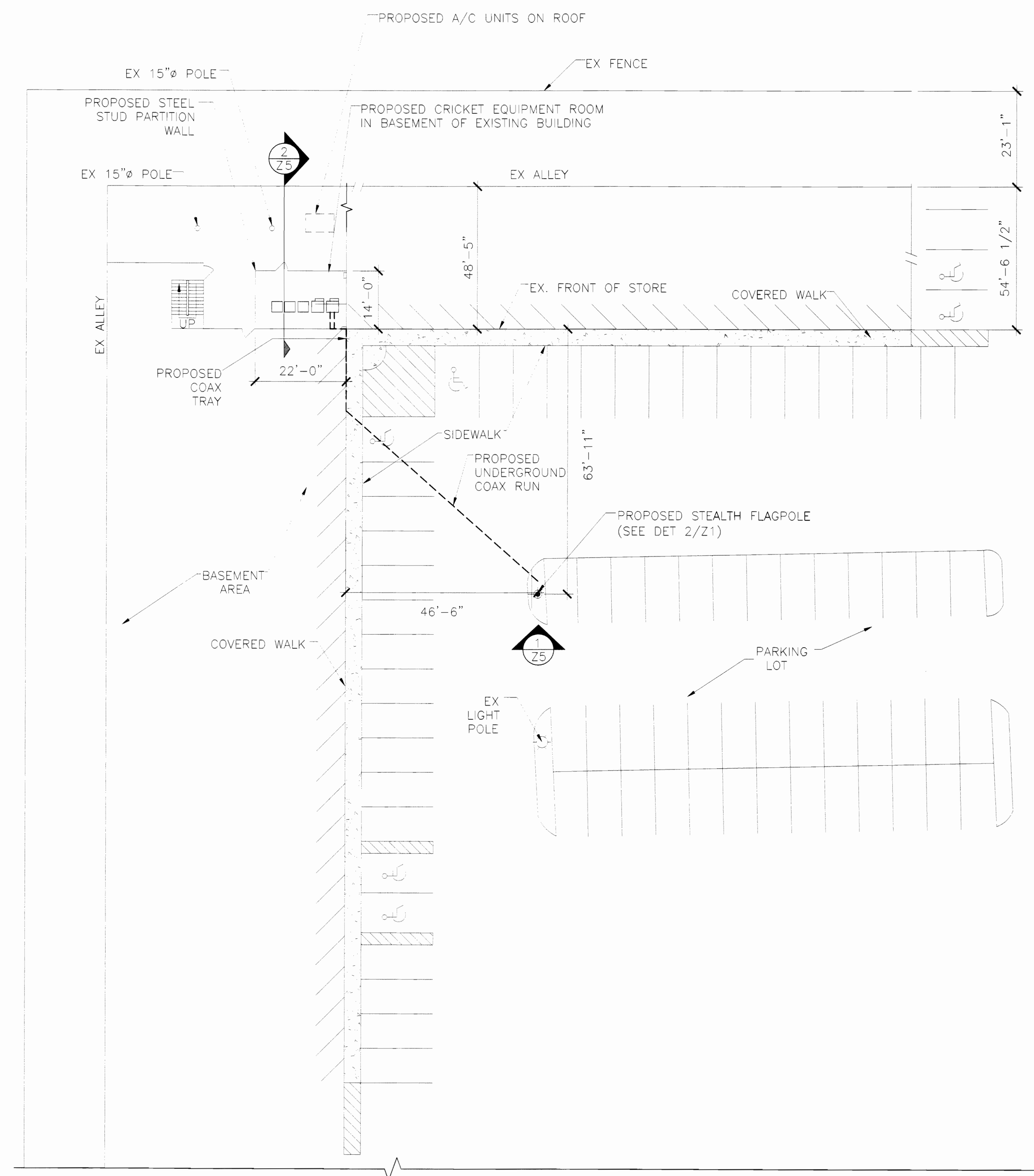
Revise "Future Carrier" notations to show co-location by Cingular. Show Singular equipment in back room of center.

SHEET TITLE:

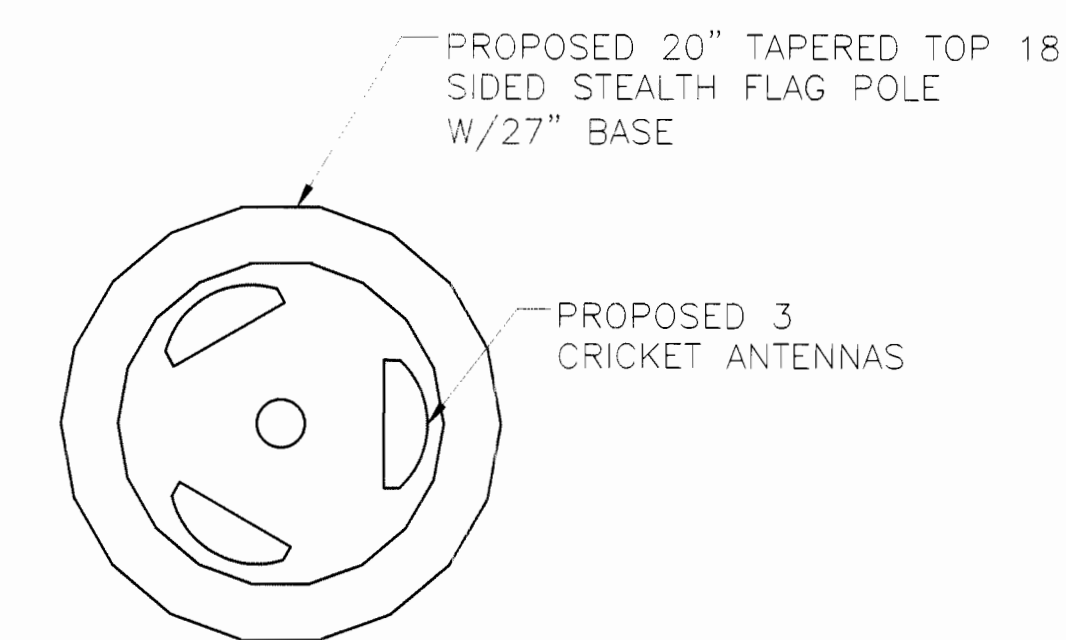
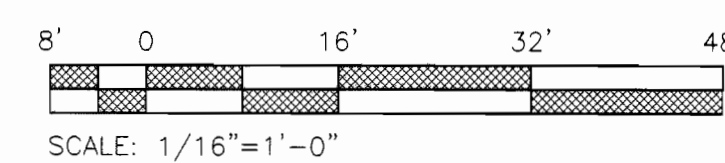
TITLE PAGE,
VICINITY MAP
& GENERAL INFO.

SHEET NUMBER:

T1



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



2 ANTENNA PLAN
1"=1'-0"

cricketsm

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
△			
△			
△			
△			
△			
△			

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DRAWN BY: CHK.: APV.:

VL KJS KJS

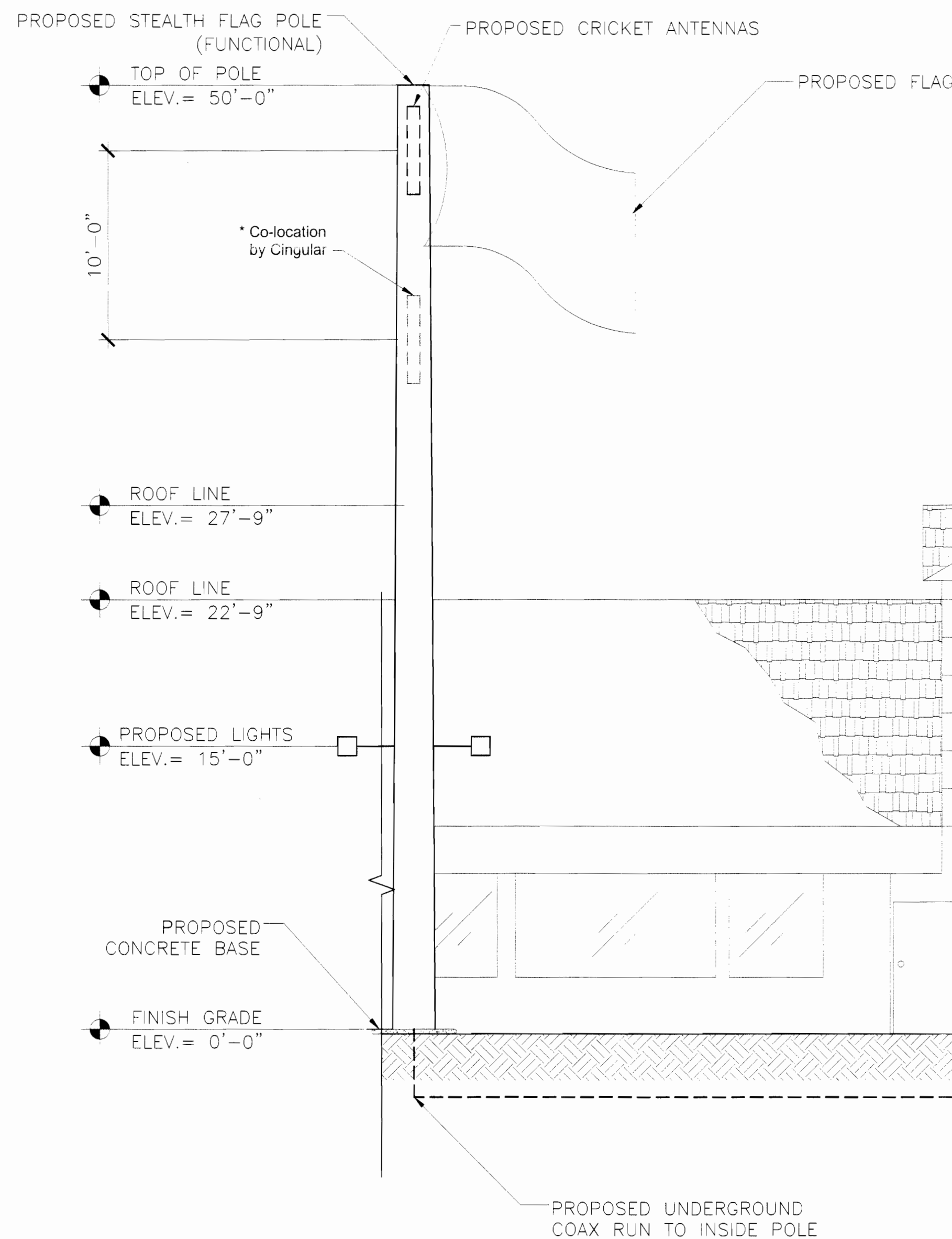
LICENSURE:

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.

cricketsm

PROJECT INFORMATION:

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

CURRENT ISSUE DATE:

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ISSUED FOR:

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3			
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6			
7			
8			

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Fax: (303) 740-9608
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DRAWN BY: CHK.: APV.:

VL	KJS	KJS
----	-----	-----

LICENSURE:

SHEET TITLE:

NORTH ELEVATION

SHEET NUMBER:

Z2

cricketsm

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			

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

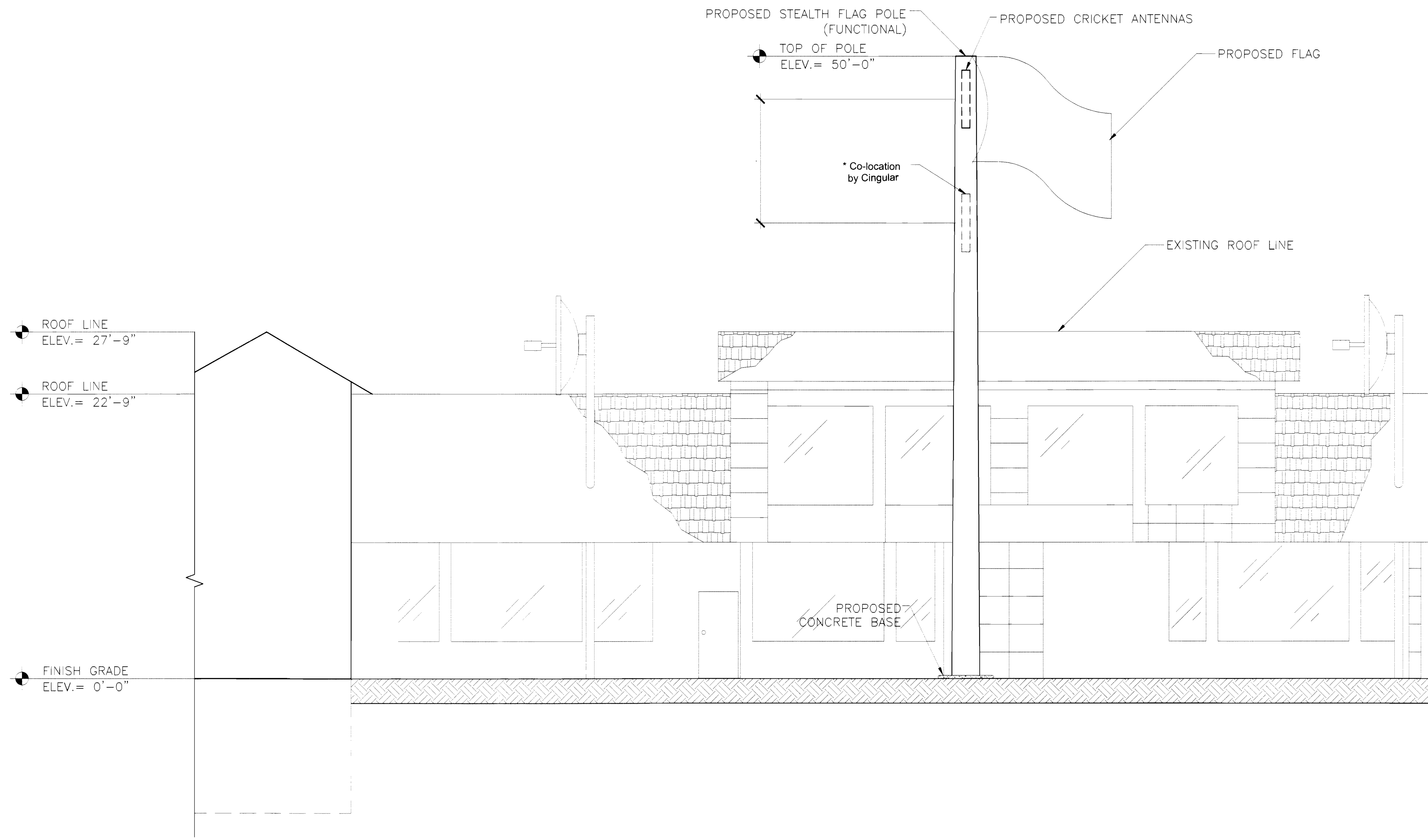
LICENSURE:

SHEET TITLE:

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.

cricketsm

PROJECT INFORMATION:

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

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3			
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5			
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PLANS PREPARED BY:

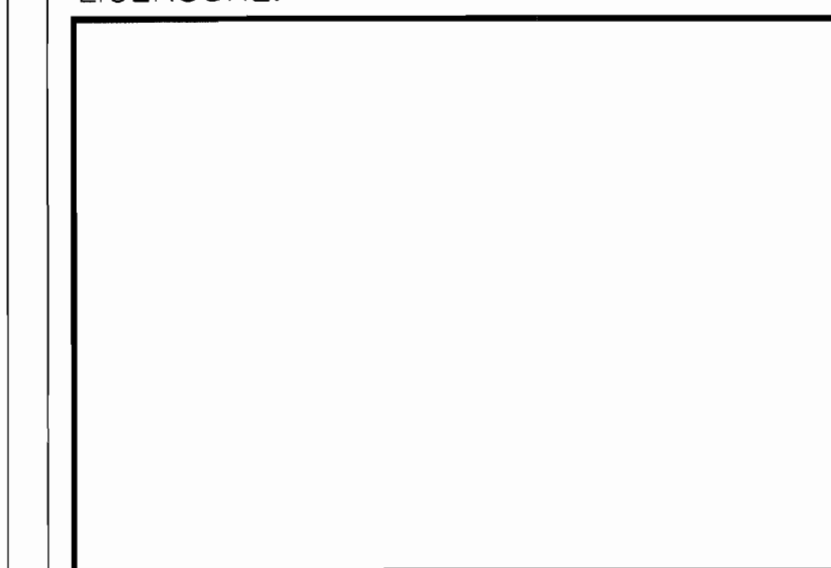
Communication Services, Inc.
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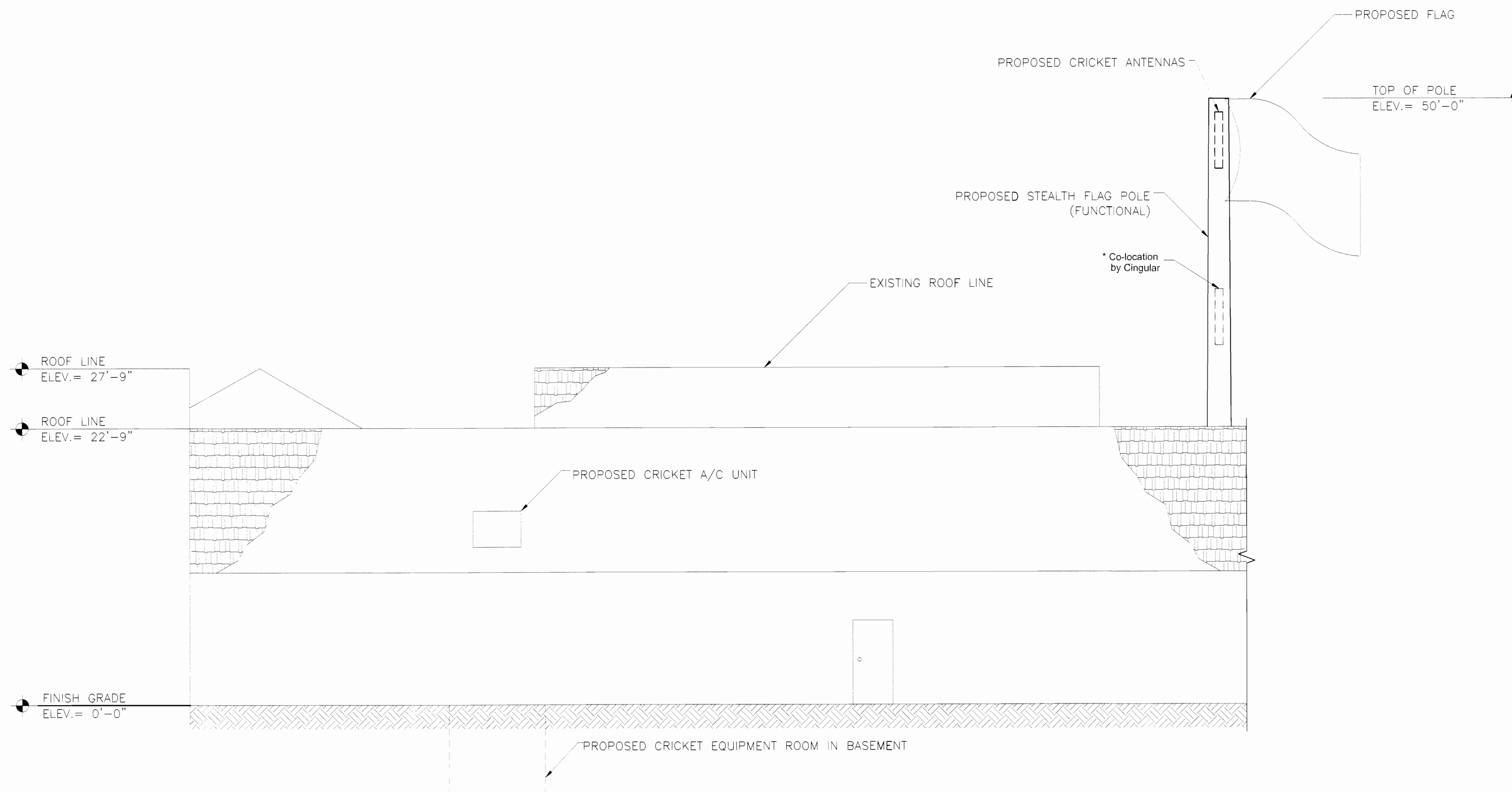


SHEET TITLE:

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.

cricketsm

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
△			
△			
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PLANS PREPARED BY:

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7720 E. Belleview, Ste. B-350
Greenwood Village, Co. 80111
Telephone: (303) 740-9585
Fax: (303) 740-9608

DRAWN BY: CHK.: APV.:

VL KJS KJS

LICENSURE:

SHEET TITLE:

FLAG POLE ELEVATION
& EQUIPMENT ROOM
SECTION

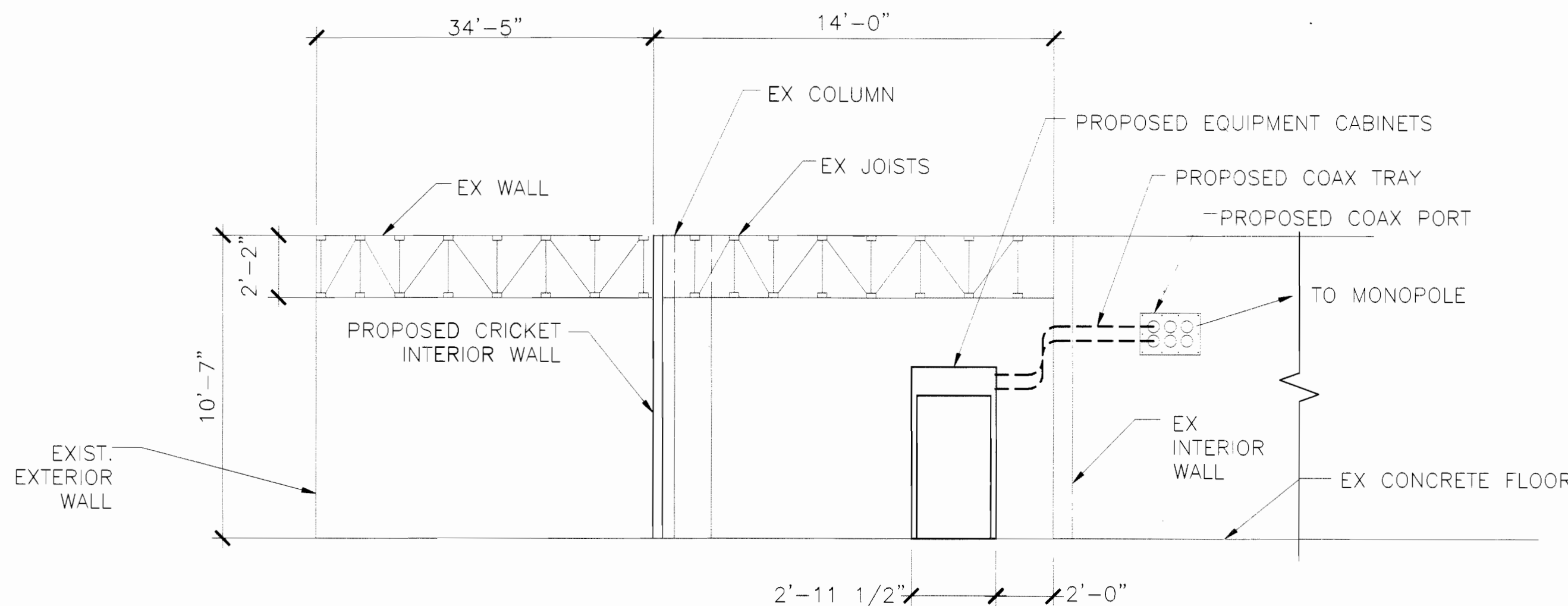
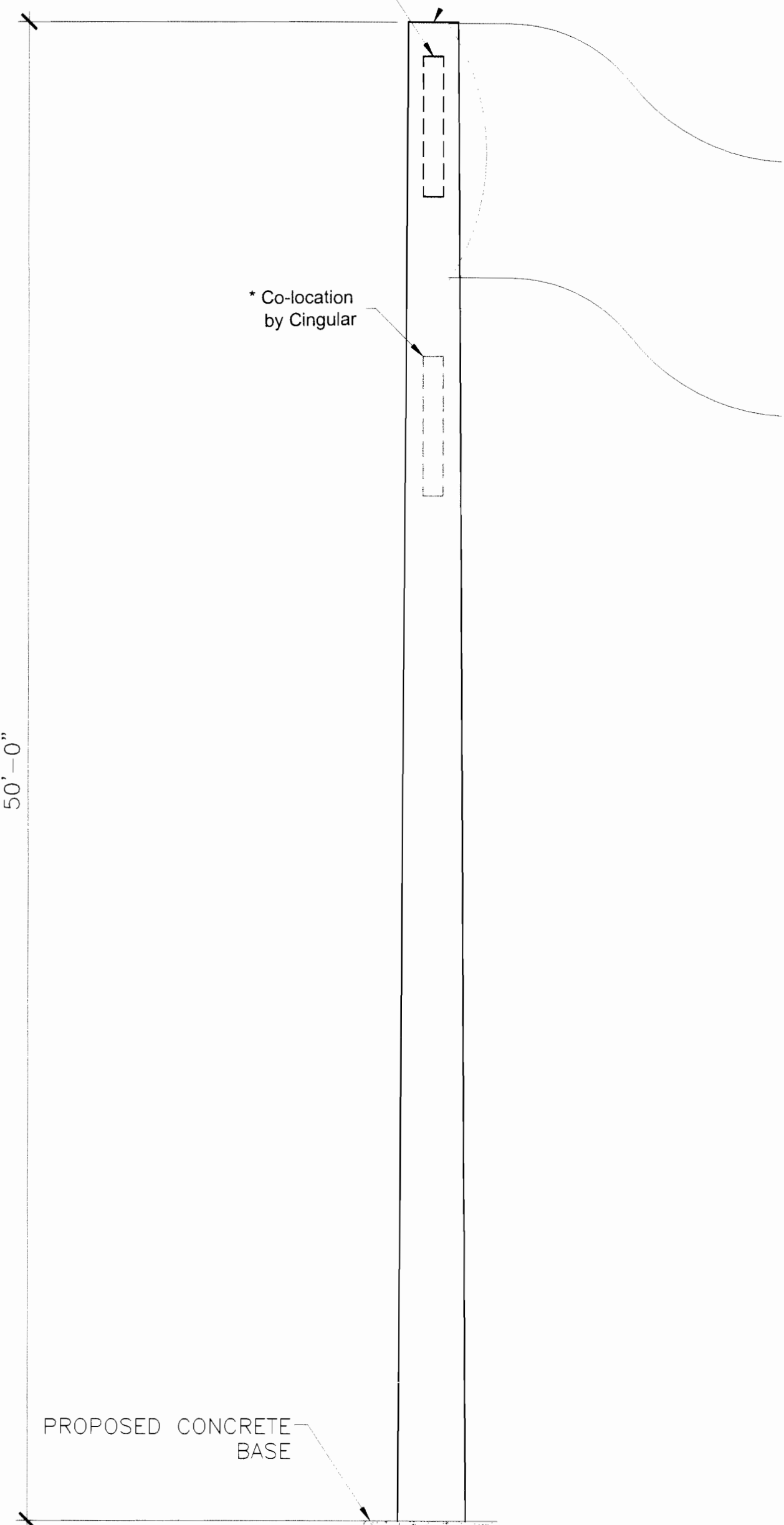
SHEET NUMBER:

Z5

Columbine P&S 72-6011-3

PROPOSED 3
CRICKET
ANTENNAS INSIDE
FLAG POLE

PROPOSED 50' FLAG POLE



2 EQUIPMENT ROOM SECTION

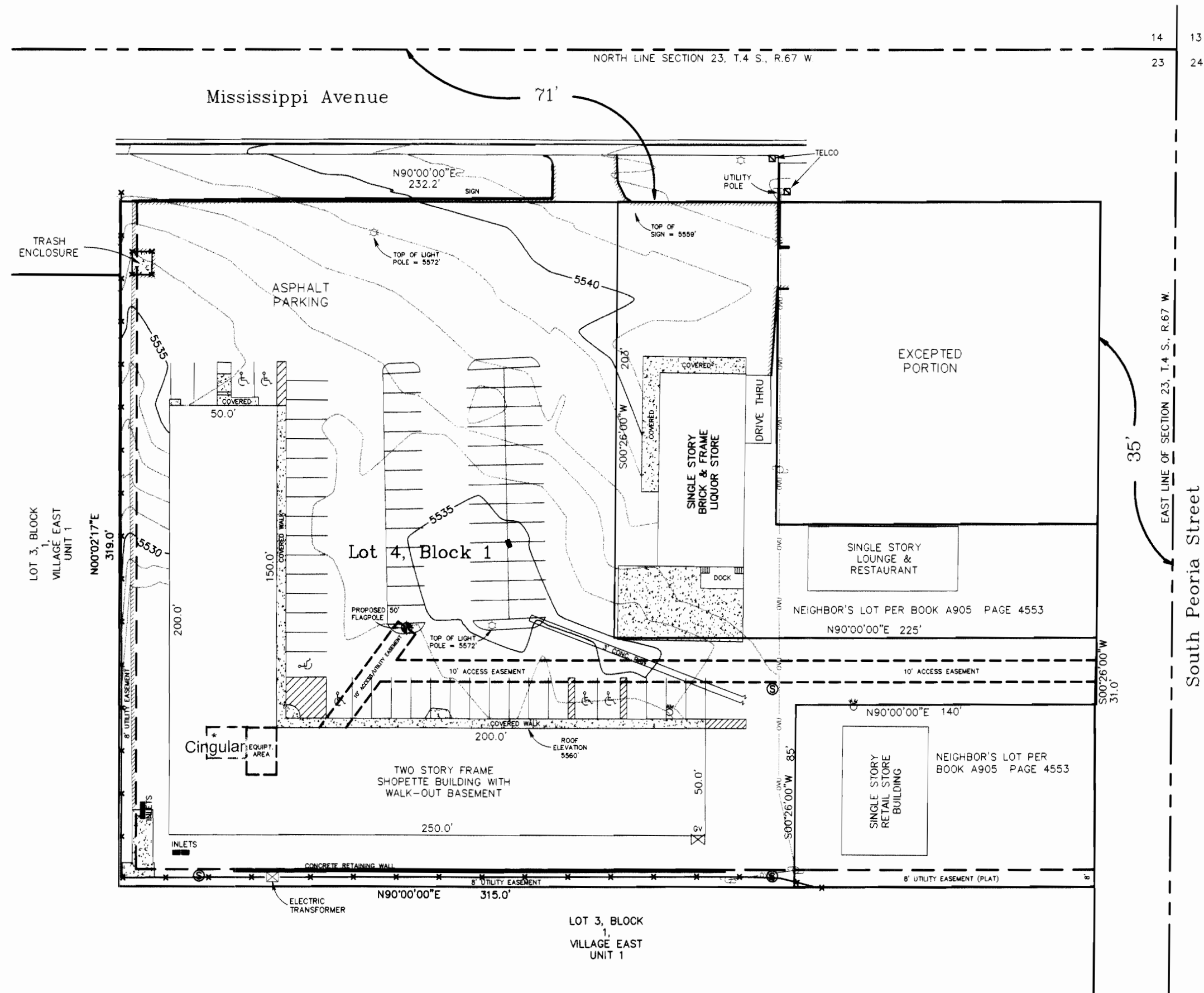
1/4"=1'-0"

MYLAR CHANGE 04-22-05

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

1 FLAG POLE ELEVATION

1/4"=1'-0"



OVERALL SITE PLAN

SCALE:
1"=50'



2

ENLARGED SITE PLAN

SCALE:
1"=20'



1

LEGAL DESCRIPTION

LOT 4, BLOCK 1, 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.

MYLAR CHANGE 04-22-05

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

PROJECT AREA LEGAL DESCRIPTION

10' ACCESS EASEMENT

A 10 FOOT WIDE EASEMENT FOR INGRESS AND EGRESS PURPOSES OVER AND ACROSS THAT PORTION OF LAND LOCATED IN LOT 4, BLOCK 1, VILLAGE EAST UNIT 1, IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH P.M., CITY OF AURORA, STATE OF COLORADO, RUNNING 5' EACH SIDE OF A CENTERLINE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 4; THENCE SOUTH 22°05'05" EAST, A DISTANCE OF 264.44 FEET TO THE POINT OF BEGINNING; THENCE NORTH 36°37'44" EAST, A DISTANCE OF 33.07 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 336.40 TO THE R.O.W. OF SOUTH PEORIA STREET AND THE POINT OF TERMINUS.

10' ACCESS/UTILITY EASEMENT

A 10 FOOT WIDE EASEMENT FOR INGRESS AND EGRESS PURPOSES OVER AND ACROSS AND UTILITIES OVER, UNDER AND ACROSS THAT PORTION OF LAND LOCATED IN LOT 4, BLOCK 1, VILLAGE EAST UNIT 1, IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH P.M., CITY OF AURORA, STATE OF COLORADO, RUNNING 5' EACH SIDE OF A CENTERLINE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 4; THENCE SOUTH 22°05'05" EAST, A DISTANCE OF 264.44 FEET TO THE POINT OF BEGINNING; THENCE NORTH 36°37'44" EAST, A DISTANCE OF 57.93 FEET TO THE POINT OF TERMINUS.

COUNTY OF ARAPAHOE, STATE OF COLORADO.
THE SIDE LINES OF SAID EASEMENTS TO BEING LENGTHENED AND SHORTENED SO AS NOT TO CREATE GAPS AND OVERLAPS.
NOTE: THE LOCATION OF EXISTING UTILITY FACILITIES HAS NOT BEEN RESEARCHED. THE CONTRACTOR SHALL CONTACT THE RESPECTIVE UTILITY COMPANIES TO OBTAIN INFORMATION REGARDING EXACT DEPTH OF BURIAL AND HORIZONTAL LOCATION OF UTILITY LINES PRIOR TO CONSTRUCTION. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE DELINEATION OF SUCH UNDERGROUND UTILITIES NOR FOR THE EXISTENCE OF BURIED OBJECTS WHICH ARE NOT SHOWN ON THIS PLAN.

DATE: JULY 10, 2001

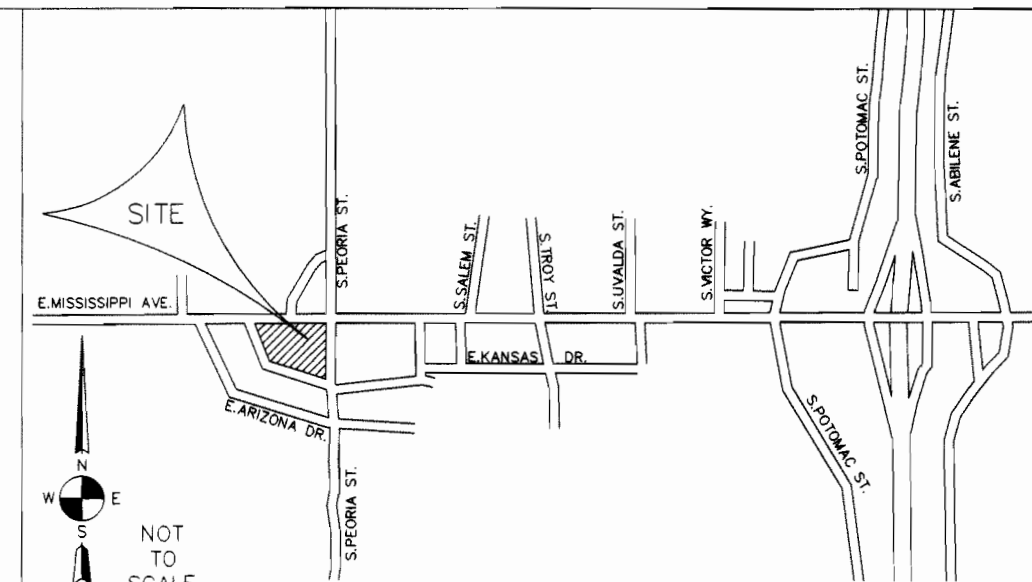
RE: POWDERHORN
DEN 117 F
12028 EAST MISSISSIPPI AVE.
AURORA, COLORADO 80012
COUNTY OF ARAPAHOE

I certify that the latitude of 39°41'45.1" and the longitude of 104°50'54.4" are accurate to within ±50 feet horizontally; and the site elevation of 5536 feet AMSL is accurate to within ±20 feet vertically. With a structure height of 50 feet AGL, the overall height would be 5586 feet AMSL. The horizontal datum (coordinates) are in terms of the North American Datum of 1983 (NAD-83) and are expressed as degrees, minutes, and seconds (to the nearest tenth of a second). The vertical datum (heights) are in terms of the National Geodetic Vertical Datum of 1988 (NGVD 88) and are determined to the nearest foot.

{Surveyor Seal}

{Professional Surveyor Signature}

LATITUDE & LONGITUDE



VICINITY MAP



Flatirons
Surveying, Inc.

5717 ARAPAHO ROAD
BOULDER, CO 80303
PHONE: (303) 443-7001
FAX: (303) 443-8830
www.flatirons.com

SITE NAME: POWDERHORN

SITE NUMBER: DEN 117 F

SITE ADDRESS: 12028 EAST MISSISSIPPI AVE.
AURORA, COLORADO 80012
COUNTY OF ARAPAHOE

OWNER'S NAME: B.H. KIM, L.L.C.
OWNER'S ADDRESS: 1720 S. BELLAIRE STREET
PENTHOUSE SUITE
DENVER, CO 80222

ASSESSOR'S PARCEL NUMBER(S) (A.P.N.)

NET AREA OF UNDERLYING PARCEL(S): 2.82 ACRES MORE OR LESS

NET AREA OF PROJECT AREA: N/A

GROUND ELEVATION: 5536' (NAVD)

BASIS OF ELEVATIONS: DGPS CORRECTION

BASIS OF BEARINGS: G.P.S. SESSION FOR CENTROID LOCATION, ALL OTHERS BASED ON RECORD.

NOTES:

1. LATITUDE, LONGITUDE AND GROUND ELEVATION TAKEN AT APPROXIMATE CENTER PROPOSED FLAGPOLE.
2. THIS PCS SITE EXHIBIT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT
3. THIS PCS SITE EXHIBIT WAS PREPARED WITHOUT BENEFIT OF TITLE COMMITMENT.

SITE DATA

EXISTING	DESCRIPTION	PROPOSED
	CENTROID	
	FENCE	
	OVERHEAD UTILITY LINE	
	UTILITY POLE	
	CONTOUR	
	ELEC. TRANSFORMER	
	LIGHT POLE	
	GAS VALVE	
	PHONE PEDESTAL	
	WATER METER	
	SEWER MANHOLE	
	STORM INLET	

LEGEND