



Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
303.739.7250

Worth Discovering • auroragov.org

October 7, 2021

Doug McMurrain
La Plaza Colorado
15200 E Colfax Avenue
Aurora, CO 80011

Re: Initial Submission Review: La Plaza Colorado / Vasa Fitness – Subdivision Plat
Application Number: DA-2144-02
Case Number: 2021-3052-00

Dear Mr. McMurrain:

Thank you for your initial submission, which we started to process on Monday, September 13, 2021. We reviewed it and attached our comments along with this cover letter. This letter contains comments from all city departments and outside agencies.

Since many important issues remain, you will need to make another submission. Please address all comments and upload a new submission at your convenience.

Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item. The Planning Department reserves the right to reject any resubmissions that fail to address these items. If you have made any other changes to your documents other than those requested, be sure to also specifically list them in your letter.

As always, if you have any comments or concerns, please give me a call. I may be reached at 303-739-7857.

Sincerely,

Sarah Wile, AICP
Senior Planner, City of Aurora
Planning & Development Services Department

cc: Meg Allen, Neighborhood Liaison
Daunte Rushton, ODA
Filed: K:\\$DA\2144-02rev1.rtf



First Submission Review

1. Planning (Sarah Wile / 303-739-7857 / swile@auroragov.org / Comments in teal)

1A. Please update the Letter of Introduction. It should only include details about what is proposed with the subject application as opposed to the general La Plaza development. See redline comments.

1B. Change lots to “Lot 1, Block 1” and “Lot 2, Block 1” instead of Lots A and B.

1C. Provide a public access easement from the western property boundary up to Colfax Avenue where the required street connection is to the Citadel on Colfax project. This connection is a requirement from CDOT dating back to the original K-Mart Site Plan and reiterated in the La Plaza Site Plan approved in 2019.

1D. Ensure that the shared parking agreement matches the Plat and that legal descriptions are included. This shared parking agreement must be signed, notarized and recorded prior to the Plat mylars being submitted.

1E. Address Fire / Life Safety comments regarding the fire wall requirements prior to resubmitting the Plat.

1F. As a reminder, the city has developed CAD Data Submittal Standards for internal and external use to streamline the process of importing AutoCAD information into the city’s Enterprise GIS. Please note that a digital submission meeting the [CAD Data Submittal Standards](#) is required before your final Plat mylars can be routed for signatures or recorded. Please review the CAD Data Submittal Standards and email the .DWG file to your Case Manager before submitting your final mylars.

2. Traffic Engineering (Kyle Morris / Comments in orange)

2A. Provide public access easements where the fire lane easements are located.

3. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

3A. Address all redline comments on the Plat.

3B. Provide the monument records, closure report, and certificate of taxes due.

4. Fire / Life Safety (Mark Apodaca / 303-739-7656 / mapodaca@auroragov.org / Comments in blue)

4A. Fire / Life Safety cannot approve this Plat until the building construction plans can be submitted to the Aurora Building Division showing a fire wall as required by the 2015 IBC, Section 706 in the area where this new property line is being proposed. The current building fire barrier does not allow this property line.

4B. Based on the measurements from the fire lane easement to the new property line, it appears that the noted property line runs through Vasa Fitness, east to west. This would also require a fire wall. The approved Site Plan also shows the property line in a different location.

4C. Moving forward, we will require additional fire hydrants and a looped water line which will need to be platted.

5. Aurora Water (Ryan Tigera / 303-326-8867 / rtigera@auroragov.org / Comments in red)

5A. Aurora Water will compare easement dedications with utilities being proposed on the Site Plan submittal.

6. Xcel Energy (Donna George / 303-571-3306 / donna.l.george@xcelenergy.com)

6A. See the attached comment letter.

7. CDOT (David Dixon / 303-512-4267 / david.dixon@state.co.us)

7A. See the attached comment letter and documents.



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571. 3284
donna.l.george@xcelenergy.com

September 29, 2021

City of Aurora Planning and Development Services
15151 E. Alameda Parkway, 2nd Floor
Aurora, CO 80012

Attn: Sarah Wile

Re: La Plaza Colorado - Vasa Fitness, Case # DA-2144-02

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the subdivision plat for **La Plaza Colorado - Vasa Fitness**. Please be aware PSCo owns and operates existing natural gas and electric distribution facilities within the subject property. The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via [xcelenergy.com/InstallAndConnect](https://www.xcelenergy.com/InstallAndConnect). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

Additional easements *will* need to be acquired by separate document for new facilities (i.e. transformer) – be sure to have the Designer contact a Right-of-Way and Permits Agent.

Please note PSCo also has existing high-pressure natural gas transmission pipelines within the Chambers Road right-of-way. If there are any activities in this area, PDF drawings must be submitted via https://www.xcelenergy.com/encroachment_application for an engineering review.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com

STATE OF COLORADO

Traffic & Safety

Region 1

2829 W. Howard Place

Denver, Colorado 80204



COLORADO
Department of Transportation

Project Name: **La Plaza Colorado- Vasa Fitness**

Print Date: 10/1/2021

Highway:

040

Mile Marker:

307.03

Traffic Comments:

Rick Solomon's comments related to the western access closure / consolidation are noted. As such, an access permit application including a traffic impact study are necessary for CDOT's consideration and approval for the continued operation, modification, or consolidation of existing access points on Colfax / US-40.

Section 2.3(3) of the *State Highway Access Code* requires a state highway permit to construct, modify, relocate, or close a vehicular access to a state highway ("where such work will be within highway right-of-way"). This requires a complete access permit application be submitted for the proposed development.

Section 2.5 of the Access Code requires a traffic impact study (TIS) for developments that generate a design hourly volume (DHV) of 100 vehicles or more, or when considered necessary or desirable by CDOT. We expect a development of the size and character of the La Plaza / Vasa Fitness property would generate traffic exceeding 100 vph at buildout. Traffic count data from the Atlanta La Plaza development and existing counts for the Vasa Fitness development could be useful in determining this. In any case, given the unique nature and size of the development combined with the new signal installation to the west and the closure / consolidation of existing access locations, CDOT is requiring a TIS to be included with an access permit application.

The TIS should include an analysis of queue lengths (especially for the EBR turn lane at Colfax and Chambers) and the need for acceleration / deceleration lanes at the remaining / consolidated access point on Colfax, among the other requirements listed in Section 2.3(5) and elsewhere in the Access Code. The applicant should refer to the *State Highway Access Code* (March 2002) and CDOT's *Recommended Outline for Traffic Impact Studies* (February 2008) for more information.

The Access Code defines eight (8) categories for access control purposes on State highways. The section of interest on Colfax Avenue is designated NR-C (Non-Rural Arterial). See Section 3.12 of the Access Code for more information on the characteristics and requirements for NR-C roadways, including auxiliary lane warrants. Additional auxiliary lane warrants are contained in Section 3.5 of the Access Code.

The existing eastern access on Colfax appears to be approximately 225' from the Burger King access. With the closure of the western access, it may be desirable to move the remaining eastern access further to the west to meet minimum desirable spacing requirements.

Trip generation rates should be based on the current edition of ITE's Trip Generation manual. It may be desirable to discuss with CDOT traffic staff the appropriate land use category or categories for trip generation before preparation of the traffic study given the diverse nature of the proposed development. Trip generation rates may alternatively be estimated from existing counts with Vasa Fitness currently in operation and traffic count data from the Atlanta La Plaza development, if applicable. As the Access Code requires, trip generation must represent buildout / twentieth year conditions for the development.

The traffic analysis should also include the buildout / twentieth year conditions for the development immediately to the west given the anticipated cross-property traffic from the installation of a new traffic signal for that development and the closure of the western access point for the La Plaza development. Given the nature of the La Plaza development, a weekend traffic analysis should be included in the TIS.

EB 9/30/2021

Right of Way Comments:

9-21-2021 - SDH - I have uploaded the CDOT ROW plans for this area. The ROW width shown on the provided plat matches the ROW plans (110 ft. from section line) and there are no A-lines shown on the ROW plans. No issues to report from the ROW perspective.

Other Comments:

We have seen this property before and offered comments on the site plan – regarding required cross-property connections and access onto Colfax. There was no site plan provided to see if/how the original K-Mart site plan has been updated and to validate that critical notes regarding consolidation of access is being effectuated – implemented.

The proposed replat is unacceptable based on the original site plan, including the abutting Citadel & Burger King plans, that endured cross-property connections are in-place to pad sites and access to a planned signalized full movement on Colfax is provided.

See red-line attachment. Please resubmit and address CDOT concerns.

RS 09-21-21

EAST COLFAX AVENUE SUBDIVISION FILING NO. _____
A RESUBDIVISION OF LOT 1, BLOCK 1, K-MART SUBDIVISION
SITUATED IN THE NE 1/4, SECTION 6, TOWNSHIP 4 SOUTH, RANGE 66 WEST
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

LAND DESCRIPTION

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF A PARCEL OF LAND SITUATED IN THE NE 1/4, SECTION 6, TOWNSHIP 4 SOUTH, RANGE 66 WEST CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGING LOT 1, BLOCK 1, K-MART PLAZA SUBDIVISION, COUNTY OF ARAPAHOE, STATE OF COLORADO, RECORDED IN RECEPTION NO. 1314932, DATED SEPTEMBER 7, 1972 AND BEING FURTHER DESCRIBED BY THE FOLLOWING METES AND BOUNDS DESCRIPTION:

COMMENCING AT A FOUND 3 1/4" CAPPED ALUMINUM MONUMENT SITUATED AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF EAST COLFAX AVENUE (A 140' PUBLIC RIGHT-OF-WAY) AND THE WEST RIGHT-OF-WAY LINE OF CHAMBERS ROAD (A 110' PUBLIC RIGHT-OF-WAY); THENCE ALONG SAID WEST RIGHT-OF-WAY LINE S 01°45'54"E FOR A DISTANCE OF 254.59' TO A FOUND 1/2" REBAR, SAID REBAR BEING THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE S 00°37'55"E FOR A DISTANCE OF 717.37' TO A FOUND 1/2" REBAR WITH CAP; SAID REBAR BEING SITUATED ON THE NORTHEAST CORNER OF BLOCK 6, CHAMBERS HEIGHTS, FIFTH FILING.

THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE S 89°40'50"W ALONG THE NORTH LINE OF SAID BLOCK 6 FOR A DISTANCE OF 660.00' TO A FOUND 1/2" REBAR WITH CAP;

THENCE DEPARTING SAID NORTH LINE N 00°37'55"W FOR A DISTANCE OF 891.21' TO A FOUND 1/2" REBAR MARKED L33; SAID REBAR BEING SITUATED ON THE SOUTH RIGHT-OF-WAY LINE OF SAID EAST COLFAX AVENUE;

THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE N 89°34'50"E FOR A DISTANCE OF 510.00' TO A FOUND 1/2" REBAR WITH CAP;

THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE S 00°37'55"E FOR A DISTANCE OF 175.00' TO A FOUND 1/2" REBAR WITH CAP;

THENCE N 89°34'50"E FOR A DISTANCE OF 150.00' TO THE POINT OF BEGINNING, CONTAINING 562,324.87 SQUARE FEET, OR 12,909 ACRES, MORE OR LESS.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS, AND TRACTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF EAST COLFAX AVENUE SUBDIVISION FILING NO. _____, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY OF AURORA, COLORADO, FOR THE PERPETUAL USE OF THE PUBLIC, THE STREETS, AND EASEMENTS.

COVENANTS

THE UNDERSIGNED OWNERS, FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT AND AGREE WITH THE CITY OF AURORA:

NO STRUCTURE CONSTRUCTED ON ANY PORTION OF THE PLATTED LAND SHOWN HEREIN SHALL BE OCCUPIED OR USED UNLESS AND UNTIL ALL PUBLIC IMPROVEMENTS, AS DEFINED BY CHAPTER 146 OF THE CITY CODE OF AURORA, COLORADO, ARE IN PLACE AND ACCEPTED BY THE CITY OR CASH FUNDS OR OTHER SECURITY FOR THE SAME ARE ESCROWED TO THE CITY OF AURORA AND A CERTIFICATE OF ACCEPTANCE HAS BEEN ISSUED BY THE CITY;

ALL ELECTRICAL, COMMUNITY UTILITY LINES AND SERVICES, AND STREET LIGHTING CIRCUITS, EXCEPT AS PROVIDED IN SECTION 126-505 OF THE CITY CODE AS THE SAME MAY BE AMENDED FROM TIME TO TIME, SHALL BE INSTALLED UNDERGROUND.

ALL CROSSINGS OR ENCROACHMENTS, INCLUDING BUT NOT LIMITED, TO PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, OR PRIVATE UTILITIES INTO EASEMENTS OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO THE CITY OF AURORA'S USE AND OCCUPANCY OF SAID EASEMENTS AND RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF AURORA FOR ANY LOSS, DAMAGE, OR REPAIR TO PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, OR PRIVATE UTILITIES THAT MAY RESULT FROM THE CITY OF AURORA'S USE AND OCCUPANCY OR EXERCISE OF ITS RIGHTS IN SAID EASEMENTS AND RIGHTS OF WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, OR PRIVATE UTILITIES UPON REQUEST FROM THE CITY OF AURORA AND AT NO EXPENSE TO THE CITY OF AURORA.

CITY OF AURORA APPROVALS

THE FOREGOING INSTRUMENT IS APPROVED FOR FILING AND CONVEYANCE OF STREETS, EASEMENTS, AND TRACTS A AND B AS SHOWN HEREON AND IS ACCEPTED BY THE CITY OF AURORA, COLORADO, THIS _____ DAY OF _____, AD, SUBJECT TO THE CONDITION THAT THE CITY SHALL UNDERTAKE MAINTENANCE OF ANY SUCH STREETS AND TRACTS A AND B ONLY AFTER CONSTRUCTION HAS BEEN COMPLETED BY THE SUBDIVIDER TO CITY OF AURORA SPECIFICATIONS.

CITY ENGINEER _____ PLANNING DIRECTOR _____

CLERK AND RECORDER'S CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ARAPAHOE COUNTY, COLORADO ON THIS _____ DAY OF _____, AD AT _____ O'CLOCK _____ M.

COUNTY CLERK AND RECORDER _____ DEPUTY _____

BOOK NO. _____

PAGE NO. _____

RECEPTION NO. _____

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH
C1 (M)	40.54'	89°43'19"	63.48'
C2 (M)	37.57'	13°13'03"	9.67'
C3 (M)	50.50'	22°30'28"	19.84'
C4 (M)	40.31'	52°11'31"	36.72'
C5 (M)	39.04'	32°29'13"	21.57'
C6 (M)	47.37'	30°21'50"	25.10'
C7 (M)	42.28'	59°58'48"	44.20'
C8 (M)	40.73'	24°50'10"	17.68'
C9 (M)	48.87'	62°47'53"	33.36'
C10 (M)	39.02'	35°11'58"	23.07'
C11 (M)	42.72'	42°08'19"	31.35'
C12 (M)	41.03'	77°21'32"	56.48'
C13 (M)	41.21'	44°56'25"	32.33'
C14 (M)	40.03'	36°32'10"	25.58'
C15 (M)	44.50'	57°42'29"	44.73'
C16 (M)	47.36'	71°52'08"	59.40'
C17 (M)	19.00'	48°58'28"	16.25'
C18 (M)	17.17'	51°55'50"	15.56'

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1 (M)	S 00°37'55" E	175.00'	L19 (M)	S 00°58'02" E	37.23'
L1 (R)	S 00°00'00" E	175.00'	L20 (M)	N 89°22'06" E	55.00'
L2 (M)	N 89°34'50" E	150.00'	L21 (M)	N 89°22'06" E	10.00'
L3 (M)	S 89°47'16" E	150.00'	L22 (M)	N 00°37'55" W	91.35'
L4 (M)	N 00°37'55" W	10.00'	L23 (M)	S 89°59'13" E	46.40'
L5 (M)	N 00°00'00" W	110.00'	L24 (M)	S 79°42'10" E	25.76'
L6 (M)	S 89°40'50" W	55.00'	L25 (M)	S 87°25'58" E	47.60'
L7 (M)	N 89°41'15" W	55.00'	L26 (M)	S 87°29'56" E	91.78'
L8 (M)	S 89°29'16" E	31.88'	L27 (M)	S 18°25'35" W	3.25'
L9 (M)	S 17°43'26" E	40.28'	L28 (M)	S 89°48'12" E	9.23'
L10 (M)	S 00°37'55" E	43.81'	L29 (M)	N 07°18'39" E	2.83'
L11 (M)	N 13°43'02" E	11.87'	L30 (M)	S 45°17'52" E	2.10'
L12 (M)	S 89°34'50" W	33.67'	L31 (M)	S 00°37'55" E	71.07'
L13 (M)	S 89°47'16" W	15.45'	L32 (M)	S 00°37'55" E	59.00'
L14 (M)	S 00°23'32" E	16.52'	L33 (M)	S 89°37'51" W	51.81'
L15 (M)	S 53°53'21" E	70.16'			
L16 (M)	S 86°36'14" E	5.59'			
L17 (M)	S 65°16'46" E	38.38'			
L18 (M)	N 00°49'21" W	65.18'			
L19 (M)	S 89°47'16" W	52.40'			
L20 (M)	S 89°47'55" W	52.60'			
L21 (M)	N 89°22'03" E	10.00'			

STANDARD NOTES

RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON, AND THROUGH ANY AND ALL PRIVATE ROADS, WAYS, AND FIRE LANES NOW OR HEREFTER ESTABLISHED ON THE DESCRIBED PROPERTY. THE SAME ARE HEREBY DESIGNATED AS FIRE LANES AND EMERGENCY AND SERVICE VEHICLE ROADS, AND SHALL BE POSTED "NO PARKING - FIRE LANE".

BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 66 WEST, WHICH BEARS N 89°34'50" E PER COLORADO STATE PLANE COORDINATE SYSTEM, NAD83.

THE EASEMENT AREA WITHIN EACH LOT IS TO BE CONTINUOUSLY MAINTAINED BY THE OWNER OF LOT EXCEPTING THE CITY OF AURORA FROM SUCH RESPONSIBILITY FOR ANY STRUCTURES OR IMPROVEMENTS INCONSISTENT WITH THE USE GRANTED IN THE EASEMENT ARE PROHIBITED.

LOTS A, B, AND C ARE TO BE PRIVATELY OWNED AND MAINTAINED.

ALL OWNERS OF LOTS ADJACENT TO EAST COLFAX AVENUE AND CHAMBERS ROAD SHALL BE REQUIRED TO COMPLY WITH REQUIREMENTS OF THE AURORA CITY CODE RESTRICTING THE ABILITY TO BUILD A FENCE ALONG THOSE STREETS OR THE TYPES AND SIZES OF FENCES THAT CAN BE BUILT ALONG THOSE STREETS.

DISTANCES SHOWN ON PLAT ARE GRID, COMBINED SCALE FACTOR (GRID TO GROUND) = 1.0000387.

THE OWNERS OR OCCUPANTS OF THE LANDS HEREIN DESCRIBED SHALL HAVE NO RIGHT OR CAUSE OF ACTION, EITHER IN LAW OR IN EQUITY, FOR DAMAGES OR INJURY TO ANY PERSON OR PROPERTY ARISING OUT OF OR RESULTING DIRECTLY OR INDIRECTLY, FROM THE OVERFLIGHT OF AIRCRAFT, OR FOR DAMAGES OR INJURY TO ANY PERSON OR PROPERTY RESULTING FROM ANY NOISE, VIBRATION, OR OTHER KIND OF DISTURBANCE RESULTING, DIRECTLY OR INDIRECTLY, FROM AIRCRAFT OVERFLIGHTS PROVIDED, THAT NOTHING CONTAINED IN THE FOREGOING EASEMENT SHALL DIVEST THE OWNERS OR OCCUPANTS, THEIR HEIRS, SUCCESSORS, ADMINISTRATORS OR ASSIGNS, OF ANY RIGHT OR CAUSE OF ACTION FOR DAMAGES TO ANY PERSON OR PROPERTY RESULTING FROM THE NEGLIGENT OPERATION OF AIRCRAFT OVERFLIGHTS OVER THE DESCRIBED PREMISES AT ANY ALTITUDE ABOVE GROUND LEVEL.

NON-EXCLUSIVE SIDEWALK EASEMENTS ARE HEREBY GRANTED TO THE CITY OF AURORA FOR THE PURPOSE OF MAINTAINING, RECONSTRUCTING, CONTROLLING AND USING SUCH SIDEWALKS TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS, PROVIDED THE CITY SHALL NOT INTERFERE WITH ANY OTHER STRUCTURES OR IMPROVEMENTS.

THE DIMENSIONS, LOCATIONS AND OTHER INFORMATION REGARDING RECORDED RIGHTS-OF-WAY AND EASEMENTS WERE DERIVED FROM COPIES OF THE ACTUAL RECORDED DOCUMENTS. THE SURVEYOR DID NOT PERSONALLY SEARCH THE PUBLIC RECORDS TO DETERMINE THE RECORDED RIGHTS-OF-WAY AND EASEMENTS AFFECTING THE PROPERTY, BUT INSTEAD RESEARCH WAS OBTAINED FROM FIDELITY NATIONAL TITLE INSURANCE COMPANY, TITLE COMMITMENT NUMBER 100N00647010102 WITH AN EFFECTIVE DATE OF MARCH 6, 2020. THE RESEARCH IS BELIEVED BY THE SURVEYOR TO BE RELIABLE, COMPLETE AND CORRECT, AND IS NOT CONTRADICTED BY ANY OTHER INFORMATION KNOWN TO THE SURVEYOR. THIS DISCLOSURE IS PROVIDED TO COMPLY WITH 38-51-106, C.R.S. AND FOR NO OTHER PURPOSE.

TITLE CERTIFICATION

I, AN AUTHORIZED REPRESENTATIVE OF FIDELITY NATIONAL TITLE INSURANCE COMPANY, DULY FORMED AND EXISTING PURSUANT TO THE STATUTES OF COLORADO FOR THE PURPOSE OF INSURING TITLES TO REAL PROPERTY IN COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF ALL LANDS HEREIN ABOVE INDICATED AND SHOWN UPON THE WITHIN PLAT AS PUBLIC WAYS AND EASEMENTS AND THAT THE TITLE TO SUCH LANDS IS THAT OF THE DEDICATORS, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES.

SIGNED AND DATED THIS _____ DAY OF _____, 20____.

(OWNER) _____

(CONTRACT PURCHASER) _____

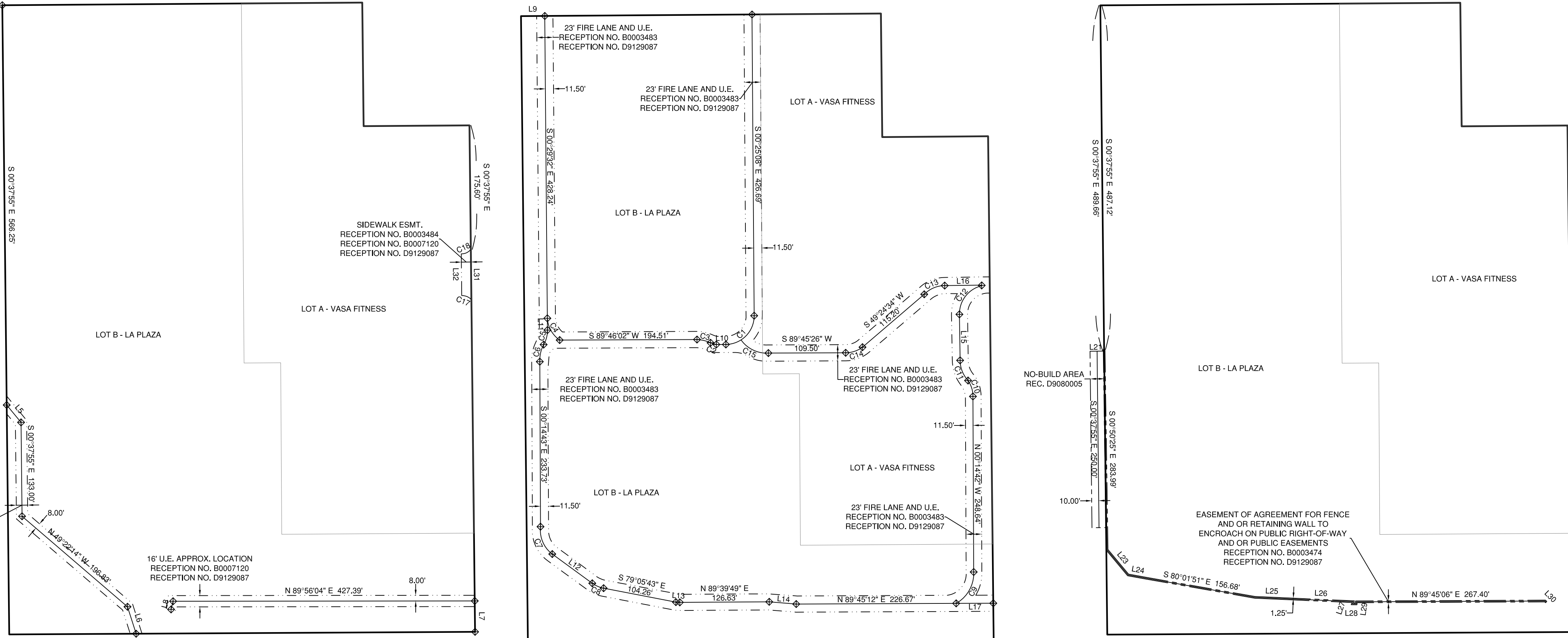
(NOTARY PUBLIC) _____

MY COMMISSION EXPIRES: _____

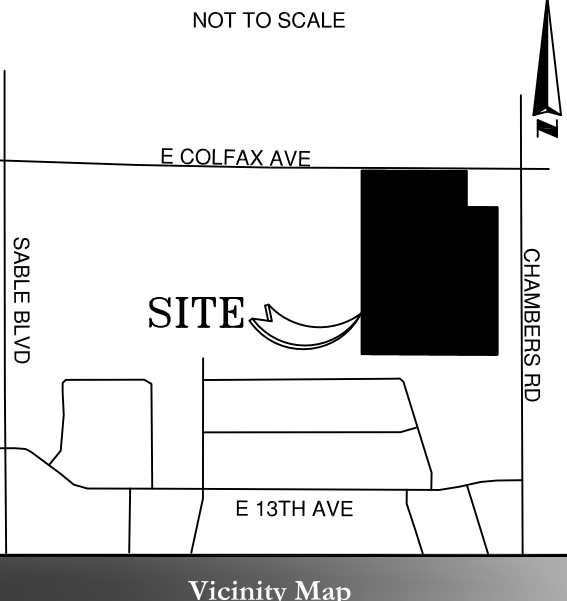
There is a cross-property connective drive existing & planned here. Show the access-fire lane easement

One of these access points must be removed - by CDOT access permit - and to adhere to the original note on the site plan

The Cross-property connection to Burger King pad site should be ID in this plat



0 100 200 300



LEGEND

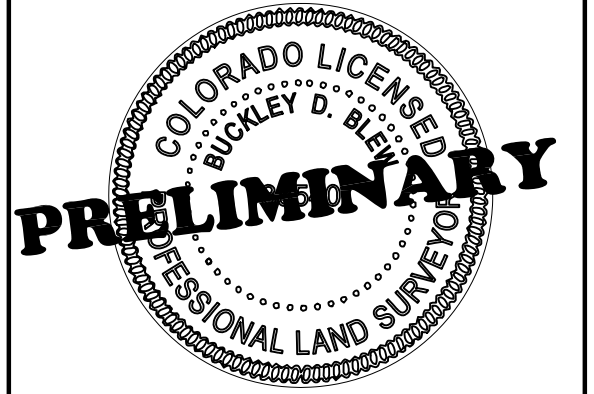
- SO.FT. SQUARE FEET
- CL CENTERLINE
- R/W RIGHT OF WAY
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- SECTION CORNER
- BOUNDARY LINE
- SECTION LINE
- CENTERLINE OF ROAD
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- FOUND MONUMENT (AS NOTED)
- COMPUTED POINT
- MEASURED DIMENSION
- RECORD DIMENSION

Legend of Symbols & Abbreviations

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY I WAS IN RESPONSIBLE CHARGE OF THE SURVEY WORK USED IN THE PREPARATION OF THIS PLAT; THE POSITIONS OF THE PLATTED POINTS SHOWN HEREON HAVE AN ACCURACY OF NOT LESS THAN ONE (1) FOOT IN TEN THOUSAND (10,000) FEET PRIOR TO ADJUSTMENTS; AND ALL BOUNDARY MONUMENTS AND CONTROL CORNERS SHOWN HEREON WERE IN PLACE AS DESCRIBED ON (INSERT DATE OF SURVEY).

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.



BLEW & ASSOCIATES, P.A.
CIVIL ENGINEERS & LAND SURVEYORS
3825 N. SHILOH DRIVE
FAYETTEVILLE, ARKANSAS 72703
OFFICE: 479.443.4506
FAX: 479.582.1883
www.BLEWINC.com

DRAWN BY & DATE: CS, 4/29/2020
REVIEWED BY: B.B.
SURVEYED BY: B.A.
COUNTY & STATE: ARAPAHOE COUNTY, COLORADO
JOB NUMBER: 20-1633
LOCATION: 15200 EAST COLFAX AVENUE, AURORA, CO
FOR THE USE AND BENEFIT OF: PLAZA FIESTA COLORADO, LLC

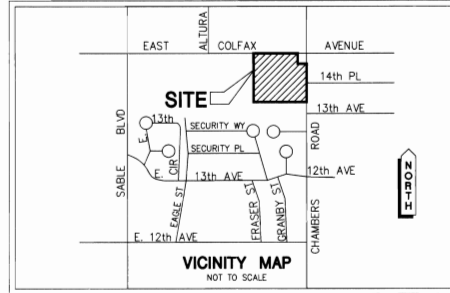
SHEET INDEX

1. COVER SHEET
2. SITE PLAN
3. LANDSCAPE PLAN
4. BUILDING ELEVATION
5. ENTRANCE PLAN, ELEVATION AND DETAILS
6. ENLARGED PLANS: FRONT RETAIL AND SIDEWALK
7. SIGNAGE
8. CROSS SECTIONS

Super Kmart Store No. 9812 Colfax Avenue and Chambers Road

A PORTION OF LOT 1, BLOCK 1, Kmart PLAZA SUBDIVISION FILING NO. 1, SECTION 6, T. 4 S, R. 66 W, 6th P.M.
CITY OF AURORA COUNTY OF ARAPAHOE STATE OF COLORADO

USE APPROVAL FOR 24 HOUR USE ADJACENT TO RESIDENTIAL



Site Data :

LAND AREA WITHIN PROPERTY LINES :	561,070.69 s.f. / 12.88 ac.	PARKING SPACES REQUIRED :	651 stalls
GROSS FLOOR AREA (per 41-16 City Code) :	126,242.00 s.f.	Standard Parking :	632 stalls
Building Floor Area :	117,794.00 s.f.	Handicap Parking :	19 stalls
Indoor Garden Center :	4,503.00 s.f.	Standard :	16 stalls
Outside Garden Center :	3,945.00 s.f.	Van :	3 stalls
Building Floor Area does not include Mezzanine, mechanical rooms, storage, hallways, stairwells, and cart storage areas.		Parking Calculations :	
		For Standard Parking : 1 space for every 200 s.f. of gross floor area.	
		(126,242/200 = 631.210 = 632 stalls)	
		For Handicap Parking : 3 spaces for every 100 stalls.	
		(632/100 x 3 = 18.96 = 19 stalls)	
		For Handicap Van Parking : 1 space for every 8 handicap stalls.	
		(19/8 = 2.375 = 3 stalls)	
NUMBER OF BUILDINGS :	ONE (1)	PARKING SPACES PROVIDED :	566 stalls
NUMBER OF STORES :	ONE (1) with Mezzanine	Standard Parking :	543 stalls
MAXIMUM HEIGHT OF BUILDING :	35 feet	Handicap Parking :	23 stalls
		Standard :	19 stalls
		Van :	4 stalls
TOTAL BUILDING COVERAGE :		LOADING SPACES REQUIRED : (per 146-1808)	6 spaces / 1,200 s.f.
Gross Floor Area : (126,242.00 s.f.)	4.44 : 1 / 22.50%	Loading Space Calculations :	
Total Building Area : (150,419.00 s.f.)	3.73 : 1 / 26.81%	3 spaces for the first 40,000 s.f. of gross floor area.	
		1 space for every 30,000 s.f. of gross floor area thereafter.	
		200 s.f. for each space.	
HARD SURFACE AREA :	313,139.03 s.f. / 55.81%	126,242 s.f. = gross floor area.	
		40,000 s.f. = 3 spaces	
LANDSCAPE AREA REQUIRED :	84,160.60 s.f. / 15.00%	86,242 s.f. / 30,000 = 2.87 spaces	
Internal Landscaping Required :	(5% of 561,070.69 s.f.)	5.87 = 6 spaces x 200 s.f. = 1,200 s.f.	
	(5% of 263,251.35 s.f.)		
LANDSCAPE AREA PROVIDED : (per 146-012 City Code)		LOADING SPACES PROPOSED :	5 spaces / 4,248 s.f.
Area Within Parcel Boundary :	97,512.66 s.f. / 17.38%	Dock No. 1 - 2 bay : 22 x 83 = 1,826 s.f.	
		Dock No. 2 - 1 bay : 10 x 68 = 680 s.f.	
		Dock No. 3 - 2 bay : 26 x 67 = 1,742 s.f.	

IMPORTANT NOTE !

PROPOSED USES :	24 Hour Commercial Retail
PERMITTED MAXIMUM SIGN AREA :	800 s.f. Allowable Colfax Avenue (146-1858 City Code)
TYPE OF SIGN :	Ground Sign (Monument) Various Building Mounted
PROPOSED SIGN AREA :	-1,162.61 s.f. - 1100.28 s.f.
GARDEN SHOP SIGN - 309	69.95 s.f. Kenmore 30 s.f.
SUPER K w/ 24 HOURS :	575.80 s.f. Kenmore 30 s.f.
-MEZZANINE- :	-44.00 s.f. Denver 30 s.f.
-GARDEN CENTER- :	-64.63 s.f. - 64.97 s.f.
-PHARMACY- :	-51.33 s.f.
APRAREL & HOME - PHARMACY - PHOTO - K :	-99.53 s.f. - 99.99 s.f. 51 b.p.
GROCERY & HOME - FRESH MARKET :	-96.89 s.f. - 91.33 s.f.
MONUMENT SIGN :	106.44 s.f.
Total :	-1,162.61 s.f. - 1,100.28 s.f. 1,079.95 s.f.

* Kmart-Auto Center operates under a separate Business License
Fitzsimons Federal Credit Union operates under a separate Business License.

WAIVERS

No. of Signs Allowed :	5
No. of Signs Requested :	8
Allowed Sign Area :	800 s.f.
Requested Sign Area :	1,162.61 s.f. 1,000.28 s.f.
Required Parking :	632 stalls
Proposed Parking :	543 stalls
Required Loading :	6 spaces
Proposed Loading :	5 spaces

*MYLAR CHANGE 3/26/07
Revised signage
(see sheet 7a)

Legal Description :

A PORTION OF THE NORTHEAST ONE-QUARTER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 66 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 6; THENCE SOUTH ALONG THE EAST LINE OF SAID SECTION 6, 1002.47 FEET; THENCE NORTH 89°41'15" WEST, 55.00 FEET TO A POINT LYING ON THE WESTERLY RIGHT OF WAY LINE OF CHAMBERS ROAD, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG THE LAST DESCRIBED COURSE AND ALONG THE NORTH BOUNDARY LINE OF CHAMBERS HEIGHTS FIFTH FILING, 660.00 FEET; THENCE NORTH 00°00'00" EAST, 891.21 FEET TO A POINT LYING ON THE SOUTHERLY RIGHT OF WAY LINE OF EAST COLFAX AVENUE; THENCE SOUTH 89°47'15" EAST AND ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 6, 510.00 FEET; THENCE SOUTH 00°00'00" WEST AND PARALLEL WITH THE EAST LINE OF SAID SECTION 6, 175.00 FEET; THENCE SOUTH 89°47'15" EAST AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 6, 150.00 FEET TO A POINT LYING ON THE WEST RIGHT OF WAY LINE OF CHAMBERS ROAD; THENCE SOUTH 00°00'00" WEST AND ALONG SAID WEST RIGHT OF WAY LINE AND PARALLEL WITH THE EAST LINE OF SAID SECTION 6, 717.37 FEET TO THE POINT OF BEGINNING.

Private Utility Crossing and Encroachment Covenant :

ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE UTILITIES INTO EASEMENTS OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO THE CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO IDENTIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE, OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION, OR MAINTENANCE OF SAID PRIVATE UTILITIES.

THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, FURTHER AGREE TO HOLD WHOLNESS THE CITY OF AURORA, ITS AGENTS AND EMPLOYEES FROM AND AGAINST ALL CLAIMS OF DAMAGES TO PRIVATE UTILITIES ARISING FROM THE CITY'S USE OR OCCUPANCY OF THE EASEMENTS OWNED BY THE CITY OF AURORA.

THIS SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE SUBJECT TO THE CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS. THIS PLAN SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL BUILDING PERMITS, AND SHALL RESTRICT AND LIMIT THE CONSTRUCTION, LOCATION, USE, OCCUPANCY AND OPERATION OF ALL LAND AND STRUCTURES WITHIN THIS PLAN TO ALL CONDITIONS, REQUIREMENTS, LOCATIONS, AND LIMITATIONS SET FORTH HEREIN. ABANDONMENT, WITHDRAWAL OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA.

IN WITNESS WHEREOF Kmart CORPORATION, A MICHIGAN CORPORATION HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 04TH DAY OF JANUARY, A.D., 2000.

By: Thomas Dombrowski By: _____

STATE OF MICHIGAN
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 6TH DAY OF JANUARY, A.D., 2000 BY Thomas Dombrowski.

WITNESS MY HAND AND OFFICIAL SEAL.

Donnell J. Shaver
Notary Public, State of Michigan
My Comm. Expires: 9-25-2002

MY COMMISSION EXPIRES : 9-25-2002

NOTARY / BUSINESS ADDRESS : Kmart Corp, 1000 W. Big Beaver Hwy, MT

City of Aurora Approvals :

CITY ATTORNEY :	<u>Art Rymaszewski</u>	DATE :	<u>1-12-00</u>
PLANNING DIRECTOR :	<u>Richard J. Rymaszewski</u>	DATE :	<u>1-1-2000</u>
PLANNING COMMISSION :	<u>Richard J. Rymaszewski</u>	DATE :	<u>4-23-99</u>
CITY COUNCIL :	<u>NA</u>	DATE :	<u>NA</u>
ATTEST :	<u>NA</u>	DATE :	<u>NA</u>

Recorder's Certificate :

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF
AT _____ O'CLOCK _____ M., THIS _____ DAY OF _____, A.D.,
2000

CLERK AND RECORDER : _____

DEPUTY : _____

ADMIN AMDT	1999-6007-2	08-07-00	Reference Affected Sheet
No. 1	REUSE SCREEN WALLS LOCATIONS	2.3.8	4
No. 2	ADD SIGNAGE ON SCREEN WALL	2.3.8	4
No. 3	ADD SIGNAGE ON SCREEN WALL	2.3.8	4
No. 4	REUSE SCREEN WALLS LOCATIONS	2.3.8	4
No. 5	REUSE SCREEN WALLS LOCATIONS	2.3.8	4
No. 6	REUSE SCREEN WALLS LOCATIONS	2.3.8	4
No. 7	REUSE SCREEN WALLS LOCATIONS	2.3.8	4
No. 8	REUSE SCREEN WALLS LOCATIONS	2.3.8	4
No. 9	REUSE SCREEN WALLS LOCATIONS	2.3.8	4
No. 10	REUSE SCREEN WALLS LOCATIONS	2.3.8	4
No. 11	REUSE SCREEN WALLS LOCATIONS	2.3.8	4
No. 12	REUSE SCREEN WALLS LOCATIONS	2.3.8	4
No. 13	REUSE SCREEN WALLS LOCATIONS	2.3.8	4
No. 14	REUSE SCREEN WALLS LOCATIONS	2.3.8	4
No. 15	REUSE SCREEN WALLS LOCATIONS	2.3.8	4
No. 16	REUSE SCREEN WALLS LOCATIONS	2.3.8	4
No. 17	REUSE SCREEN WALLS LOCATIONS	2.3.8	4
No. 18	REUSE SCREEN WALLS LOCATIONS	2.3.8	4
No. 19	REUSE SCREEN WALLS LOCATIONS	2.3.8	4
No. 20	REUSE SCREEN WALLS LOCATIONS	2.3.8	4

MYLAR CHANGE 03-03-2000
* CHANGE EIPS TO CMU (SHT 5)
LARS ANDERSEN AND ASSOCIATES, INC.
CIVIL ENGINEERS - LAND SURVEYORS - PLANNERS
4820 WEST JACOBSON AVENUE, SUITE 110 PUEBLO, CO 81002
TEL 505 278-2780 FAX 505 278-0800 EMAIL ANDERSEN@AASCO.COM

DATE : January 5, 2000 FILE : 001Cover Sheet.dwg PROJECT NO. : 98-002

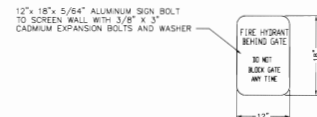
1 of 8

NORTH

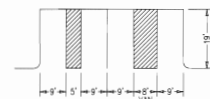
0 50 100
SCALE: 1" = 50'

Super Kmart Store No. 9812 Colfax Avenue and Chambers Road

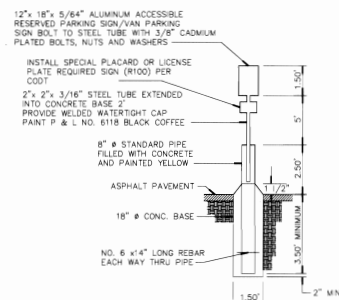
A PORTION OF LOT 1, BLOCK 1, K MART PLAZA SUBDIVISION FILING NO. 1, SECTION 6, T. 4 S, R. 66 W, 6th P.M.
CITY OF AURORA COUNTY OF ARAPAHOE STATE OF COLORADO



FIRE HYDRANT SIGN DETAIL
NO SCALE



ACCESSIBLE
PARKING DETAIL
NO SCALE



ACCESSIBLE
PARKING SIGN DETAIL
NO SCALE

LEGEND

- PROPOSED CONTOUR ELEVATION LINE
- EXISTING CONTOUR ELEVATION LINE
- EXISTING SEWER MAIN LINE AND MANHOLE
- EXISTING STORM DRAIN LINE AND INLET
- EXISTING WATER MAIN LINE AND FIRE HYDRANT
- PROPOSED SEWER MAIN LINE AND MANHOLE (PRIVATE)
- PROPOSED STORM DRAIN LINE, MANHOLE AND INLET (PRIVATE)
- EXISTING SEWER LINE TO BE REMOVED
- EXISTING STORM DRAIN LINE TO BE REMOVED
- EXISTING WATER LINE TO BE REMOVED
- ADA ACCESSIBILITY HANDICAP SYMBOL
- ADA ACCESSIBILITY HANDICAP SIGN
- ADA ACCESSIBILITY AREA AND CROSSWALK
- ADA ACCESSIBILITY ROUTE

LARS ANDERSEN AND ASSOCIATES, INC.
CIVIL ENGINEERS - LAND SURVEYORS - PLANNERS
4630 WEST JACQUELYN AVENUE, SUITE 119 FRESNO, CA 93722
TEL: 505 276-2700 FAX: 505 276-0850 EMAIL: LARS@LARSANDERSEN.COM

DATE: January 5, 2000 FILE: 002Site Plan.dwg PROJECT NO.: 98-002

2 of 8

Connective street / drive lane

Per the note on the cover sheet: one of these accesses onto Colfax needs to be closed-removed.

Plat needs to show these cross-property connections

FED. ROAD DIST. NO.	STATE	PROJ. NO.	SHEET NO.	TOTAL SHEETS
3	COLO.	F005-4(3)	1	

RIGHT OF WAY

INDEX OF SHEETS

SHEET NO. 1 TITLE SHEET.
2,2A,2B TABULATION OF PROPERTIES.
3-9 PLAN AND PROFILE SHEETS SHOWING
RIGHT OF WAY.
10-11 OWNERSHIP MAP.

COLORADO

DEPARTMENT OF HIGHWAYS

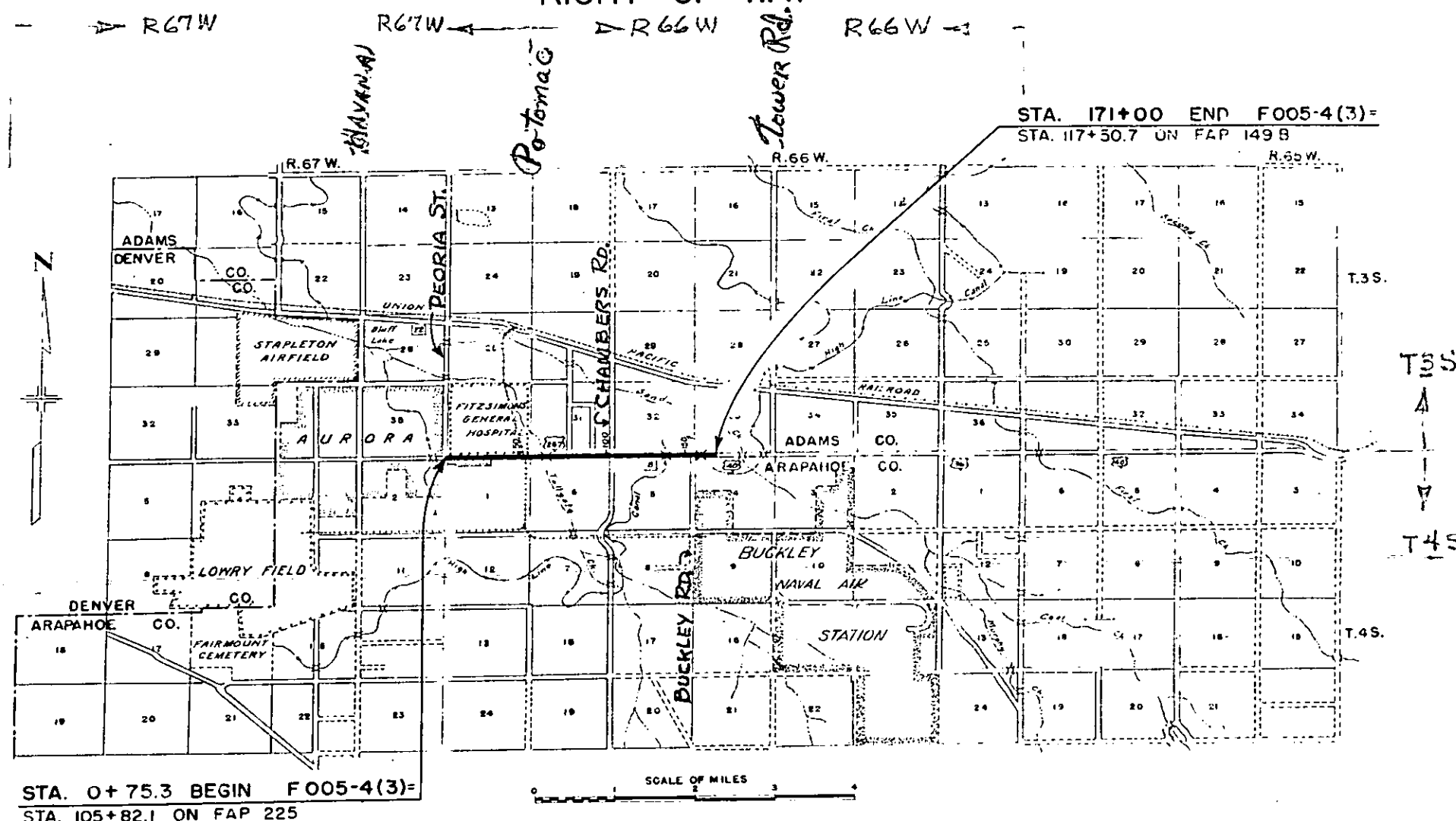
PLAN AND PROFILE OF PROPOSED FEDERAL AID PROJECT NO. F005-4(3) STATE HIGHWAY NO. 8 ADAMS & ARAPAHOE COUNTIES

CONVENTIONAL SIGNS

CENTER LINE ———
R.O.W. LINE ———
TOWNSHIP OR RANGE LINE ———
SECTION LINE ———
QUARTER SECTION LINE ———
CITY LIMITS ———
RAILROAD ———
BARBED WIRE FENCE ———
COMB WIRE FENCE ———
TELEPH. & TELEG. LINE ———
POWER LINE ———
PRESENT ROAD ———

SCALES OF ORIGINAL TRACINGS
ON PLAN, 1 IN. = 100 FT.
ON PROFILE, 1 IN. = 100 FT. HORIZONTAL
ON PROFILE, 1 IN. = 10 FT. VERTICAL
GRADE LINE ON PROFILE IS SHOWN AS GRADE OF FINISHED ROAD
GROSS LENGTH OF PROJECT } 15,307.1 Ft. = 3.068 MI.
NET LENGTH OF PROJECT }

RIGHT OF WAY



R.O.W. TABULATION OF PROPERTIES IN ADAMS & ARAPAHOE COUNTIES S.H.No.8 PROJ. F005-4(3)

FED ROAD DIST NO	STATE	PROJ NO	SHEET NO	TOTAL SHEETS
3	COLO.	F005-4 (3)	2	

RIGHT OF WAY
Rev. 5-9-53 R.E.C.
Rev. 6-16-53 T.L.K.
Rev. 8-21-53 R.E.C.
Rev. 8-24-53 R.E.C.
Rev. 4-12-54 T.L.K.

PARCEL NO.	OWNER	ADDRESS	LOCATION	AREA IN ACRES							REMARKS	NO.
				TOTAL LAND IN TRACT	PARCEL	TO BE ACQUIRED						
			ARAPAHOE COUNTY									
			T. 4 S., R. 67 W.									
1A	Denver Drive in Theatre Corporation Deleted	12,600 East Colfax Ave., Aurora, Colo.	N.E. 1/4 of N.E. 1/4, Sec. 1									
1	Marie J. Habel	13,220 East Colfax Avenue, Route 9 Aurora, Colorado.	N.E. 1/4 of N.E. 1/4, Sec. 1		0.292	0.292						1
1B	Bertha Schaefer Deleted	Route 9, Box 197, Aurora, Colorado	N.W. 1/4 of N.E. 1/4, Sec. 1									
2	United States of America		N.E. 1/4 of N.E. 1/4, Sec. 1		0.011	0.011						2
			T. 4 S., R. 66 W.									
3	Oscar and Ethel J. Fanning	Box 16, Route 4, Aurora, Colorado	N.W. 1/4 Sec. 6		1.097	0.512						3
4	Olive Gray and Robert M. Hardaway	4052 Field Drive, Wheatridge, Colorado	N.E. 1/4 Sec. 6		6.590	4.124						4
			Altura Farms, N.W. 1/4 Sec. 5									
5	C.M. Dickinson Company	1725 California St., Denver, Colorado	Lots No. 1 and No. 2		1.013	1.013						5
6	Sherman W. and Pauline R. Mc Grath	Route 9, Box 224, Aurora, Colorado	Lot No. 3		0.247	0.247						6
7	Charles D. Sweeney	14,816 East Colfax Avenue, Aurora, Colorado	Lot No. 3		0.132	0.132						7
8	Henry F. Kempton	14,818 East Colfax Avenue, Aurora, Colorado	W. 1/2 Lot No. 4		0.113	0.103						8
9	J. L. and Blanche I. Hardesty	1969 Moline St., Aurora, Colorado	E. 1/2 Lot No. 4		0.095	0.085						9
10	Noel Breeden	14,850 East Colfax Avenue, Aurora, Colorado	W. 1/2 Lot No. 5		0.052	0.052						10
11	Louis M. and Harvey E. Seeley	Route 9, Box 227-B, Aurora, Colorado	E. 1/2 Lot No. 5		0.024	0.024						11
			ADAMS COUNTY									
			T. 3 S., R. 67 W.									
12 Rev.	The United States of America		Sec. 36		13.33 8.368	13.33 8.368					PARCEL 12 REV. ACQUIRED BY CDDH RECEIPT NO. 976887 Bk. 1823, Pg. 889-896, OCT. 13, 1972	12
12 A	The United States of America		Sec. 36		0.032	0.032						
			T. 3 S., R. 66 W.									
			Gutheil Gardens, S.W. 1/4, Sec. 31									
13	Olof Wesley Kylen and Violet Bernice Kylen	1415 Syracuse St., Denver, Colorado	Block 6		0.569	0.569						13
14 Rev.	Alice L. Gittner	1427 Franklin St., Denver, Colorado										
	Albert J. Stone	1421 High, Denver, Colorado	Block 6		0.658	0.658						14 Rev.
15	Helen N. Thomassen	1955 Oaklana St., Aurora, Colorado	Block 6		0.249	0.249						15
16 Rev.	W.L. Dulaney and Bertha H. Dulaney	Route 4, Aurora, Colorado	Lots 1 and 2, Block 7		0.742	0.742						16

R.O.W. TABULATION OF PROPERTIES IN ADAMS & ARAPAHOE COUNTIES S.H.No. 8 PROJ. F005-4(3)

FEDERAL ROAD DIVISION NO.	DISTRICT	PROJ. NO.	SHEET NO.	TOTAL SHEETS
1	COLORADO	F 005-4 (3)	2-A	

RIGHT OF WAY
 Rev. 7-23-53 R.E.C.
 Rev. 8-21-53 R.E.C.
 Rev. 4-12-54 T.L.K.
 Rev. 11-3-54 T.L.K.

PARCEL NO.	OWNER	ADDRESS	LOCATION	AREA IN ACRES							REMARKS	NO.
				TOTAL LAND IN TRACT	PARCEL	TO BE ACQUIRED						
			ADAMS COUNTY									
			T.3S., R.66 W.									
			Gutheil Gardens									
			S.W. 1/4, Sec. 31									
17 Rev.	Paul J. Doctor, Caroline Doctor and Marian L. Doctor	14111 East Colfax Avenue, Aurora, Colorado	Lots 2 and 3, Block 7		0.395	0.395						17
18 Rev. 2	Walter A. Alkire and J.H. Butler		Lot 3, Block 7		0.402	0.402						18 Rev. 2
19 Rev.	Paul Doctor	14111 East Colfax Avenue, Aurora, Colorado	Lots 1 and 2, Block 8		0.747	0.747						19 Rev.
20	Herman R. Luers	Route 4, Box 17, Aurora, Colorado	W. 1/2, W. 1/2 of S.E. 1/4 Sec. 31		0.544	0.544						20
			Altura Farm, S.E. 1/4 Sec. 31									
21	Henry H. Traubert and Mabel I. Traubert	Route 4, Box 211, Aurora, Colorado	Lots 1 and 2, Tract 2		0.185	0.185						21
22	Murray R. Johnston	1617 Cook St., Denver, Colorado	E. 1/2, S. 1/2, Lot 6, Tracts 2		0.007	0.007						22
			Altura Suburban Homes Co. S.W. 1/4 Sec. 32									
23	Norman V. Cohn	Route 4, Aurora, Colorado	S.W. Cor. of Lot 1		0.007	0.007						23
24	Tom and Christine Zaharias	Route 9, Box 223, Aurora, Colorado	Lot 2		0.019	0.019						24
25	Walter J. Rhoads and Cora L. Rhoads	14803 East Colfax Avenue, Aurora, Colorado	Lot 3		0.095	0.095						25
26	Herman P. Blake	14821 East Colfax Avenue, Aurora, Colorado	S.W. Cor. of Lot 4		0.092	0.092						26
27	William W. Stewart % Cartwright Realty Co.	Midland Savings Building, Denver, Colorado	S.E. Cor. of Lot 4		0.060	0.060						27
28	Roy A. Darling, Clarence Ford and Gladys L. Ford	14837 East Colfax Avenue, Aurora, Colorado	Lots 5 and 6		0.215	0.215						28
29 Rev.	Donald C. Miles and Violette M. Miles	1333 Fulton St., Aurora, Colorado	Lot 6		0.386	0.386						29 Rev.
30	Andrew C. Horning and Ada A. Horning	Route 4, Box 228- A, Aurora, Colorado	Lot 7		0.530	0.530						30
31	Emlyn Richards and Anna E. Richards	14901 East Colfax Avenue, Aurora, Colorado	Lot 8		0.506	0.506						31

R.O.W. TABULATION OF PROPERTIES IN ADAMS & ARAPAHOE COUNTIES S.H.Nº 8 PROJ. F005-4(3)

Rev. 9-8-53 R.E.C.

FEDERAL ROAD DIVISION NO.	DISTRICT	PROJ. NO.	SHEET NO.	TOTAL SHEETS
1	COLORADO	F 005-4 (3)	2- B	

RIGHT OF WAY
 Rev. 7-9-53 R.E.C. - Easements
 Rev. 7-23-53 R.E.C.
 Rev. 8-24-53 R.E.C.
 Rev. 3-2-54 T.L.K.
 REMARKS
 Rev. 4-12-54 T.L.K.

PARCEL NO.	OWNER	ADDRESS	LOCATION	AREA IN ACRES								NO.
				TOTAL LAND IN TRACT	PARCEL	TO BE ACQUIRED						
			ADAMS COUNTY									
			Altura Suburban Homes Co									
			S.E. 1/4 Sec. 32									
32	Mary D. Bryant	11530 East Colfax Avenue, Aurora, Colorado	Lot 9		0.507	0.507						32
33	Frank A. Hampton and Sidney A. Hampton	Route 4, Box 232-A, Aurora, Colorado	Lots 10 and 11		0.716	0.716						33
34	City and County of Denver High Line Canal		Lot 11		0.194	0.194						34
35	McDougal and Company	605 Majestic Building, Denver, Colorado	Lot 11		0.152	0.152						35
36	Leonard A. Swilky and Maudie L. Swilky	Route No. 9, Aurora, Colorado	W 1/4 of Lot 12		0.181	0.181						36
37	W.J. Byer and Zelma V. Byer	Route 9, Box 236, Aurora, Colorado	E. 1/2 of Lot 12		0.181	0.181						37
			Washburn's Garden									
			S.E. 1/4 Sec. 32									
38 Rev.	Edwin W. Perrott	2398 Colorado Blvd., Denver, Colorado	Lots 1, 2 and 3		2.101	2.101						38 Rev.
39	R. B. Cowherd	Route 4, Aurora, Colorado	E. 1/2 of Lot 3		0.137	0.137						39
40	R. B. Cowherd	Route 4, Aurora, Colorado	W 1/2 of S.W. 1/4 Sec. 33		2.130	2.130						40
41	Bessie S. Degen	Route 9, Box 152, Aurora, Colorado	E. 1/2 of S.W. 1/4 Sec. 33		0.985	0.985						41
			EASEMENTS									
			ARAPAHOE COUNTY									
E-1	Marvin Mandel		T. 4 S., R. 66 W., W 2/3 of N.W. 1/4 Sec. 6		0.034	0.034						
E-4	Bertha Schaefer Deleted	Route 9, Box 197, Aurora, Colorado	T. 4 S., R. 67 W., N.W. 1/4 of N.E. 1/4 Sec. 1									
			ADAMS COUNTY									
			T. 3 S., R. 66 W.									
E-2	R. B. Cowherd	Route 4, Aurora, Colorado	W. 1/2 of S.W. 1/4, Sec. 33		0.349	0.349						
E-3	Bessie S. Degen	Route 9, Box 152, Aurora, Colorado	E. 1/2 of S.W. 1/4, Sec. 33		0.157	0.157						
			ARAPAHOE COUNTY									
			T. 4 S., R. 66 W.									
			Altura Farms Additions									
42	Joseph A. Williamson	2626 W. 39th. Ave. Denver, Colorado	NE 1/4 Sec. 5		0.058	0.058						42
			Kirkegaard Acres									
43 Rev.	Soren B. Kirkegaard	Route 9, Box 239, Denver, Colorado	N. 1/2 Sec. 4		2.215	2.051						43 Rev.

All calculated ties, dimensions and Land Descriptions are from the survey line which is also the center line of East Calfax Avenue.

easement No DA-25-066 -
Eng-13944
from Dept. of the Army
(South 110' of Sec. 36)

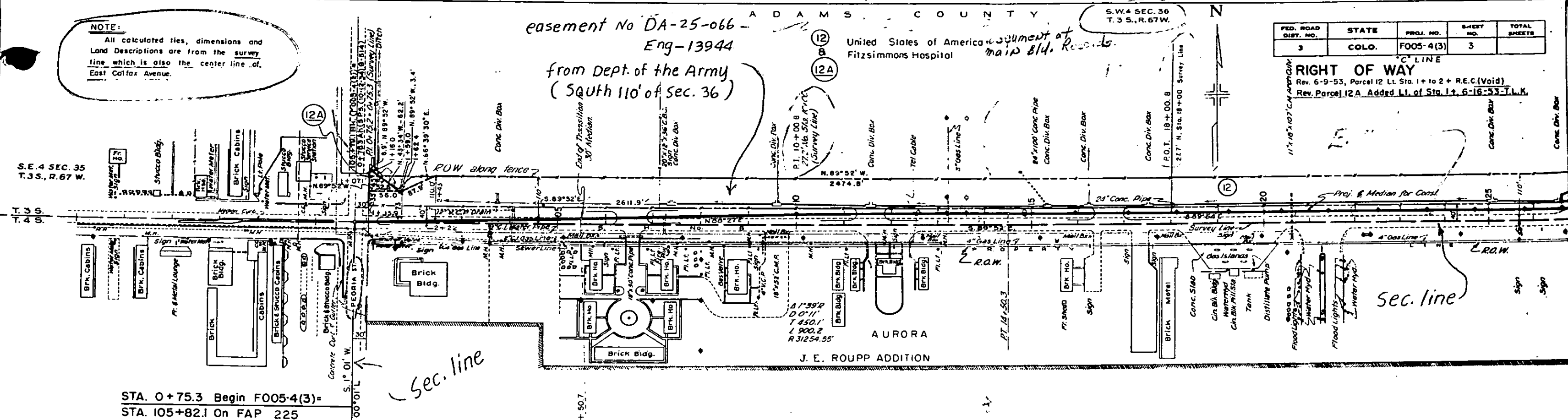
United States of America
Fitzsimmons Hospital

S.W.4 SEC. 36
T. 3 S., R. 67 W.

FED. ROAD DIST. NO.	STATE	PROJ. NO.	SHEET NO.	TOTAL SHEETS
3	COLO.	F005-4(3)	3	

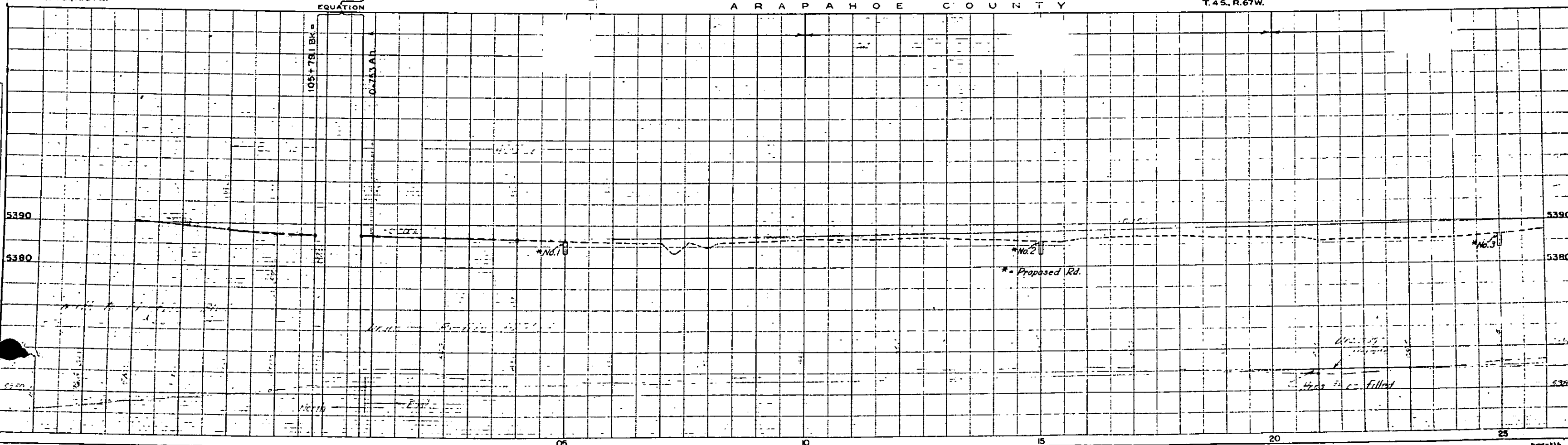
RIGHT OF WAY

Rev. 6-9-53, Parcel 12 Lt. Sta. 1 + to 2 + R.E.C. (Void)
Rev. Parcel 12 A. Added Lt. of Sta. 1 + 6-16-53-T.L.K.



N.E.4 SEC. 2
T.4S., R.67W.

N.W.4 SEC.1
T.4S., R.67W.



S.W.4 SEC. 36
T.35., R.67W.

S.E.4 SEC. 36
T.35., R.67W.

C O U N T Y

Rev. 7-23-53 Parcel E-4 Rt. Sta. 27+ R.E.C.
Rev. 8-24-53 Parcels 1A, 1B & E-4, Deleted R.E.C.

FED. ROAD DIST. NO.	STATE	PROJ. NO.	SHEET NO.	TOTAL SHEETS
3	COLO.	F005-4(3)	4	

RIGHT OF WAY "C" LINE

Rev. 6-9-53, Parcels 1A, 1B Rt. Sta. 26+ to 27+ R.E.C.

S.W.4 SEC. 31
T.35., R.66W.

NOTE:

All calculated ties, dimensions and Land Descriptions are from the survey line which is also the center line of East Colfax Avenue.

⑫ United States of America
Fitzsimmons Hospital

② United States of America

① Marie J. Hobel
13320 E. Colfax Ave.
Route 9
Aurora, Colorado

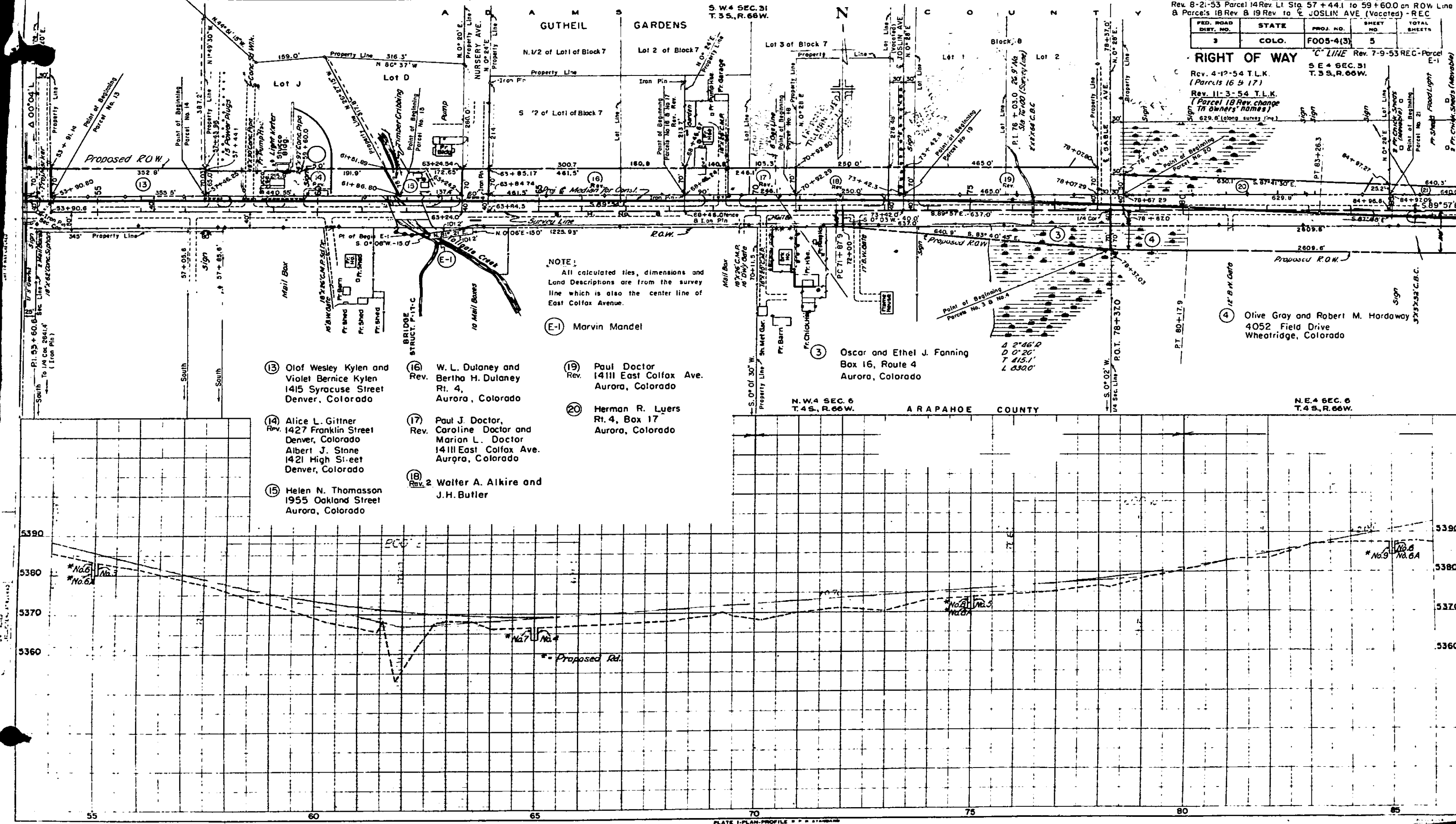
Deleted
①B ①E-4
Bertha Schaefer
Rt. 9 Box 197
Aurora, Colo.

J.E. ROUPP ADDITION

Deleted
①A Denver Drive-In
Theatre Corporation
12600 E. Colfax Ave.
N.W.4 SEC. 1 Aurora, Colo.
T.4 S., R.67W.

N.E.4 SEC. 1
T.4 S., R.67W.

N.W.4 SEC. 6
T.4 S., R.66W.



Rev. 8-21-53 Parcel 14 Rev. L1 Sta. 57+44.1 to 59+60.0 on ROW Line
& Parcel 18 Rev. 8 19 Rev. to JOSLIN AVE (Vacated) - REC

FED. ROAD DIST. NO.	STATE	PROJ. NO.	SHEET NO.	TOTAL SHEETS
3	COLO.	FO05-4(3)	5	

RIGHT OF WAY "C" LINE Rev. 7-9-53 REC-Parcel
S E 4 SEC. 31
T. 3 S., R. 66 W.

Rev. 4-12-54 T.L.K.
(Parcels 16 & 17)
Rev. 11-3-54 T.L.K.
(Parcel 18 Rev. change to owner's home)
629.8' (along survey line)

NOTE:
All calculated ties, dimensions and Land Descriptions are from the survey line which is also the center line of East Colfax Avenue.

- (E-1) Marvin Mandel
- | | | |
|--|---|--|
| (13) Olof Wesley Kylen and Violet Bernice Kylen
1415 Syracuse Street
Denver, Colorado | (16) W. L. Dulaney and Bertha H. Dulaney
Rt. 4,
Aurora, Colorado | (19) Paul Doctor
14111 East Colfax Ave.
Aurora, Colorado |
| (14) Alice L. Gittner
1427 Franklin Street
Denver, Colorado
Albert J. Stone
1421 High Street
Denver, Colorado | (17) Paul J. Doctor, Caroline Doctor and Marion L. Doctor
14111 East Colfax Ave.
Aurora, Colorado | (20) Herman R. Luers
Rt. 4, Box 17
Aurora, Colorado |
| (15) Helen N. Thomasson
1955 Oakland Street
Aurora, Colorado | (18) Rev. 2 Walter A. Alkire and J.H. Butler | |

All calculated ties, dimensions and Land Descriptions are from the survey line which is also the center line of Colfax Avenue.

S.E.4 SEC. 31
T.3S., R.66W.

Lot No. 2

Lot No. 3

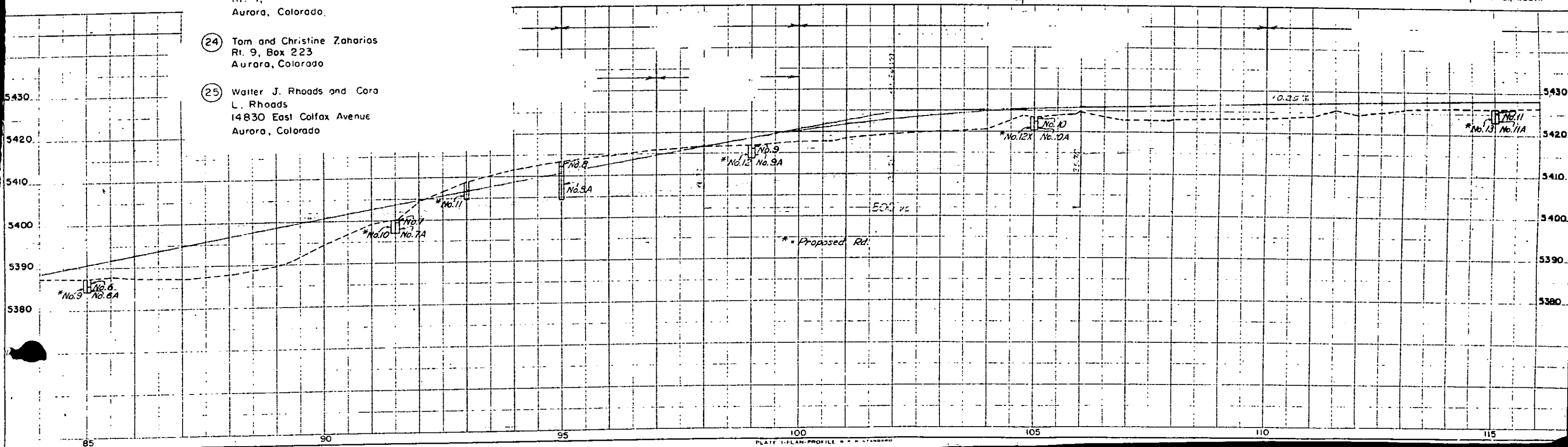
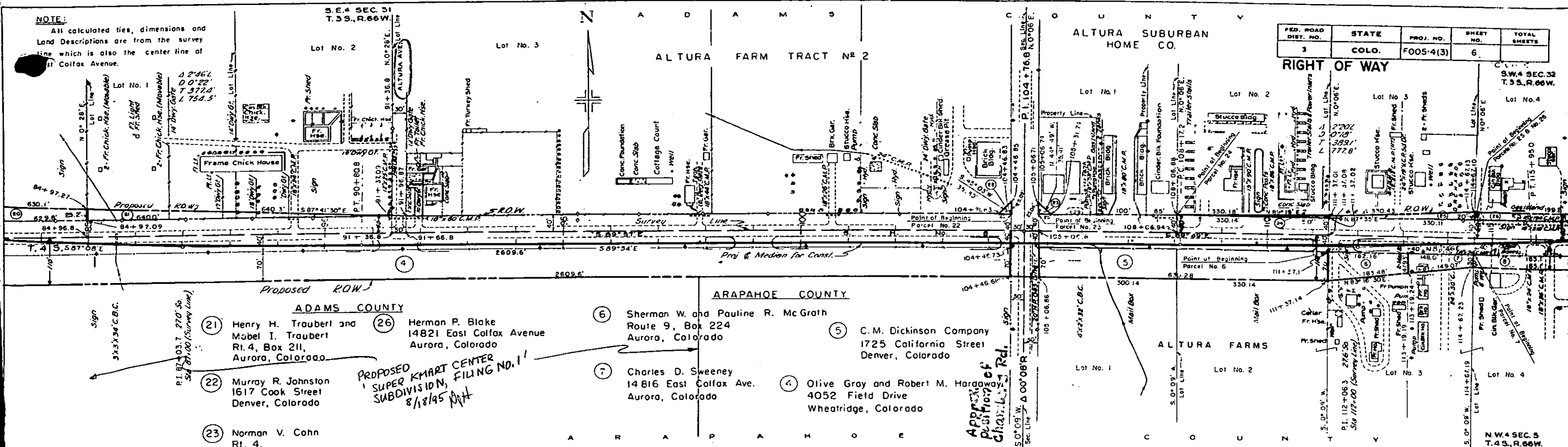
AL TURA FARM TRACT N^o 2

ALTURA SUBURBAN
HOME CO.

FED. ROAD DIST. NO.	STATE	PROJ. NO.	SHEET NO.	TOTAL SHEETS
3	COLO.	F005-4(3)	6	

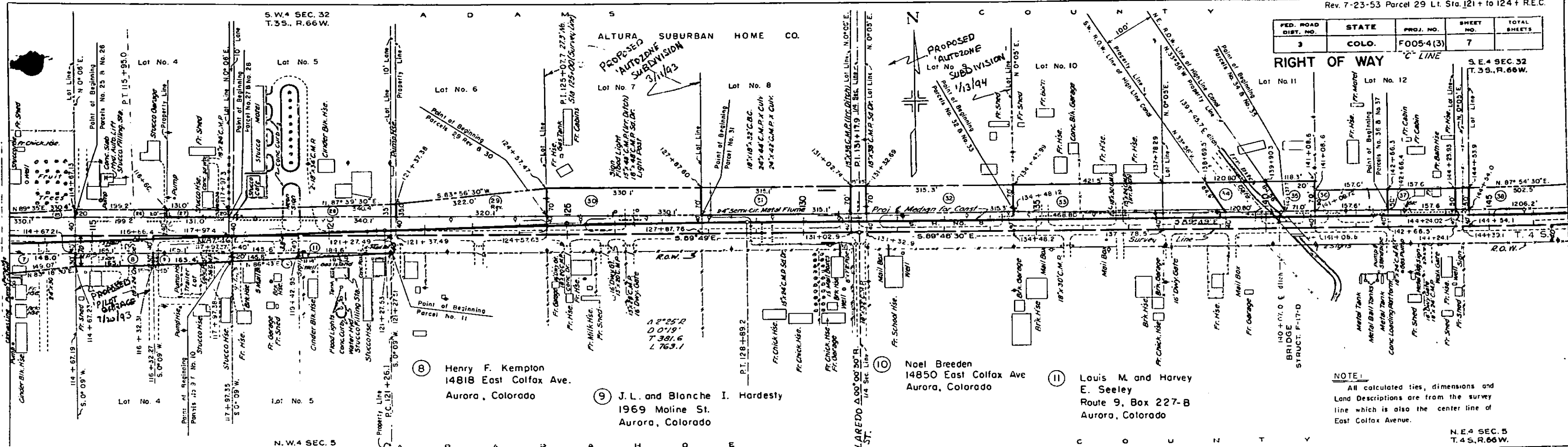
RIGHT OF WAY

S.W.4 SEC.32
T.3S. R.66W.



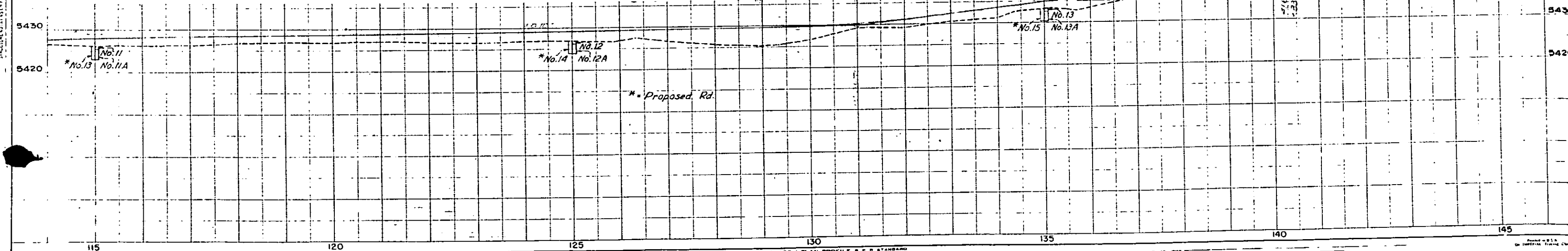
FED. ROAD DIST. NO.	STATE	PROJ. NO.	SHEET NO.	TOTAL SHEETS
3	COLO.	FOOS-4(3)	7	

RIGHT OF WAY
C LINE
S.E.4 SEC. 32
T.35., R.66W.



NOTE:
All calculated ties, dimensions and
Land Descriptions are from the survey
line which is also the center line of
East Colfax Avenue.

- ADAMS COUNTY
- | | | | |
|--|--|--|--|
| 26 Herman P. Blake
14821 East Colfax Ave.
Aurora, Colorado | 29 Rev. Donald C. Miles and
Violette M. Miles
1333 Fulton Street
Aurora, Colorado | 32 Mary D. Bryant
11530 East Colfax Ave.
Aurora, Colorado | 36 Leonard A. Swilky and
Maudie L. Swilky
Route No. 9,
Aurora, Colorado |
| 27 William W. Stewart
% Cartwright Realty Co
Midland Savings Bldg.
Denver, Colorado | 30 Andrew C. Horning and
Ada A. Horning
Rt. 4, Box 228-A
Aurora, Colorado | 33 Frank A. Hampton and
Sydney A. Hampton
Rt. 4, Box 232-A
Aurora, Colorado | 37 W.J. Byer and Zelma
B. Byer
Rt. 9, Box 236
Aurora, Colorado |
| 28 Roy A. Darling, Clarence
Ford and Gladys L. Ford
14837 East Colfax Ave.
Aurora, Colorado | 31 Emily Richards and
Anna E. Richards
14901 East Colfax Ave.
Aurora, Colorado | 34 City and County of Denver
High Line Canal | 38 Edwin W. Perrott
2398 Colorado Blvd.
Denver, Colorado |
| | | 35 McDougal and Co.
605 Majestic Bldg.
Denver, Colorado | |



S.E.4 SEC. 32
T.3S., R.66W.

NOTE:

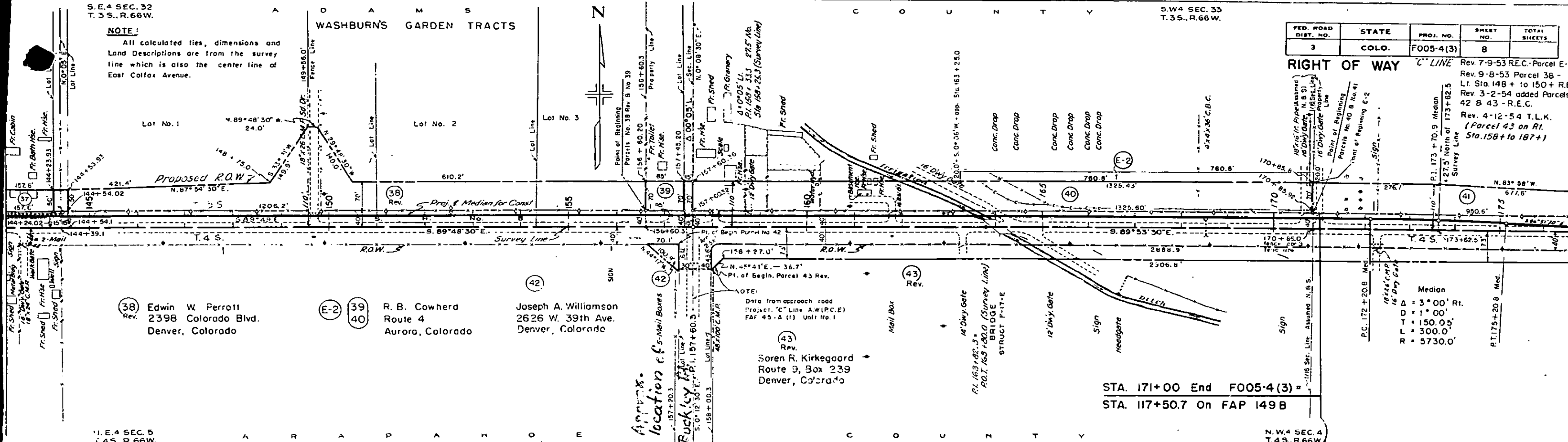
All calculated ties, dimensions and Land Descriptions are from the survey line which is also the center line of East Colfax Avenue.

WASHBURN'S GARDEN TRACTS

S.W.4 SEC. 33
T.3S., R.66W.

FED. ROAD DIST. NO.	STATE	PROJ. NO.	SHEET NO.	TOTAL SHEETS
3	COLO.	FO05-4(3)	8	

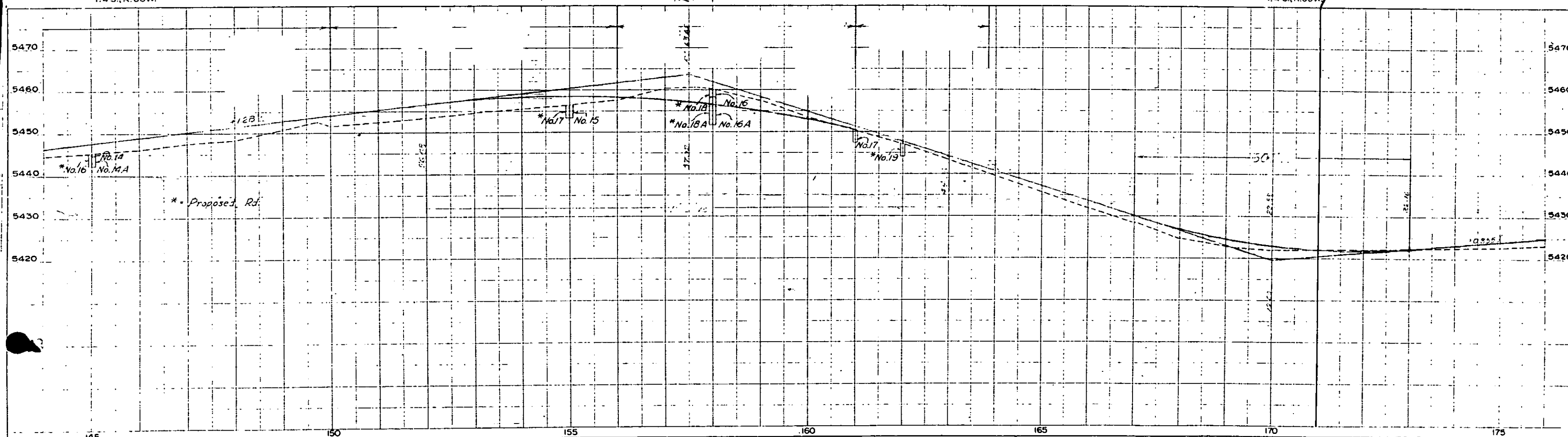
RIGHT OF WAY "C" LINE
Rev. 7-9-53 REC. Parcel E-2
Rev. 9-8-53 Parcel 38 -
L. Sta. 148 + 10 to 150 + R.E.C.
Rev. 3-2-54 added Parcels
42 B 43 - R.E.C.
Rev. 4-12-54 T.L.K.
(Parcel 43 on Rt.
Sta. 156 + 10 to 187 + 1)



STA. 171+00 End FO05-4(3) =
STA. 117+50.7 On FAP 149 B

S.E.4 SEC. 5
T.4S., R.66W.

S.W.4 SEC. 4
T.4S., R.66W.



S.W.4 SEC. 33
T.35., R.66W.

S.E.4 SEC. 33
T.35., R.66W.

FED. ROAD DIST. NO.	STATE	PROJ. NO.	SHEET NO.	TOTAL SHEETS
3	COLO.	F005-4(3)	9	

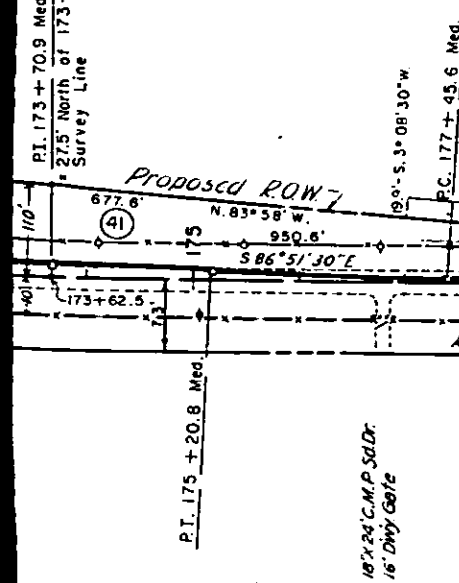
RIGHT OF WAY
C LINE Rev. 7-9-53 REC-Parcel E-3
Rev. 4-12-54 T.L.K.
(Parcel 43 on Rt. Sta. 158+ to 187+)

NOTE:

All calculated ties, dimensions and Land Descriptions are from the survey line which is also the center line of East Colfax Avenue.

Median
Δ = 3° 00' Lt.
D = 1° 00'
T = 150.05
R = 300.0'
R = 5730.0'

PT. 173 + 70.9 Median
= 275' North of 173 + 62.5
Survey Line

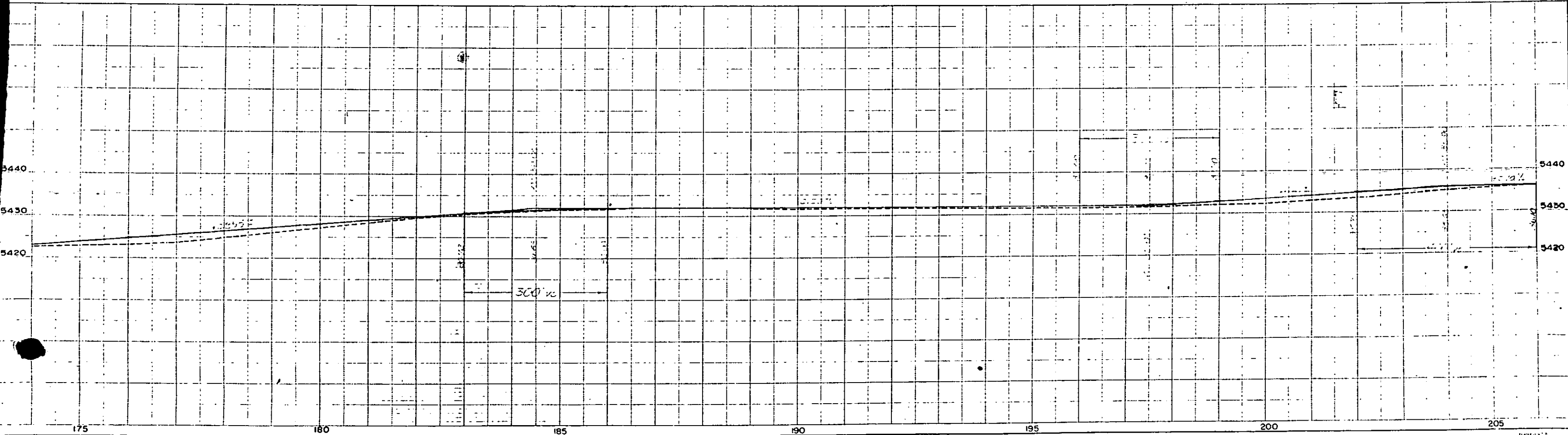


(41) Bessie S. Degen
Rt. 9, Box 152
Aurora, Colorado

(43) Soren R. Kirkegaard
Rev Rt. 9, Box 239,
Denver, Colorado

N.W.4 SEC. 4
T.4 S., R.66W.

N.E.4 SEC. 4
T.4 S., R.66W.

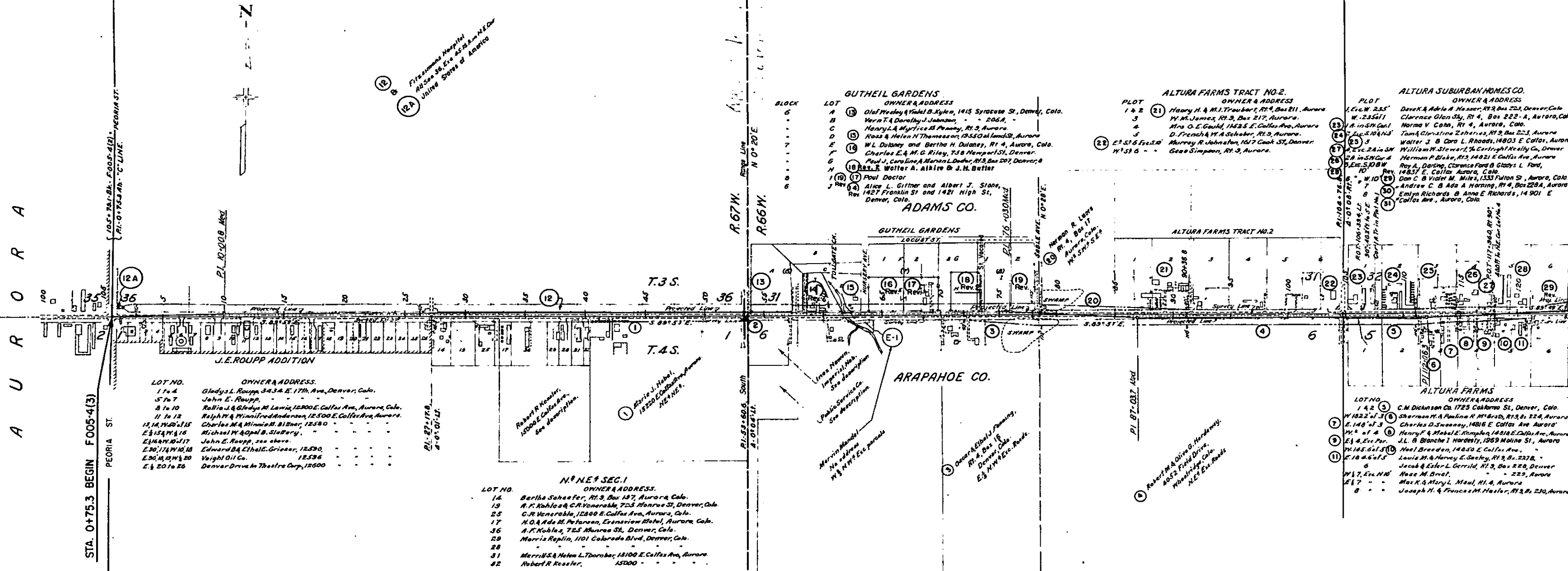


FED. ROAD DIVISION NO.	DISTRICT	PROJ. NO.	SHEET NO.	TOTAL SHEETS
9	COLO.	F 005-4(3)	10	

Rev. 8-21-53 R.E.C.
Rev. 8-24-53 R.E.C.
Rev. 4-12-54 T.L.K.
Rev. 11-3-55 T.L.K. RIGHT OF WAY

Rev. 6-9-53 R.E.C.
Rev. 6-16-53 T.L.K.
Rev. 7-9-53 R.E.C.
Rev. 7-23-53 R.E.C.

OWNERSHIP MAP



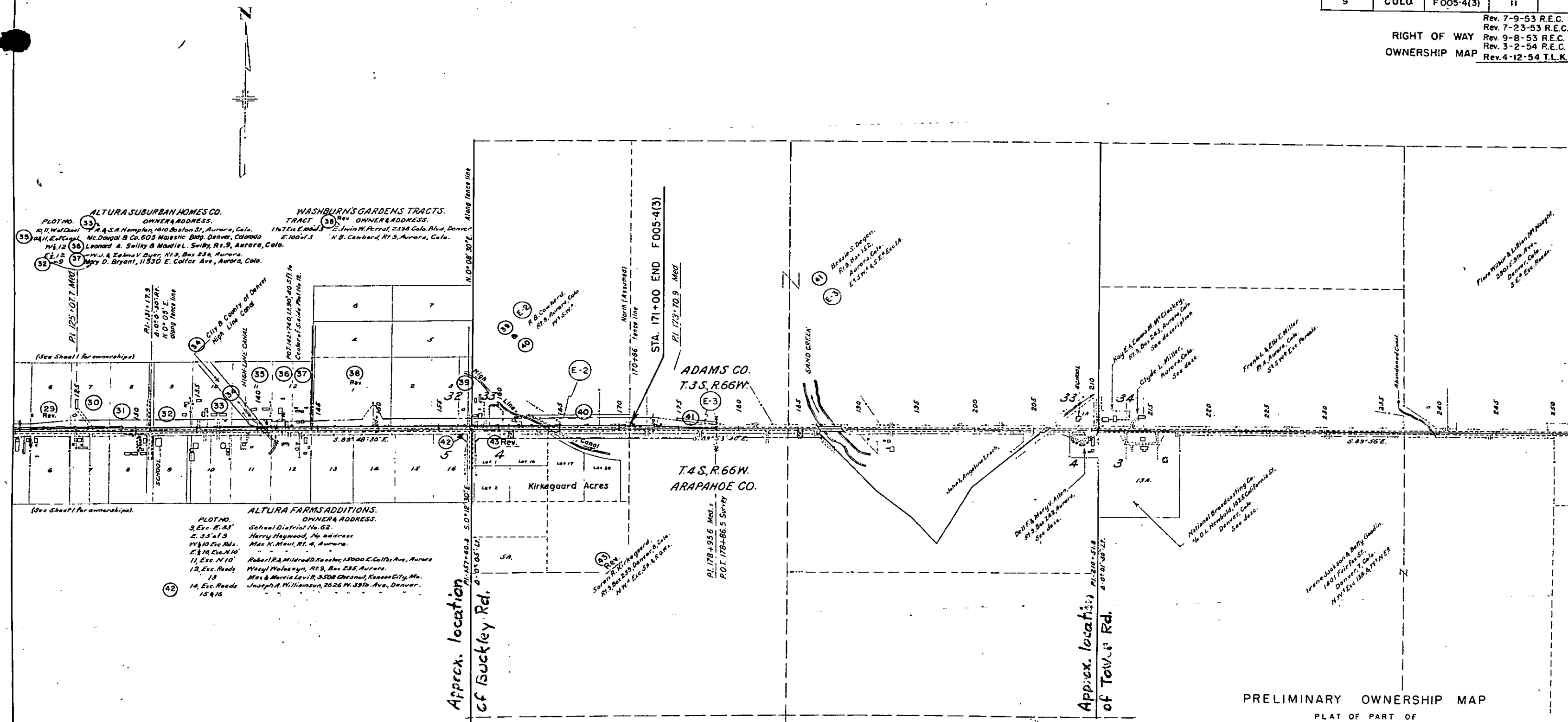
PRELIMINARY OWNERSHIP MAP
PLAT OF PART OF
T. 3 & 4 S., R. 66 & 67 W. ADAMS & ARAPAHOE COUNTIES
Showing Claimants With Regard To Right Of Way
For Project F 005-4 (3)
DATE: SCALE: 1" = 400'

Note.
Recommended Minimum Right Of Way
Width For This Project Is Each
Side Of Center Line

FED. ROAD DIVISION NO.	DISTRICT	PROJ. NO.	SHEET NO.	TOTAL SHEETS
9	COLO.	FO05-4(3)	11	

RIGHT OF WAY
OWNERSHIP MAP

Rev. 7-9-53 R.E.C.
Rev. 7-23-53 R.E.C.
Rev. 9-8-53 R.E.C.
Rev. 3-2-54 R.E.C.
Rev. 4-12-54 T.L.K.



PRELIMINARY OWNERSHIP MAP
PLAT OF PART OF
T. 3 & 4 S., R. 66 & 67 W. ADAMS & ARAPAHOE COUNTIES
Showing Claimants With Regard To Right Of Way
For Project: F005-4 (3)
DATE: SCALE: 1" = 400'

Note:
Recommended Minimum Right Of Way
Width For This Project is Each
Side Of Center Line.