

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.
 STANLEY B. BROWN, ARCHITECT
 2755 SO. LOCUST ST. SUITE 103
 DENVER, COLORADO

ADMIN. AMDT. 5-5-95
 ADD 151' EXISTING DRIVEWAY
 AND 116' EXISTING DRIVEWAY
 SHUT RAMP CODE PREVIOUS BEING

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 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:

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

JOINT ID SIGN 12' HIGH

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)
 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 July A.D. 1973.

ATTEST: Paul C. Packer 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 15th DAY OF July 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" 12" COBLE-STONE THIS AREA
 AMENDED 4-29-87, ADD CONC. PAD W/ ROOF COVER.

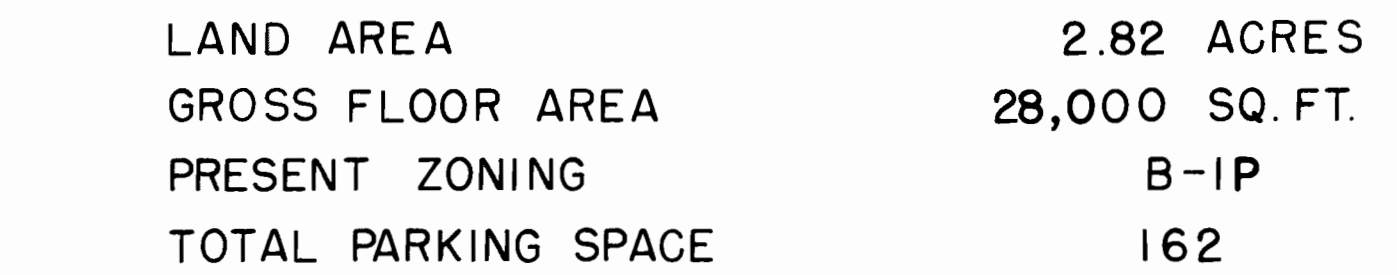
BRODERICK ENGINEERING COMPANY
 CIVIL - STRUCTURAL - SURVEYING

1420 KINGSTON ST AURORA, COLO 80010 366-1597

COLUMBINE P & S 72-6011-6

ADMIN. AMTS. 3-12-75, 5-31-84, 4-2-86, 11-5-86, 4-29-87, 10-20-90,

001
 UNDED
 V0112
 DATA: see Rev Copy #72-611-A
 LAND AREA 2.82 ACRES
 GROSS FLOOR AREA 28,000 SQ. FT.



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.

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

IN WITNESS THEREOF THE OWNERS HAVE CAUSED THESE PRESENTS TO BE
EXECUTED THIS 7th DAY OF AUGUST AD 1972.

BY: CLAIR A. NEWMAN SOUTHLAND CORPORATION
CLAIR A. NEWMAN A TEXAS CORPORATION
 BY: JEAN L. SCOTTEN JAMES A. COWARD (President)
JEAN L. SCOTTEN (Sec.)
 STATE OF COLORADO)
 COUNTY OF ARAPAHOE)

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

NOTARY PUBLIC
MY COMMISSION EXPIRES October 4, 1977

CITY ENGINEER James E. Fausch DATE 9-30-72 ★
CITY ATTORNEY Stanley M. Bradley DATE 10-6-72
PLANNING COMMISSION M.A. Palle DATE 13 Sept 1972
Chairman
ACCEPTED ON BEHALF OF THE AURORA CITY COUNCIL THIS 30th DAY OF
AUGUST A.D. 1972.

ATTEST: Paul C. Mack
Mayor
Sailor 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

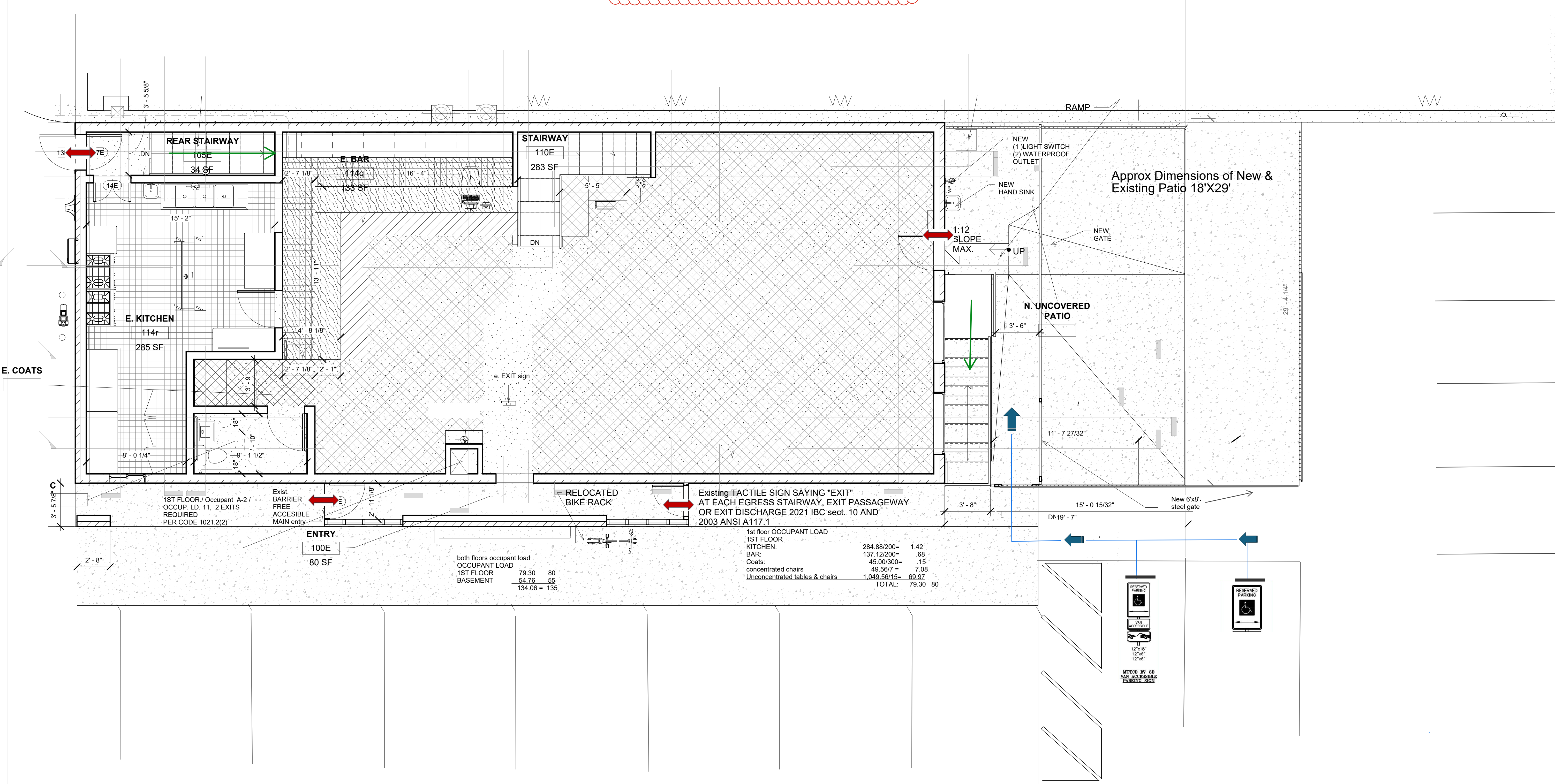
BY:

12 All crossings or encroachments into easements and rights-of-way owned by the City of Aurora ("City") identified as being privately-owned and maintained herein are acknowledged by the undersigned as being subject to City's use and occupancy of said easements or rights-of-way. The undersigned, its successors and assigns, further agrees to remove, repair, replace, relocate, modify, or otherwise adjust said crossings or encroachments upon request from the City and at no expense to the City. The City reserves the right to make full use of the easements and rights-of-way as may be necessary or convenient and the City retains all rights to operate, maintain, install, repair, remove or relocate any City facilities located within said easements and rights-of-way at any time and in such a manner as it deems necessary or convenient. Architectural features (i.e. bay windows, fireplaces, roof overhang, gutters, eaves, foundation, footings, cantilevered walls, etc.) are not allowed to encroach into any easement or fire lane.

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.

Accessible Route
Exterior Exits
Basement Ingres/Egress

12 CONSTRUCTION TYPE
TYPE I-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. DOBLE T. BEAMS 2 HOURS FIRE RATED
ROOF ASSEMBLY: PRECAST CONC. DOBLE T BEAMS , 2 HOURS FIRE RATED



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

No.	Description	Date

Makda Alem

1121 S. Peoria St.
Aurora CO 80012

PATIO EXTENSION

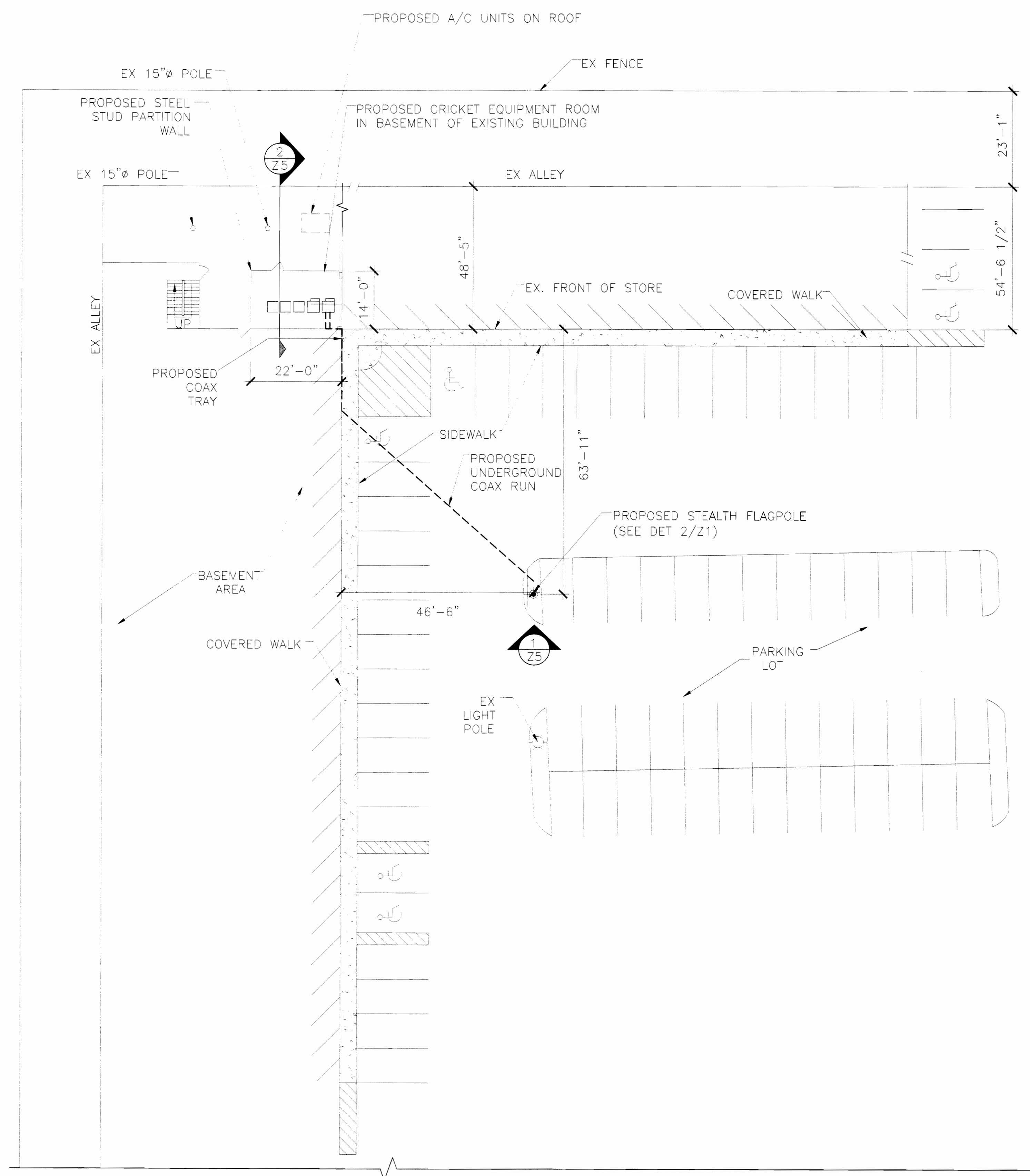
Project number

Date 1602_1
Issue Date

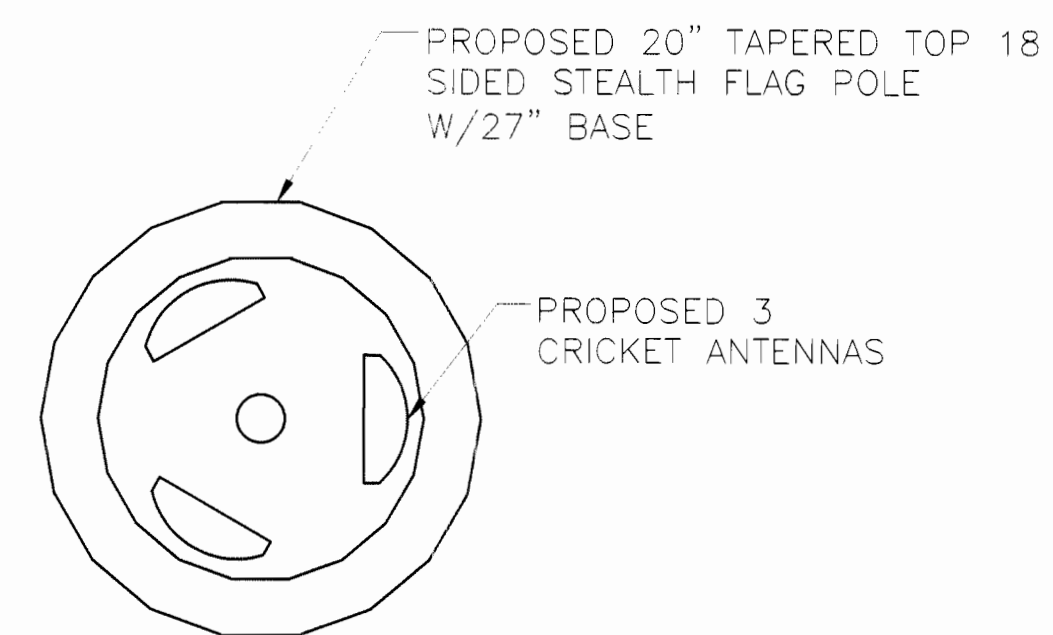
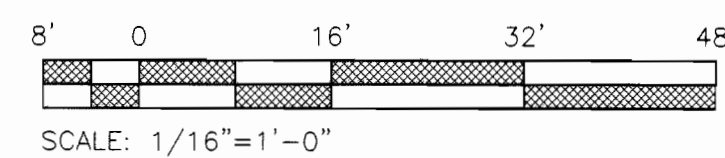
Drawn by Author
Checked by Checker

Scale 1/4" = 1'-0"

A_105



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

PLANS PREPARED BY:

Communication Services, Inc.
7720 E. Belleview, Ste. B-350
Greenwood Village, Co. 80111
Telephone: (303) 740-9585
Fax: (303) 740-9608
ALL DRAWINGS AND WRITTEN MATERIALS CONTAINED HEREIN ARE THE PROPERTY OF COMMUNICATION SERVICES, INC. AND MAY NOT BE REPRODUCED OR DISCLOSED WITHOUT THEIR WRITTEN CONSENT.

DRAWN BY: CHK.: APV.:

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

LICENSURE:

SHEET TITLE:

SITE PLAN &
ANTENNA PLAN

SHEET NUMBER:

Z1

PROPOSED STEALTH FLAG POLE
(FUNCTIONAL)
TOP OF POLE
ELEV. = 50'-0"

10'-0"

* Co-location
by Cingular

PROPOSED CRICKET ANTENNAS

PROPOSED FLAG

EXISTING ROOF LINE

ROOF LINE
ELEV. = 27'-9"

ROOF LINE
ELEV. = 22'-9"

PROPOSED LIGHTS
ELEV. = 15'-0"

PROPOSED CONCRETE BASE

FINISH GRADE
ELEV. = 0'-0"

PROPOSED UNDERGROUND
COAX RUN TO INSIDE POLE

PROPOSED CRICKET
EQUIPMENT ROOM
IN THE BASEMENT

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.



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

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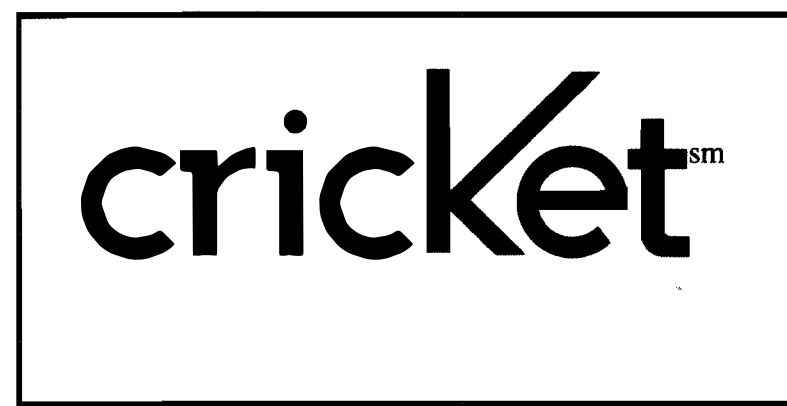
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DRAWN BY: VL CHK.: KJS APV.: KJS

LICENSURE:

SHEET TITLE:
NORTH ELEVATION

SHEET NUMBER:
Z2



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

CURRENT ISSUE DATE:
07/16/01

ISSUED FOR:
ZONING

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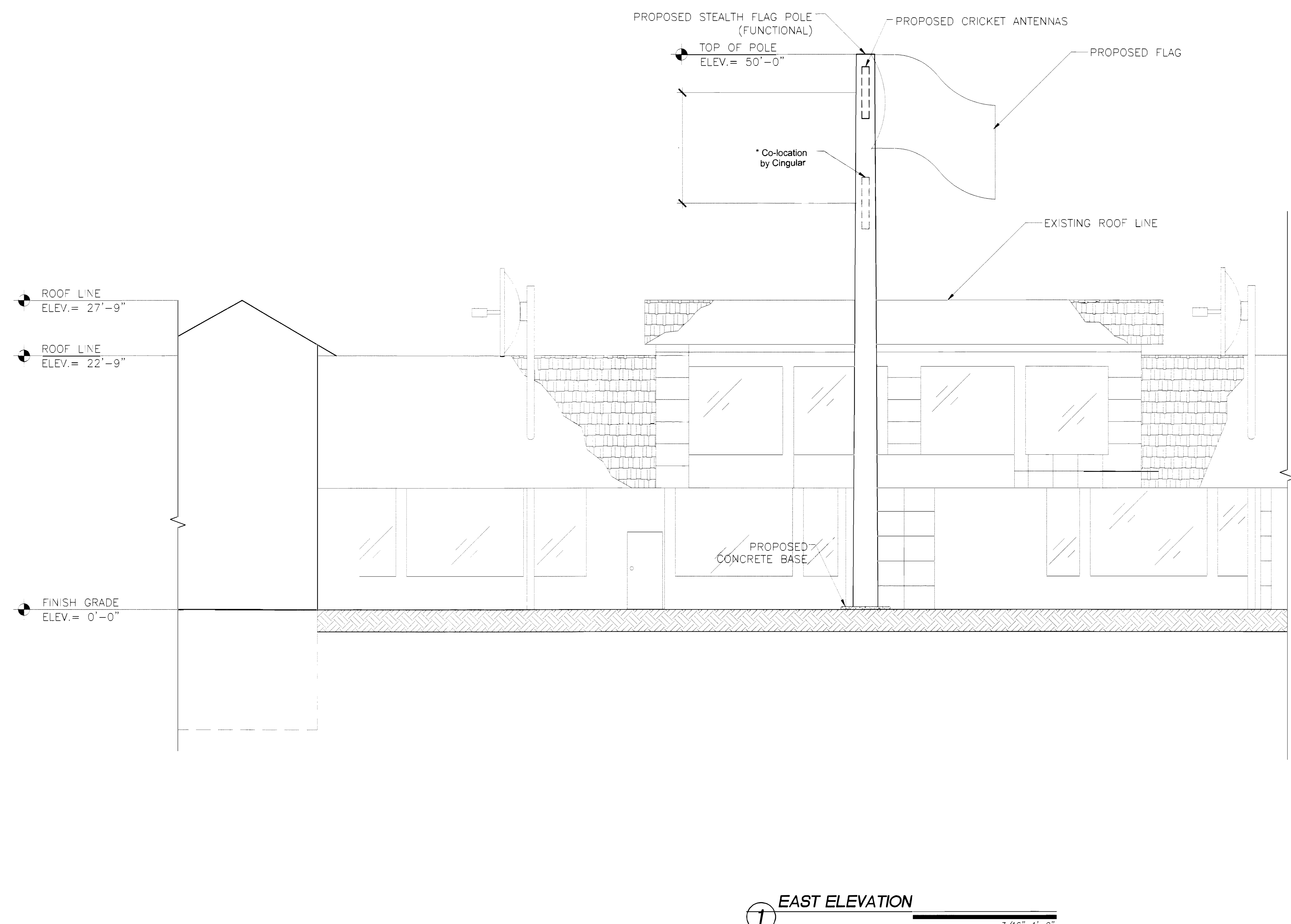
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DRAWN BY: VL
CHK.: KJS
APV.: KJS

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

CURRENT ISSUE DATE:

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ZONING

REV.: DATE: DESCRIPTION: BY:

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

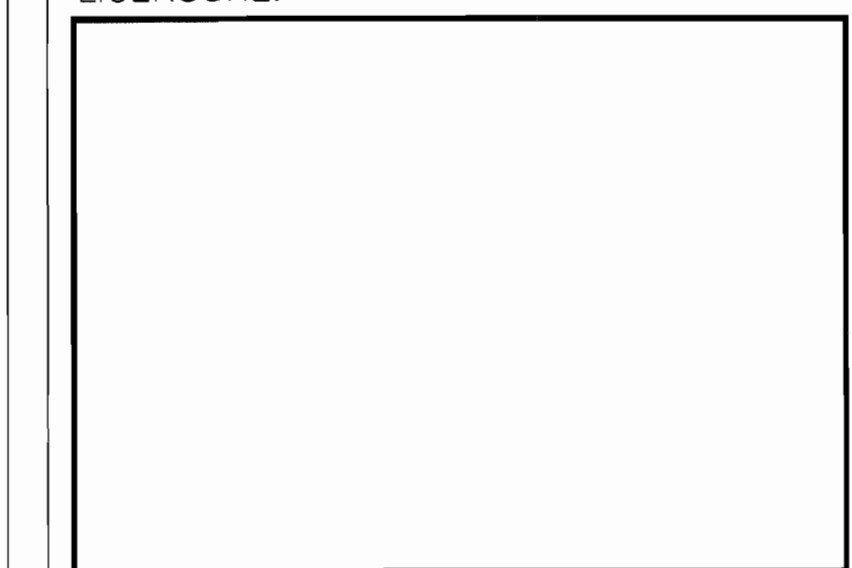
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DRAWN BY: CHK.: APV.:

VL KJS KJS

LICENSURE:

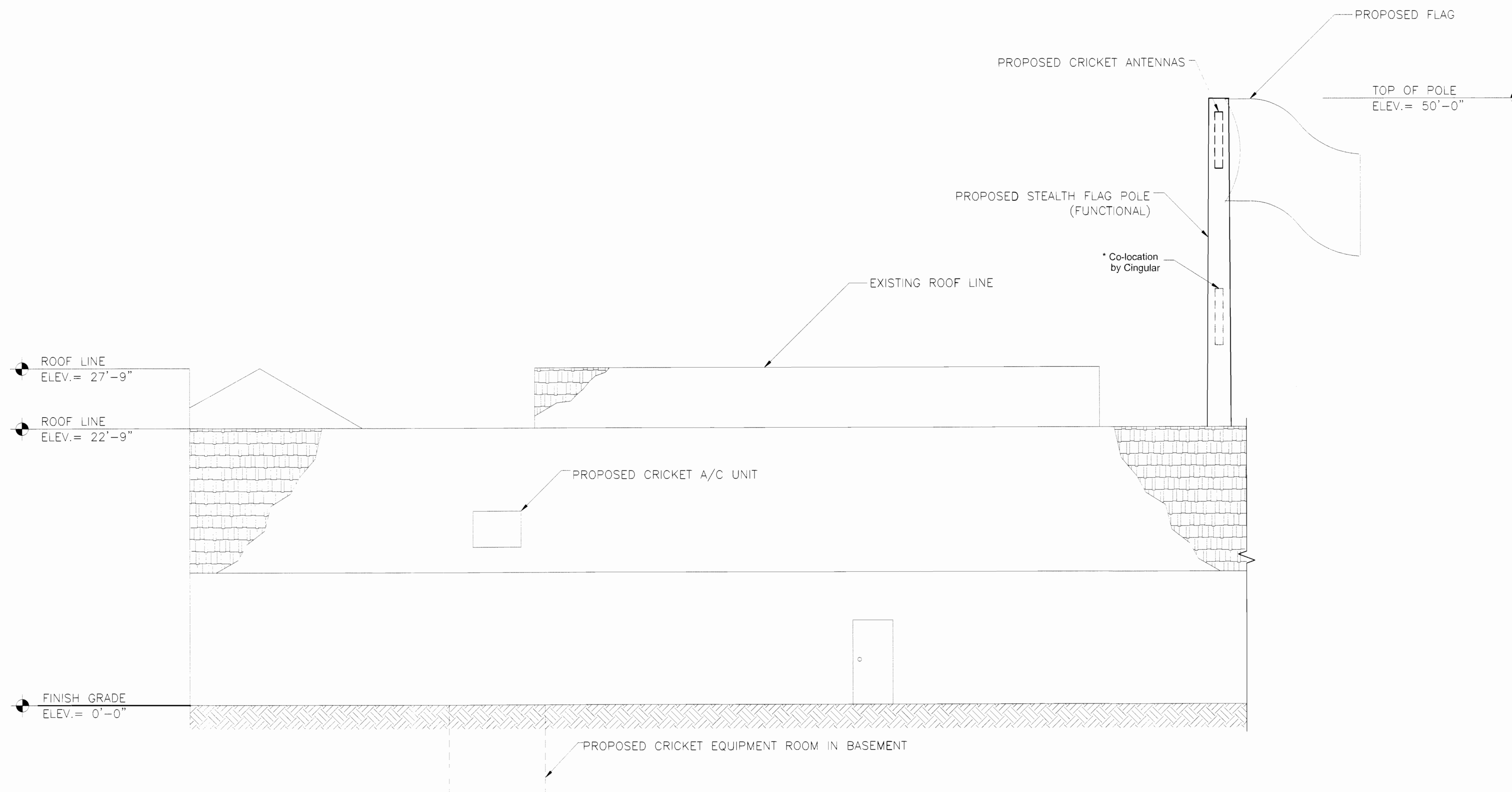


SHEET TITLE:

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.

cricketsm

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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:

FLAG POLE ELEVATION
& EQUIPMENT ROOM
SECTION

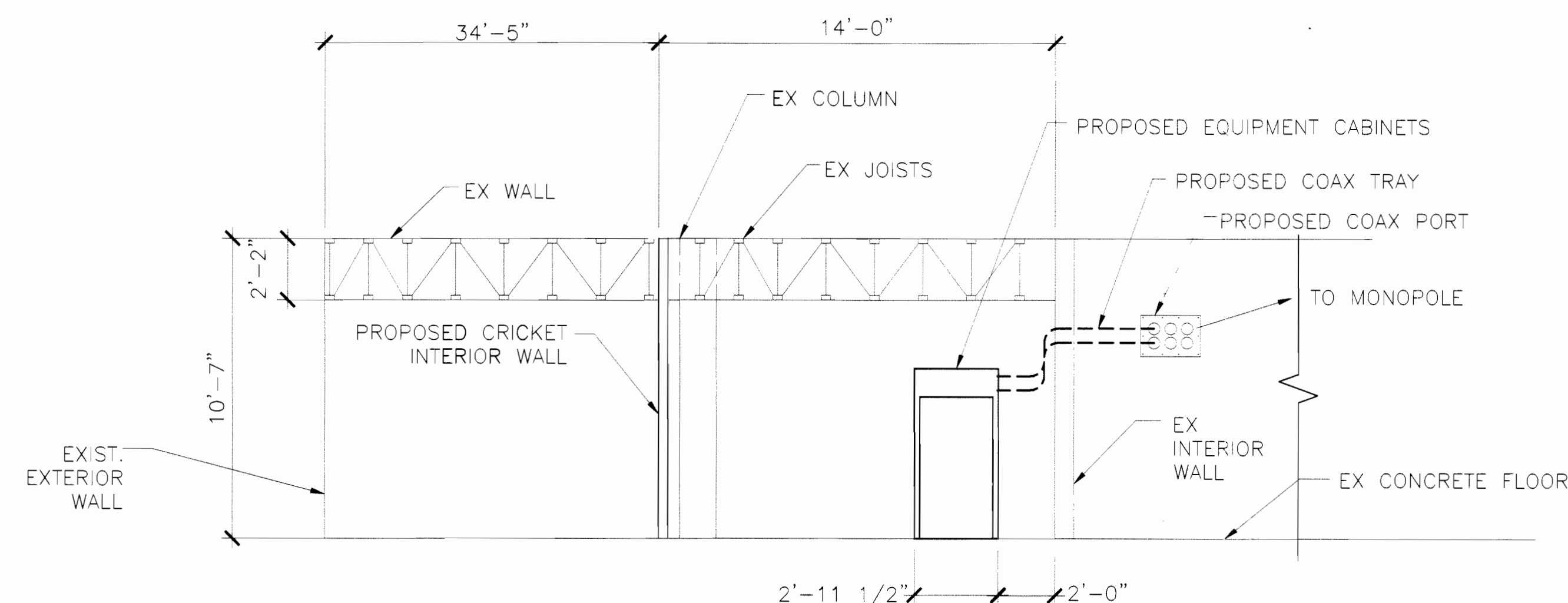
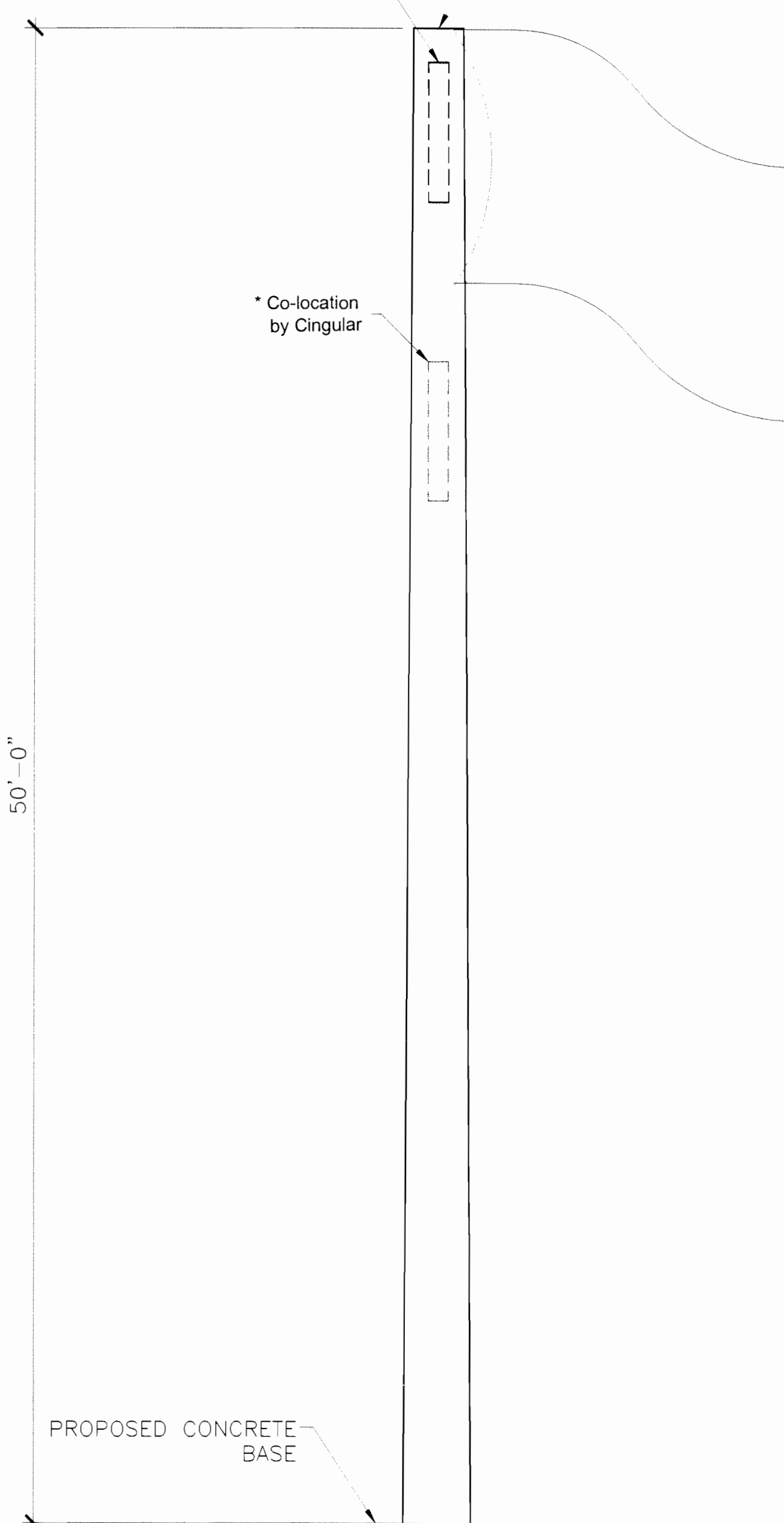
SHEET NUMBER:

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

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

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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.

PROPERTY LEGAL DESCRIPTION

DESCRIPTION OF EASEMENT(S)

SCALE:
1"=50'

0 25' 50'

2

ENLARGED SITE PLAN

SCALE:
1"=20'

0 10' 20'

1

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

