

NOTES:

All signs must conform to the City of Aurora sign code.

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."

The Developer, his successors and assigns, shall be responsible for installation, maintenance, and replacement of all landscaping materials shown or indicated on the approved site plan or landscape plan on file with the Planning Department.

An ingress-egress easement 20 feet in width is hereby granted to the City of Aurora along and contiguous with the front lot lines of the herein platted property.



▲ SIGN DETAIL
6'x6' SIGN AT 8' HEIGHT
BASE PAINTED TO MATCH BLDG.

▲ ADM. AMDT. 7-10-85
ADDED SIGN ON SOUTHSIDE
OF CHAMBERS ROAD ENTRANCE

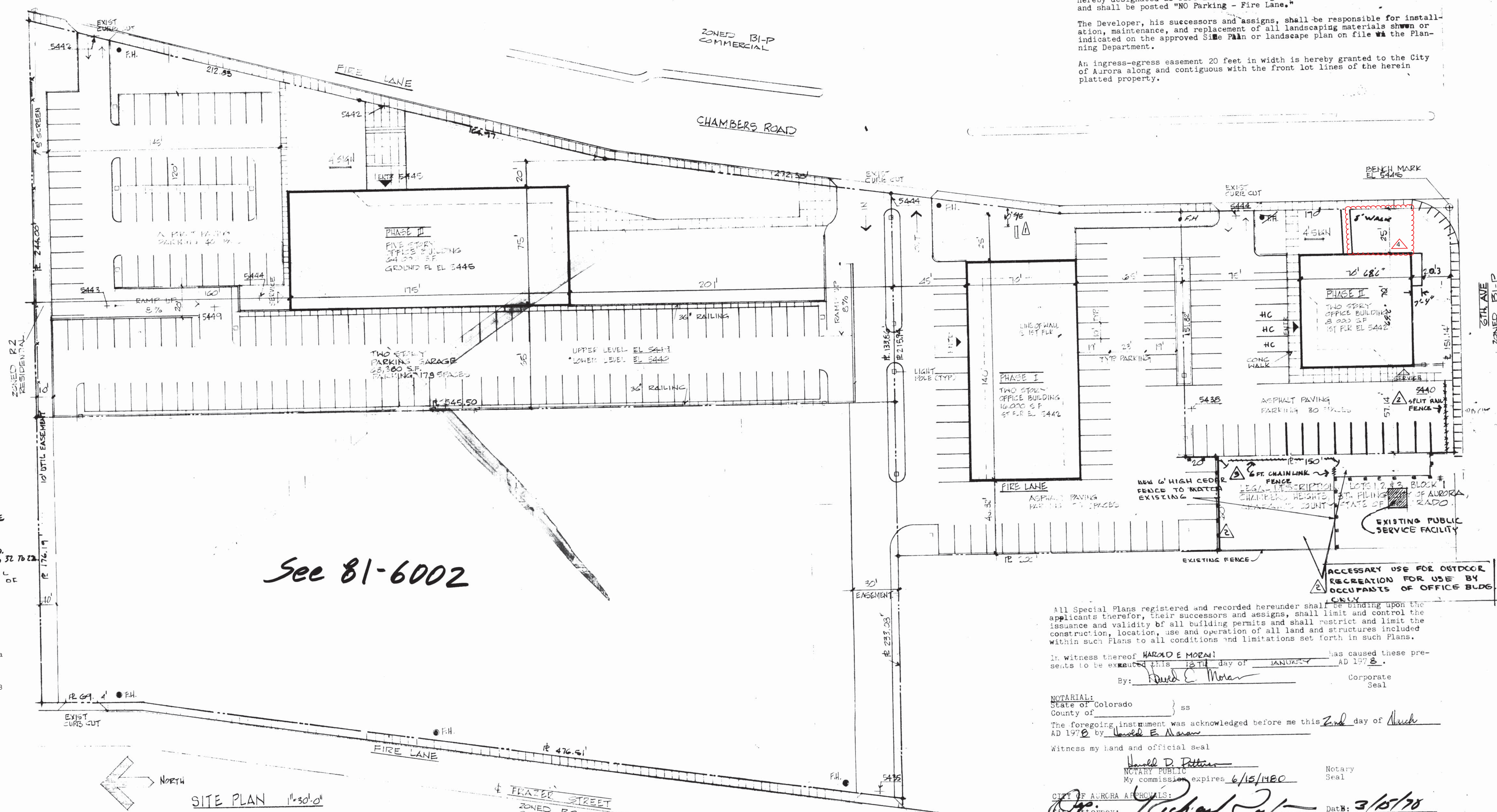
▲ ADM. AMDT. 8-16-87
PHASE II, 22 SPACES
DELIVER 10 PARKING SPACES AMEND.
PHASE II DATA PARKING PROVIDED FROM 31 TO 22
NECESSARY USE FOR
OUTDOOR RECREATIONAL
FOR USE BY OCCUPANTS OF
OFFICE BLDG ONLY

▲ 6' HIGH CEDAR FENCE
ADD SPLIT RAIL FENCE

▲ 6 FT. HIGH CHAINLINK FENCE

Mylar change 10-25-2018 To add a
fence in front of the building.
The fence is an open style,
decorative fence. See RSN 1328928

▲ MINOR AMENDMENT 1978-6003-04 - 9.3.2020
NEW HANDICAP ACCESSIBLE RAMP

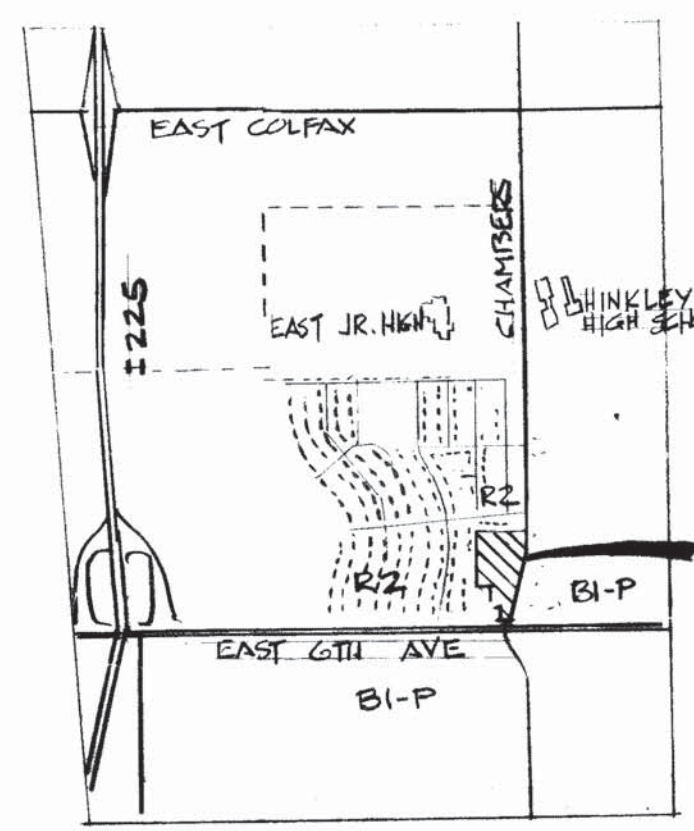


See 81-6002

DATA

LAND AREA WITHIN PROPERTY LINES
GROSS FLOOR AREA
TOTAL BUILDING COVERAGE
HARD SURFACE AREA (EXCLUSIVE OF BLDG)
AREA DEVOTED TO LANDSCAPING
PRESENT ZONING CLASSIFICATION
PROPOSED USES
NUMBER OF STORIES
MAXIMUM HEIGHT OF BUILDINGS
LOADING SPACES PROVIDED
TOTAL PARKING SPACES PROVIDED
PARKING SPACES REQUIRED

PHASE I	PHASE II	PHASE III
33,752 S.F.	25,843 S.F.	134,544 S.F.
16,000 S.F.	8,000 S.F.	64,000 S.F.
7,000 S.F.	4,900 S.F.	10,000 S.F.
26,752 S.F.	12,743 S.F.	61,544 S.F.
6,000 S.F.	3,100 S.F.	26,500 S.F.
B1-P	B1-P	B1-P
OFFICE	OFFICE	OFFICE
TWO	TWO	FIVE
28'	28'	45'
TWO	ONE	TWO
55	22	213
40	20	160



NOTE

1. CURB CUT CLOSED ON 6TH AVENUE
 2. SIDEWALK ADDED TO CHAMBERS ROAD
 3. ADD 7'-4" FOUNDATION AND SKYLIGHT TO S.E. CORNER OF BLDG (PHASE II)
- NOTE: REMOVE 4' SIGN / NEW SIGN TO BRICK FACE OF BLDG
ADM. AMDT. 12/10/80

All Special Plans registered and recorded hereunder shall be binding upon the applicants therefor, their successors and assigns, shall limit and control the issuance and validity of all building permits and shall restrict and limit the construction, location, use and operation of all land and structures included within such Plans to all conditions and limitations set forth in such Plans.

In witness thereof HAROLD E. MORAN has caused these presents to be executed this 12TH day of JANUARY AD 1978.

By: Harold E. Moran Corporate Seal

NOTARIAL:
State of Colorado ss
County of _____

The foregoing instrument was acknowledged before me this 2nd day of March AD 1978 by Harold E. Moran

Witness my hand and official seal

Harold D. Patterson
NOTARY PUBLIC
My commission expires 6/15/1980

Notary Seal

CITY OF AURORA APPROVALS:

City Attorney: Richard A. ...
Planning Director: John J. ...
Planning Commission: William A. ...
City Council: ...
Attest: ... City Clerk

Date: 3/15/78
Date: 3/27/78
Date: 2-22-78
Date: 2-27-78
Date: 2-27-78

RECORDER'S CERTIFICATE:
Accepted for filing in the office of the Clerk and Recorder of
County, Colorado at _____ o'clock _____ M, This _____ Day of _____ AD 1978.
Clerk and Recorder: _____ Deputy: _____

A PLANNED DEVELOPMENT - SUNRISE PROFESSIONAL CENTER
FOR HAROLD E. MORAN CONSTRUCTION CO. INC.
15400 E. 14TH PLACE SUITE B-13
AURORA, CO 80011
JAN 18, 1978
WILLIAM D. WEBB - ARCHITECT
532 SHERIDAN, DENVER, CO
REV: 1-30-78
SUNRISE PROF. CENTER
78-6003