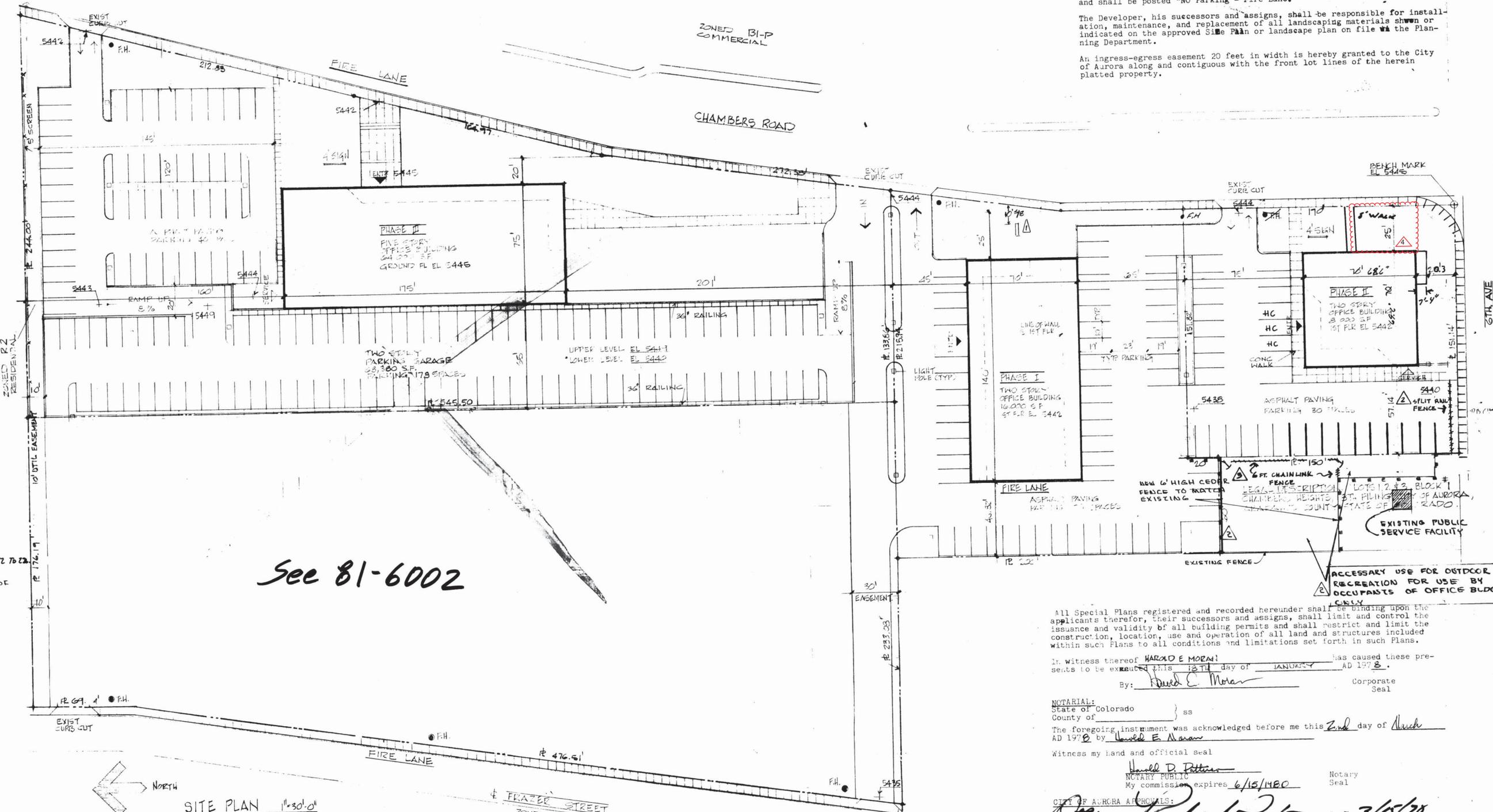
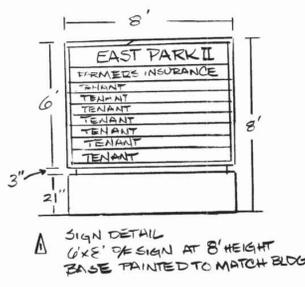


**NOTES:**

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, an 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.



See 81-6002

- ADM. AMDT. 7-16-85  
ADDED SIGN ON SOUTHSIDE OF CHAMBERS ROAD ENTRANCE
- ADM. AMDT. 8-16-87  
PHASE II 22 SPACES BELOW 10 PARKING SPACES AMEND. PHASE II DATA PARKING PROVIDED FROM 32 TO 22. NECESSARY USE FOR OUTDOOR RECREATIONAL FOR USE BY OCCUPANTS OF OFFICE BLDG DAILY
- 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

All Special Plans registered and recorded hereunder shall be binding upon the applicant's 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

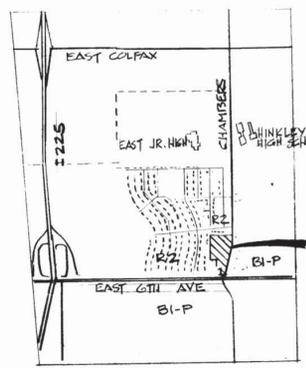
Witness my hand and official seal  
 Harold D. Patton Notary Public  
 My commission expires 6/15/1980 Notary Seal

CITY OF AURORA APPROVALS:  
 City Attorney: Richard C. [Signature] Date: 3/15/78  
 Planning Director: John J. Arroyo Date: 2/27/78  
 Planning Commission: William A. [Signature] Date: 2-22-78  
 City Council: [Signature] Date: 2-27-78  
 Attest: [Signature] City Clerk 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: \_\_\_\_\_

**DATA**

LAND AREA WITHIN PROPERTY LINES	23,792 S.F.	25,843 S.F.	13,524 S.F.
GROSS FLOOR AREA	16,000 S.F.	8,000 S.F.	64,000 S.F.
TOTAL BUILDING COVERAGE	7,000 S.F.	4,900 S.F.	10,000 S.F.
HARD SURFACE AREA (EXCLUSIVE OF BLDG)	26,752 S.F.	12,743 S.F.	61,844 S.F.
AREA DEVOTED TO LANDSCAPING	6,000 S.F.	3,100 S.F.	26,500 S.F.
PRESENT ZONING CLASSIFICATION	B1-P	B1-P	B1-P
PROPOSED USES	OFFICE	OFFICE	OFFICE
NUMBER OF STORIES	TWO	TWO	FIVE
MAXIMUM HEIGHT OF BUILDINGS	28'	28'	65'
LOADING SPACES PROVIDED	TWO	ONE	TWO
TOTAL PARKING SPACES PROVIDED	55	22	213
PARKING SPACES REQUIRED	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. 2/10/80

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