B-4 ZONE DON G. WIEDERSPAN
S 89° 58' 30" E
3' WALK
295'
200'
665.06'
80'
Retail Shops 24,720 square feet
PROPOSED NEW CONSTR APPROX 3827 SQ FT
(BASIS OF ELEVATIONS)
FF = 100.00 @ ENTRY
EX. FF 99.99
RED AWNING
15'
EXISTING ASPHALT GRADES
FIRELANE 25'
FIRE LANE 25'
area drain
asphalt paving
trash
108'
78'
B-1 P ZONE CAPITAL FEDERAL
S 00° 01' 58" W
T.G.I. Friday's Restaurant
81'
113'
LANDSCAPING
LIGHTS
2" WATER METER W/ PROPOSED EASEMENT
GATE
CHAIN LINK FENCE
17.5'
30'
VERTICAL CURB GUTTER NO SIDEWALK
B-4 ZONE SO. HAVANA INVESTMENT CO.
220'
RETAIL SHOPS: 20,000 square feet
FRONT RANGE AUTO 10331 E. ILIFF AVE. USE APPROVAL
7' sidewalk
LIGHT
curb cut
POSSIBLE FUTURE 4½' WIDE WALK
GELIO'S RESTAURANT
REDWOOD DECK ADDITION - SEE NOTE
TRASH
205'
245'
S 00° 05' 38" W
B-1P STANDARD OIL CO.
15'
3' WALK
NEW PLANTING
1½" WATER METER W/ PROPOSED EASEMENT
*1/22/97 LOCATION OF MONUMENT SIGN
LOCATION OF MONUMENT SIGN
Planter
EXISTING WALK
existing walk
East Iliff Avenue (110' R.O.W.)
30' SITE TRIANGLE, TYP.
55'
796.16'
N 89° 58' 30" W
441.50'
N 00° 01' 38" E
19'
18'
25'

PROVIDE ACCESS TO BANK PARKING LOT PER AGREEMENT BETWEEN CAPITOL FEDERAL & THE OWNERS OF LA VENTANA

REINSTALL PARKING SPACES AS INDICATED ON THE AMENDED PBG DATED 2/13/78 BUT PROVIDE LANDSCAPE ISLANDS FOR EXISTING TREES

"ALL BLDG. ADDRESS NUMBERS SHALL COMPLY W/ SECTIONS 34-122 & 34-129 OF THE AURORA CITY CODE"

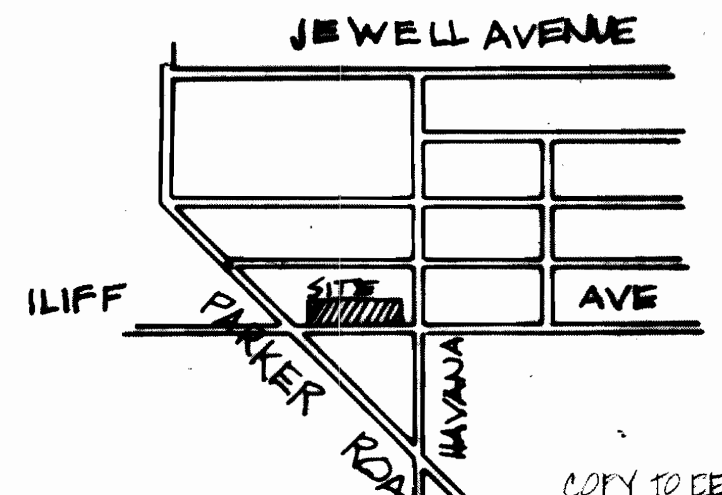
Additional landscape per 9/14/88 Public hearing will be subject to removal or relocation at Owner's expense if a sidewalk waiver is not applied for or approved by the City at the time Geneva Street is extended to the north.

REMOVE SPLIT RAIL FENCE & GRAVEL MULCH AND REPLACE W/ SOD ALONG THE ENTIRE LENGTH OF EAST ILIFF AVE.

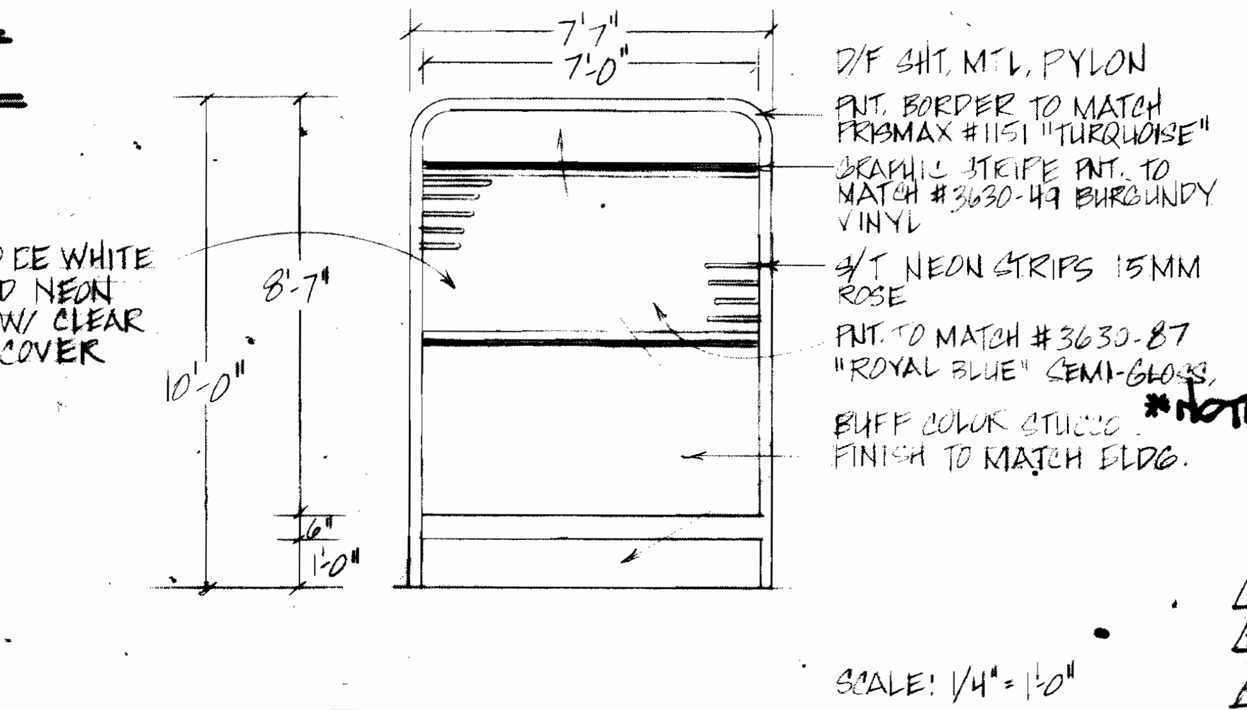
LEGEND:

▬ PROPOSED ILLUM. AWNING

16 OZ. PRISMAX SUPER TRANSLUCENT VINYL-COATED POLYESTER FABRIC, #1151 TURQUOISE, (BACK LIT). BURGUNDY STRIPES TO BE SCOTCHCAL #3630-49 BURGUNDY - PRESSURE SENSITIVE TRANSLUCENT VINYL. CREME COLOR TENANT PANEL (16 OZ PRISMAX)



[illegible]: A [illegible] of land in the [illegible] 1/4 of [illegible] of the 6th [illegible] as follows: Lot 3 of [illegible] except the easterly 20[illegible] Subdivision [illegible] County of Arapahoe, State of Colorado.


7'7"
7'-0"
8'-7"
10'-0"
6"
1'-0"
D/F SHT. MTL. PYLON
PNT. BORDER TO MATCH PRISMAX #1151 "TURQUOISE"
GRAPHIC STRIPE PNT. TO MATCH #3630-49 BURGUNDY VINYL
S/T NEON STRIPS 15MM ROSE
PNT. TO MATCH #3630-87 "ROYAL BLUE" SEMI-GLOSS.
BUFF COLOR STUCCO FINISH TO MATCH BLDG.
COPY TO BE WHITE EXPOSED NEON 15MM W/ CLEAR LEXAN COVER

SCALE: 1/4" = 1'-0"

D/F MAIN I.D. ILLUM. PYLON DISPLAY

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 utility access roads, and shall be posted "No parking-Fire Lane".

[illegible] his successors and assigns, shall be responsible for the installation, maintenance, and replacement of all landscaping shown or indicated on the approved Site Plan or Landscape Plan on file in the Planning Department.

[illegible]

*NOTE: ADDED REDWOOD DECK IN FRONT OF 10393 EAST ILIFF AVENUE (GELIO'S RESTAURANT). PARKING REDUCED FROM 343 TO 342. ADM. AMDT. 9-20-02.

ADM. AMDT 7-18-91
- △1 ADD 4120 SQ FT RETAIL SPACE
- △2 REVISE PARKING CALCULATIONS TO INCLUDE 5.4% WAIVER: 347 REQUIRED - 328 PROVIDED
- △3 REVISE SQUARE FEET IN DATA STATEMENT
- △4 REVISE PARKING LOT AND TRAFFIC LANE LAYOUT
- △5 RELOCATE & ADD LANDSCAPE MATERIALS

ADMIN AMDT 11-15-91
- △6 RELOCATE PREVIOUSLY APPROVED RETAIL ADDITION
- △7 REVISE PARKING & DRIVING AISLE CONFIGURATION
- △8 REVISE LANDSCAPE ISLANDS
- △9 REVISE DATA STATEMENT
- △10 REVISE BUILDING ELEVATIONS
- △11 ADD FIRE LANE AND UTILITY EASEMENTS.

ADM. AMDT. 11-8-94
- △12 INSTALL RED/WHITE BACKLIT AWNING AND GRAPHICS

ADM. AMDT. 8-29-95
- △13 REPAIR AWNINGS, REVISED AWNING PROFILE, DEEP RED COLOR

△14 ADM. AMDT. 12-21-95
44'-6" x 3'-0" AWNING.

✳ APPROVED CHANGES MADE WITHOUT ADM. AMDT. 1/22/97: CHANGE OUT FACES ON MONUMENT SIGNS (EXISTING)

△15 USE APPROVAL granted by Planning Commission 10-7-98 HEARING, Auto Rental Business and use of 6 parking spaces. Condition: No vehicles to be washed, vacuumed, cleaned or maintained on site.

ADM. AMDT 7-18-91 / 11-15-91 / 11-8-94 / 12-21-95 / *1/22/97 / 10-7-98

| | | |
|---|---|---|
| TOTAL LAND AREA | 236,930 sq. ft. | |
| FLOOR AREA | 67928 sq. ft. | △3 △9 |
| RETAIL FLOOR AREA | 54288 sq. ft. | △3 △9 |
| RESTAURANT AREA | 13,640 sq. ft. | △3 |
| RETAIL PARKING REQUIRED | | |
| 45893 sq. ft. ÷ 200 = | 229 Spaces. | △2 △9 |
| RESTAURANT PARKING REQUIRED | | |
| SEATING CAPACITY: 303 = | 101 spaces. | |
| EMPLOYEES: 28 ÷ 2 = | 14 spaces. | |
| TOTAL PARKING REQUIRED: | 344 spaces. | △2 △9 |
| TOTAL PARKING PROVIDED: | ~~326~~ 314 ~~spaces~~. (4.7% WAIVER) | △2 △9 △16 |

△16 SITE PLAN AMENDMENT
BANK KIOSK ATM
PLANNING COMMISSION HEARING
December 8, 2010

## LA VENTANA PLAZA SITE PLAN.

Site Plan and any amendments hereto, upon approval by the City of Aurora and recording, shall be binding upon the applicants therefore, their successors and assigns. 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 thereof C.B. Institution Fund III has caused these presents to be
(Corp., Company or Individual)
executed this 16th day of December AD 1988
By: Nancy McCune as agent for owner
(Principals or Owners)

Corporate Seal

NOTARIAL:

State of Colorado ) ss
County of Denver )

The foregoing instrument was acknowledged before me this 16th day of December AD 1988 by Nancy C. McCune as agent for owner
(Principals or Owners)

Witness my hand and official seal
Joanne M. Bluech
NOTARY PUBLIC

Notary Seal

My commission expires 7-9-89 Notary/Busn. address: 1775 Sherman Denver, CO 80203

CITY OF AURORA APPROVALS:
City Attorney: Date: 1-5-88
Planning Director: John N. Dugan Date: 12-22-88
Planning Commission: Anita I. Kruemenacker Chairman Date: 9-14-88
City Council: Paul E. Tauer Mayor Date: 1-6-89
Attest: Donna L. Young City Clerk Date: 1-6-89

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, 19 ______.
Clerk and Recorder: ______ Deputy: ______

# LA VENTANA PLAZA

## AMENDED PLANNED BUILDING GROUP TWO

Revised 12/13/88

SCALE: 1" = 30'-0"   NORTH ⬆

LA VENTANA PLAZ. TS-6015-1*

## LEGEND

- ⊕ EXISTING LARGE DECIDUOUS TREES TO REMAIN
- ⊕ EXISTING EVERGREEN TREES TO REMAIN
- ⊕ EXISTING ORNAMENTAL TREES TO REMAIN
- ○ EXISTING MATURE SIZE DECIDUOUS & EVERGREEN SHRUBS TO REMAIN
- ◌ EXISTING PLANTS TO BE REMOVED
- ● PROPOSED DECIDUOUS SHADE TREES
- ● PROPOSED EVERGREEN TREES
- ● PROPOSED ORNAMENTAL TREES
- ● PROPOSED DECIDUOUS SHRUBS
- ● PROPOSED EVERGREEN SHRUBS
- ▨ PROPOSED PERENNIALS
- ▩ PROPOSED ANNUALS
- ▨ PROPOSED SOD, 10,250 SF
- PROPOSED MULCH, 6,250 SF
- EXISTING NATIVE SEED, 10,850 SF

## NOTES

1. All sod and planting areas to have automatic underground irrigation system. System will be installed prior to issuance of permanent Certificate of Occupancy.
2. The two existing water meters to the retail buildings are 1 1/2" and 2" in size, each of which is large enough to supply water to both the buildings and the landscape irrigation. TGI Fridays has its own water service which will not be utilized for proposed site landscape irrigation.
3. Final legal descriptions for water service easements will be submitted to the City of Aurora during its review of this project.
4. All trees to be guyed and staked for one year from the time of planting.
5. All planting beds shall receive 3" layer of wood chip mulch except where noted otherwise.
6. All sod and planting beds shall receive soil preparation at a minimum of 3 yards organic material per 1,000 square feet.
7. All sod shall be composed of Kentucky bluegrass cultivar, fine fescue cultivar and perennial rye cultivar.
8. Landscaping will be completed prior to issuance of Certificate of Occupancy. Final Landscape construction or as-built drawings will be submitted a minimum of four weeks prior to request for Certificate of Occupancy and shall conform with this concept plan.
9. Site lighting is integral with building architecture and lighting. Site lighting will be left unchanged.
10. All utility easements must remain unobstructed and fully accessible along their entire length for maintenance equipment.
11. Unless otherwise noted on plan, landscape areas are flat and only slope to drain. All existing grades will remain unchanged.
12. Additional landscape per 9/14/88 Public hearing will be subject to removal or relocation at Owner's expense if a sidewalk waiver is not applied for or approved by the City at the time Geneva Street is extended to the north.

## PLANT SCHEDULE (PROPOSED PLANTS ONLY)

| | KEY | QTY | COMMON NAME | BOTANIC NAME | SIZE | REMARKS |
|---|---|---|---|---|---|---|
| | **DECIDUOUS TREES** | | | | | |
| △8 | ASM | 3 | Marshall's Seedless Ash | Fraxinus pennsylvanica lanceolata 'Marshalls' | 2" caliper | B&B; straight trunk, full head |
| | HLS | 14 | Shademaster Honeylocust | Gleditsia triacanthos inermis 'Shademaster' | 2" caliper | B&B; straight trunk, full head |
| | QAM | 2 | Quaking Aspen | Populus tremuloides | 6' height | B&B; multi-stem |
| | **EVERGREEN TREES** | | | | | |
| | POP | 5 | Ponderosa Pine | Pinus ponderosa | 6' height | B&B; full & bushy to ground |
| | **ORNAMENTAL TREES** | | | | | |
| | FCR | 3 | Radiant Flowering Crabapple | Malus sp. 'Radiant' | 1-1/2" caliper | B&B; straight trunk, full head |
| | PRN | 4 | Newport Plum | Prunus cerasifera 'Newport' | 1-1/2" caliper | B&B; straight trunk, full head |
| | **DECIDUOUS SHRUBS** | | | | | |
| | DGB | 44 | Bailey Dogwood | Cornus stolonifera 'Baileyi' | 5 gal. container | 24"-30" ht. |
| | PRX | 8 | Cistena Plum | Prunus cistena | 5 gal. container | 18"-24" ht. |
| | PTJ | 12 | Jackman Potentilla | Potentilla fruiticosa 'Jackmanni' | 5 gal. container | 18"-24" ht. |
| △8 | SPA | 54 | Anthony Waterer Spirea | Spiraea bumalda 'Anthony Waterer' | 5 gal. container | 15"-18" ht. |
| | **EVERGREEN SHRUBS** | | | | | |
| △8 | JBD | 365 | Broadmoor Juniper | Juniperus sabina 'Broadmoor' | 5 gal. container | 24" min. spread |
| | **PERENNIALS** | | | | | |
| | DAY | 70 | Daylily | Hemerocalis var. | 1 qt. container | |

# LANDSCAPE IMPROVEMENTS

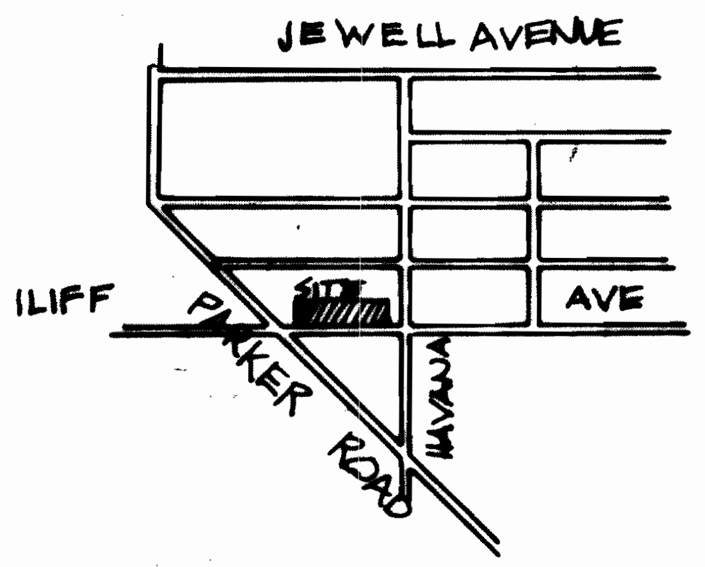
**THK Associates, Inc.**
40 Inverness Drive East
Englewood, Colorado
80112 (303) 790-2435

AUGUST 3, 1988

Revised Aug. 30, 1988
Revised Sept. 12, 1988
Revised 12/13/88

SCALE: 1"=30'-0"

N



LEGAL DESCRIPTION: A tract of land in the NE 1/4 of Section 28, Township 4 South, Range 67 West of the 6th P.M. more particularly described as follows: Lot 3 of Block 1, and Lot 1 of Block 2 except the easterly 200 feet of said Lot 1 of [illegible] Business Tract Subdivision Filing No. 1, City of Aurora, County of Arapahoe, State of Colorado.

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 [illegible] on the described property, and the same are [illegible] designated as fire lanes and emergency and service [illegible], and shall be posted "No parking-Fire Lane".

[illegible] his successors and assigns, shall be responsible [illegible], maintenance, and replacement of all landscaping [illegible] shown or indicated on the approved Site [illegible] Plan on file in the Planning Department.

[illegible] to be [illegible] on block to match [illegible]. Height of all [illegible] to be 6' 0".

[illegible] equipment to be screened to the satisfaction of the Planning Director.

*NOTE: ADDED REDWOOD DECK IN FRONT OF 10393 EAST ILIFF AVENUE (GEJO'S RESTAURANT). PARKING REDUCED FROM 343 TO 342. ADM. AMDT. 9-20-02.

| | |
|---|---|
| LANDSCAPE AREA | 32,230 sq. Ft. (14% OF ENTIRE SITE) |
| TOTAL LAND AREA | 236,930 sq. ft |
| GROSS FLOOR AREA | 67928 sq. ft. △9 |
| GROSS RETAIL FLOOR AREA | 54288 sq. ft. △9 |
| GROSS RESTAURANT AREA | 13640 sq. ft. △9 |
| RETAIL PARKING REQUIRED | |
| 45893 sq. ft. ÷ 200 = | 229 spaces. △9 |
| RESTAURANT PARKING REQUIRED | |
| SEATING CAPACITY: 303 = | 101 spaces. |
| EMPLOYEES: 28 ÷ 2 = | 14 spaces. |
| TOTAL PARKING REQUIRED: | 344 spaces. △9 |
| TOTAL PARKING PROVIDED: | 326 spaces. △9 (4.7% WAIVER) |

# LA VENTANA PLAZA

AMENDED PLANNED BUILDING GROUP TWO

ADMIN AMEND 11-15-91

LA VENTANA PLAZ

75-6015 11/3

ZONE SO. HAVANA APARTMENT CO.
295'
200'
Retail Shops 24,720 square feet
RETAIL SHOPS
RETAIL SHOPS
PROPOSED NEW CONSTR. APPROX. 3577 SQ FT
T.G.I. Friday's Restaurant
FRONT RANGE AUTO 10331 E. ILIFF AVE. USE APPROVAL
2" WATER METER W/ PROPOSED EASEMENT
J-I-P ZONE CAPITAL FEDERAL
B-1P STANDARD OIL CO.
FIRE LANE 25'
area drain
asphalt paving
EXISTING ASPHALT GRADES
LIGHTS
trash
NEW PLANTING
1½" WATER METER W/ PROPOSED EASEMENT
POSSIBLE FUTURE 4½' WIDE WALK
GEJO'S RESTAURANT
REDWOOD DECK ADDITION SEE NOTE
LOCATION OF MONUMENT SIGN
curb cut
EXISTING WALK
East Iliff Avenue (110' R.O.W.)
796.16' N 89° 58' 30" W
441.50'
55'
TRIANGLE, TYP.

PROVIDE ACCESS TO BANK PARKING LOT PER AGREEMENT BETWEEN CAPITOL FEDERAL & THE OWNERS OF LA VENTANA

REINSTALL PARKING [illegible] AS INDICATED ON THE AMENDED [illegible] DATED 2/13/78 BUT PROVIDE LANDSCAPE ISLANDS FOR EXISTING TREES

"ALL BLDG. ADDRESS NUMBERS SHALL COMPLY W/ SECTIONS 34-122 & 34-129 OF THE AURORA CITY CODE"

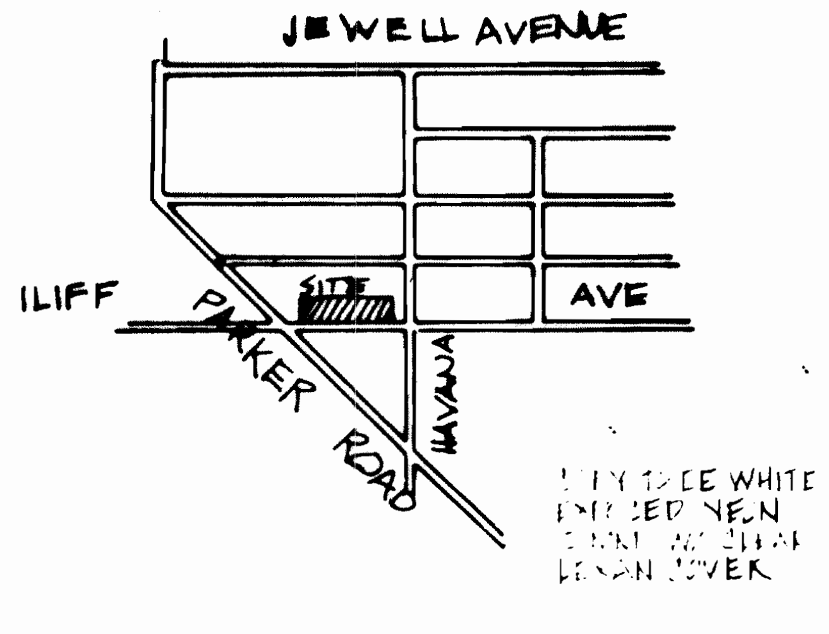
Additional landscape per 9/14/88 Public hearing will be subject to removal or relocation at Owner's expense if a sidewalk waiver is not applied for or approved by the City at the time Geneva Street is extended to the north.

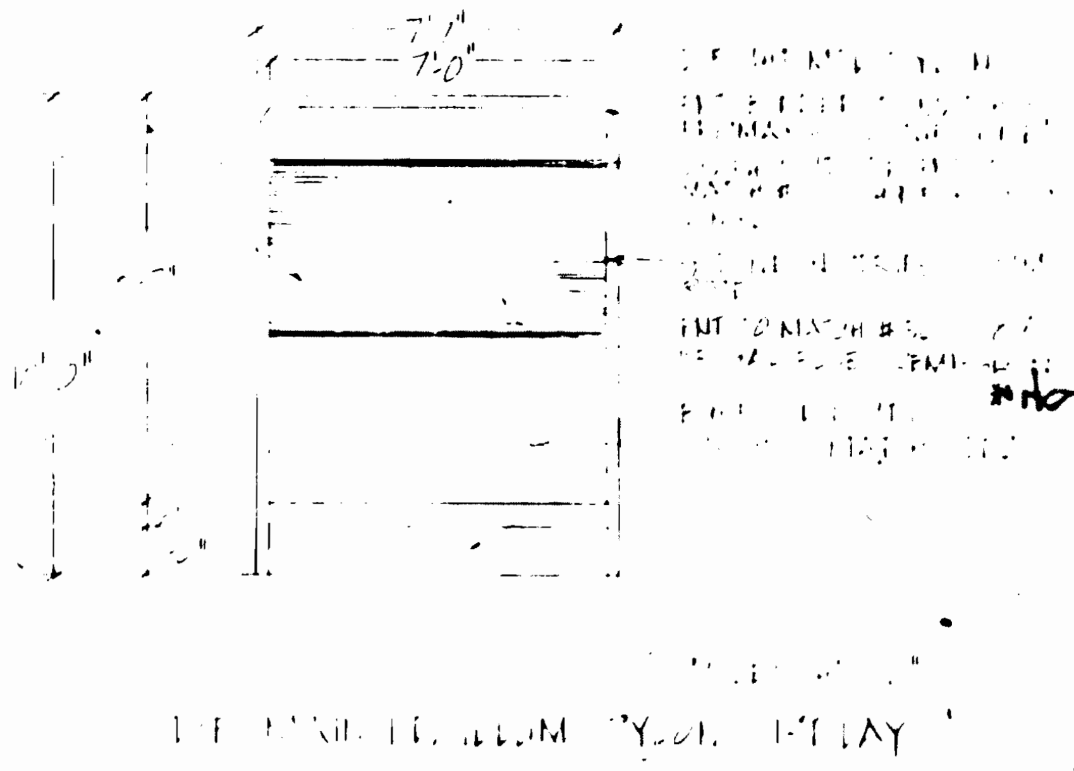
REMOVE SPLIT RAIL FENCE & GRAVEL MULCH AND REPLACE W/ SOD ALONG THE ENTIRE LENGTH OF EAST ILIFF AVE.

LEGEND:

▬ PROPOSED ALUM. AWNING

16 OZ. TRIMAX [illegible] TRANSLUCENT VINYL COATED POLYESTER FABRIC, # 151 TURQUOISE (BACK LIT). BURGUNDY STRIPES TO BE SCOTCHCAL #3 [illegible]-49 BURGUNDY - PRESSURE SENSITIVE TRANSLUCENT VINYL. CREME COLOR TENANT PANEL (16 OZ TRIMAX)





[illegible] DESCRIPTION: A tract of land in the NE 1/4 of Section 23, [illegible] Range 67 West of the 6th P.M. [illegible] as follows: Lot 3 of [illegible] and Lot 1 of Block 1 except the easterly 200 [illegible] said Lot 1 [illegible] Business Tract Subdivision [illegible] No. 3, City of [illegible], County of Arapahoe, State of Colorado.

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 [illegible] on the described property, and the same [illegible] designated as fire lanes and emergency and [illegible] roads, and shall be posted "No parking-Fire Lane".

[illegible] his successors and assigns, shall be responsible [illegible], maintenance, and replacement of all landscaping shown or indicated on the approved Site Plan on file in the Planning Department.

[illegible] to be [illegible] height of all [illegible] to be 6' 0".

[illegible] equipment to be [illegible] Planning Department.

*NOTE: ADD REDWOOD DECK IN FRONT OF 10393 EAST ILIFF AVENUE (GEJO'S RESTAURANT). PARKING REDUCED FROM 343 TO 342 ADM. AMDT. 9-20-02.

ADM. AMDT. 7-18-91
ADD 4120 SQ FT RETAIL SPACE
REVISE PARKING CALCULATIONS TO INCLUDE 5.4% WAIVER: 3[illegible] REQUIRED - 328 PROVIDED
REVISE SQUARE FEET IN DATA STATEMENT
[illegible] PARKING LOT AND TRAFFIC LANE LAYOUT
RELOCATE & ADD LANDSCAPE MATERIALS

ADMIN AMDT 11-15-91
RELOCATE PREVIOUSLY APPROVED RETAIL ADDITION
REVISE PARKING & DRIVING AISLE CONFIGURATION
REVISE LANDSCAPE ISLANDS
[illegible] DATA STATEMENT
[illegible]
ADD FIRE LANE AND UTILITY EASEMENT

ADM. AMDT. 11-8-94
INSTALL RED/WHITE BACKLIT AWNING AND GRAPHICS

ADM. AMDT. 8-29-95
13 REPAIR AWNINGS, REVISED AWNING PROFILE, DEEP RED COLOR

14 ADM. AMDT. 12-21-95
44'-6" x 3'-0" AWNING.

* APPROVED CHANGES MADE WITHOUT ADM. AMDT. 1/22/97: CHANGE OUT FACES ON MONUMENT SIGNS (EXISTING)

15 USE APPROVAL granted by Planning Commission 10-7-98 HEARING. Auto Rental Business and use of 6 parking spaces. Condition: No vehicles to be washed, vacuumed, cleaned or maintained on site.

16 ADM. AMDT. 12/6/01
ADD TRASH ENCLOSURE AND CONCRETE PADS

ADM. AMDT. 7-18-91 / 11-15-91 / 11-8-94 / 2-21-95 / *1/22/97 / 10-7-98

TOTAL LAND AREA 236,130 sq ft
FLOOR AREA [illegible] sq. ft. 13
RETAIL FLOOR AREA 54,288 sq. ft. 13
RESTAURANT AREA 13,640 sq. ft. 13
RETAIL PARKING REQUIRED
45893 sq. ft ÷ 200 = 229 Spaces 2 9
RESTAURANT PARKING REQUIRED
SEATING CAPACITY: 303÷3 = 101 spaces
EMPLOYEES: 28 ÷ 2 = 14 spaces.
TOTAL PARKING REQUIRED: 344 spaces. 2 9
TOTAL PARKING PROVIDED: 32[illegible] spaces. (4.7% WAIVER) 2 9

## LA VENTANA PLAZA SITE PLAN.

Site Plan and any amendments hereto, upon approval by the City of Aurora and recording, shall be binding upon the applicants therefore, their successors and assigns. 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 thereof ______ (Corp., Company or Individual) has caused these presents to be executed this 16th day of ______ AD 19__

By ______ (Principals or Owners)

Corporate Seal

NOTARIAL

State of Colorado ) ss
County of ______ )

The foregoing instrument was acknowledged before me this ______ day of ______ AD 19__ by ______ (Principals or Owners)

Witness my hand and official seal

______ NOTARY PUBLIC

Notary Seal

My commission expires ______ Notary/Busn. address:

CITY OF AURORA APPROVALS

City Attorney ______ Date 1-5-88
Planning Director ______ Date 12-22-88
Planning Commission ______ Chairman Date 9-14-88
City Council ______ Mayor Date 1-6-89
Attest ______ City Clerk Date 1-6-89

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. 19 ______
Clerk and Recorder ______ Deputy ______

# LA VENTANA PLAZA

AMENDED PLANNED BUILDING GROUP TWO

Revised 12/13/8[illegible]

SCALE: 1" = 30'-0"    NORTH 🡅

LA VENTANA PLAZA 75-6015-[illegible]

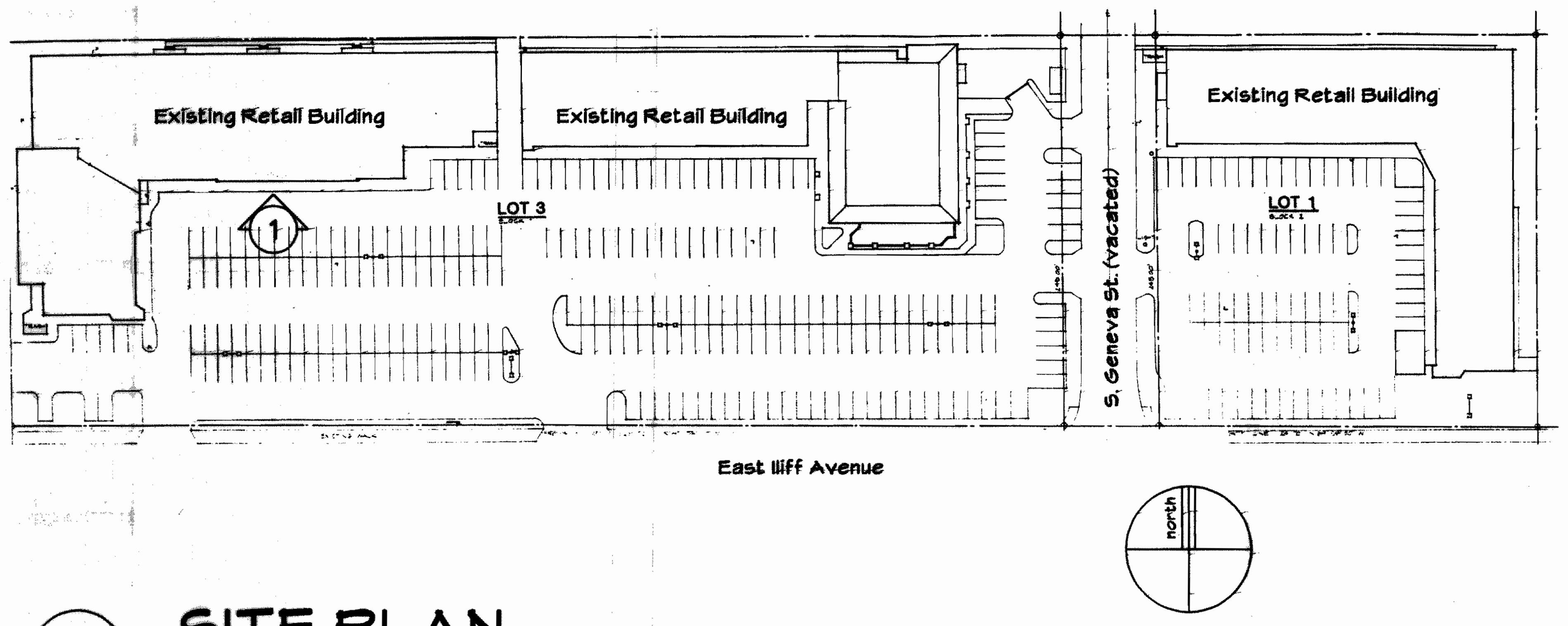
ADM. AMDT. 6/28/00

⚠ REVISE ELEVATIONS TO INCLUDE NEW PARAPET AND STOREFRONT.

All information, drawn or written on this document is the original unpublished work of the Architect. Duplication, disclosure, or use of this work without the consent of the Architect is prohibited.

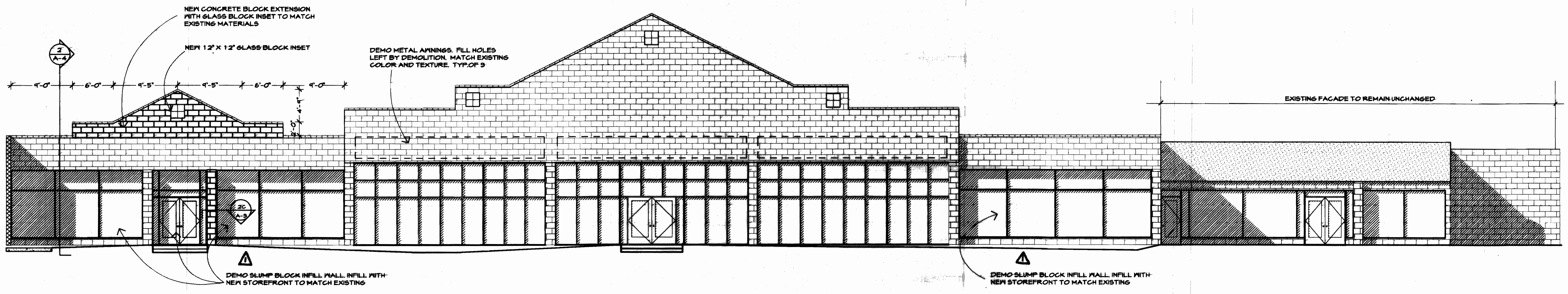
**Legal Description:**

A tract of land in the NE 1/4 Section 28, Township 4 South, Range 67 west of the 6th P.M., more particularly described as follows: Lot 3 of Block 1, and Lot 1 of Block 2, except the easterly 200 feet of said lot 1 of Iliff Business Tract Subdivision, Filing No. 1, City of Aurora, County odf Arapahoe, State of Colorado.



## ② SITE PLAN

N.T.S.


NEW CONCRETE BLOCK EXTENSION WITH GLASS BLOCK INSET TO MATCH EXISTING MATERIALS
NEW 12" X 12" GLASS BLOCK INSET
DEMO METAL AWNINGS. FILL HOLES LEFT BY DEMOLITION. MATCH EXISTING COLOR AND TEXTURE. TYP.OF 3
EXISTING FACADE TO REMAIN UNCHANGED
2 A-4
9'-0"
6'-0"
9'-5"
9'-5"
6'-0"
9'-0"
4'-9"
2'-0"
2C A-3
⚠
DEMO SLUMP BLOCK INFILL WALL. INFILL WITH NEW STOREFRONT TO MATCH EXISTING
⚠
DEMO SLUMP BLOCK INFILL WALL. INFILL WITH NEW STOREFRONT TO MATCH EXISTING

## ① SOUTH FACADE RENOVATION

1/8" = 1'-0"

3641 West 32nd Avenue ◆ Denver, Colorado 80211 ◆ Phone: 303-964-8282 ◆ Fax: 303-964-8383

**The R T O Group**
Architecture ◆ Interior Design

Facade Renovation For:
**La Ventana Shopping Center**
10051 East Iliff Avenue
Aurora, Colorado 80013

| Date | Issue |
|---|---|
| 6/13/00 | |
| 6/22/00 | REVIEW |
| | |
| | |
| | |

Project 43-815.00

Drawing

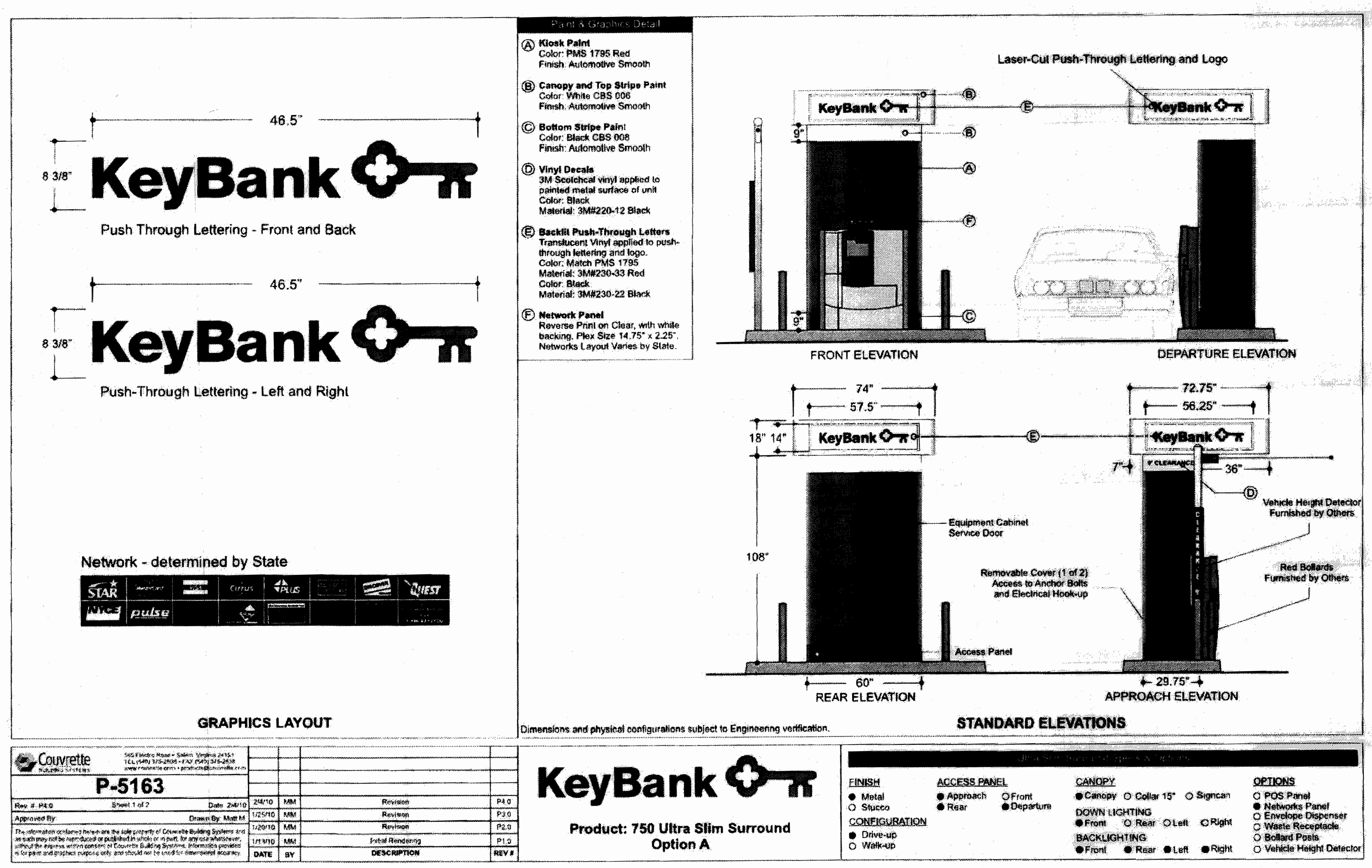
A-1

of

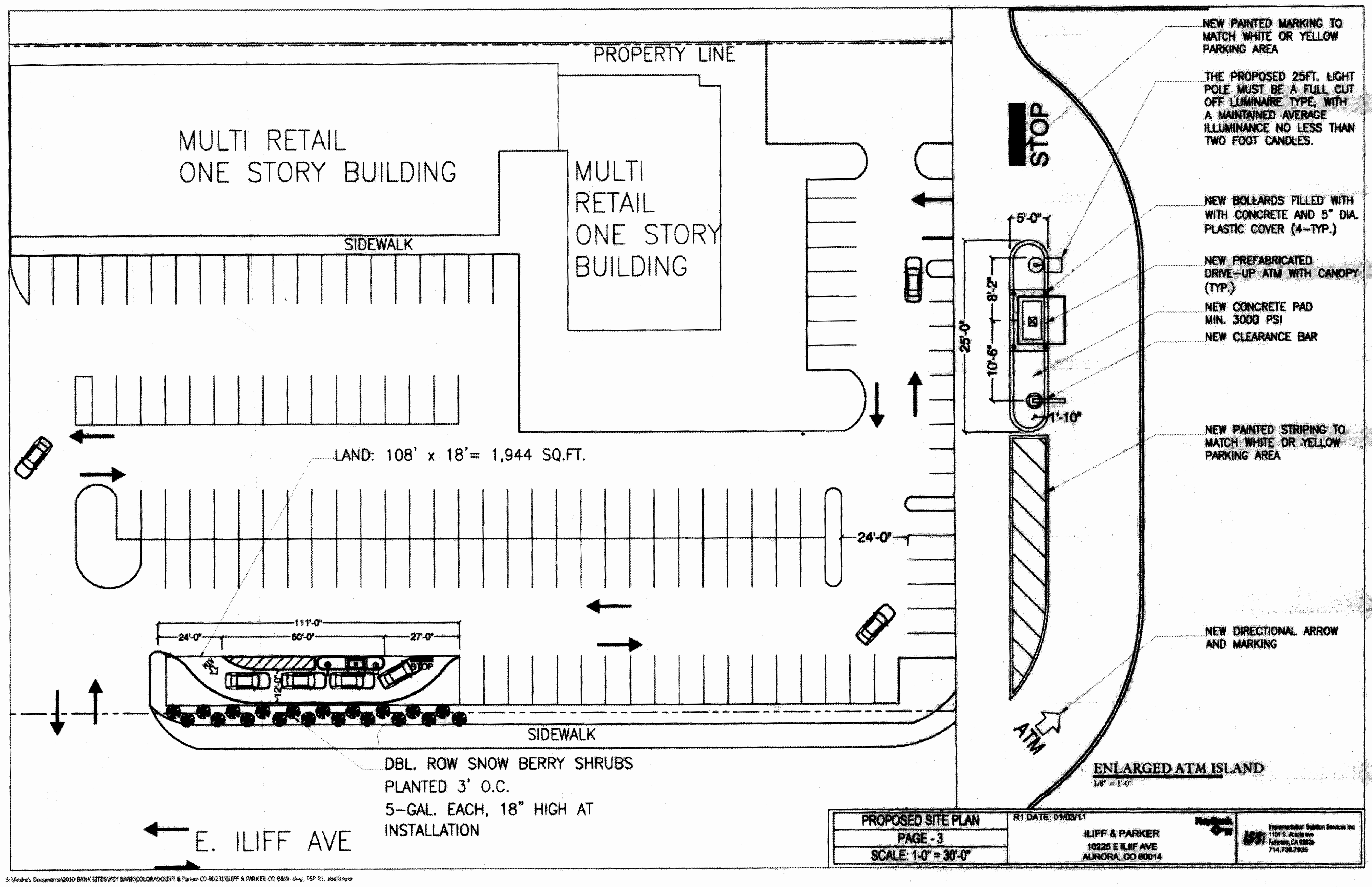
6/28/00

LA VENTANA PLAZA

75-6015-12


46.5"
8 3/8"
KeyBank
Push Through Lettering - Front and Back
46.5"
8 3/8"
KeyBank
Push-Through Lettering - Left and Right
Network - determined by State
STAR
pulse
QWEST
GRAPHICS LAYOUT
Paint & Graphics Detail
Ⓐ Kiosk Paint
Color: PMS 1795 Red
Finish: Automotive Smooth
Ⓑ Canopy and Top Stripe Paint
Color: White CBS 006
Finish: Automotive Smooth
Ⓒ Bottom Stripe Paint
Color: Black CBS 008
Finish: Automotive Smooth
Ⓓ Vinyl Decals
3M Scotchcal vinyl applied to painted metal surface of unit
Color: Black
Material: 3M#220-12 Black
Ⓔ Backlit Push-Through Letters
Translucent Vinyl applied to push-through lettering and logo.
Color: Match PMS 1795
Material: 3M#230-33 Red
Color: Black
Material: 3M#230-22 Black
Ⓕ Network Panel
Reverse Print on Clear, with white backing. Plex Size 14.75" x 2.25".
Networks Layout Varies by State.
Laser-Cut Push-Through Lettering and Logo
KeyBank
Ⓑ Ⓔ Ⓐ Ⓕ Ⓒ
FRONT ELEVATION
DEPARTURE ELEVATION
74"
57.5"
72.75"
56.25"
18" 14"
108"
7'4"
36"
Ⓓ
Vehicle Height Detector Furnished by Others
Equipment Cabinet Service Door
Removable Cover (1 of 2) Access to Anchor Bolts and Electrical Hook-up
Red Bollards Furnished by Others
Access Panel
60"
REAR ELEVATION
29.75"
APPROACH ELEVATION
Dimensions and physical configurations subject to Engineering verification.
STANDARD ELEVATIONS
Couvrette Building Systems
P-5163
Rev #: P4.0
Sheet 1 of 2
Date: 2/4/10
Approved By:
Drawn By: Matt M
2/4/10 MM Revision P4.0
1/25/10 MM Revision P3.0
1/20/10 MM Revision P2.0
1/13/10 MM Initial Rendering P1.0
DATE BY DESCRIPTION REV #
KeyBank
Product: 750 Ultra Slim Surround Option A
FINISH
● Metal
○ Stucco
CONFIGURATION
● Drive-up
○ Walk-up
ACCESS PANEL
● Approach ○ Front
● Rear ● Departure
CANOPY
● Canopy ○ Collar 15" ○ Signcan
DOWN LIGHTING
● Front ○ Rear ○ Left ○ Right
BACKLIGHTING
● Front ● Rear ● Left ● Right
OPTIONS
○ POS Panel
● Networks Panel
○ Envelope Dispenser
○ Waste Receptacle
○ Bollard Posts
○ Vehicle Height Detector

ELEVATIONS
N.T.S.


PROPERTY LINE
MULTI RETAIL ONE STORY BUILDING
MULTI RETAIL ONE STORY BUILDING
SIDEWALK
STOP
5'-0"
8'-2"
29'-0"
10'-6"
1'-10"
LAND: 108' x 18'= 1,944 SQ.FT.
24'-0"
111'-0"
24'-0"
60'-0"
27'-0"
SIDEWALK
DBL. ROW SNOW BERRY SHRUBS PLANTED 3' O.C. 5-GAL. EACH, 18" HIGH AT INSTALLATION
E. ILIFF AVE
ATM
NEW PAINTED MARKING TO MATCH WHITE OR YELLOW PARKING AREA
THE PROPOSED 25FT. LIGHT POLE MUST BE A FULL CUT OFF LUMINAIRE TYPE, WITH A MAINTAINED AVERAGE ILLUMINANCE NO LESS THAN TWO FOOT CANDLES.
NEW BOLLARDS FILLED WITH WITH CONCRETE AND 5" DIA. PLASTIC COVER (4-TYP.)
NEW PREFABRICATED DRIVE-UP ATM WITH CANOPY (TYP.)
NEW CONCRETE PAD MIN. 3000 PSI
NEW CLEARANCE BAR
NEW PAINTED STRIPING TO MATCH WHITE OR YELLOW PARKING AREA
NEW DIRECTIONAL ARROW AND MARKING
ENLARGED ATM ISLAND
1/8" = 1'-0"
PROPOSED SITE PLAN
PAGE - 3
SCALE: 1-0" = 30'-0"
R1 DATE: 01/05/11
ILIFF & PARKER
10225 E ILIFF AVE
AURORA, CO 80014

SITE PLAN

# KEY BANK KIOSK AT LA VENTANA PLAZA
# SITE PLAN AMENDMENT

**PARKING DATA:**

PER LA VENTANA PLAZA SITE PLAN:
TOTAL PARKING PROVIDED 326 SPACES

PER SITE PLAN AMENDMENT:
TOTAL PARKING PROVIDED 314 SPACES

**SIGNAGE DATA:**

WALL MOUNTED SIGNS:

2 EACH ● 14" X 57.5" = 5.6 SF EACH= 11.2 SF
2 EACH ● 14" X 56.25"= 5.5 SF EACH= 11.1 SF
TOTAL SIGNAGE= 22.3 SF.

**PLANT MATERIAL LIST:**

SHRUBS:

| QUANTITY | TYPE | SIZE | NOTES |
|---|---|---|---|
| 36 | SNOWBERRY | 5 GAL | INSTALL 18" HIGH |

KEY BANK KIOSK ATM, LA VENTANA PLAZA SITE PLAN AMENDMENT

LEGAL DESCRIPTION:

LOT 3, EX W 310.2 FT & EX RD BLK 1 ILIFF BUSINESS TRACT SUBDIVISION 1ST FILING IN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO.

THIS SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS THEREFORE, THEIR SUCCESSORS AND ASSIGNS. 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 THEREOF Iliff Pointe, LLC, HAS
CAUSED THESE PRESENTS TO BE EXECUTED THIS 1st DAY OF Feb. AD 20 11.
BY: (PRINCIPALS OR OWNERS) CORPORATE SEAL

NOTARIAL:

STATE OF COLORADO )
) SS
COUNTY OF Arapahoe )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS
1st DAY OF February AD 20 11, BY Quan Nguyen (PRINCIPALS OR OWNERS)
WITNESS MY HAND AND OFFICIAL SEAL
Dorothy L Sweet (NOTARY PUBLIC)
NOTARY SEAL
DOROTHY L SWEET NOTARY PUBLIC STATE OF COLORADO
MY COMMISSION EXPIRES July 26, 2013
NOTARY/BUSINESS ADDRESS: 6767 S. Spruce St. #108
Centennial, CO 80112

CITY OF AURORA APPROVALS:

CITY ATTORNEY: DATE: 02/08/11
PLANNING DIRECTOR: Rbt Watts DATE: 2/7/2010
PLANNING COMMISSION: (CHAIRPERSON) DATE: 12/8/2010
CITY COUNCIL: N/A (MAYOR) DATE: N/A
ATTEST: N/A (CITY CLERK) DATE: N/A

DATABASE APPROVAL DATE

RECORDER'S CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF
__________, COLORADO AT __________ O'CLOCK _____M,
THIS _____ DAY OF __________ A.D. 20_____
CLERK AND RECORDER: __________ DEPUTY: __________

*CKE* ENGINEERING INC
14257 W. EVANS CIRCLE
LAKEWOOD, CO. 80228
(303) 917-1757

KEY BANK KIOSK
AT LA VENTANA PLAZA

SITE PLAN AMENDMENT

| No. | Description of Revisions | Date | Name |
|---|---|---|---|
| 1 | CHECK PRINT | 01/05/11 | JC |
| 2 | MYLAR SUBMITTAL | 01/28/11 | JC |

Date: January 3, 2011
Job Number:
Design By: –
Drawn By: –
Checked By: –

Sheet Number:
1 OF 1

Paper Space Plot view: PLOT
Other View:
Dwg. Name: Site Plan Amendment.dwg
Model Space Plan view(s): PLAN
Profile View(s):
Plot Date:
Tab Name: Layout1
X References:
Project Manager: JCC
Designed By: JCC
Location: F:\Engineering\Projects\Key Bank\Aurora\Iliff & Parker\Site Plan Approved 01-10-11\
Drawn By: JCC
Job Number:
Sheet Number: 1 OF 1