



GRANIT POINTE ESTATES LLC

175 Woodbend Crescent
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Granit Pointe Estates

**DRAFT Operations Plan
Pre-Application Meeting Reference #1291675**

Introduction:

Adult or Child Day Care Centers are a Conditional Use in the R-3 zone, and public indoor recreation is not permitted. The gym can be private to residents only, but no commercial operation of a gym can occur on site. If a commercial Day care center (open to non-residents) is proposed, then a conditional use request must accompany the site plan application. This has been reflected in your Letter of Introduction. This operations plan must be revised to reflect that and provide consistency between the materials. If a commercial day care center operated by the church is still proposed, that operations plan must be submitted and the letter of introduction updated to address the Cond. Use Criteria of Approval

press comments denoted in the *Granit Pointe (#1291675) Pre-*”) in relation to an Operations Plan for commercial ground Pointe Estates complex, which explicitly consist of a Daycare

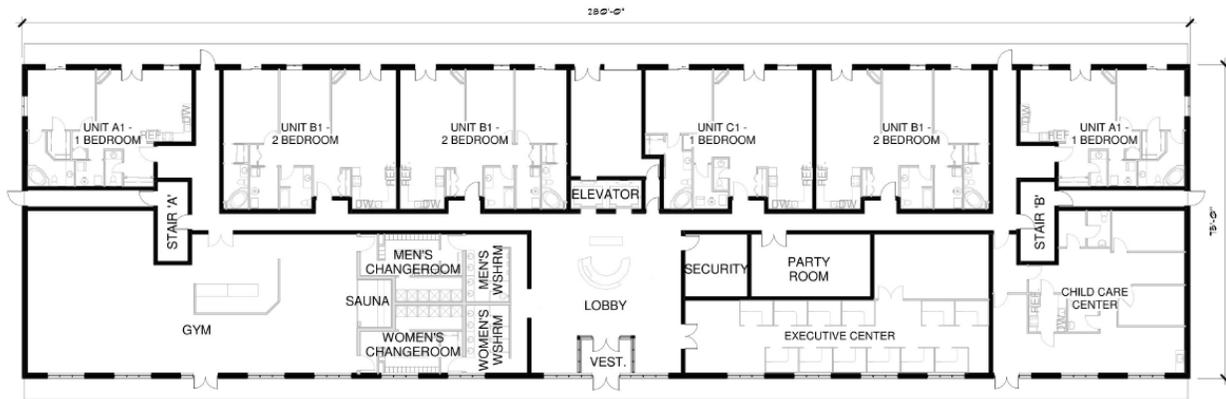
er within the Granit Pointe Estates complex have been ments with the *Rising Star Missionary Baptist Church*. sed to *Rising Star Day Care Services LLC* with an initial term of *eller* (a condominium corporation to be incorporated) to se for an additional ten (10) years. Ample above grade care Center, exceeding the requirements outlined in Table Ordinance (UDO) for four (4) peak time employees and up to a e Operations Plan for the Daycare Facility **has been** drafted by ry Baptist Church / Rising Star Day Care Services LLC, and **is**

nal floorplans are a work in progress, are subject to change to meet municipal, structural, developer, vendor

o note that lease agreements for the Fitness Center will be executed by a third party condominium corporation that is yet to be incorporated and established post construction. As such, the operations plan for the Fitness Center, enclosed herein, is based on several assumptions, and is meant to provide a general outline of what is expected, based on research conducted on similar businesses within Aurora, Colorado of similar size and nature.

Ground Floor Layout:

Illustrated below is the current concept plan for the ground floor:





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The above concept plan includes private amenities, specifically, an Executive Center and a Party Room, which are reserved for residents of the Granit Pointe Estates condominium complex, and will not be addressed in this letter. We expect that the Fitness Center will be available to non-residents of Granit Pointe Estates; however, the final decision will be ascertained in the agreement(s) between the condominium corporation and the lease occupant.

Expected Operations Plan for Granit Pointe Fitness Center

Type of Business	Fitness Center / Gym
Ownership	Lease; occupant to be determined
Gross Leasable Area	Estimated 4,650 square feet (Maximum 5,000 square feet)
Hours of Operation	Monday 5a.m.–12a.m. Tuesday 5a.m.–12a.m. Wednesday 5a.m.–12a.m. Thursday 5a.m.–12a.m. Friday 5a.m.–12a.m. Saturday 5a.m.–12a.m. Sunday 5a.m.–12a.m.
Primary Entrance	East Iowa Avenue
Parking	As per Table 4.6-1 in the Aurora Unified Development Ordinance: 2 spaces per 1,000 sf. gfa are to be allocated to Indoor Recreation and Entertainment facilities. As shown on the Site Plan, there exists ample above grade parking which exceeds this requirement.
Membership and Age Group	Membership expected to be open to public Adults (18+) Youth accompanied by an adult (15-17)
Human Resources	Approximately 6 expected (1) Dedicated Front Desk Staff (2) Operations & Sales Manager(s) (1) Group Fitness / Personal Fitness Instructor(s) (1) Maintenance Personnel (part-time)



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	(1) Service Technicians (on-call)
Fitness Equipment	<ul style="list-style-type: none"> (7) Treadmills (3) Stairmasters (5) Elliptical Crosstrainers (5) Recumbent Bikes (1) Stack Jungle Gym (1) Chest Press (1) Shoulder Press (1) Pec Deck / Rear Delt (1) Machine Bicep Curl (1) Assisted Chin / Dip (1) Ab / Low Back Extension Machine (1) Ab Machine (1) Rotary Torso (1) Leg Press (1) Leg Extension (1) Seated Leg Curl (1) Smith Machine (3) Olympic Flat Benches (1) Olympic Incline Bench (1) Olympic Decline Bench (7) Olympic Barbells (4) Olympic Plate Trees (with 2.5 lbs to 45 lbs Olympic plates) (3) Adjustable Benches (1) 45 Degree Hyper Extension (3) Power Racks (2) Dumbbell Racks (with 5 lbs to 100 lbs dumbbells)
Additional Amenities	<p>Men's and Women's designated locker rooms</p> <p>Steam or Sauna room in both locker rooms</p>