

LEGAL DESCRIPTION

LEGAL DESCRIPTION: A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING OF THE NORTHEAST CORNER OF J.Q.H. COMMERCIAL PARK SUBDIVISION, FILING NO. 1; THENCE N89°51'40"E A DISTANCE OF 364.00 FEET; THENCE S00°28'33"E A DISTANCE OF 784.90 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF INTERSTATE 70 ALSO BEING A POINT OF NON-TANGENT CURVE; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE ALONG THE ARC OF SAID - NON-TANGENT CURVE TO THE LEFT (WHOSE CHORD BEARS N76°39'46"W A DISTANCE OF 229.03 FEET) HAVING A RADIUS OF 11,625.00 FEET, A CENTRAL ANGLE OF 1°07'44", AN ARC DISTANCE OF 229.03 FEET TO A POINT OF NON-TANGENT; THENCE N71°15'10"W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF INTERSTATE 70 A DISTANCE OF 149.95 FEET TO THE SOUTHEAST CORNER OF SAID J.Q.H. COMMERCIAL PARK SUBDIVISION, FILING NO. 1; THEN N00°28'33"W A DISTANCE OF 682.99 FEET TO THE POINT OF BEGINNING, CONTAINING 6.172 ACRES (268,859 SQUARE FEET), MORE OR LESS.

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 CONSTRUCTOR, 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.

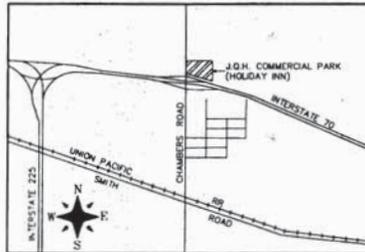
SITE PLAN AMENDMENTS

- 9/23/81 PLANNING COMMISSION (CASE #1981-6032)
PLANNED BUILDING GROUP / SITE PLAN APPROVED
- 11/30/82 MINOR AMENDMENT
 - A. RESIZE "RESTAURANT" WALL SIGN FROM 27 SF TO 66 SF.
 - B. RESIZE "CONVENTION CENTER" WALL SIGN FROM 43 SF TO 60 SF.
 - C. RESIZE "LOUNGE" WALL SIGN FROM 10 SF TO 84 SF.
- 8/19/87 MINOR AMENDMENT
 - △ ADD A GROUND SIGN WITH A MAXIMUM HEIGHT OF 12 FEET AND A WALL SIGN TO IDENTIFY THE CONVENTION CENTER. MAXIMUM ALLOWED SIGN AREA FOR THIS USE 330 SF. PROPOSED SIGN AREA FOR THIS USE 196 SF GROUND + 128 SF WALL = 324 TOTAL
- 9/15/92 MINOR AMENDMENT
 - E. ADD BUILDING MOUNTED ARRAY TO PENTHOUSE. EXTERIOR ANTENNA PANELS WILL BE PAINTED TO MATCH THE EXISTING BUILDING
- 9/28/94 PLANNING COMMISSION (CASE #1986-6077)
 - F. APPROVAL TO INSTALL SET OF LETTERS READING "HOLIDAY INN" AND LOGO AT 386 SQUARE FEET ON NORTH ELEVATION OF BUILDING CONDITIONED THAT SITE PLAN AND LANDSCAPING PLANS BE UPDATED AS RECOMMENDED BY STAFF PRIOR TO THE ISSUANCE OF A SIGN
 - G. REMOVE "RESTAURANT" AND "LOUNGE" WALL SIGNS AND LOGO FROM ENTRANCE SIGNS.
 - △ CHANGES TO LANDSCAPE AND SITE PLANS.
- 12/31/95 MINOR AMENDMENT
 - D. CONSTRUCT 6'4" X 8' EXTERIOR BOILER ROOM WITH STUCCO FINISH TO MATCH EXISTING BUILDING.
- 1/31/95 MINOR AMENDMENT
 - E. INSTALL SET OF LETTERS READING "HOLIDAY INN" AND LOGO AT 386 SQUARE FEET ON NORTH ELEVATION OF BUILDING.
- 2/14/96 MINOR AMENDMENT
 - △ REMODEL EXISTING GROUND DISPLAY AT 128 SF EACH WITH OVERALL HEIGHT OF 12 FEET.
 - △ NEW WALL SIGN AT 148 SF.
 - △ NEW UNMANNED TILE TRANSMISSION STATION AND SHELTER. ALL EQUIPMENT PAINTED TO MATCH EXISTING BUILDING

Maple Change 10-14-95

**HOLIDAY INN
SITE PLAN**

LOT 2, BLOCK 1, J.Q.H. COMMERCIAL PARK SUBDIVISION FILING NO. 1 AND LOT 1, BLOCK 1, J.Q.H. COMMERCIAL PARK SUBDIVISION FILING NO. 2, SITUATED IN A PART OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 1



VICINITY MAP
SCALE: 1" = 2000'

INDEX OF SHEETS

- 1 COVER SHEET
- 2 SITE PLAN
- 3 LANDSCAPE PLAN
- 4 DETAILS

*GENERAL NOTES ON SHEET 4

8/28/96 MINOR AMENDMENT

- △ ADD THREE GROUPS OF PANEL ANTENNAS WITH 3 ANTENNAS IN A GROUP. ATTACHED TO PENTHOUSE SCREEN WALL.
- △ PCS EQUIPMENT LOCATED ON ROOFTOP. MINIMUM 15 FEET FROM ALL WALLS.

10/9/96 MINOR AMENDMENT

- △ WESTERN WIRELESS PCS III. ADD THREE ANTENNAS PER SECTOR, TWO SECTORS ON PARAPET MOUNT, 1 SECTOR GRAVITY MOUNT.
- △ ADD RADIO EQUIPMENT-CABINETS.

7/9/97 MINOR AMENDMENT

- △ PAGENET. ADD THREE WHIP ANTENNA. TWO MOUNTED TO PENTHOUSE WALLS. ONE MOUNTED TO PENTHOUSE SCREEN. EQUIPMENT INSIDE PENTHOUSE.

10/21/98 MINOR AMENDMENT

- △ ADD SCREENWALL AND NEW EQUIPMENT ON ROOF.

1/19/00 MINOR AMENDMENT

- △ RELOCATE WESTERN WIRELESS/VOICESTREAM EQUIPMENT CONSISTING OF THREE CABINETS AND 12 ANTENNAS. ALL ANTENNAS TO BE FACADE MOUNTED.

4/10/02 MINOR AMENDMENT

- △ CMRS EQUIPMENT MINOR AMENDMENT FOR READER BOARD/EAST MONUMENT SIGN SIGN WAIVER APPROVAL FOR WEST MONUMENT SIGN.

7/24/02 MINOR AMENDMENT

- △ REPLACE MONUMENT SIGN 116 SF AREA

7/24/02 PLANNING COMMISSION

- △ WAIVER FOR ADDITIONAL SIGN AREA (SIGN A) TOTAL HOLIDAY INN SIGN AREA 755 SF TOTAL JOH CONVENTION CENTER AREA 263 SF

02/08/03 MINOR AMENDMENT

- △ 16 RECONFIGURE CMRS EQUIPMENT MOUNTED TO SHELTER SEE FILE 1981-6032-18 FOR DETAIL

- △ 1-31-05 Minor Amendment Add five (5) microwave dish antennas mounted to inner penthouse. See file 1981-6032-19 for detail

OWNER CERTIFICATE:

IN WITNESS WHEREOF John Q. Hammer Homes, Inc. L.P. HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 18th DAY OF February AD, 2003

BY: [Signature]

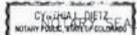
NOTARY:

STATE OF COLORADO)
COUNTY OF Adams)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF Feb AD, 2003

BY: [Signature]

WITNESS MY HAND AND OFFICIAL SEAL



MY COMMISSION EXPIRES 3.12.2006

NOTARY / BUSINESS ADDRESS:

CITY OF AURORA APPROVALS:

CITY ATTORNEY: [Signature] DATE: 2-17-03
PLANNING DIRECTOR: [Signature] DATE: _____
PLANNING COMMISSION: [Signature] DATE: _____
CITY COUNCIL: [Signature] DATE: _____
ATTEST: [Signature] DATE: _____

RECORDER'S CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF ARAPAHOE COUNTY, COLORADO AT _____ O'CLOCK _____ M, THIS _____ DAY OF _____ AD, 20____

CLERK AND RECORDER: _____
DEPUTY: _____

9/14/05 MINOR AMENDMENT

- △ Reopen building 6' entrance with 6' entrance. Update to show existing conditions

10-14-05

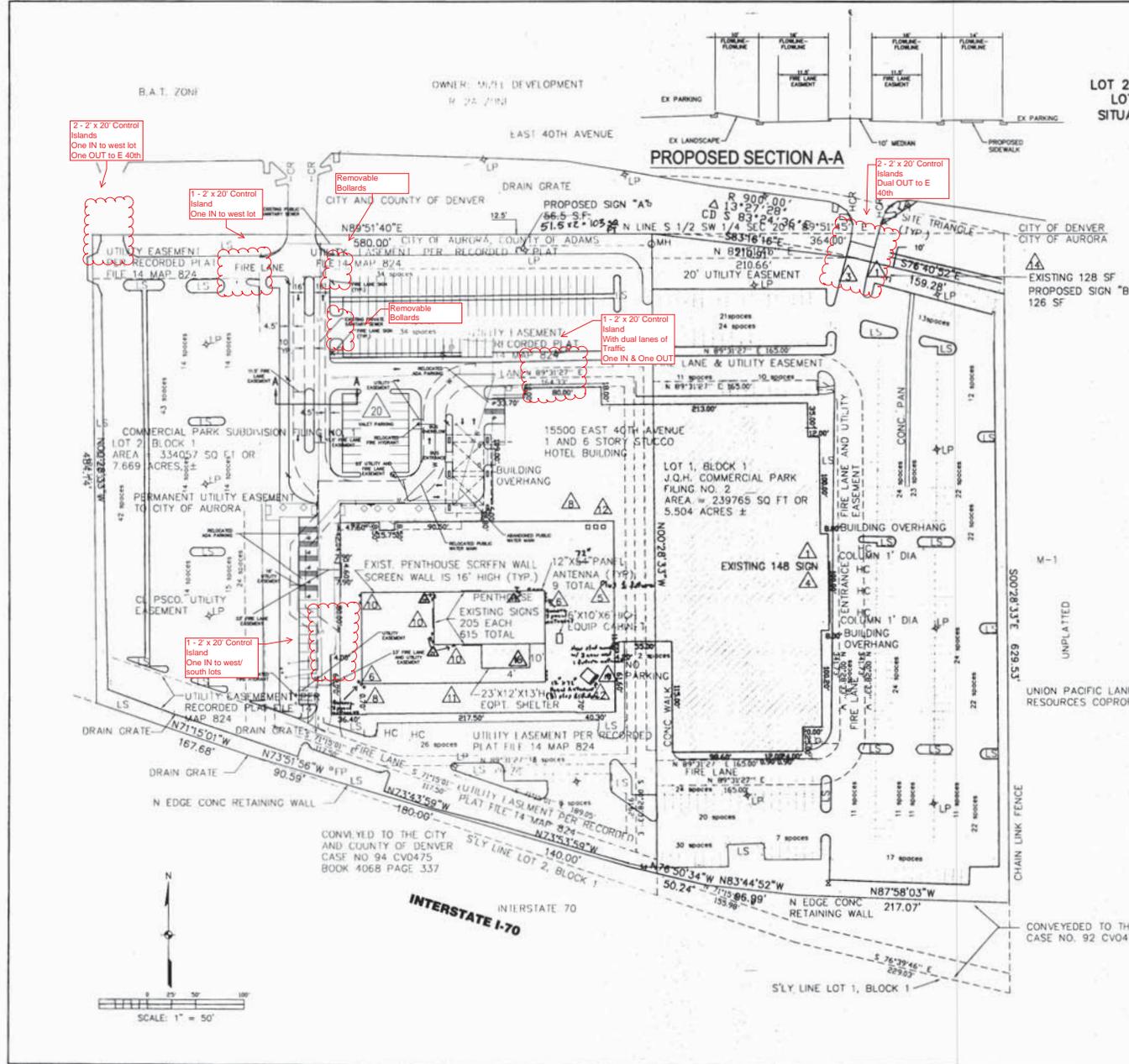
- △ Maple Change - Floorplan Add microwave dish antennas. Radio equipment in existing 3' length equipment area.

12/3/07

- △ 20 MINOR AMENDMENT - 1981-6032-22 REPAIR CHANGE - NORTHWEST ENTRANCE IMPROVEMENTS, PARKING LOT RECONFIGURATION, ARCHITECTURAL REFACING

HOLIDAY INN SITE PLAN

LOT 2, BLOCK 1, J.Q.H. COMMERCIAL PARK SUBDIVISION FILING NO. 1 AND LOT 1, BLOCK 1, J.Q.H. COMMERCIAL PARK SUBDIVISION FILING NO. 2, SITUATED IN A PART OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO SHEET 2



DATA TABLE

DATA	HOLIDAY INN	CONVENTION CENTER
LAND AREA WITHIN PROPERTY LINES	598,732 SQUARE FEET	
CROSS FLOOR AREA (146-2001)	169,352 SQUARE FEET	70,125 SQUARE FEET
NUMBER OF BUILDINGS		1
NUMBER OF STORIES	6	1
MAXIMUM BUILDING HEIGHT	68' 2"	25'
TOTAL BUILDING COVERAGE	146,135 SQUARE FEET	
HARD SURFACE AREA	399,321 SQUARE FEET	
LANDSCAPE AREA	53,276 SQUARE FEET	
PRESENT ZONING DISTRICT	B-3	
CURRENT AND PROPOSED USES	HOTEL	CONVENTION CENTER
PERMITTED MAXIMUM SIGN AREA BY SECTION 146-1613(E)	314 SQUARE FEET (BASED ON 328 FEET OF BUILDING FRONTAGE)	330 SQUARE FEET (BASED ON 360 FEET OF BUILDING FRONTAGE)
PROPOSED SIGN AREA	754 SQUARE FEET	262 SQUARE FEET
TYPE OF SIGNS PROPOSED	GROUND (3) A, WALL (3) B, C, D	GROUND (1) G WALL (1) H
PARKING SPACES REQUIRED		359
PARKING SPACES PROVIDED	925	1010
ACCESSIBLE PARKING REQUIRED	20	
ACCESSIBLE PARKING PROVIDED		NET LOSS 8
LOADING SPACES REQUIRED	8	
LOADING SPACES PROVIDED	5	

Add membrane dish entrance
 MINOR AMENDMENT - 1981-6032-22 12/3/07
NOTES
 REFER TO SHEET 1 FOR SITE PLAN AMENDMENTS
 REFER TO SHEET 4 FOR GENERAL NOTES
 REFER TO SHEET 4 FOR SITE DETAILS

MA 02/06/03, 2/19/05 M/A Change 10-15-05