

# 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

- RESIZE "RESTAURANT" WALL SIGN FROM 27 SF TO 66 SF.
- RESIZE "CONVENTION CENTER" WALL SIGN FROM 43 SF TO 60 SF.
- 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

- 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)

- 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
- REMOVE "RESTAURANT" AND "LOUNGE" WALL SIGNS AND LOGO FROM ENTRANCE SIGNS.

- CHANGES TO LANDSCAPE AND SITE PLANS.

12/31/95 MINOR AMENDMENT

- CONSTRUCT 6'4" X 8' EXTERIOR GOLF CART ROOM WITH STUCCO FINISH TO MATCH EXISTING BUILDING.

1/31/95 MINOR AMENDMENT

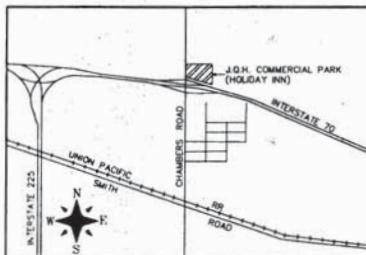
- INSTALL SET OF LETTERS READING "HOLIDAY INN" AND LOGO AT 386 SQUARE FEET ON NORTH ELEVATION OF BUILDING.

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 TELECOMMUNICATION STATION AND SHELTER. ALL EQUIPMENT PAINTED TO MATCH EXISTING BUILDING

## 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

- COVER SHEET
- SITE PLAN
- LANDSCAPE PLAN
- 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

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

- 1-81-05 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 House, 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

CYNTHIA RITZ  
NOTARY PUBLIC, STATE OF COLORADO

MY COMMISSION EXPIRES MY COMMISSION EXPIRES

NOTARY / BUSINESS ADDRESS:

## CITY OF AURORA APPROVALS:

CITY ATTORNEY: [Signature] DATE: 2-17-03

PLANNING DIRECTOR: [Signature] DATE: 2-17-03

PLANNING COMMISSION: [Signature] DATE: 2-17-03

CITY COUNCIL: [Signature] DATE: 2-17-03

ATTEST: [Signature] DATE: 2-17-03

## 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

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

10-14-05

- Myler Change - Flatiron Add microwave dish antenna. Radio equipment in existing cable equipment area.

12/3/07

- Minor Amendment - 1981-6032-22  
REAR CHANGE - NORTHWEST ENTRANCE IMPROVEMENTS, PARKING LOT RECONFIGURATION, ARCHITECTURAL REFACTOR

Myler Change 10-14-05

SHEET 1

HOLIDAY INN #2 1981-6032-22



# 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

