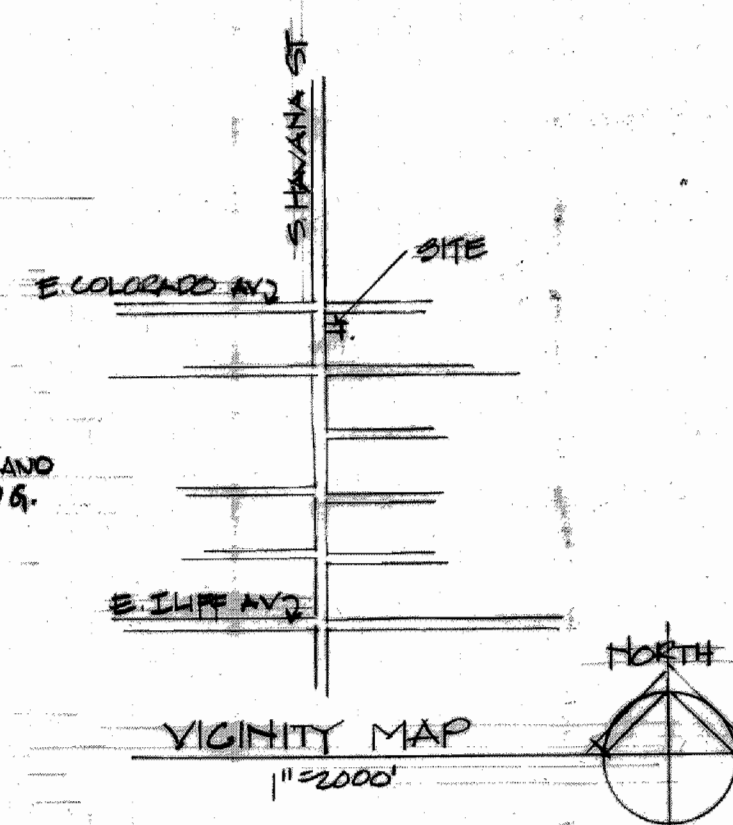


ADM. AMDT. MAY 10, 1985

- ▲ BUILDING ADDITION AND STORAGE SHED SHOWN @ EAST ELEVATION
- ▲ 22' x 10' x 6' HT CEDAR FENCING W/ EAST GATES
- ▲ RESTRIP PARKING FOR 35 AUTOS. DISCONNECT PROPANE TANK AND REMOVE 6' x 6' LANDSCAPE TIMBER ISLAND W/ 1" AUSTRALIAN PINE AND 2" JUNE - CONCRETE BARRIER (2) AS SHOWN @ NORTH PARKING.
- ▲ LANDSCAPE MATERIAL 'CLEANED UP'
- ▲ HAVE 'LOADING ZONE' SIGN ON NEW CEDAR FENCE @ EAST ELEVATION
- ▲ INSTALL BIKE RACK AS SHOWN.



ADM. AMDT. OCT. 15, 1986

- ▲ INSTALL DUMPSTER ENCLOSURE FOR ROLLING DUMPSTER WITH GATES.
- ▲ ENCLOSE AIR CONDITIONING EQUIPT. AND PAINTED.
- ▲ EXCLUDE BICYCLE RACK
- ▲ PAINT BUILDING + REVISE FRONT YARD LANDSCAPING. INSTALL NEW STRIPPED CONCRETE PATIO, W/ PLANTER BED + PARK BENCH. PLANTINGS MUST COMPLY W/ CITY'S APPROVED PLANT LIST. (MAY 6/21/84)
- ▲ MA 11-17-11 ADD 30' x 24' detached garage raised 3 1/2' to show 10' setback to prop. line.

Long John Silver's Seafood Shops Planned Building Group
Tract 9 except the northerly 140 feet, the southerly 67.85 feet, Legal Description: and the westerly 15 feet thereof, Shook Subdivision 2nd Filing located in the SW 1/4 of Section 23, Township 4 South, Range 67 West of the 6th P.M., City of Aurora, County of Arapahoe, State of Colorado, subject to any existing roads, easements, or rights-of-way of record.

All Special Plans registered and recorded hereunder shall be binding upon the applicants 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.

BARNEY KATCHEN
In witness thereof DIANE S. KATCHEN has caused these presents to be executed this 10 day of 10 AD 1975.

By: Barney Katchen
Diane S. Katchen
Corporate Seal

NOTARIAL:
State of Colorado
County of DENVER

The foregoing instrument was acknowledged before me this 10th day of October AD 1975 by Barney Katchen and Diane S. Katchen.

Witness my hand and official seal

James M. [Signature]
NOTARY PUBLIC
My commission expires 7-27-78

Notary Seal

CITY OF AURORA APPROVALS:

City Attorney: [Signature] Date: 11/15/75
Planning Director: [Signature] Date: 11/14/75
Planning Commission: [Signature] Date: 10/16/75
City Council: [Signature] Date: 10/23/75
Alders: [Signature] Date: 10/30/75

RECORDER'S CERTIFICATE: RECEPTION # 1529259

Accepted for filing in the office of the Clerk and Recorder of Arapahoe County, Colorado at [Signature] o'clock M, This 12th Day of JANUARY AD, 1976.
Clerk and Recorder: Deputy:

NOTE:
REVISED LANDSCAPE PLAN APPROVED BY ADMINISTRATIVE APPROVAL 2-6-76
SEE FILE 75-617

DATA:

Land area within property lines 25,058 s.f.
Gross floor area (8-16-1 City Code) (sq. ft.) 1,875
Total Building Coverage (sq. ft.) 1,875
Hard-surface area (exclusive of buildings) (sq. ft.) 15,573
Area devoted to landscaping within site (sq. ft.) 7,610
Present zoning classification B-1-P
Proposed uses Restaurant
Number of stories 1
Maximum height of buildings 20'
Total parking spaces provided 35
Parking spaces required 26
6 SEATS + 3 = 22
4 EMPLOYEE SPACES = 4

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 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 in the Planning Department.

TYPICAL PARKING SPACE 9'6" x 19'

REVISION 6/19/85 JOF V. BARRY GEOR, ARCHITECT

PLANNED BUILDING GROUP for Long John Silver's Seafood Shops		JOB 7513	
FISHKIN/BRIN ARCHITECTS & PLANNERS 1605 PEARL STREET 303/631-7096 DENVER, COLORADO 80203		DRAWN CHECKED PBG	DATE 10-6-75

LONG JOHN SILVER'S SEAFOOD SHOPS 75-6017-1

ADM. AMDT. 5-20-85, 10-15-86, 6/21/84 11-17-11