



# ASSOCIATED GROCERS OF COLORADO PLANNED BUILDING GROUP

A PART OF THE SOUTH 1/2 OF SECTION 33, T.3S., R.66W., OF THE 6th P.M.

CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO.

SHEET 1 OF 2

Victory Grange Company #53  
No Mailing Address (Tax Exempt)

LEGAL DESCRIPTION

A part of the South 1/2 of Section 33, Township 3 South, Range 66 West of the 6th P.M., Adams County, Colorado, more particularly described as follows:  
Beginning at a point lying 1289.71 feet North and 55.00 feet West of the Southeast Corner of said Section 33; thence northerly and parallel to the East Line of said Section 33 a distance of 691.55 feet to a point on the Southerly and Westerly R.O.W. Line of the Highline Canal; thence along said R.O.W. Line for the following six courses; thence on an angle to the left of 48°37'45" a distance of 58.69 feet; thence on an angle to the right of 38°16'15" a distance of 278.52 feet to a point of curve; thence along a curve to the left having a radius of 104.05 feet, and having a central angle of 87°35'45", an arc distance of 159.06 feet to a point of tangent; thence along said tangent a distance of 127.20 feet to a point of curve; thence along a curve to the right having a radius of 265.98 feet and having a central angle of 59°00'15", an arc distance of 273.91 feet to a point of tangent; thence along said tangent a distance of 238.40 feet to a point on the East-West Centerline of said Section 33; thence on an angle to the left of 51°37'27" and 238.40 feet to the centerline of Sand Creek; thence on an angle to the left of 64°08'08" and along said centerline a distance of 135.96 feet to a point of curve; thence along a curve to the right having a radius of 986.47 feet and having a central angle of 32°48'17" and along said centerline an arc distance of 564.80 feet to a point of tangent; thence along said tangent and said centerline a distance of 698.16 feet; thence on an angle to the left of 58°46'32" and parallel with the South Line of said Section 33 a distance of 3025.12 feet to the Point of Beginning, containing 4,574,855.8 Square Feet or 105.025 Acres

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.

In witness thereof Opus Corporation, a Minnesota Corporation has caused these presents to be executed this 4th day of March, 1983 A.D.

By: *Gene Haugland*, President, Real Estate Division

Corporate Seal

*James L. Tucker*, Secretary

NOTARIAL:  
State of Minnesota } ss  
County of Hennepin }

The foregoing instrument was acknowledged before me this 4th day of March 1983 A.D. by Gene Haugland, President, Real Estate Division and James L. Tucker, Secretary.

Witness my hand and official seal *Judy M. Schmitz*, Notary Public  
Address: 8130 Upton, Bloomington, MN 55431  
My Commission Expires January 31, 1987

DATA:	
Land area within property lines	105.025 Acres
Gross floor area (41-16 City Code)	700,370 Sq. Ft.
Total Building Coverage	702,800 Sq. Ft. 14.8 % and Sq. Ft.
Hard surface area (exclusive of buildings)	1,881,000 Sq. Ft. 22.8 % and Sq. Ft.
Area devoted to landscaping within site	266,000 Sq. Ft. 8.8 % and Sq. Ft.
Present zoning classification	M-1
Proposed uses	Food storage & distribution; baked goods manufacturing
Sign Area Main entry - 175 sq. feet; parking signs (2) 112 sq. ft.	287 sq. ft.
Type of Sign (Free standing, Wall, etc.)	Free standing
Number of stories	1
Maximum height of buildings	45 feet
Loading spaces provided	118 (Located on South side of main building) & 3 (on Northeast)
Total parking spaces provided	688
Parking spaces required	688

## PROJECTED PARKING REQUIREMENTS FOR WAREHOUSE EMPLOYEES

YEAR	TOTAL PROJECTED EMPLOYEES	MAXIMUM SHIFT EMPLOYMENT	PARKING REQUIREMENT WITH SHIFT OVERLAP
1983	600	300	420
1991	762	382	533
1996	1020	510	714

\*NOTE: 50% of the site is to remain as existing native grass or to be reseeded to native grass, bringing the total planting area to 55.0% of the site.

## PROJECTED PARKING REQUIREMENT FOR ADMINISTRATION OFFICE

YEAR	TOTAL PROJECTED EMPLOYMENT	10% VISITOR ALLOWANCE	PARKING SPACES REQUIRED
1983	225	23	248
1991	245	25	270
1996	293	29	322

\*NOTE: Office Parking  
65 Compact - 26.2%  
177 Standard - 71.4%  
6 Handicap - 7.4%  
248 Total

NOTE: 1. EXTENDED MECHANICAL SECTION OF WAREHOUSE TO THE NORTH.  
2. ADDED 3 LOADING DOCKS ON EAST SIDE OF WAREHOUSE.  
3. ATTACHED CHANGEOVER AREA AND WAREHOUSE FOR 1 AND 2.  
4. REMOVAL OF OFFICE BUILDING AND PARKING FOR THE OFFICE BUILDING.  
5. (SAME AS 3) FOR 4.  
6. ADDED TRUCK TRAILER AND TRACTOR PARKING.  
7. RELOCATED BOUNDARY FENCE.  
ADM. AMT. 2-10-83.

CITY OF AURORA APPROVALS:

Planning Director *Samuel L. Noe* Date *Mar. 23, 1983*

RECORDER'S CERTIFICATE:

Accepted for filing in the office of the Clerk and Recorder of \_\_\_\_\_ County, Colorado at \_\_\_\_\_ o'clock \_\_\_\_\_ M. This \_\_\_\_\_ Day of \_\_\_\_\_, 19\_\_\_\_ A.D.  
Clerk and Recorder: \_\_\_\_\_ Deputy:

SEE SHEET 2 FOR ADMINISTRATIVE AMENDMENTS  
6-14-1984  
7-26-1984

SHEET 1 OF 2

ADM. AMT'S: 2-10-83, 6-14-84, 7-26-84, 12/10/2000

ASSOCIATED GROCERS

82-6005-2 (1/2)