

NANCE INDUSTRIAL PARK PUD

A PART OF THE SE1/4 OF SECTION 28,
TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
COUNTY OF ADAMS, STATE OF COLORADO
PAGE 1 OF 3

LEGAL DESCRIPTION:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M., ADAMS COUNTY, COLORADO;
THENCE EASTERLY ALONG THE EAST/WEST CENTERLINE OF SECTION 28, BEARING N90°00'00"E, A DISTANCE OF 130.00 FEET TO A SET REBAR WITH A PLASTIC CAP STAMPED LS 29425;
THENCE CONTINUING ALONG SAID EAST/WEST CENTERLINE N90°00'00"E, A DISTANCE OF 219.34 FEET TO A FOUND REBAR WITH A PLASTIC CAP STAMPED LS 2973 AND THE TRUE POINT OF BEGINNING;
THENCE CONTINUING ALONG SAID EAST/WEST CENTERLINE N90°00'00"E, A DISTANCE OF 414.50 FEET TO A SET REBAR WITH A PLASTIC CAP STAMPED 29425 MARKING A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN SANTA FE RAILROAD;
THENCE S41°46'36"W ALONG SAID RAILROAD RIGHT-OF-WAY A DISTANCE OF 860.27 FEET TO A SET REBAR WITH A PLASTIC CAP STAMPED LS 29425;
THENCE N89°24'26"W A DISTANCE OF 65.68 FEET TO A FOUND REBAR WITH A PLASTIC CAP STAMPED 844;
THENCE N00°26'40"E A DISTANCE OF 610.88;
THENCE N90°00'00"E ALONG A LINE PARALLEL AND 30 FEET SOUTH BY PERPENDICULAR MEASUREMENT FROM THE EAST/WEST CENTERLINE OF SAID SECTION 28 A DISTANCE OF 219.57;
THENCE N00°00'00"E A DISTANCE OF 30.00 FEET TO THE TRUE POINT OF BEGINNING, COUNTY OF ADAMS, STATE OF COLORADO.

CONTAINING AN AREA OF 4.9995 ACRES MORE OR LESS.

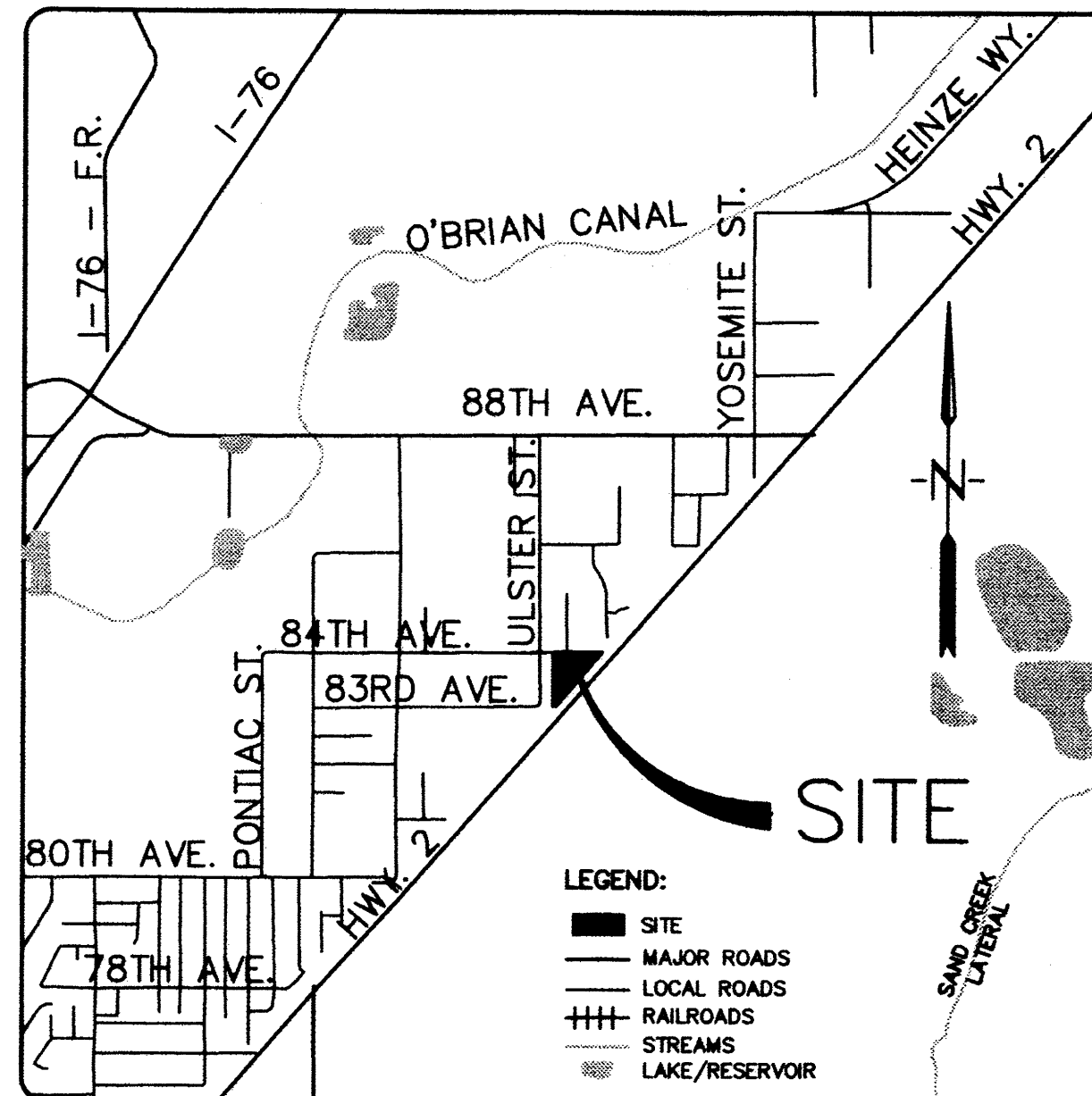
SITE DATA:

PROJECT AREA: 4.9995 ACRES

PROJECT DESCRIPTION: THE INTENT OF THIS DEVELOPMENT IS TO PROVIDE FOR INDUSTRIAL USES THAT WILL BE COMPATIBLE WITH THE COMPREHENSIVE PLAN BY ALLOWING FOR USES SIMILAR TO I-1 ALONG THE HIGHWAY 2 VIEW CORRIDOR WHILE ALLOWING FOR USES SIMILAR TO I-2 IN AREA THAT WILL BE SUFFICIENTLY SCREENED FROM THE HIGHWAY. THE PROPOSED USES WITHIN THE HIGHWAY 2 VIEW CORRIDOR WILL INCLUDE OFFICE WAREHOUSE / RETAIL SPACE, WITH SIMILAR USES IN THE SCREENED AREAS BUT INCLUDING PROVISIONS FOR A HEAVY EQUIPMENT REPAIR AND MAINTENANCE FACILITY.

EXISTING IRONDALE COMPREHENSIVE PLAN DESIGNATION:
INDUSTRIAL PARK (I-1)

PRESENT LAND USE: UNDEVELOPED



VICINITY MAP
SCALE: 1" = 2000'

SURVEYOR / ENGINEER:

ALLIANCE CONSULTING
ENGINEERS & SURVEYORS
5440 WARD ROAD, SUITE 240
ARVADA, CO 80002
PH: (720) 898-0660
FAX: (303) 424-8134
EMAIL: ANDY@ADSENGINEERS.COM

CONTACT:
ANDREW J. WARNER, PE

NOTES:

- 1) BASIS OF BEARINGS: N 90°00'00" E ALONG THE NORTH LINE OF THE SE1/4 OF SECTION 28, BETWEEN THE FOLLOWING DESCRIBED MONUMENTS: A FOUND 3-1/4" ALUMINUM CAP STAMPED L.S. 17488 IN RANGE BOX AT THE NW COR. OF THE SE1/4 OF SECTION 28 AND A FOUND 3-1/4" ALUMINUM CAP STAMPED L.S. 7735 IN RANGE BOX AT THE NE COR. OF THE SE1/4 OF SECTION 28.
- 2) PROPERTY IDENTIFIED AS ADAMS COUNTY ASSESSOR'S PARCEL NUMBER 0172128112004.

OWNER / DEVELOPER:

RALPH AND DEE NANCE
NANCE PROPERTIES, LLC
8510 WILLOW STREET
COMMERCE CITY, CO 80022
PH: (303) 940-3299
FAX: (303) 940-1074
EMAIL: RALPH@FRONTRANGEEXCAVATING.COM

PLANNING COMMISSION CERTIFICATE:

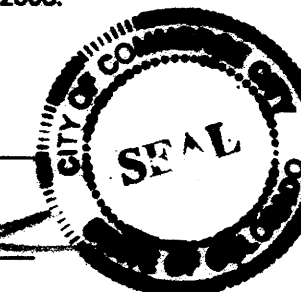
APPROVED BY THE CITY OF COMMERCE CITY, PLANNING COMMISSION THIS
1st DAY OF October, 2008, A.D., 2008.

CITY COUNCIL CERTIFICATE:

APPROVED BY THE CITY OF COMMERCE CITY, CITY COUNCIL THIS
1st DAY OF October, 2008, A.D., 2008.

ATTEST:

Paul Bauer
CITY CLERK
Salvador
MAYOR



CLERK AND RECORDER'S CERTIFICATE:

THIS PUD ZONE DOCUMENT WAS FILED FOR RECORD IN THE OFFICE OF
ADAMS COUNTY CLERK AND RECORDER, IN THE STATE OF COLORADO, AT
3:24 PM, THIS 24th DAY OF March, 2010

County Clerk and Recorder Deanne Long
BY: Deanne Long
DEPUTY COUNTY CLERK AND RECORDER



OWNER'S CERTIFICATE:

RALPH AND DEE NANCE, BEING THE OWNER(S) OF THE PROPERTY LOCATED
IN THE COUNTY OF ADAMS, STATE OF COLORADO, DO HEREBY SUBMIT THIS
PLANNED UNIT DEVELOPMENT AND AGREE TO PERFORM UNDER THE TERMS
NOTED HEREON.

Ralph Nance
RALPH NANCE

Dee Nance
DEE NANCE

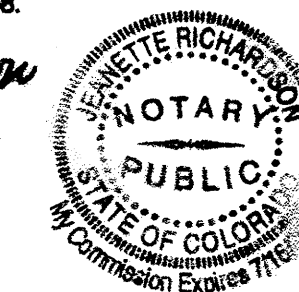
ACKNOWLEDGMENT:

STATE OF COLORADO }
COUNTY OF ADAMS }
CITY OF COMMERCE CITY }

THE FOREGOING OWNERSHIP CERTIFICATE WAS ACKNOWLEDGED BEFORE ME
THIS 9th DAY OF March, 2008.

NOTARY PUBLIC Jeanette Richardson
MY COMMISSION EXPIRES 7/16/2011

RECEPTION # 2010000020255



INDEX:

- 1 - COVER SHEET
- 2 - SITE PLAN
- 3 - NOTES

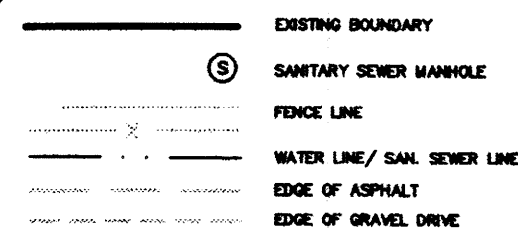
NO.	DESCRIPTION	DATE	BY

PLANNED UNIT DEVELOPMENT
ZONE DOCUMENT
COVER SHEET

ALLIANCE CONSULTING
Engineers & Surveyors

5440 WARD RD, SUITE 240 • ARVADA, CO 80002 • PH: (720) 898-0660 • FAX: (303) 424-8134

NANCE INDUSTRIAL PARK		PLANNED UNIT DEVELOPMENT ZONE DOCUMENT COVER SHEET		RALPH NANCE	
DRAWN BY:	CMS	DESIGNED BY:	AJM	DRAWING NAME:	203-004-001
JOB NUMBER:	203-004				
DATE:	3/8/10				
SCALE:	1" = 60'				
SHEET NO:	1 of 3				

[illegible]

Alliance Consulting
Engineers & Surveyors

"PEAKING • MEASURING • CONSULTATION MANAGEMENT"
"PEAKING MANAGEMENT • SURVEILLANCE"

10000 W. 10TH AVE. SUITE 400 CHANDLER, AZ 85226 • TEL: 480-948-0000 • FAX: 480-948-0001
WWW.ACCONLINE.COM

NANCE INDUSTRIAL PARK

PLANNED UNIT DEVELOPMENT ZONE DOCUMENT SITE PLAN

prepared for
RAI PH NANCE

DRAWN BY: CMS	DESIGNED BY: AJM	DRAWING NAME: 203-004 DevPlan	APPROVED BY:
JOB NUMBER: 203-004			
DATE: 3/8/10			
SCALE: 1" = 60'			
SHEET NO: 2 of 3			

