

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, A DISTANCE OF 130.00 FEET TO A SET REBAR WITH A PLASTIC CAP STAMPED 15/24025;

THENCE CONTINUING ALONG SAID EAST/WEST CENTERLINE NORTH00°00'00"E, A DISTANCE OF 219.34 FEET TO A FOUND REBAR WITH A PLASTIC CAP STAMPED 219/34 AND THE TRUE POINT OF BEGINNING, CENTERLINE NORTH00°00'00"E, S 29°37'30" E;

THENCE CONTINUING ALONG SAID CENTERLINE NORTH00°00'00"E, A DISTANCE OF 414.50 FEET TO A SET REBAR WITH A PLASTIC CAP STAMPED 414/50;

THENCE CONTINUING ALONG SAID CENTERLINE NORTH00°00'00"E, A DISTANCE OF 429.42 FEET TO A SET REBAR WITH A PLASTIC CAP STAMPED 429/42 MARKING A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN SANTA FE RAILROAD;

THENCE CONTINUING ALONG SAID CENTERLINE NORTH00°00'00"E, A DISTANCE OF 189.74 FEET TO A SET REBAR WITH A PLASTIC CAP STAMPED 189/74;

THENCE CONTINUING ALONG SAID CENTERLINE NORTH00°00'00"E, A DISTANCE OF 653.68 FEET TO A FOUND REBAR WITH A PLASTIC CAP STAMPED 654;

THENCE NORTH26°40'00" E, A DISTANCE OF 610.88;

THENCE NORTH07°26'00" E, A DISTANCE OF 30 FEET SOUTH BY THE TRUE POINT OF BEGINNING, CENTERLINE NORTH00°00'00"E, TO THE EAST/WEST CENTERLINE OF SAID SECTION 28, A DISTANCE OF 219.37;

THENCE CONTINUING ALONG SAID CENTERLINE NORTH00°00'00"E, A DISTANCE OF 30.00 FEET TO THE TRUE POINT OF BEGINNING, COUNTY OF ADAMS, STATE OF COLORADO,

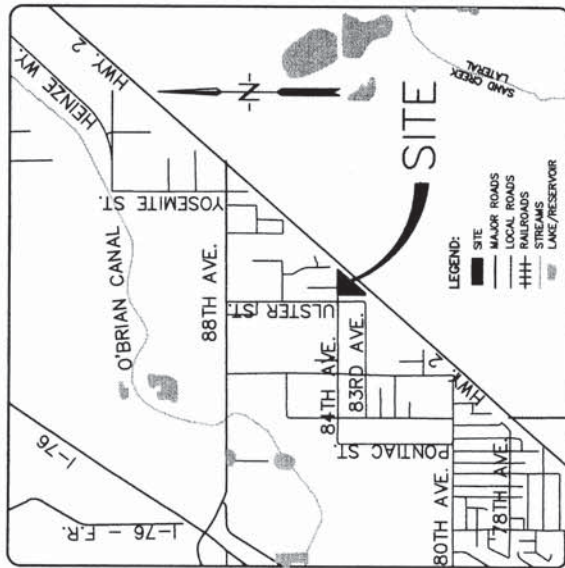
CONTAINING AN AREA OF 4.9995 ACRES MORE OR LESS.

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 EXISTING LAND USES IN THE AREA. ALLOWING FOR THE CONSTRUCTION OF A 2-LEVEL WAREHOUSE WITH LOADING DOORS. THE PROPOSED WAREHOUSE WILL BE ALLOWING FOR USES SIMILAR TO 1-2 IN AREA THAT WILL BE SUFFICIENTLY SCREENED FROM THE HIGHWAY. THE PROPOSED USES WITHIN THE HIGHWAY 2 VIEW CORRIDOR WILL INCLUDE OFFICE WAREHOUSE, RETAIL STORES, WITH SIMILAR USES IN THE SCREENED AREAS BUT NOT NEAR THE HIGHWAY. PROVIDING FOR A HEAVY EQUIPMENT REPAIR AND MAINTENANCE FACILITY.

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



VICINITY MAP
SCALE: 1" = 2000'

SURVEYOR / ENGINEER
ALLIANCE CONSULTING
ENGINEERS & SURVEYORS
5440 WARD ROAD, SUITE
ARVADA, CO 80002
PH: (720) 898-0660
FAX: (303) 424-8134
E-MAIL: ANDY@ADSCNENR.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
3510 WILLOW STREET
COMMERCE CITY, CO 80022
PH: (303) 940-3299
FAX: (303) 940-1074

PLANNING COMMISSION CERTIFICATE:

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

[Signature]
CH. HARTMAN, ESQ.

CITY COUNCIL CERTIFICATE:

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

ATTEST:

Mayor *James B. Bowers*
 City Clerk *James B. Bowers*

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 29th DAY OF March, 2010.

County Clerk and Recorder
BY: Debra Roberts
DEPUTY COUNTY CLERK AND RECORDER

OWNER'S CERTIFICATE:

GRAPPL 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 Vance

Dee Vance
SEE NANCE

ACKNOWLEDGEMENTS

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 *Justin Richardson*
 My Commission Expires *7/11/2011*

RECEPTION # 2010000020255

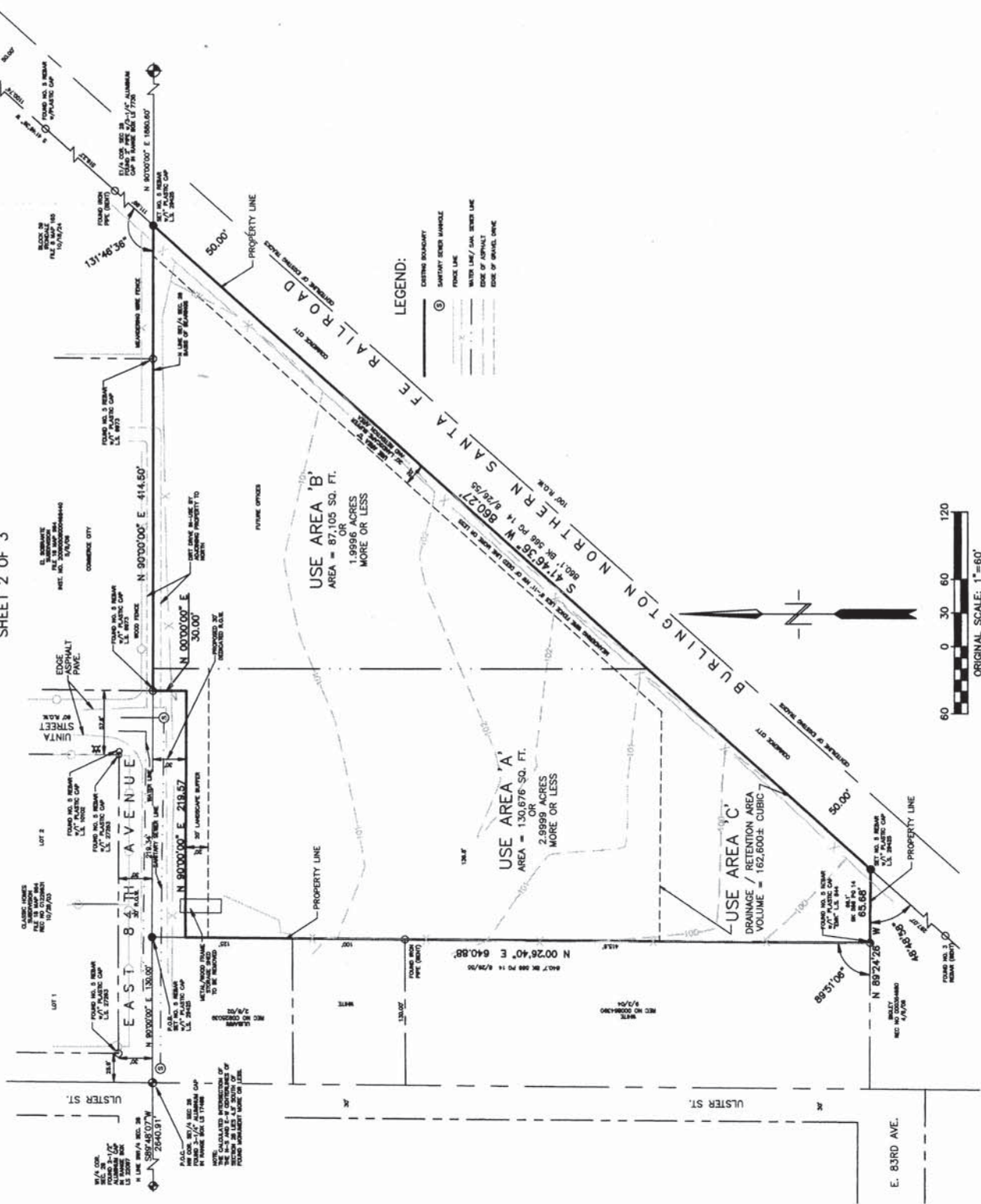
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1 - COVER SHEET
2 - SITE PLAN
3 - NOTES

2010000020255

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
SHEET 2 OF 3



Alliance Consulting
Engineers & Surveyors
PROJECT MANAGEMENT • SURVEYING
11/10/2009 • 11/10/2009 • 11/10/2009 • 11/10/2009 • 11/10/2009

NANCE INDUSTRIAL PARK
PLANNED UNIT DEVELOPMENT
ZONE DOCUMENT
SITE PLAN
Prepared by
RALPH NANCE

APPROVED BY:	203-004
DRAWING NAME:	203-004-PUD
DESIGNED BY:	AJM
CHECKED BY:	CMS
DATE:	3/8/10
SCALE:	1" = 60'
SHEET NO:	2
OF	3

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
SHEET 3 OF 3

DEVELOPMENT STANDARDS:

MAXIMUM GROSS DENSITY	
MINIMUM LOT AREA	
MINIMUM LOT WIDTH AND FRONTAGE	
MINIMUM LOT DEPTH	
MINIMUM BUILDING SETBACKS	
FRONT YARD	
SIDE YARD	
REAR YARD	
MAXIMUM BUILDING HEIGHT	
(INCLUDING PRIMARY AND ACCESSORY STRUCTURES)	
PARKING AND LOADING	

5 UNITS/ACRE
8,000 SQ. FT.
50 FT
75 FT
30 FT.
25 FT.
10 FT.
50 FT.
1/250 N.F.A.

LAND USE SCHEDULE	
USE AREA	SIZE (ACRES)
'A'	3.0
'B'	2.0
'C'	N/A

PERMITTED USES:

(1) USES BY RIGHT

a) LUMBER AND BUILDING SUPPLY YARDS
b) CONTRACTOR SHOPS AND STORAGE (EXCEPT JUNK)
c) BREWERY, COMMERCIAL STORAGE, RESTAURANTS
d) EQUIPMENT STORAGE FOR HEAVY EQUIPMENT SALES AND REPAIR (EXCEPT JUNK)
e) TRUCK TRAILER REPAIR AND MAINTENANCE
f) SHIPPING, STORAGE OR HANDLING OF FIBERGLASS OR PLASTICS
g) USES BY RIGHT IN 1-1, EXCLUDING ADULT ENTERTAINMENT AND AUTOMOBILE OR TRUCK TRAILER SALES

PERMITTED USES:

(1) USES BY RIGHT

- GENERAL OFFICES
- LEGAL AND LEGAL OFFICES
- MEDICAL AND DENTAL OFFICES
- RESEARCH AND DEVELOPING ESTABLISHMENTS, EXCLUDING EMPLOYEES
- MANUFACTURE, ASSEMBLY AND/OR PRODUCTION OF ELECTRONIC INSTRUMENTS, OPTICS, AND/OR WATCHES, ELECTRONICS, INSTRUMENTS, OPTICS, AND/OR WATCHES, MACHINERY, SALES, EXCLUDING TRUCK, TRAILERS AND HEAVY EQUIPMENT
- HEAVY LABORATORIES EXCEPT AS LIMITED BY SECTION 21-203
- SCHOOLS FOR VOCATIONAL OR BUSINESS TRAINING
- SCHOOLS FOR SERVICE
- AUTOMOBILE SERVICE
- REPAIRS, INCLUDING THE I-1 DISTRICT EXCLUDING
- SALES, MAINTENANCE AND AUTOMOBILE OR TRUCK TRAILER SALES
- GREENHOUSES
- RENTAL AND SERVICE OF ANY COMMODITY, EXCEPT HEAVY EQUIPMENT, TRUCKS OR TRAILERS.
- EXCEPT HEAVY EQUIPMENT, TRUCKS OR TRAILERS.

PERMITTED USES: LANDSCAPING BUFFER, UTILITY, DRAINAGE AND RETENTION STORAGE.

COMMERCIAL AND INDUSTRIAL DEVELOPMENT OF
PROPERTY IN IRONDALE SHOULD BUFFER INTENSIVE USES
FROM THE PUBLIC RIGHT-OF-WAY THROUGH MINIMUM
DESIGN STANDARDS:

ALL PROPERTIES DEVELOPED IN IRONDALE SHOULD INCLUDE A BUILDING. NO PROPERTIES SHOULD BE USED EXCLUSIVELY FOR TRUCK PARKING NOR OUTDOOR STORAGE.

ALL BUILDING FACADES FACING THE PUBLIC RIGHT-OF-WAY SHOULD BE CONSTRUCTED WITH A MINIMUM OF 25% MASONRY WITH THE REMAINDER IN GLASS, WOOD OR METAL.

LANDSCAPE OPEN SPACE SHOULD BE INSTALLED IN THE FRONT SETBACK AREA AND CONCENTRATED ALONG THE PROPERTY LINES WHICH FRONT THE PUBLIC RIGHT-OF-WAY.

LANDSCAPE AND PRIMARY PARKING AREAS IN THE FRONT SETBACK SHOULD NOT BE ENCLOSED BY FENCING AND BE ACCESSIBLE TO THE PUBLIC AND EMERGENCY VEHICLES.

OUTDOOR STORAGE SHOULD BE LIMITED TO AREAS BEHIND THE FRONT FACADE OF THE BUILDING AND SHOULD BE SCREENED FROM ADJACENT PROPERTIES AND THE PUBLIC RIGHT-OF-WAY INCLUDING HIGHWAY--2.

ALL LARGE VEHICLE PARKING, LOADING DOCKS, AND EQUIPMENT STORAGE SHOULD OCCUR BEHIND THE FACADE OF THE BUILDING AND BE SCREENED WITH FENCING AND LANDSCAPING FROM THE PUBLIC RIGHT-OF-WAY.

- A. A DEVELOPER'S AGREEMENT MUST BE APPROVED AND RECORDED BY THE PUBLIC WORKS DEPARTMENT PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR THE SUBJECT PROPERTY.
- B. A DEVELOPMENT PLAN MUST BE APPROVED BY THE CITY'S PLANNING, ENGINEERING, AND BUILDING DIVISIONS, AND BY THE SOUTH ADAMS COUNTY FIRE PROTECTION DISTRICT PRIOR TO APPROVAL OF ANY BUILDING PERMIT FOR THE SUBJECT PROPERTY.
- C. A NEW DEVELOPMENT PLAN MUST BE SUBMITTED FOR APPROVAL BY THE PLANNING DIVISION SHOULD THE APPLICANT CONSTRUCT ANY BUILDING ADDITIONS IN EXCESS OF FIFTY (50) PERCENT OF THE GROUND COVERED BY THE EXISTING STRUCTURE.

1. ANY NEW CONSTRUCTION, INTERIOR FINISH WORK, PAINTING, FENCES, WALLS, SIGN, AND/OR BUILDINGS ON THE SITE SHALL REQUIRE A BUILDING PERMIT.
2. THE APPLICANT IS REQUIRED TO MEET THE STANDARDS OF THE 2003 INTERNATIONAL BUILDING CODE (IBC) AND 2003 INTERNATIONAL FIRE CODE PRIOR TO OCCUPANCY.
3. THE APPLICANT SHALL OBTAIN A COMMERCE CITY BUSINESS LICENSE PRIOR TO OPERATING.

ALL FENCES MUST CONFORM TO THE CITY OF COMMERCE CITY'S FENCING REQUIREMENTS.

SIGN SCHEDULE				
TYPE	MAXIMUM ALLOWED	MAXIMUM SIZE (SQ.FT.)	MAXIMUM HEIGHT	SETBACK
MONUMENT	ONE PER SITE	32 EACH SIDE	6 FEET	10 FEET
WALL	ONE PER STREET FACING SIDEWALK (TWO SIGNS MAXIMUM)	30 MINIMUM OR ONE SQ. FT. OF SIGN AREA PER EACH LINEAR FOOT OF BUILDING OR TENANT FRONTAGE NOT COMPOSED OF INDIVIDUAL RAISED LETTERS MAY CONTAIN TWO SQ. FT. OF SIGN AREA FOR EACH TENANT FRONTAGE NOT TO EXCEED 200 SQ. FT. IN AREA.	SAME AS BUILDING	SAME AS BUILDING

[illegible]

NANCE INDUSTRIAL PARK
PLANNED UNIT DEVELOPMENT
ZONE DOCUMENT
NOTES
prepared by
RALPH NANCE

DRAYER ST.	CMS	DESIGNED BY	AJM	DRAWING NAME	203-004-001-PLAN	APPROVED BY:
JOB NUMBER:			203-004			
DATE:		3/8/10				
SCALE:		1" = 60'				
SHEET NO.		3 of 3				