

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.

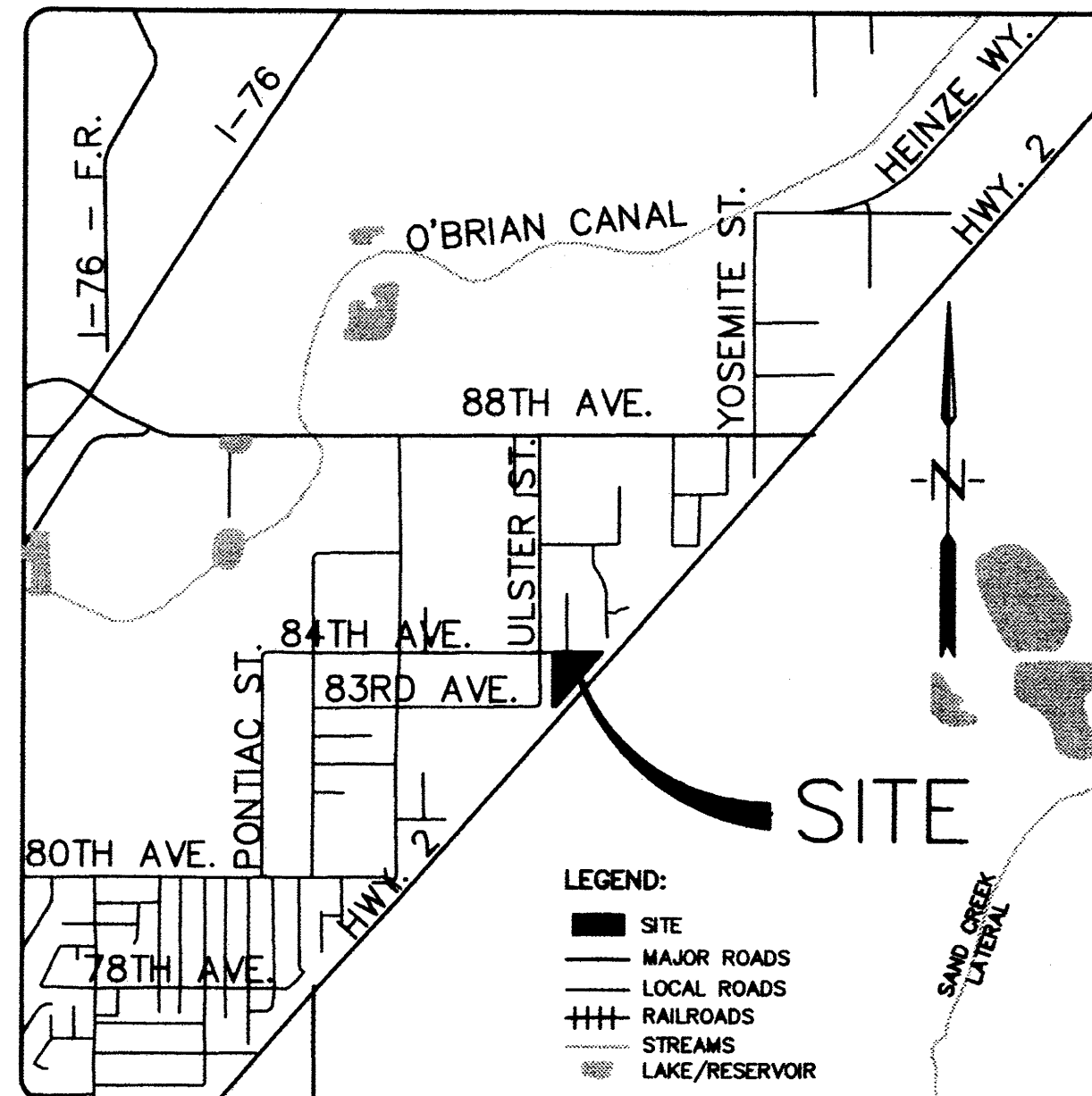
SITE DATA:

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.

[Signature]
CHAIRPERSON

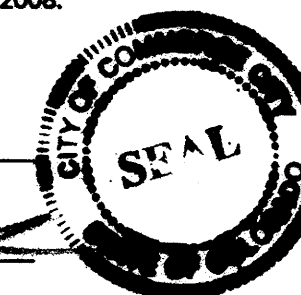
CITY COUNCIL CERTIFICATE:

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

ATTEST:

[Signature]
CITY CLERK

[Signature]
MAYOR

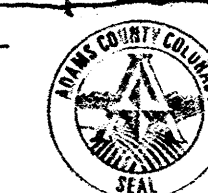


CLERK AND RECORDER'S CERTIFICATE:

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

BY: *[Signature]*
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.

[Signature]
RALPH NANCE

[Signature]
DEE NANCE

ACKNOWLEDGMENT:

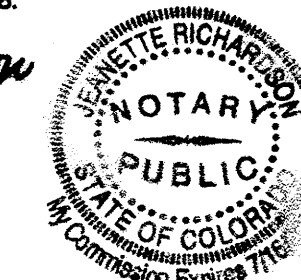
STATE OF COLORADO }
COUNTY OF ADAMS }
CITY OF COMMERCE CITY }

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

NOTARY PUBLIC

MY COMMISSION EXPIRES 7/16/2011

RECEPTION # 2010000020255



INDEX:

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

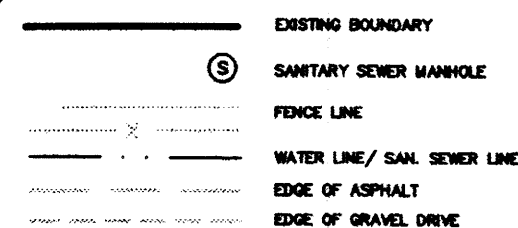
NO.	DESCRIPTION	DATE	BY

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:	203-004DwP101
JOB NUMBER:	203-004				
DATE:	3/8/10				
SCALE:	1" = 60'				
SHEET NO:	1 of 3				

[illegible]

Alliance Consulting
Engineers & Surveyors

"PEAKING • ENGINEERING • CONSULTATION MANAGEMENT"
"PEAKING MANAGEMENT • SUPPORT"

10000 W. 10TH AVE. SUITE 400 DENVER, CO 80202 • TEL: 303.733.6400 FAX: 303.733.6401

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			

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 3 OF 3

BULK STANDARDS:

DEVELOPMENT STANDARDS:	
MAXIMUM GROSS DENSITY	5 UNITS/ACRE
MINIMUM LOT AREA	8,000 SQ. FT.
MINIMUM LOT WIDTH AND FRONTAGE	50 FT
MINIMUM LOT DEPTH	75 FT
MINIMUM BUILDING SETBACKS	
FRONT	30 FT.
SIDE YARD	25 FT.
REAR YARD	10 FT.
MAXIMUM BUILDING HEIGHT (INCLUDING PRIMARY AND ACCESSORY STRUCTURES)	50 FT.
PARKING AND LOADING	1/250 N.F.A.

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

USE AREA 'A':

PERMITTED USES:

- (i) USES BY RIGHT
- LUMBER AND BUILDING SUPPLY YARDS
 - CONTRACTOR SHOPS AND STORAGE (EXCEPT JUNK)
 - FIREWOOD; COMMERCIAL STORAGE AND SALES
 - OUTSIDE STORAGE FOR HEAVY EQUIPMENT SALES AND REPAIR (EXCEPT JUNK)
 - TRUCK TRAILER REPAIR AND MAINTENANCE
 - SHIPPING, STORAGE OR HANDLING OF FIBERGLASS OR PLASTICS
 - ALL USES BY RIGHT IN I-1, EXCLUDING ADULT ENTERTAINMENT AND AUTOMOBILE OR TRUCK TRAILER SALES.

USE AREA 'B':

PERMITTED USES:

- (i) USES BY RIGHT
- GENERAL OFFICES
 - MEDICAL AND DENTAL OFFICES
 - WAREHOUSING AND WHOLESALING ESTABLISHMENTS, EXCLUDING EXPLOSIVES
 - MANUFACTURE, ASSEMBLY AND/OR PRODUCTION OF COMPONENTS AND PARTS FOR: COMPUTERS, ELECTRONICS, INSTRUMENTS, OPTICS, AND/OR WATCHES.
 - MACHINERY SALES, EXCLUDING TRUCK TRAILERS AND HEAVY EQUIPMENT
 - TESTING LABORATORIES EXCEPT AS LIMITED BY SECTION 21-303
 - SCHOOLS FOR INDUSTRIAL OR BUSINESS TRAINING
 - AUTOMOBILE SERVICE
 - ALL USES BY RIGHT IN THE I-1 DISTRICT, EXCLUDING ADULT ENTERTAINMENT AND AUTOMOBILE OR TRUCK TRAILER SALES.
 - GREENHOUSES
 - THE REPAIR, RENTAL, AND SERVICE OF ANY COMMODITY, EXCEPT HEAVY EQUIPMENT, TRUCKS OR TRAILERS.

USE AREA 'C':

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

IRONDALE DESIGN STANDARDS:

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

POLICY 1

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

POLICY 2

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.

POLICY 3

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

POLICY 4

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

POLICY 5

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.

POLICY 6

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

CONDITIONS:

- 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.
- 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.
- 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 GROSS FLOOR AREA OF THE PRIMARY STRUCTURE.

ADVISORIES:

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

FENCING NOTE:

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 SIDE (TWO SIDES MAXIMUM)	30 MINIMUM OR ONE SQ. FT. OF SIGN AREA PER EACH LINEAL FOOT OF BUILDING OR TENANT FRONTAGE NOT TO EXCEED 100 SQ. FT. EXCEPT SIGNS COMPOSED OF INDIVIDUAL RAISED LETTERS MAY CONTAIN TWO SQ. FT. OF SIGN AREA FOR EACH LINEAL FOOT OF BUILDING OR TENANT FRONTAGE NOT TO EXCEED 200 SQ. FT. IN AREA.	SAME AS BUILDING	SAME AS BUILDING

REVISIONS	
NO.	DESCRIPTION

PLANNING • ENGINEERING • CONSTRUCTION MANAGEMENT
PROJECT MANAGEMENT • SURVEYING

Alliance Consulting
Engineers & Surveyors

8440 WIND RD, SUITE 200 • JORDON, CO 80032 • PH (970) 938-0200 • FAX (970) 938-0204

NANCE INDUSTRIAL PARK

PLANNED UNIT DEVELOPMENT
ZONE DOCUMENT
NOTES

prepared for
RALPH NANCE

DRAWN BY: **CMS**
DESIGNED BY: **AJM**
DRAWING NAME: **203-004Dwp1en**
APPROVED BY: **[Signature]**

JOB NUMBER:
203-004

DATE:
3/8/10

SCALE:
1" = 60'

SHEET NO:
3 of 3