



PLANNED UNIT DEVELOPMENT – MINOR AMENDMENT

Application submittals must include all documents on this checklist as well as this page. Please use the reference guide (pg. 2) included in this packet for more information on each submittal item.

All applications shall be submitted electronically to epermitcenter@adcogov.org. If the submittal is too large to email as an attachment, the application may be sent as an unlocked OneDrive link. Alternatively, the application may be delivered on a flash drive to the One-Stop Customer Service Center. All documents should be combined in a single PDF. Once a complete application has been received, fees will be invoiced and payable online at <https://permits.adcogov.org/CitizenAccess/>.

1. Development Application Form (pg. 3)
2. Application Fees (see table)
3. Written explanation of the Project
4. Site Plan Showing Proposed Development
5. Proof of Ownership (warranty deed or title policy)
6. Legal Description
7. Certificate of Taxes Paid

Application Fees	Amount	Due
PUD Minor Amendment	\$1,100	After complete application received
Tri-County Health	\$150 (public utilities - TCHD Level 1) \$210 (individual septic - TCHD Level 2)	After complete application received
Copying	\$5 per page	After review period
Recording	\$13 (first page) \$10 (each additional page if larger than legal size) \$5 (each additional page if legal size)	After review period

Planned Unit Development – Minor Amendment Guide to Development Application Submittal

All development application submittals shall comprise of one (1) electronic copy (emailed or delivered on a USB). **Application submittals that do not conform to these guidelines shall not be accepted.**

3. Written Explanation of the Project:

- A clear and concise, yet thorough, description of the proposal. Please include, if applicable, timeframe, purpose of project, and improvements that will be made to the site

4. Site Plan Showing Proposed Development:

- A detailed drawing of existing and proposed improvements
- Including:
 - Streets, roads, and intersections
 - Driveways, access points, and parking areas
 - Existing and proposed structures, wells, and septic systems,
 - Easements, utility lines, and no build or hazardous areas
 - Scale, north arrow, and date of preparation
- An Improvement Location Certificate or Survey may be required during the official review

5. Proof of Ownership:

- A deed may be found in the Office of the Clerk and Recorder
- A title commitment is prepared by a professional title company

6. Legal Description:

- Geographical description used to locate and identify a property
- Visit <http://gisapp.adcogov.org/quicksearch/> to find the legal description for your property

7. Certificate of Taxes Paid:

- All taxes on the subject property must be paid in full. Please contact the Adams County Treasurer's Office
- Or <http://adcogov.org/index.aspx?NID=812>



Application Type:

<input type="checkbox"/> Conceptual Review	<input type="checkbox"/> Preliminary PUD	<input type="checkbox"/> Temporary Use
<input type="checkbox"/> Subdivision, Preliminary	<input type="checkbox"/> Final PUD	<input type="checkbox"/> Variance
<input type="checkbox"/> Subdivision, Final	<input type="checkbox"/> Rezone	<input type="checkbox"/> Conditional Use
<input type="checkbox"/> Plat Correction/ Vacation	<input type="checkbox"/> Special Use	<input type="checkbox"/> Other: _____

PROJECT NAME:

APPLICANT

Name(s): Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

OWNER

Name(s): Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

TECHNICAL REPRESENTATIVE (Consultant, Engineer, Surveyor, Architect, etc.)

Name: Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

DESCRIPTION OF SITE

Address:	1780 E 66th ave.
City, State, Zip:	Denver, Colorado, 80229
Area (acres or square feet):	1.86 acres
Tax Assessor Parcel Number	0182502403040
Existing Zoning:	P.U.D, I-1,I-2
Existing Land Use:	Vacant lot
Proposed Land Use:	Partial storage & parking

Have you attended a Conceptual Review? YES ☐ NO ☒

If Yes, please list PRE#:

I hereby certify that I am making this application as owner of the above described property or acting under the authority of the owner (attached authorization, if not owner). I am familiar with all pertinent requirements, procedures, and fees of the County. I understand that the Application Review Fee is non-refundable. All statements made on this form and additional application materials are true to the best of my knowledge and belief.

Name:

Date:

Owner's Printed Name

Name: 

Owner's Signature

PUD minor amendment explanation for Granite World of Colorado Lot 2 Quantum Business subdivision filling NO. 2, County of Adams, State of Colorado:

We purchased 1780 E 66th ave from Trustile last year. In the building they left 2 very large dust collection systems. We use a wet process for all our manufacturing and do not have a need for the dust collectors. I have been working with Precision Building Systems who is owned by Berkshire Hathaway who also owns Oakwood homes and Clayton who is our biggest account. I know the president Jay Small there from some prior dealings at Oakwood and reached out to him if PBS had any use for the dust collection systems. Jay refereed me to Doug Eudy the Director of Facilities for Clayton Homes. His function is to set up, maintain and upgrade equipment to all the Clayton Homes facilities. Doug and I did a couple of facetime phone calls to look at the equipment. He then set up a meeting to come on the company jet to look at the equipment with another person from Clayton. They have a definite need for upgrading 2 of their dust collection systems at facilities in Alabama. We have worked out an arrangement where I am giving him the equipment if he bears all the cost to remove the equipment. He has been working on getting the final approval for funding from corporate, Doug is anticipating get that this week or next. Week of 4-4 or week of 4-11.

Trustile has agreed to allow use to use the lot during the move. In the past Trustile was using the lot for parking for their employees and extra trailers for moving material and finished product. This created the perception and neglect it could be used as storage. We Have been talks with Trustile to make a purchase of the vacant lot. Both sides have had a lot going on with moving into our new building on both sides and just has not made it to the front burner. Trustile has verbalized to me that they have no need for the lot and want to sell it to Granite World. If we do, make the purchase of the lot we would ultimately plan with Adams County develop a building with permanent parking and permanent fenced in storage. Granite world has 3 separate projects on the lot.

Project 1:

Finishing the move from 200E 64th ave. On the southeast side of the lot we currently have about 15-20 linear feet of partials (slabs leftover from already finished jobs.) Granite world is trying to get these off the lot by first week of April, but the weather is slowing our process. We have made significant head way over the last 2 weeks and have improved dramatically the amount of material. If we could have until the week of April 25th should give us adequate time to complete this task. The purpose of keeping these on the lot was to help us get situated in the new facility at 1780 without overcrowding the space, while maintaining production. The second reason is the extra square footage we gain from removing the dust collection system and incinerator. This will give us more space for the production process freeing up areas to bring the partials inside and clear off lot (vacant lot).

Project 2:

Removal of the dust collection system and incinerator from 1780 west side of the building. We have used Rms to remove and place the incinerator onto lot 2. This gave us room to maneuver around the dust collectors and get them ready for removal. Roadrunner fabrication and a couple of my guys have prepped the dust collectors for Clayton to come remove the silos and the bag houses inside the silos. Raodrunner and Granite World have spent just over 3 weeks removing all parts and pieces to make the

removal process go faster when Clayton shows up for the system. Currently on the northside of the lot we have 1 40-foot storage containers housing all the parts and pieces that complete the dust collection system. There are a lot of motors and steel that will make it difficult to replace if they go missing. The purpose of having the containers is to keep all the parts and pieces Clayton wants to complete the dust collection system all together locked up and together. Doug from Clayton Homes should be receiving his approval for funding this week is what he is telling me. Once he has received that he will begin the schedule Rms for a crane to remove the system. He will then schedule the trucks and trailers to be here at the same time to get loaded. He is figuring there is 5 semi loads worth of material to be removed. After Clayton collects all the equipment, I will schedule the pickup of the storage container that are on rent. We are hoping to have this all coordinated and completed by the end of April.

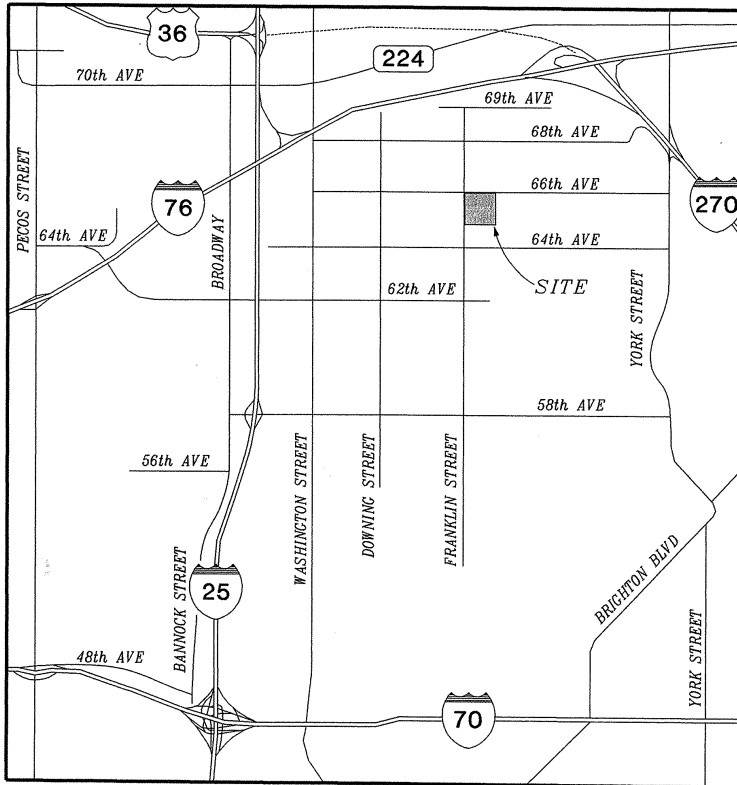
Project 3:

Parking on the lot 8-10 vehicles. I currently have about 8 spaces on the north side of 1780 e 66th that I keep open for vendors, clients, and visitors. We are trying to keep that open for those people as they come and go through out the day. I also have 4 spaces blocked with materials we have moved of the lot and organizing to move into the building. This somewhat of a balancing act in conjunction with the removal of the dust collection system as we pick up around 8500 square feet of additional building space when that is removed. Once this is area is opened, I will be able to move these items out of our parking spots. I would like to continue parking some of the shop employees over in that section. I will include a sketch of this aera on the parcel map that I pulled of the Adams County web site. We are looking to have 8- 10 spots available there. This will ensure that we will not be parking any vehicles on the street. In the past Trusile was doing something similar with the shop employees parking on the vacant lot to keep the parking lot more open on the north side of 1780. This is where I got the idea. With using the lot for parking, we would want to do some improvements to ensure dust, mud and storm water mitigation. For that area we would want to put down a section of type 2 for the vehicles to drive over and park on. This type of aggregate will keep the dust down and will ensure that we are not tracking any mud or dirt on to the main streets. Also preventing any of that type of material to make it into the curbs and gutter preventing it from making into the storm water. We are proposing making this area in accordance of the PUD parking stall requirements. I would be using the full-size parking stall of 9 feet by 19 feet. I would like to also park a 15 yard dumpster on the side of these parking spaces also. This would make this area 53 feet by 40 feet. This would be enough to accommodate 10 spots with the dumpster and will be detailed on the drawing for the southeast side of the lot. We would also like to green screen(I will include a photo) chain link fence with a material to block seeing into that area. This would provide an area for temporary storage for the remainder of this year. This will help facilitate my production process and help with some of the larger job I have this year to store materials. It is becoming more challenging to have a just in time inventory system with the shipping issues due to Covid. We are also seeing schedules move out farther then expected from delays of other trades. This small storage area will allow us to take delivery of material sooner then needed to ensure we are able to stay on schedule for our contacts and builders.

QUANTUM BUSINESS CENTER
FINAL P.U.D. PLAN
 County of Adams, State of Colorado

Sheet 1 of 18

PUD 1922



VICINITY MAP
NO SCALE

DEVELOPER

S & P DEVELOPMENT, LLC
 11049 W. 44th AVENUE, SUITE 101
 WHEAT RIDGE, CO. 80033
 PHONE: 303-423-1268
 FAX: 303-423-6525

PLANNERS/ARCHITECTS

RUDD AND ASSOCIATES
 11049 W. 44th AVE. SUITE 115
 WHEAT RIDGE, CO. 80033
 PHONE: 303-403-1776
 FAX: 303-423-6525

ENGINEERS

ADG ENGINEERING, INC
 770 WEST HAMPDEN AVENUE SUITE 250
 ENGLEWOOD, CO. 80112
 PHONE: 303-761-5142
 FAX: 303-761-5143

OWNER

MARY COVILLO
 6550 FRANKLIN STREET
 DENVER, CO

LEGAL DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS THAT MARY COVILLO BEING THE OWNER OF THAT PART OF THE SE1/4 OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 68 WEST, 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, BEING BLOCKS 5 AND 6, AND THE WEST 33 FEET OF BLOCK 7, HARVEST ACRES, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SW 1/4 SE 1/4 OF SAID SECTION 2;
 THENCE S43°11'25"E 41.07 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE NORTHWEST CORNER OF SAID BLOCK 5;
 THENCE N89°53'07"E 663.00 FEET ALONG THE NORTH LINE OF SAID OF SAID BLOCKS 5, 6 AND 7 TO THE NORTHEAST CORNER OF THE WEST 33 FEET OF SAID BLOCK 7;
 THENCE S00°01'11"E 628.69 FEET ALONG THE EAST LINE OF SAID WEST 33 FEET TO THE SOUTHEAST CORNER THEREOF;
 THENCE S 89°56'28"W 663.00 FEET ALONG THE SOUTH LINE OF SAID BLOCKS 5, 6 AND 7 TO THE SOUTHWEST CORNER OF SAID BLOCK 5;
 THENCE N00°01'10"W 638.04 FEET ALONG THE WEST LINE OF SAID BLOCK 5 TO THE POINT OF BEGINNING. CONTAINING 9.564 ACRES OR 416.606 SQUARE FEET, MORE OR LESS;

PREPARED BY TOM PHALIN
 FOR AND ON BEHALF OF
 ADG ENGINEERING, INC
 770 WEST HAMPDEN AVENUE SUITE 250
 ENGLEWOOD, CO. 80112
 PHONE: 303-761-5142
 FAX: 303-761-5143

SHEET INDEX

- 1 COVER SHEET
- 2 SITE PLAN - LOTS 1, 2, AND 4
- 3 SITE PLAN - LOT 1
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- 5 FINAL P.U.D. TEXT
- 6 SITE PLAN - LOT 2
- 7 FINAL P.U.D. TEXT
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- 15 LANDSCAPE PLAN - LOT 4
- 16 ELEVATIONS - LOT 1
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- 18 ELEVATIONS - LOT 4

ADDITIONS AND DELETIONS

THE FOLLOWING ADDITIONS AND DELETIONS IN THE P.U.D. WERE MADE BY THE BOARD OF COUNTY COMMISSIONERS AT THE TIME OF APPROVAL.

STAFF REVIEW

APPROVED AS TO FORM BY:

[Signature]
 DIRECTOR OF PLANNING AND DEVELOPMENT

[Signature]
 JAMES D. ROBINSON, ASSISTANT
 COUNTY ATTORNEY

CERTIFICATE OF OWNERSHIP

MARY COVILLO, BEING THE OWNER OF QUANTUM BUSINESS CENTER, LOCATED IN THE COUNTY OF ADAMS, STATE OF COLORADO, HEREBY SUBMIT THIS PRELIMINARY PLANNED UNIT DEVELOPMENT AND AGREE TO PERFORM UNDER THE TERMS NOTED HEREON.

Mary Covillo
 OWNER

STATE) COLORADO
 COUNTY) ADAMS
 CITY) ADAMS

THE FOREGOING OWNERSHIP CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF January, 1998. (SEAL)

[Signature]
 NOTARY PUBLIC

MY COMMISSION EXPIRES: Sept. 11, 2000

PLANNING COMMISSION APPROVAL

APPROVED BY THE ADAMS COUNTY PLANNING COMMISSION

THIS ___ DAY OF ___, 1998.

[Signature]
 CHAIRMAN

BOARD OF COUNTY COMMISSIONERS APPROVAL

APPROVED BY THE ADAMS COUNTY BOARD OF COMMISSIONERS

THIS ___ DAY OF ___, 1998.

[Signature]
 CHAIRMAN

CLERK AND RECORDER'S CERTIFICATE:

PUD 1922 CO360404
 BOOK NO. PAGE NO'S. RECEPTION NO.

THIS PRELIMINARY P.U.D. PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER IN THE STATE OF COLORADO AT 10:22 A.M. ON THE 14 DAY OF Feb, 1998.

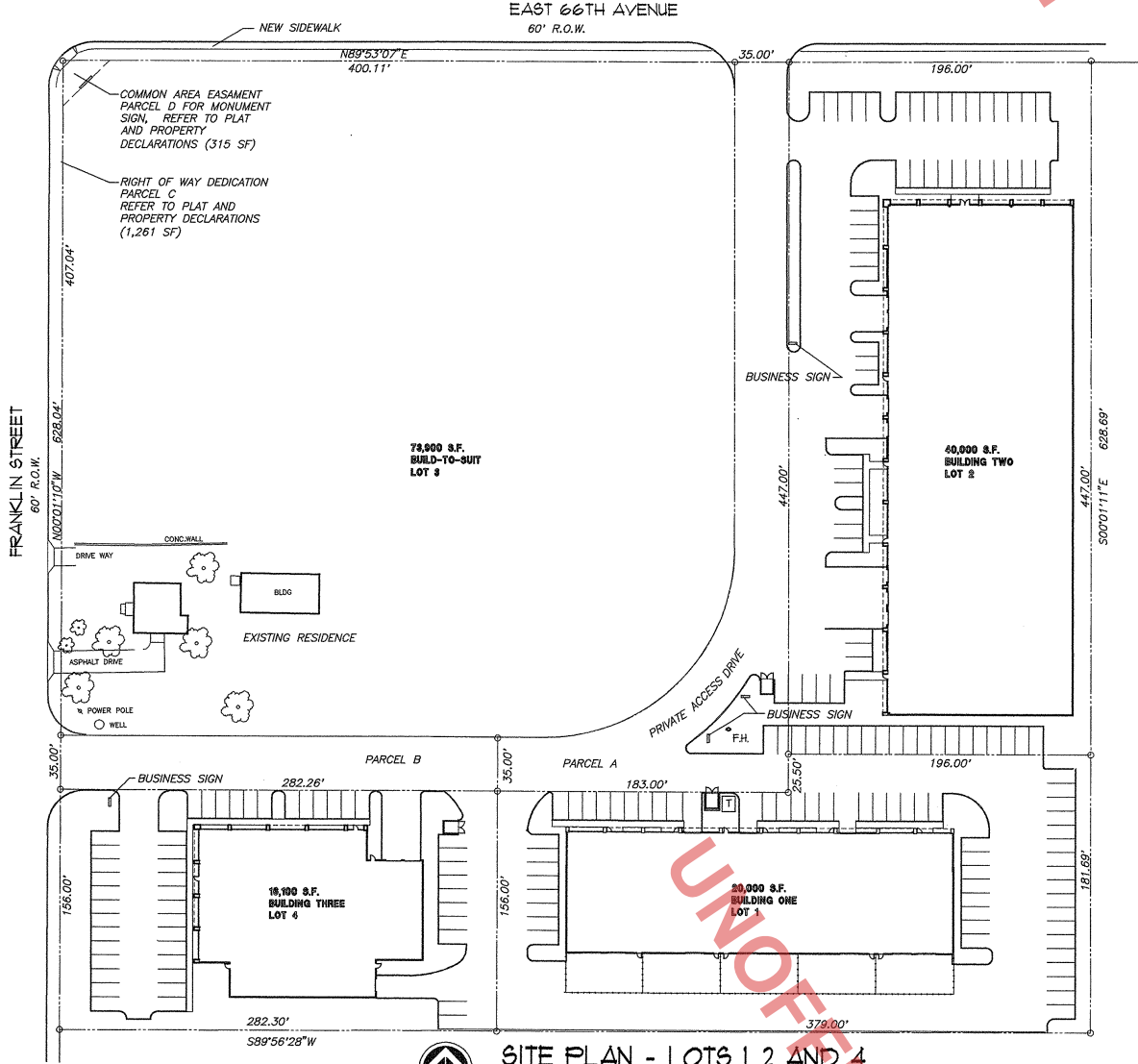
[Signature]
 COUNTY CLERK AND RECORDER

BY DEPUTY: *[Signature]*

FEE NO. PUD 1922
 MAP NO. -
 RECEPTION NO. CO360404

QUANTUM BUSINESS CENTER
FINAL P.U.D. PLAN
County of Adams, State of Colorado
LOT 1,2,4 & BUILDING ONE, TWO AND THREE

1922



GENERAL NOTES

- IMPROVE EAST 66TH WITH CURB AND GUTTER AND CURB CUT ACCESS TO ADAMS COUNTY STANDARDS.
- IMPROVE FRANKLIN STREET WITH CURB CUT ACCESS TO ADAMS COUNTY STANDARDS.
- ENCLOSE THE EXISTING IRRIGATION DITCH ALONG EAST 66TH IN PIPE AS REQUIRED AT NEW STREET FRONTAGE DEVELOPMENT.
- RELOCATE AND ENCLOSE THE EXISTING IRRIGATION DITCH ALONG FRANKLIN STREET IN PIPE AS REQUIRED WITH IMPROVEMENTS TO LOT 4. COMPLETED ENCLOSURE WILL OCCUR WITH IMPROVEMENTS TO LOT 3.
- PLACE MONUMENT SIGN AT THE INTERSECTION OF EAST 66TH AND FRANKLIN STREETS
- EXTEND ELECTRICAL, WATER, SEWER AND GAS LINES TO THE PROPOSED BUILDINGS.
- PROPOSED BUILDING WILL BE EQUIPPED WITH FIRE SPRINKLER SYSTEM.
- INSTALL NEW FIRE HYDRANT ASSEMBLY.
- INSTALL ASPHALT PAVING AT ACCESS DRIVE AND CURBS AND AROUND THE PROPOSED BUILDING.
- CONSTRUCT BUILDINGS AS DESCRIBED AND INDICATED.

SITE DATA - LOTS 1, 2, AND 4.

WAREHOUSE/SERVICE USE	58,700 SF	75%
OFFICE USE	19,400 SF	25%
TOTAL	78,100 SF	

PARKING REQUIREMENTS	
OFFICE	1 SPACE/250 SF = 78
WAREHOUSE/SERVICE	1 SPACE/1000 SF = 57
TOTAL REQUIRED	135
TOTAL PROVIDED	178

SITE AREA: 230,073 SF (5.30 ACRES)

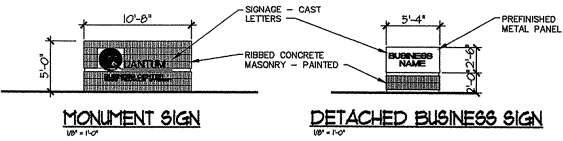
LANDSCAPE AREA REQUIRED: 23,057 SF / 10.0%

LANDSCAPE AREA PROVIDED: 34,028 SF / 14.7%

LANDSCAPE MATERIAL REQUIRED: 33 STREET TREES (DECIDUOUS OR CONIFEROUS) 68 SHRUBS.

LANDSCAPE MATERIAL PROVIDED: 56 STREET TREES 94 SHRUBS

PHASE	AREA	ACRES	LOT / PARCEL
I BUILDING ONE	20,000 SF	(2.04 ACRES 89,047 SF)	1/A
II BUILDING TWO	40,000 SF	(2.34 ACRES 97,491 SF)	2/B
III BUILDING THREE	18,000 SF	(1.01 ACRES 44,085 SF)	4
IV BUILD-TO-SUIT	78,900 SF	(4.25 ACRES 184,457 SF)	3
		(.68 ACRES 1,281 SF)	C
		(.01 ACRES 315 SF)	D



SITE PLAN - LOTS 1, 2 AND 4

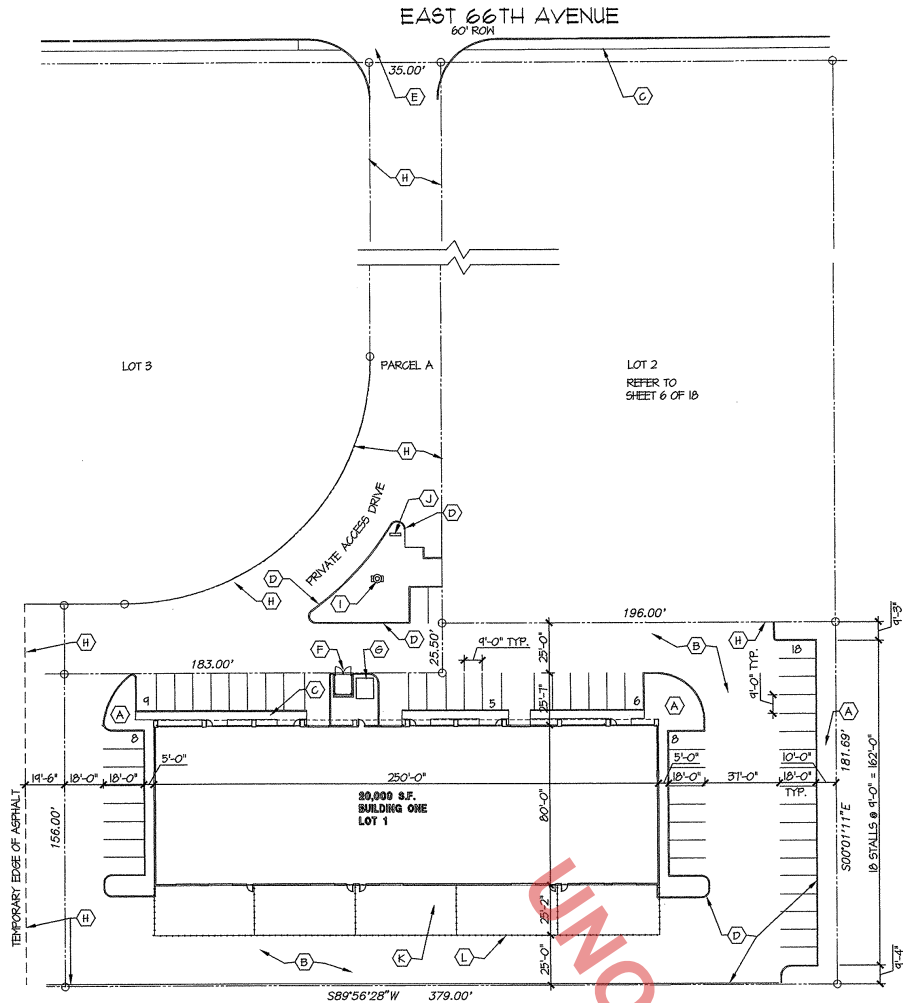


AUGUST 8, 1997
DECEMBER 22, 1997

QUANTUM BUSINESS CENTER

FINAL P.U.D. PLAN
County of Adams, State of Colorado
LOT 1 & BUILDING ONE

1922



LOT ONE - GENERAL NOTES

- IMPROVE 250 LINEAL FEET ON EAST 66TH WITH SIDEWALK, CURB AND GUTTER AND CURB CUT ACCESS TO ADAMS COUNTY STANDARDS.
- ENCLOSE THE EXISTING IRRIGATION DITCH ALONG THE EASTERLY 250 FEET EAST 66TH IN PIPE AS REQUIRED AT NEW STREET FRONTAGE DEVELOPMENT.
- PLACE MONUMENT SIGN AT THE INTERSECTION OF EAST 66TH AND FRANKLIN STREETS
- EXTEND WATER, SEWER AND GAS LINES TO THE PROPOSED BUILDING. EXTEND POWER LINES FOR NEW ELECTRICAL TRANSFORMER FOR PROPOSED BUILDING.
- PROPOSED BUILDING WILL BE EQUIPPED WITH FIRE SPRINKLER SYSTEM.
- INSTALL NEW FIRE HYDRANT ASSEMBLY.
- INSTALL ASPHALT PAVING AT THE ACCESS DRIVE, CURBS AND AROUND THE PROPOSED BUILDING.
- INSTALL ALL LANDSCAPE MATERIAL INCLUDING UNDERGROUND SPRINKLER SYSTEM AS DESCRIBED AND INDICATED. AREAS OF THE SITE DISTURBED BUT NOT USED SHALL BE SEEDED AND MAINTAINED AS DESCRIBED IN THE PRELIMINARY PUD TEXT.
- CONSTRUCT BUILDING AS DESCRIBED AND INDICATED.

SITE DATA

SITE AREA:	69,047 SF (2.04 ACRES)	LOT 1, AND PARCEL A
LANDSCAPE AREA REQUIRED:	8,905 SF / 10.0%	
LANDSCAPE AREA PROVIDED:	10,784 SF / 12.1%	
LANDSCAPE MATERIAL REQUIRED:	13 STREET TREES (DECIDUOUS OR CONIFEROUS)	
	26 SHRUBS.	
LANDSCAPE MATERIAL PROVIDED:	19 STREET TREES	
	31 SHRUBS	
WAREHOUSE/SERVICE USE:	15,000 SF	75%
OFFICE USE:	5,000 SF	25%
TOTAL:	20,000 SF	
PARKING REQUIREMENTS		
OFFICE	1 SPACE/250 SF = 20	
WAREHOUSE/SERVICE	1 SPACE/1000 SF = 15	
TOTAL REQUIRED	35	
TOTAL PROVIDED	54	

KEY NOTES - SITE PLAN

- (A) LANDSCAPE AREA. REFER TO LANDSCAPE PLAN SHEET 13. REFER TO CIVIL DRAWINGS FOR ADDITIONAL NOTES, CURBS AND GRADING AND DRAINAGE DETAILS.
- (B) ASPHALTIC PAVING WITH 4" WIDE WHITE TRAFFIC PAINT FOR STALL MARKINGS. PROVIDE ACCESSIBLE PARKING STALL SYMBOL AND SIGNAGE.
- (C) CONCRETE SIDEWALK WITH CONTROL JOINTS AT 5'-0" OC. PROVIDE ACCESS RAMP AT SIDEWALES WITH 1 IN 12 SLOPE AND BROOM FINISH SURFACE.
- (D) 6" VERTICAL CONCRETE CURB OR EDGE OF ASPHALT PAVING.
- (E) ACCESS POINT WITH CONCRETE PAVING, CURB CUT AND CROSS PAV TO ADAMS COUNTY STANDARDS. PROVIDE ACCESS RAMP TRANSITION AT SIDEWALES AS REQUIRED.
- (F) TRASH ENCLOSURE WITH GATES, AND MATERIAL TO MATCH BUILDING.
- (G) PAD MOUNTED ELECTRICAL TRANSFORMER.
- (H) LIMITS OF NEW ASPHALT PAVING.
- (I) FIRE HYDRANT ASSEMBLY.
- (J) NOT USED.
- (K) OUTSIDE STORAGE AREA.
- (L) 6" HIGH CHAIN LINK SECURITY FENCE.

AUGUST 8, 1997
DECEMBER 22, 1997

QUANTUM BUSINESS CENTER

FINAL P.U.D. PLAN
County of Adams, State of Colorado
LOT 1 & BUILDING ONE

1922

Sheet 4 of 18

DEVELOPMENT STANDARDS

GENERAL

THE TEXT OF THIS FINAL P.U.D. PLAN IS FROM THE PRELIMINARY P.U.D. PLAN AND EXCLUDES SOME "GENERAL" INFORMATION. REFER TO THE PRELIMINARY P.U.D. FOR ALL TEXT.

EACH BUILDING WITHIN QUANTUM BUSINESS CENTER WILL BE AN IMPORTANT PART OF THE TOTAL DEVELOPMENT. EACH BUILDING WILL NEED TO INTERACT WITH THE OTHERS IN ORDER TO PRODUCE A COHESIVE DEVELOPMENT AND ENVIRONMENT. TO ACHIEVE THIS GOAL THE FOLLOWING CRITERIA WILL BE CONSIDERED WITH EACH BUILDING PROJECT.

ON-SITE PEDESTRIAN CIRCULATION MUST BE DEVELOPED FOR EACH BUILDING PROJECT. WHERE APPROPRIATE, PEDESTRIAN CIRCULATION SHOULD CONNECT WITH THE OVERALL PEDESTRIAN NETWORK.

ALL BUILDING SETBACK AREAS NOT UTILIZED FOR PARKING SHALL BE LANDSCAPED.

THE OVER-LOT GRADING WILL ALLOW DRAINAGE NORTH AND EAST TO 66TH. EACH SITE PORTION WILL HAVE ADEQUATE DETENTION AREAS AND APPROVED POINTS OF RELEASE. REFER TO ATTACHED STUDIES FOR ADDITIONAL INFORMATION.

SERVICE / STORAGE YARDS, LOADING DOCKS, AND TRASH AREAS SHOULD BE LOCATED IN SUCH A MANNER AS TO BE INTEGRATED INTO THE DESIGN OF THE BUILDING.

THE UNIMPROVED AND OVER-LOTTED AREAS SHALL BE SEEDED WITH DRYLAND GRASSES, IRRIGATED AS REQUIRED AND MAINTAINED TO A MAXIMUM HEIGHT OF 6".

BUILDING SETBACKS

PROPOSED QUANTUM BUSINESS CENTER PUD STANDARDS	ADAMS COUNTY I-1 ZONE DISTRICT STANDARDS
*a 40 FEET or 75 FEET	*b 50 FEET
*c 40 FEET or 75 FEET	*d 75 FEET
*a FRANKLIN STREET - 40 FEET. IF 40 FEET, THEN LANDSCAPING ONLY IN THE SETBACK.	*b 50 FEET AT LOCAL STREET WITH PARKING ALLOWED WITHIN THE 50 FEET.
IF 75 FEET, THEN PARKING IS ALLOWED WITHIN THE 75 FEET AND THE FIRST 20 FEET MUST BE LANDSCAPED.	
*c EAST 66TH AVENUE - 40 FEET. IF 40 FEET, THEN LANDSCAPING ONLY IN THE SETBACK.	*d 75 FEET AT ARTERIAL STREET WITH PARKING ALLOWED WITHIN THE 75 FEET.
IF 75 FEET, THEN PARKING IS ALLOWED WITHIN THE 75 FEET AND THE FIRST 20 FEET MUST BE LANDSCAPED.	
PRIVATE ACCESS DRIVE AND UTILITY EASEMENT - 25 FEET	N/A
SIDE SETBACK - 20 FEET	15 FEET ONE SIDE, 5 FEET AT OTHER SIDE
REAR SETBACK - 10 FEET	15 FEET
MINIMUM DISTANCE BETWEEN STRUCTURES ON SEPARATE LOTS 20'	
MAXIMUM HEIGHT OF BUILDING SHALL NOT EXCEED 45 FEET.	

OFF-STREET PARKING AND LOADING

OFF-STREET PARKING SHALL BE PROVIDED IN THE FOLLOWING AMOUNTS:

PROPOSED	ADAMS COUNTY
WAREHOUSE/SERVICE 1 SPACE/250 SF OF OFFICE	1 SPACE/200 SF OF OFFICE
+1 SPACE/1000 SF REMAINING	+1 SPACE/1000 SF GROSS
MANUF. AND STOR. 1 SPACE/600 SF GROSS	1 SPACE/600 SF GROSS
OFFICE 1 SPACE/250 SF GROSS	1 SPACE/200 SF GROSS
LEASEABLE FLOOR AREA	+1 SPACE/2 EMPLOYEE
COMMERCIAL 1 SPACES/200 SF GROSS	1 SPACE/150 SF < 5000 SF
LEASEABLE FLOOR AREA	1 SPACE/200 SF > 5000 SF
MINIMUM PARKING STALLS:	
FULL SIZE STALLS:	9 FEET BY 19 FEET
COMPACT SIZED STALLS:	8 FEET BY 15 FEET
HANDICAP STALL:	13 FEET BY 18 FEET

ONE (1) HANDICAPPED ACCESSIBLE STALL PER 30 STALLS SHALL BE PROVIDED.

PARKING AND DRIVING AREAS SHALL BE HARD SURFACED WITH CONCRETE OR ASPHALTIC PAVING AND CLEARLY DELINEATED. PARKING STALL STRIPING SHALL BE WITH WHITE TRAFFIC PAINT.

(DEVELOPMENT STANDARDS - CONT.)

THE MINIMUM LANDSCAPE DEPTH AND PARKING SETBACK SHALL BE TWENTY FEET (20 FEET) FOR ALL LOT LINES ABUTTING ALONG EAST 66TH AND FRANKLIN STREET. ALL OTHER LOT LINES SHALL PROVIDE A TEN (10) FOOT PARKING OR DRIVE SETBACK.

OFF STREET LOADING IS PERMITTED ANYWHERE ON SITE EXCEPT THAT LOADING VEHICLES MAY NOT EXTEND BEYOND THE R.O.W. LINE OF EAST 66TH AVE OR FRANKLIN STREET.

OFF-STREET PARKING AND LOADING

COMBINED WIDTH OF TWO WAY DRIVING AISLES IN PARKING AREAS SHALL BE A MINIMUM OF TWENTY FOUR FEET (24 FEET) AND A MAXIMUM OF THIRTY EIGHT (38 FEET) IN WIDTH.

CURB CUTS FOR EACH BUILDING SITE SHALL MEET COUNTY REQUIREMENTS AND BE APPROVED BY THE COUNTY ENGINEERING DEPARTMENT. PAVED AREAS SHALL MEET ALL REQUIREMENTS AND STANDARDS ESTABLISHED BY THE COUNTY.

CONCRETE CURBS WILL BE PROVIDED AS REQUIRED TO PROTECT THE PUBLIC RIGHT-OF-WAY, PUBLIC SIDEWALKS, AND PLANTERS FROM VEHICULAR OVERHANGS AND PROTECT STRUCTURES FROM VEHICULAR DAMAGE.

LAND COVERAGE

SERVICE/MANUF/STOR/WAREHOUSE USE:	
MAXIMUM BUILDING COVERAGE	40%
MAXIMUM LOT COVERAGE FOR PARKING AND LOADING	45%/50%
MINIMUM AMOUNT OF DOUBLE STREET FRONTAGE LOT TO REMAIN IN OPEN SPACE	15%
MINIMUM AMOUNT OF SINGLE STREET FRONTAGE LOT TO REMAIN IN OPEN SPACE	10%
OFFICE USE:	
MAXIMUM BUILDING COVERAGE	35%
MAXIMUM LOT COVERAGE FOR PARKING AND LOADING	50%
MINIMUM AMOUNT OF LOT TO REMAIN IN OPEN SPACE	15%
COMMERCIAL USE:	
MAXIMUM BUILDING COVERAGE	30%
MAXIMUM LOT COVERAGE FOR PARKING AND LOADING	50%
MINIMUM AMOUNT OF LOT TO REMAIN IN OPEN SPACE	15%

THE FOREGOING BUILDING AND LOT COVERAGE PERCENTAGES SHALL APPLY TO EACH LOT AND/OR COMBINATION OF LOTS.

LOT SIZE

MINIMUM LOT SIZE 89,047 S.F.

ANY CHANGES TO LOT CONFIGURATION SHALL REQUIRE AN AMENDMENT TO THIS PUD AND THE PLAT.

OPEN SPACE/LANDSCAPING

A 10' MINIMUM PLANTING STRIP IS TO BE PROVIDED CONTINUOUSLY ALONG AND ADJACENT TO ALL INTERIOR REAR AND PERIMETER PROPERTY LINES.

THE 10' WIDE PLANTING STRIP IS NOT REQUIRED AT THE REAR OF (SOUTH) PROPERTY LINE OF THE FIRST BUILDING PHASE. THIS AREA SHALL BE FOR ACCESS AND UTILITY EASEMENT.

A MAXIMUM SLOPE OF 3:1 IS ALLOWED WITHIN THE PLANTING ZONE.

WHERE TWO PROPERTIES ADJOIN, THERE SHALL BE A TOTAL OF 20' CREATED BY THE TWO 10' REQUIRED LANDSCAPE PLANTING STRIPS ON EACH SIDE OF A PROPERTY LINE.

THE INDIVIDUAL SITE DEVELOPER / OWNER SHALL LANDSCAPE THE AREA BETWEEN THE STREET R.O.W. LINE AND THE ROADWAY CURB AND GUTTER. THE ASSOCIATION AND/OR ASSIGNS SHALL MAINTAIN THIS AREA.

ALL LANDSCAPING AREAS SHALL BE PROVIDED WITH UNDERGROUND AUTOMATIC IRRIGATION SYSTEMS. DESIGN SHALL PROVIDE FOR ADEQUATE COVERAGE OF ALL LANDSCAPE AREAS.

ALL OUTDOOR REFUSE COLLECTION AREAS SHALL BE VISUALLY SCREENED. NO REFUSE COLLECTION AREA SHALL BE PERMITTED BETWEEN A STREET AND A BUILDING.

PARKING LOTS AND OUTDOOR STORAGE SHALL BE LANDSCAPED TO IMPROVE THEIR APPEARANCE AND ENHANCE COMPATIBILITY AMONG USES WITHIN AND ADJACENT TO STREETS AND DRIVES.

OUTDOOR STORAGE IN PHASE ONE MAY BE OPEN CHAIN LINK FENCE.

ALL OUTDOOR STORAGE SHALL BE LOCATED BEHIND BUILDINGS FRONTING ON EAST 66TH AVENUE OR FRANKLIN STREET. SIX TO EIGHT FOOT HIGH SCREENED ENCLOSURES SHALL SURROUND OUTDOOR STORAGE AREAS WITH THE EXCEPTION OF THE SOUTH SIDE OF LOT 1. NO OUTSIDE STORAGE OR ASSOCIATED FENCING SHALL BE PERMITTED IN AREAS ADJACENT TO FRANKLIN STREET OR 66TH AVENUE.

(DEVELOPMENT STANDARDS - CONT.)

EMERGENCY VEHICLE / CROSS ACCESS

CROSS ACCESS SHALL BE PROVIDED ACROSS ALL LOT LINES AT DRIVE AISLES AND DRIVE WAYS WITHIN THE DEVELOPMENT. CROSS ACCESS LANES WILL BE PAVED TO COUNTY STANDARDS AND DEDICATED AS FIRE LANES. ADEQUATE PUBLIC SAFETY AND FIRE PROTECTION REQUIRES AT LEAST TWO POINTS OF ENTRY TO ALL SITES. A MINIMUM OF ONE POINT TO PRIVATE DRIVE AND ONE POINT TO ADJACENT PROPERTY.

ALL DEVELOPMENT SHALL CONFORM TO AND ABIDE BY THE CURRENT (AT THE TIME OF DEVELOPMENT) REGULATIONS AS REQUIRED BY THE NORTH WASHINGTON FIRE DEPARTMENT.

EMERGENCY VEHICLE ACCESS WILL BE PROVIDED AS REQUIRED FOR EACH BUILDING SITE, BY THE COUNTY AND FIRE DISTRICT REQUIREMENTS, AND AS REQUIRED.

COVENANTS AND ARCHITECTURAL CONTROLS

STRUCTURES

ALL STRUCTURES ON EACH BUILDING SITE SHALL CONFORM TO ALL SETBACKS AS PROVIDED HEREIN, HEIGHT RESTRICTIONS, MAXIMUM F.A.R. AND MINIMUM OPEN SPACE.

MODIFICATIONS OF 10% OR LESS TO ANY PHYSICAL ASPECT OF THE PUD SHALL BE REQUIRED TO OBTAIN A SLIGHT MODIFICATION TO THE PUD FROM THE ADAMS COUNTY PLANNING DEPARTMENT. THE REQUEST FOR A MODIFICATION TO THE DEVELOPMENT STANDARDS SHALL HAVE APPROPRIATE JUSTIFICATION AND SHALL HAVE ENHANCEMENTS PROPOSED TO OFFSET THE PROPOSED MODIFICATIONS. ANY MODIFICATIONS GREATER THAN 10% SHALL NECESSITATE AMENDMENT TO THE PUD THROUGH THE ADAMS COUNTY PLANNING DEPARTMENT.

EXTERIOR LIGHTING

WALK AND BUILDING ENTRY LIGHTING WILL NOT EXCEED 14' IN HEIGHT. LOW INTENSITY LIGHTING WILL BE USED SO AS TO MINIMIZE ITS IMPACT ON ADJACENT PROPERTIES. THIS LIGHTING WILL OCCUR AT ALL ENTRIES TO EACH BUILDING AND LANDSCAPE COURTS BETWEEN AND AROUND BUILDINGS AND ALONG THE WALK BETWEEN THE BUILDINGS.

PARKING LOT LIGHTING WILL NOT EXCEED 20' IN HEIGHT. LIGHT INTENSITIES WILL BE HIGHEST AT BUILDING ENTRIES WITH DIRECTIONAL LIGHTING AT THE PERIMETER OF THE PARKING AREAS TO MINIMIZE THEIR IMPACT ON ADJACENT PROPERTIES. LAMPS SHALL BE METAL HALIDE TYPE.

LIGHTING AT OVERHEAD DOORS, AND SERVICE AREAS MAY BE ATTACHED TO THE BUILDING. THIS LIGHTING SHALL BE DOWNCAST WITH METAL HALIDE TYPE LAMPS. LAMPS SHALL NOT EXCEED 400 WATTS.

IN ADDITION TO THE STANDARDS AND RESTRICTIONS SET FORTH IN THIS PRELIMINARY DEVELOPMENT PLAN, DEVELOPMENT IN QUANTUM BUSINESS CENTER IS SUBJECT TO THE ADDITIONAL CONTROL OF THE QBC DESIGN REVIEW COMMITTEE (D.R.C.) AS SET FORTH IN THE RECORDED DECLARATION OF COVENANTS FOR QUANTUM BUSINESS CENTER. ALL APPLICATIONS FOR BUILDING PERMITS SHALL BE APPROVED BY THE D.R.C. PRIOR TO SUBMITTAL TO THE COUNTY BUILDING DEPARTMENT.

ARCHITECTURE

A COHESIVE ARCHITECTURAL TREATMENT SHALL BE EMPLOYED FOR ALL LOTS. COLOR SCHEME AND SIGNAGE SHALL BE CONSISTENT. WHILE MATERIAL MIX MAY VARY FROM SITE TO SITE, THE QUALITY OF FINISH SHALL BE CONSISTENT AND THE BASIC SET OF MATERIALS WILL REMAIN THE SAME. MATERIALS MAY INCLUDE BUT ARE NOT LIMITED TO:

BRICK - UNGLAZED OR GLAZED.

ARCHITECTURAL METAL WALL PANELS - NATURALLY WEATHERING OR COATED IN SUBDUED OR COMPLEMENTARY TONES. ACCENT COLORS SHALL BE COMPLEMENTARY TO OTHER BUILDING MATERIALS.

CONCRETE MASONRY UNITS- NOT TO BE USED WITHOUT SURFACE TREATMENT AND/OR PAINTED FINISH.

SITE CAST OR PRE-CAST CONCRETE WALL PANELS - NOT TO BE USED WITHOUT SURFACE TREATMENT AND PAINTED FINISH.

GLASS - NO MIRRORRED REFLECTIVE GLASS WILL BE PERMITTED. WINDOWS WILL BE ENCOURAGED TO BREAK UP FACADES AND ADD INTEREST.

EXTERIOR INSULATION AND FINISH SYSTEM (EIFS). COLORS SHALL BE LIMITED TO THOSE FOUND IN THE COLORADO LANDSCAPE AND SHALL BE COMPLEMENTARY TO THE OTHER BUILDING MATERIALS.

WOOD - ONLY AS APPROVED BY D.R.C.

BUILDINGS SHALL EMPLOY AN EQUAL LEVEL OF ARCHITECTURAL QUALITY FOR ALL SIDES.

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QUANTUM BUSINESS CENTER

FINAL P.U.D. PLAN
County of Adams, State of Colorado
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LANDSCAPE DESIGN GUIDELINES
LANDSCAPE STANDARDS

SITE AREAS WILL HAVE THE MINIMUM LANDSCAPED AREA INDICATED. ALL EXISTING TREES WILL BE PRESERVED TO THE FULLEST EXTENT POSSIBLE. OUTDOOR PLAZAS AND LARGE SIDEWALKS WITH TREES ARE INCLUDED AS PART OF THIS REQUIREMENT.

PARKING SETBACKS AND RIGHT-OF-WAY TO CURB ARE TO BE LANDSCAPED WITH SOD OR APPROVED GROUND COVERS.

ONE STREET TREE AND TWO SHRUBS PER 35 LF ALONG EAST 66TH AVENUE AND FRANKLIN STREET SHALL BE PROVIDED.

ONE SHADE OR EVERGREEN TREE AND TWO SHRUBS PER 700 SF OF LANDSCAPE AREA REQUIRED SHALL BE PROVIDED AS INTERIOR LOT LANDSCAPING. ONE TREE MAY BE SUBSTITUTED FOR 10 SHRUBS. THE STREET TREES SHALL SATISFY PART OF THIS REQUIREMENT.

GROUND COVER INCLUDES EVERGREEN SHRUBS, BROADLEAF EVERGREEN AND SOD. THIS WILL BE COMBINED WITH ROUND RIVER ROCK OR OTHER APPROVED MATERIAL.

ALL LANDSCAPING WILL BE IRRIGATED BY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.

SOIL PREPARATION UNDER ALL AREAS TO BE SEED, SODDED, OR OTHERWISE PLANTED SHALL BE PER COUNTY SPECIFICATIONS.

A MINIMUM OF ONE-HALF (50 %) OF THE REQUIRED LANDSCAPE AREAS SHALL BE COVERED BY LIVING PLANT MATERIAL. SPECIFIC PLANT MATERIALS TO BE USED IN THE LANDSCAPING OF THE SITE SHALL BE IN ACCORDANCE WITH ADAMS COUNTY LANDSCAPING REGULATIONS AND AS INDICATED. DROUGHT TOLERANT PLANT MATERIALS ARE STRONGLY ENCOURAGED TO REDUCE WATER CONSUMPTION.

LANDSCAPING AND BUFFERING:

IT IS INTENDED THAT THE LANDSCAPING BE COORDINATED BETWEEN THE SITES TO ENSURE COMPATIBILITY AND CONSISTENCY OF DESIGN ELEMENTS. SIX TO EIGHT FOOT HIGH SIGHT OBSCURING ENCLOSURES (FENCES, WALLS) SHALL BE REQUIRED TO SURROUND STORAGE AREAS (EXCEPT FOR LOT 1).

SHRUBS	5 GALLON CONTAINER (MIN)
STREET TREES	2" CALIPER (MIN)
EVERGREEN TREES	6" - 8" IN HEIGHT
DECIDUOUS TREES	2" CALIPER (MIN)
ORNAMENTAL TREES	1 1/2" CALIPER (MIN)
ROCK / MULCH AS GROUND COVER IN SHRUB BEDS	
SOLID WOOD FENCE OR WALL TO SCREEN OUTDOOR STORAGE AREA AS APPLICABLE	
OPEN CHAIN LINK FENCE ACCEPTABLE ONLY AT FIRST PHASE SITE.	

STREET TREES SHALL BE ONLY OF THE FOLLOWING TYPE AND SHALL BE COORDINATED WITH D.R.C. AND ADJACENT USERS.

GREEN ASH, SIBERIAN ELM, HACKBERRY, AUTUMN PURPLE ASH, PONDEROSA PINE, AUSTRIAN PINE AND BRISTLECONE PINE.

LANDSCAPE PLANS WILL BE REQUIRED WITH EACH SITE PLAN SUBMITTAL TO DETAIL PLANT MATERIALS AND LAYOUT.

INSTALLATION AND MAINTENANCE

LANDSCAPING SHALL BE PLANTED AND MAINTAINED IN A LIVING CONDITION BY THE OWNER. SHOULD ANY PLANT MATERIALS DIE, THE OWNER OR HIS SUCCESSORS, ASSIGNS OR HEIRS SHALL BE RESPONSIBLE FOR THE PLANT REPLACEMENT WITHIN ONE PLANTING SEASON AND IN CONFORMANCE WITH THE LANDSCAPE MATERIAL REQUIREMENTS AS SET FORTH BY THIS PLAN, OR ALTERNATE MATERIAL ACCEPTABLE TO THE COUNTY AND D.R.C..

ALL LANDSCAPING SHALL BE MAINTAINED TO THE STREET OR PARKWAY CURB LINE BY THE PROPERTY OWNER OR ASSIGNED ASSOCIATION.

SIGNAGE

INTENT

A MONUMENT SIGN SHALL BE ALLOWED FACING THE INTERSECTION WHERE SHOWN AND AS INDICATED.

ALL SIGNS WILL BE COMPATIBLE WITH THE ARCHITECTURE OF THE COMPLEX IN TERMS OF COLOR, TEXTURE, MATERIAL, SIZE AND PROPORTION. NO BLINKING, FLASHING, OR ANIMATED SIGNS SHALL BE ALLOWED.

ADDRESSES, SIGNS NECESSARY FOR TRAFFIC CONTROL ON THE PUBLIC RIGHT-OF-WAY, AND REAL ESTATE "FOR SALE" OR "FOR LEASE" SIGNS OF NOT MORE THAN 32 S.F. PER FACE SHALL BE ALLOWED AND SHALL NOT BE SUBJECT TO THE REQUIREMENTS OF THIS SECTION. NO MORE THAN TWO "FOR SALE" SIGN SHALL BE ALLOWED ON EACH LOT. TEMPORARY CONSTRUCTION SIGNS SHALL BE PERMITTED, HOWEVER, SUCH SIGNS SHALL NOT EXCEED 6' IN HEIGHT NOR SHALL THEY EXCEED 40 S.F..

DETACHED BUSINESS IDENTIFICATION SIGNS:

DETACHED BUSINESS IDENTIFICATION SIGNS ARE ENCOURAGED AND MAY BE LOCATED ALONG THE PRIVATE DRIVE AND NEAR THE STRUCTURE FOR THAT LOT. PLANS FOR THIS SIGN AND ASSOCIATED LANDSCAPING WILL BE SUBMITTED TO THE D.R.C. FOR REVIEW AND APPROVAL PRIOR TO ITS CONSTRUCTION ON THE LOT TO BE DEVELOPED. ALL COUNTY SIGN CODES WILL BE MET IN REGARD TO SETBACK AND HEIGHT.

DETACHED BUSINESS IDENTIFICATION SIGNS SHALL BE LIMITED TO THE DISPLAY OF THE NAME AND/OR SYMBOL AND ADDRESS OF THE BUSINESSES OCCUPYING THE SITE. NO MESSAGES OR ADVERTISING OF ANY KIND INCLUDING, BUT NOT LIMITED TO, ADVERTISING OF PRODUCTS, SERVICES OR JOB OPENINGS SHALL BE PERMITTED.

NO MORE THAN ONE DETACHED BUSINESS IDENTIFICATION SIGN SHALL BE PERMITTED ON EACH STREET FRONTAGE OR DRIVE OF EACH DEVELOPED PARCEL.

NO DETACHED BUSINESS IDENTIFICATION SIGN SHALL EXCEED A SIGN AREA OF 16 S.F. PER SIDE. THE SIGN AREA IS DEFINED AS THE AREA OF THE SURFACE OR SURFACES WHICH DISPLAY LETTERS OR SYMBOLS IDENTIFYING THE BUSINESS OCCUPYING THE SITE. THE SIGN AREA SHALL NOT INCLUDE THE BASE OR PEDESTAL TO WHICH THE SIGN IS MOUNTED.

ALL DETACHED BUSINESS IDENTIFICATION SIGNS SHALL BE PERMANENT "PEDESTAL" OR "MONUMENT" TYPE SIGNS AND SHALL NOT EXCEED A HEIGHT OF FIVE FEET ABOVE THE UNDERLYING FINISH GRADE UNLESS OTHERWISE APPROVED IN WRITING BY THE ARCHITECTURAL REVIEW COMMITTEE. SIGN BASE AND BACKGROUND MATERIAL SHALL BE MASONRY TO MATCH THE MONUMENT SIGN.

NO SIGN SHALL INTERFERE WITH TRAFFIC SIGNS OR RESEMBLE TRAFFIC SIGNS OR TRAFFIC CONTROL DEVICES.

WALL SIGNS MOUNTED ON THE BUILDING AND FACING AN AVENUE, STREET OR DRIVE SHALL BE CONTROLLED BY THE DIMENSIONS INDICATED ON THE BUILDING ELEVATION OR BY THE D.R.C..

ALL SIGN REGULATIONS, INCLUDING THE NECESSITY FOR SIGN PERMITS, SHALL BE ADHERED TO.

UTILITIES

ALL UTILITIES SHALL BE UNDERGROUND AND INSTALLED IN STREET R.O.W.S. ACCESS DRIVES OR APPROVED EASEMENTS. UTILITY EASEMENTS SHALL BE PROVIDED ALONG STREET R.O.W.S. WITHIN THE SET BACK LINES.

OUTDOOR STORAGE

OUTSIDE STORAGE IF APPROVED BY THE D.R.C., SHALL BE IN ACCORDANCE WITH THE ADAMS COUNTY STANDARDS. OUTSIDE STORAGE IS PROHIBITED WITHIN THE BUILDING SETBACK AREA. STORAGE AREAS WILL BE SCREENED BY LANDSCAPING AND / OR SOLID WOOD FENCES OR WALLS. OPEN CHAIN LINK FENCE WILL BE PERMITTED IN THE FIRST PHASE ONLY.

PERMITTED USES

LIGHT INDUSTRIAL: I-1 ZONE USES AND THE USES AS LISTED SHALL BE ALLOWED IN ALL LOTS.

LIMITED INDUSTRIAL: I-2 ZONE USES AND THE USES AS LISTED SHALL BE ALLOWED IN ALL LOTS.

COMMUNITY BUSINESS: C-5 ZONE USES AND THE USES AS LISTED SHALL BE ALLOWED IN ALL LOTS.

ALL USES PERMITTED AS A USE- BY- RIGHT IN THE ADAMS COUNTY I-1, I-2, AND C-5 ZONES SHALL BE ALLOWED USES, EXCEPT AS EXCLUDED HEREIN. IN CASES WHERE THE USE IS NOT SPECIFICALLY STATED, THE FINAL DETERMINATION SHALL BE MADE BY THE ADAMS COUNTY DIRECTOR OF PLANNING AND DEVELOPMENT.

PERMITTED ACCESSORY USES

ALL ACCESSORY USES SHALL BE ONLY THOSE INCIDENTAL TO AND COMMONLY ASSOCIATED WITH PERMITTED USE.

ACCESSORY USES SHALL BE ON THE SAME LOT AND OPERATED UNDER THE SAME OWNERSHIP AS THE PERMITTED USE.

ACCESSORY USES SHALL NOT BE RESIDENTIAL IN NATURE EXCEPT FOR SLEEPING FACILITIES FOR A CARETAKER OR A NIGHT WATCHMAN EMPLOYED ON THE PREMISES.

NO ACCESSORY USE SHALL BE ENCLOSED IN A STRUCTURE WHICH HAS A FLOOR AREA GREATER THAN THE FLOOR AREA ENCLOSING A PERMITTED USE.

IT IS NOT THE INTENT OF THIS PUD TO DEVELOP AN EXCLUSIVE LIST OF PERMITTED USES. IT IS THE INTENT TO ESTABLISH USES THAT MAY DEVELOP INDEPENDENT OR IN CONCERT WITH OTHER USES FOR THE FUTURE.

OTHER USES NOT SPECIFICALLY LISTED OR USES EXCLUDED MAY BE PERMITTED IF THEY DO NOT VIOLATE APPLICABLE ZONING REGULATIONS AND IN THE OPINION OF THE DESIGN REVIEW COMMITTEE, THEY ARE SIMILAR IN CHARACTER TO PERMITTED USES AND ARE IN CONFORMANCE WITH THE INTENT OF THIS DISTRICT.

EXCLUSIONS TO I-1, I-2 AND C-5 ZONING

NON-COMMERCIAL RADIO & T.V. TOWER OF ANY HEIGHT.
SEXUALLY ORIENTED BUSINESS
ASPHALT MIXING PLANTS
AUCTION HOUSE
AUCTION YARD
BAKERY, WHOLESALE, WITH OR WITHOUT RETAIL
BEVERAGE MFG.
BOILER OR TANK WORKS
BRICK OR TILE MFG..
BUS & OTHER PASSENGER TERMINALS
BUS REPAIR & STORAGE
CAN MANUFACTURE
CANDY PRODUCTS MFG. FOR SALE OFF PREMISES
CARNIVAL OR CIRCUS
CEMENT, CINDER BLOCK, CONCRETE, LIME, OR PLASTER MFG..
COLD STORAGE PLANTS
COMMERCIAL RADIO & T.V. TOWERS
CONCRETE MIXING PLANTS
COSMETICS & PERFUME MFG..
CREOSOTE MFG. OR TREATMENT PLANTS
CROP & TREE FARMING, TRUCK GARDENING, TURF FARMS
DAIRY FARMS
DERIVING RANGES (GOLF)
DRY CLEANING PLANTS
DWELLING - ACCESSORY
ELECTROPLATING
ENAMELING, LACQUER, OR GALVANIZING OF METALS
EXPLOSIVE MFG., & STORAGE
FARM EQUIPMENT SALES
FARM MACHINERY MFG. AND/OR ASSEMBLY
FAT RENDERING PRODUCTION OF EDIBLE FATS & OILS FROM ANIMAL OR VEGETABLE PRODUCTS
FERTILIZER MANUFACTURE OR PROCESSING OPEN SALE
FIREWOOD SALES, STORAGE & SPLITTING
FIREWORKS STANDS, SEASONAL
FISH HATCHERY & FARM
Flea MARKET
FLOUR MILLS
FOOD PROCESSING, STORAGE OR PACKAGING
FORGING PLANTS & FOUNDRIES
GAS OR FUEL BELOW GROUND FOR USE ON PROPERTY
GOLF COURSES
GRAIN ELEVATORS
HORSE TRAILER SALES & RENTAL
MACHINE SHOPS - REQUIRES A.R.C. APPROVAL
MACHINE TOOL MFG. - REQUIRES A.R.C. APPROVAL
MEAT PROCESSING, PACKING & SLAUGHTER
METAL INGOTS, CASTING SHEETS OR BEARINGS, FORGING OR ROLLING MILLS
MOBILE HOME SALES
MOBILE HOME MFG. & STORAGE
MOTORCYCLE SALES & SERVICE
MOVING & TRANSFER CO.
NURSING HOME
OUTSIDE STORAGE OF NON HAZARDOUS MATERIALS
PUBLIC UTILITY STORAGE, YARDS & SERVICE INSTALLMENTS
RODEO & RODEO PRACTICE AREAS WITH RELATED EVENTS AND FACILITIES
ROADSIDE STANDS
SANTARIUMS
SIGN MANUFACTURE, REPAIR OR MAINTENANCE
THEATER

OWNER NOTIFICATION:

ALL OWNERS SHALL BE NOTIFIED BY CERTIFIED MAIL OF PROPOSED AMENDMENTS NOT LESS THAN 30 DAYS PRIOR TO THE PLANNING COMMISSION PUBLIC HEARING. OWNERS SHALL PROVIDE WRITTEN RESPONSE WITHIN THIS 30-DAY PERIOD.

AUGUST 8, 1997
DECEMBER 22, 1997

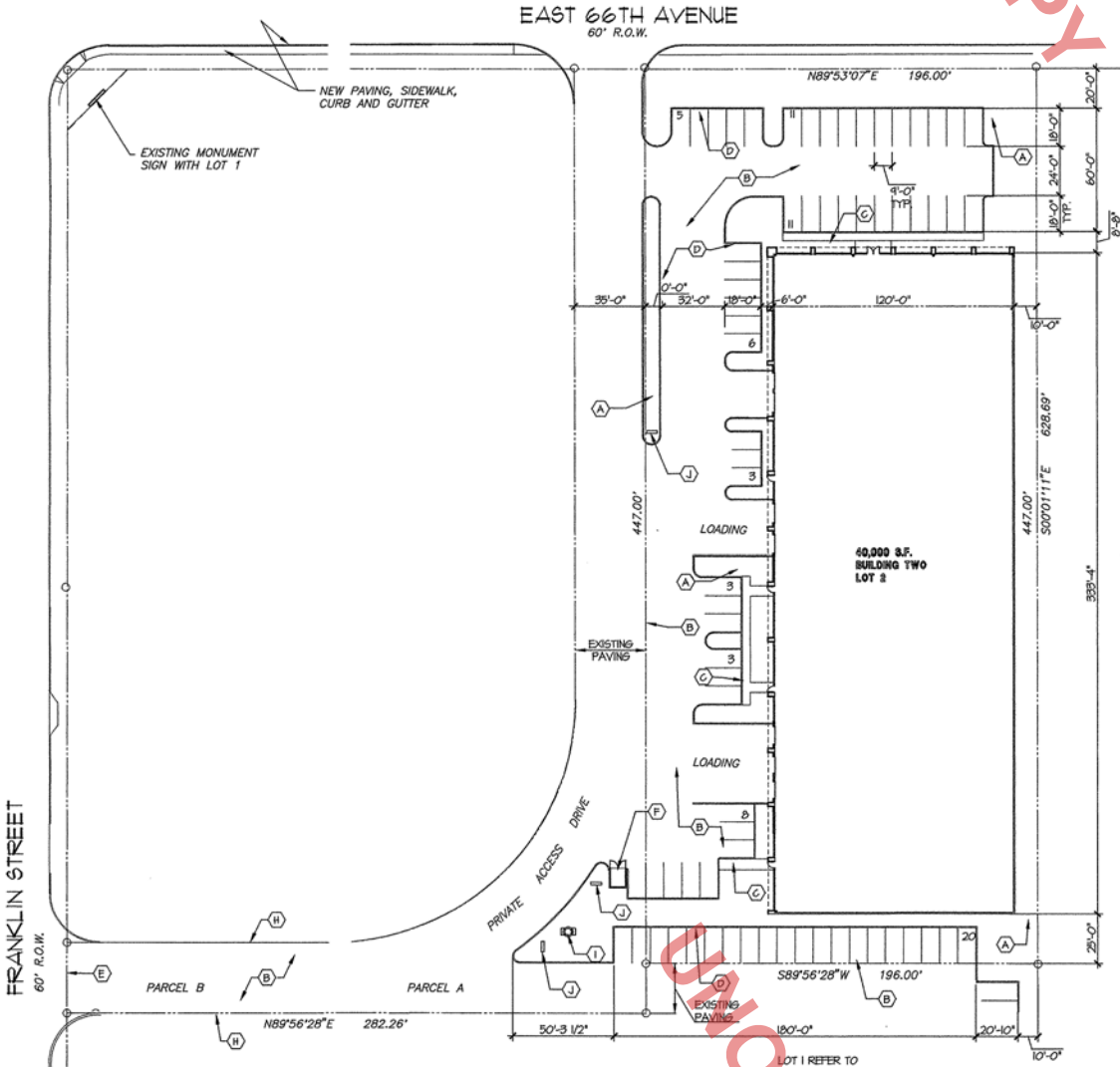
QUANTUM BUSINESS CENTER

FINAL P.U.D. PLAN

County of Adams, State of Colorado

LOT 2 & BUILDING TWO

1922



LOT TWO - GENERAL NOTES

IMPROVE REMAINING EAST 66TH WITH NEW SIDEWALK, CURB AND GUTTER AND CURB CUT ACCESS TO ADAMS COUNTY STANDARDS.
INSTALL NEW CURB CUT ACCESS ON FRANKLIN STREET TO ADAMS COUNTY STANDARDS.
EXTEND WATER, SEWER AND GAS LINES TO THE PROPOSED BUILDING. EXTEND POWER LINES FOR NEW ELECTRICAL TRANSFORMER FOR PROPOSED BUILDING.
PROPOSED BUILDING WILL BE EQUIPPED WITH FIRE SPRINKLER SYSTEM.
INSTALL NEW FIRE HYDRANT ASSEMBLY.
INSTALL ASPHALT PAVING AT ACCESS DRIVE AND CURBS AND AROUND THE PROPOSED BUILDING.
INSTALL ALL LANDSCAPE MATERIAL, INCLUDING UNDERGROUND SPRINKLER SYSTEM AS DESCRIBED AND INDICATED. AREAS OF THE SITE DISTURBED SHALL BE SEEDED AND MAINTAINED AS DESCRIBED IN THE PRELIMINARY PUD TEXT.
CONSTRUCT BUILDING AS DESCRIBED AND INDICATED.
REFER TO BUILDING ONE, FINAL P.U.D. FOR EXISTING MATERIALS

SITE DATA

SITE AREA: 97,491 SF (2.24 ACRES) LOT 2, AND PARCEL B
LANDSCAPE AREA REQUIRED: 9,749 SF / 10.0%
LANDSCAPE AREA PROVIDED: 11,285 SF / 11.6%

LANDSCAPE MATERIAL REQUIRED: 14 STREET TREES (DECIDUOUS OR CONIFEROUS)
28 SHRUBS.

LANDSCAPE MATERIAL PROVIDED: 31 STREET TREES
30 SHRUBS

WAREHOUSE/SERVICE USE: 32,000 SF — 76%
OFFICE USE: 8,000 SF — 20%
TOTAL: 40,000 SF
PARKING REQUIREMENTS
OFFICE: 1 SPACE/ 250 SF = 32
WAREHOUSE/SERVICE: 1 SPACE/1000 SF = 32
TOTAL REQUIRED: 64
TOTAL PROVIDED: 79

KEY NOTES - SITE PLAN

- (A) LANDSCAPE AREA, REFER TO LANDSCAPE PLAN SHEET 14. REFER TO CIVIL DRAWINGS FOR ADDITIONAL NOTES, CURBS AND GRADING AND DRAINAGE DETAILS.
- (B) ASPHALTIC PAVING WITH 4" WIDE WHITE TRAFFIC PAINT FOR STALL MARKINGS. PROVIDE ACCESSIBLE PARKING STALL SYMBOL AND SIGNAGE.
- (C) CONCRETE SIDEWALK WITH CONTROL JOINTS AT 5'-0" OC. PROVIDE ACCESS RAMP AT SIDEWALKS WITH 1 IN 12 SLOPE AND BROOM FINISH SURFACE.
- (D) 6" VERTICAL CONCRETE CURB OR EDGE OF ASPHALT PAVING.
- (E) ACCESS POINT WITH CONCRETE PAVING, CURB CUT AND CROSS PAV TO ADAMS COUNTY STANDARDS. PROVIDE ACCESS RAMP TRANSITION AT SIDEWALKS AS REQUIRED.
- (F) TRASH ENCLOSURE WITH GATES, AND MATERIAL TO MATCH BUILDING.
- (G) PAD MOUNTED ELECTRICAL TRANSFORMER.
- (H) LIMITS OF NEW ASPHALT PAVING.
- (I) FIRE HYDRANT ASSEMBLY, EXISTING.
- (J) SIGN AND BASE. REFER TO DETAILS.



SITE PLAN - LOT 2

1"=40'-0"
0 10' 20'
SCALE: 1"=40'-0"

AUGUST 8, 1997
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QUANTUM BUSINESS CENTER

FINAL P.U.D. PLAN
County of Adams, State of Colorado
LOT 2 & BUILDING TWO

1922

DEVELOPMENT STANDARDS

GENERAL

THE TEXT OF THIS FINAL P.U.D. PLAN IS FROM THE PRELIMINARY P.U.D. PLAN AND EXCLUDES SOME "GENERAL" INFORMATION. REFER TO THE PRELIMINARY P.U.D. FOR ALL TEXT.

EACH BUILDING WITHIN QUANTUM BUSINESS CENTER WILL BE AN IMPORTANT PART OF THE TOTAL DEVELOPMENT. EACH BUILDING WILL NEED TO INTERACT WITH THE OTHERS IN ORDER TO PRODUCE A COHESIVE DEVELOPMENT AND ENVIRONMENT. TO ACHIEVE THIS GOAL THE FOLLOWING CRITERIA WILL BE CONSIDERED WITH EACH BUILDING PROJECT.

ON-SITE PEDESTRIAN CIRCULATION MUST BE DEVELOPED FOR EACH BUILDING PROJECT. WHERE APPROPRIATE, PEDESTRIAN CIRCULATION SHOULD CONNECT WITH THE OVERALL PEDESTRIAN NETWORK.

ALL BUILDING SETBACK AREAS NOT UTILIZED FOR PARKING SHALL BE LANDSCAPED.

THE OVER-LOT GRADING WILL ALLOW DRAINAGE NORTH AND EAST TO 66TH. EACH SITE PORTION WILL HAVE ADEQUATE DETENTION AREAS AND APPROVED POINTS OF RELEASE. REFER TO ATTACHED STUDIES FOR ADDITIONAL INFORMATION.

SERVICE / STORAGE YARDS, LOADING DOCKS, AND TRASH AREAS SHOULD BE LOCATED IN SUCH A MANNER AS TO BE INTEGRATED INTO THE DESIGN OF THE BUILDING.

THE UNIMPROVED AND OVER-LOTTED AREAS SHALL BE SEEDED WITH DRYLAND GRASSES, IRRIGATED AS REQUIRED AND MAINTAINED TO A MAXIMUM HEIGHT OF 6".

BUILDING SETBACKS

PROPOSED QUANTUM BUSINESS CENTER PUD STANDARDS	ADAMS COUNTY I-1 ZONE DISTRICT STANDARDS
*a 40 FEET or 75 FEET	*b 50 FEET
*c 40 FEET or 75 FEET	*d 75 FEET
*a FRANKLIN STREET - 40 FEET. IF 40 FEET, THEN LANDSCAPING ONLY IN THE SETBACK.	*b 50 FEET AT LOCAL STREET WITH PARKING ALLOWED WITHIN THE 50 FEET.
IF 75 FEET, THEN PARKING IS ALLOWED WITHIN THE 75 FEET AND THE FIRST 20 FEET MUST BE LANDSCAPED.	
*c EAST 66TH AVENUE - 40 FEET. IF 40 FEET, THEN LANDSCAPING ONLY IN THE SETBACK.	*d 75 FEET AT ARTERIAL STREET WITH PARKING ALLOWED WITHIN THE 75 FEET.
IF 75 FEET, THEN PARKING IS ALLOWED WITHIN THE 75 FEET AND THE FIRST 20 FEET MUST BE LANDSCAPED.	
PRIVATE ACCESS DRIVE AND UTILITY EASEMENT	N/A
SIDE SETBACK - 20 FEET	15 FEET ONE SIDE, 5 FEET AT OTHER SIDE
REAR SETBACK - 10 FEET	15 FEET
MINIMUM DISTANCE BETWEEN STRUCTURES ON SEPARATE LOTS 20'	
MAXIMUM HEIGHT OF BUILDING SHALL NOT EXCEED 45 FEET.	

OFF-STREET PARKING AND LOADING

OFF-STREET PARKING SHALL BE PROVIDED IN THE FOLLOWING AMOUNTS:

PROPOSED	ADAMS COUNTY
WAREHOUSE/SERVICE	1 SPACE/250 SF OF OFFICE
+1 SPACE/1000 SF REMAINING	+1 SPACE/1000 SF GROSS
MANUF. AND STOR.	1 SPACE/600 SF GROSS
OFFICE	1 SPACE/250 SF GROSS
LEASABLE FLOOR AREA	+1 SPACE/2 EMPLOYEE
1 SPACES/200 SF GROSS	1 SPACE/150 SF < 5000 SF
LEASABLE FLOOR AREA	1 SPACE/200 SF > 5000 SF
MINIMUM PARKING STALLS:	
FULL SIZE STALLS:	9 FEET BY 19 FEET
COMPACT SIZED STALLS:	8 FEET BY 15 FEET
HANDICAP STALL:	13 FEET BY 18 FEET

ONE (1) HANDICAPPED ACCESSIBLE STALL PER 30 STALLS SHALL BE PROVIDED.

PARKING AND DRIVING AREAS SHALL BE HARD SURFACED WITH CONCRETE OR ASPHALTIC PAVING AND CLEARLY DELINEATED. PARKING STALL STRIPING SHALL BE WITH WHITE TRAFFIC PAINT.

(DEVELOPMENT STANDARDS - CONT.)

THE MINIMUM LANDSCAPE DEPTH AND PARKING SETBACK SHALL BE TWENTY FEET (20 FEET) FOR ALL LOT LINES ABUTTING ALONG EAST 66TH AND FRANKLIN STREET. ALL OTHER LOT LINES SHALL PROVIDE A TEN (10) FOOT PARKING OR DRIVE SETBACK.

OFF STREET LOADING IS PERMITTED ANYWHERE ON SITE EXCEPT THAT LOADING VEHICLES MAY NOT EXTEND BEYOND THE R.O.W. LINE OF EAST 66TH AVE OR FRANKLIN STREET.

OFF-STREET PARKING AND LOADING

COMBINED WIDTH OF TWO WAY DRIVING AISLES IN PARKING AREAS SHALL BE A MINIMUM OF TWENTY FOUR FEET (24 FEET) AND A MAXIMUM OF THIRTY EIGHT (38 FEET) IN WIDTH.

CURB CUTS FOR EACH BUILDING SITE SHALL MEET COUNTY REQUIREMENTS AND BE APPROVED BY THE COUNTY ENGINEERING DEPARTMENT. PAVED AREAS SHALL MEET ALL REQUIREMENTS AND STANDARDS ESTABLISHED BY THE COUNTY.

CONCRETE CURBS WILL BE PROVIDED AS REQUIRED TO PROTECT THE PUBLIC RIGHT-OF-WAY, PUBLIC SIDEWALK, AND PLANTERS FROM VEHICULAR OVERHANGS AND PROTECT STRUCTURES FROM VEHICULAR DAMAGE.

LAND COVERAGE

SERVICE/MANUF/STOR/WAREHOUSE USE:	
MAXIMUM BUILDING COVERAGE	40%
MAXIMUM LOT COVERAGE FOR PARKING AND LOADING	45%/50%
MINIMUM AMOUNT OF DOUBLE STREET FRONTAGE LOT TO REMAIN IN OPEN SPACE	15%
MINIMUM AMOUNT OF SINGLE STREET FRONTAGE LOT TO REMAIN IN OPEN SPACE	10%

OFFICE USE:

MAXIMUM BUILDING COVERAGE	35%
MAXIMUM LOT COVERAGE FOR PARKING AND LOADING	50%
MINIMUM AMOUNT OF LOT TO REMAIN IN OPEN SPACE	15%

COMMERCIAL USE:

MAXIMUM BUILDING COVERAGE	30%
MAXIMUM LOT COVERAGE FOR PARKING AND LOADING	55%
MINIMUM AMOUNT OF LOT TO REMAIN IN OPEN SPACE	15%

THE FOREGOING BUILDING AND LOT COVERAGE PERCENTAGES SHALL APPLY TO EACH LOT AND/OR COMBINATION OF LOTS.

LOT SIZE

MINIMUM LOT SIZE 97,491 S.F.

ANY CHANGES TO LOT CONFIGURATION SHALL REQUIRE AN AMENDMENT TO THIS PUD AND THE PLAT.

OPEN SPACE/LANDSCAPING

A 10' MINIMUM PLANTING STRIP IS TO BE PROVIDED CONTINUOUSLY ALONG AND ADJACENT TO ALL INTERIOR REAR AND PERIMETER PROPERTY LINES.

THE 10' WIDE PLANTING STRIP IS NOT REQUIRED AT THE REAR OF (SOUTH) PROPERTY LINE OF THE FIRST BUILDING PHASE. THIS AREA SHALL BE FOR ACCESS AND UTILITY EASEMENT.

A MAXIMUM SLOPE OF 3:1 IS ALLOWED WITHIN THE PLANTING ZONE.

WHERE TWO PROPERTIES ADJOIN, THERE SHALL BE A TOTAL OF 20' CREATED BY THE TWO 10' REQUIRED LANDSCAPE PLANTING STRIPS ON EACH SIDE OF A PROPERTY LINE.

THE INDIVIDUAL SITE DEVELOPER / OWNER SHALL LANDSCAPE THE AREA BETWEEN THE STREET R.O.W. LINE AND THE ROADWAY CURB AND GUTTER. THE ASSOCIATION AND OR ASSIGNS SHALL MAINTAIN THIS AREA.

ALL LANDSCAPING AREAS SHALL BE PROVIDED WITH UNDERGROUND AUTOMATIC IRRIGATION SYSTEMS. DESIGN SHALL PROVIDE FOR ADEQUATE COVERAGE OF ALL LANDSCAPE AREAS.

ALL OUTDOOR REFUSE COLLECTION AREAS SHALL BE VISUALLY SCREENED. NO REFUSE COLLECTION AREA SHALL BE PERMITTED BETWEEN A STREET AND A BUILDING.

PARKING LOTS AND OUTDOOR STORAGE SHALL BE LANDSCAPED TO IMPROVE THEIR APPEARANCE AND ENTRANCE COMPATIBILITY AMONG USES WITHIN AND ADJACENT TO STREETS AND DRIVES.

ALL OUTDOOR STORAGE SHALL BE LOCATED BEHIND BUILDINGS. FRONTING ON EAST 66TH AVENUE OR FRANKLIN STREET. SIX TO EIGHT FOOT HIGH SCREENED ENCLOSURES SHALL SURROUND OUTDOOR STORAGE AREAS WITH THE EXCEPTION OF THE SOUTH SIDE OF LOT 1. NO OUTSIDE STORAGE OR ASSOCIATED FENCING SHALL BE PERMITTED IN AREAS ADJACENT TO FRANKLIN STREET OR 66TH AVENUE.

(DEVELOPMENT STANDARDS - CONT.)

EMERGENCY VEHICLE / CROSS ACCESS

CROSS ACCESS SHALL BE PROVIDED ACROSS ALL LOT LINES AT DRIVE AISLES AND DRIVE WAYS WITHIN THE DEVELOPMENT. CROSS ACCESS LANES WILL BE PAVED TO COUNTY STANDARDS AND DEDICATED AS FIRE LANES. ADEQUATE PUBLIC SAFETY AND FIRE PROTECTION REQUIREMENTS AT LEAST TWO POINTS OF ENTRY TO ALL SITES. A MINIMUM OF ONE POINT TO PRIVATE DRIVE AND ONE POINT TO ADJACENT PROPERTY.

ALL DEVELOPMENT SHALL CONFORM TO AND ABIDE BY THE CURRENT (AT THE TIME OF DEVELOPMENT) REGULATIONS AS REQUIRED BY THE NORTH WASHINGTON FIRE DEPARTMENT.

EMERGENCY VEHICLE ACCESS WILL BE PROVIDED AS REQUIRED FOR EACH BUILDING SITE, BY THE COUNTY AND FIRE DISTRICT REQUIREMENTS, AND AS REQUIRED.

COVENANTS AND ARCHITECTURAL CONTROLS

STRUCTURES

ALL STRUCTURES ON EACH BUILDING SITE SHALL CONFORM TO ALL SETBACKS AS PROVIDED HEREIN, HEIGHT RESTRICTIONS, MAXIMUM F.A.R. AND MINIMUM OPEN SPACE.

MODIFICATIONS OF 10% OR LESS TO ANY PHYSICAL ASPECT OF THE PUD SHALL BE REQUIRED TO OBTAIN A SLIGHT MODIFICATION TO THE PUD FROM THE ADAMS COUNTY PLANNING DEPARTMENT. THE REQUEST FOR A MODIFICATION TO THE DEVELOPMENT STANDARDS SHALL HAVE APPROPRIATE JUSTIFICATION AND SHALL HAVE ENHANCEMENTS PROPOSED TO OFFSET THE PROPOSED MODIFICATIONS. ANY MODIFICATIONS GREATER THAN 10% SHALL NECESSITATE AMENDMENT TO THE PUD THROUGH THE ADAMS COUNTY PLANNING DEPARTMENT.

EXTERIOR LIGHTING

WALK AND BUILDING ENTRY LIGHTING WILL NOT EXCEED 14' IN HEIGHT. LOW INTENSITY LIGHTING WILL BE USED SO AS TO MINIMIZE ITS IMPACT ON ADJACENT PROPERTIES. THIS LIGHTING WILL OCCUR AT ALL ENTRIES TO EACH BUILDING AND LANDSCAPE COURTS BETWEEN AND AROUND BUILDINGS AND ALONG THE WALK BETWEEN THE BUILDINGS.

PARKING LOT LIGHTING WILL NOT EXCEED 20' IN HEIGHT. LIGHT INTENSITIES WILL BE HIGHEST AT BUILDING ENTRIES WITH DIRECTIONAL LIGHTING AT THE PERIMETER OF THE PARKING AREAS TO MINIMIZE THEIR IMPACT ON ADJACENT PROPERTIES. LAMPS SHALL BE METAL HALIDE TYPE.

LIGHTING AT OVERHEAD DOORS, AND SERVICE AREAS MAY BE ATTACHED TO THE BUILDING. THIS LIGHTING SHALL BE DOWNCAST WITH METAL HALIDE TYPE LAMPS. LAMPS SHALL NOT EXCEED 400 WATTS.

IN ADDITION TO THE STANDARDS AND RESTRICTIONS SET FORTH IN THIS PRELIMINARY DEVELOPMENT PLAN, DEVELOPMENT IN QUANTUM BUSINESS CENTER IS SUBJECT TO THE ADDITIONAL CONTROL OF THE QBC DESIGN REVIEW COMMITTEE (D.R.C.) AS SET FORTH IN THE RECORDED DECLARATION OF COVENANTS FOR QUANTUM BUSINESS CENTER. ALL APPLICATIONS FOR BUILDING PERMITS SHALL BE APPROVED BY THE D.R.C. PRIOR TO SUBMITTAL TO THE COUNTY BUILDING DEPARTMENT.

ARCHITECTURE

A COHESIVE ARCHITECTURAL TREATMENT SHALL BE EMPLOYED FOR ALL LOTS. COLOR SCHEME AND SIGNAGE SHALL BE CONSISTENT. WHILE MATERIAL MIX MAY VARY FROM SITE TO SITE, THE QUALITY OF FINISH SHALL BE CONSISTENT AND THE BASIC SET OF MATERIALS WILL REMAIN THE SAME. MATERIALS MAY INCLUDE BUT ARE NOT LIMITED TO:

BRICK - UNGLAZED OR GLAZED.

ARCHITECTURAL METAL WALL PANELS - NATURALLY WEATHERING OR COATED IN SUBTLE OR COMPLEMENTARY TONES. ACCENT COLORS SHALL BE COMPLEMENTARY TO OTHER BUILDING MATERIALS.

CONCRETE MASONRY UNITS - NOT TO BE USED WITHOUT SURFACE TREATMENT AND/OR PAINTED FINISH.

SITE CAST OR PRE-CAST CONCRETE WALL PANELS - NOT TO BE USED WITHOUT SURFACE TREATMENT AND PAINTED FINISH.

GLASS - NO MIRRORRED REFLECTIVE GLASS WILL BE PERMITTED. WINDOWS WILL BE ENCOURAGED TO BREAK UP FACADES AND ADD INTEREST.

EXTERIOR INSULATION AND FINISH SYSTEM (EIFS). COLORS SHALL BE LIMITED TO THOSE FOUND IN THE COLORADO LANDSCAPE AND SHALL BE COMPLEMENTARY TO THE OTHER BUILDING MATERIALS.

WOOD - ONLY AS APPROVED BY D.R.C.

BUILDINGS SHALL EMPLOY AN EQUAL LEVEL OF ARCHITECTURAL QUALITY FOR ALL SIDES.

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LANDSCAPE DESIGN GUIDELINES**LANDSCAPE STANDARDS**

SITE AREAS WILL HAVE THE MINIMUM LANDSCAPED AREA INDICATED. ALL EXISTING TREES WILL BE PRESERVED TO THE FULLEST EXTENT POSSIBLE. OUTDOOR PLAZAS AND LARGE SIDEWALKS WITH TREES ARE INCLUDED AS PART OF THIS REQUIREMENT.

PARKING SETBACKS AND RIGHT-OF-WAY TO CURB ARE TO BE LANDSCAPED WITH SOD OR APPROVED GROUND COVERS.

ONE STREET TREE AND TWO SHRUBS PER 35 LF ALONG EAST 66TH AVENUE AND FRANKLIN STREET SHALL BE PROVIDED.

ONE SHADE OR EVERGREEN TREE AND TWO SHRUBS PER 700 SF OF LANDSCAPE AREA REQUIRED SHALL BE PROVIDED AS INTERIOR LOT LANDSCAPING. ONE TREE MAY BE SUBSTITUTED FOR 10 SHRUBS. THE STREET TREES SHALL SATISFY PART OF THIS REQUIREMENT.

GROUND COVER INCLUDES EVERGREEN SHRUBS, BROADLEAF EVERGREEN AND SOD. THIS WILL BE COMBINED WITH ROUND RIVER ROCK OR OTHER APPROVED MATERIAL.

ALL LANDSCAPING WILL BE IRRIGATED BY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.

SOIL PREPARATION UNDER ALL AREAS TO BE SEED, SODDED, OR OTHERWISE PLANTED SHALL BE PER COUNTY SPECIFICATIONS.

A MINIMUM OF ONE-HALF (50 %) OF THE REQUIRED LANDSCAPE AREAS SHALL BE COVERED BY LIVING PLANT MATERIAL. SPECIFIC PLANT MATERIALS TO BE USED IN THE LANDSCAPING OF THE SITE SHALL BE IN ACCORDANCE WITH ADAMS COUNTY LANDSCAPING REGULATIONS AND AS INDICATED. DROUGHT TOLERANT PLANT MATERIALS ARE STRONGLY ENCOURAGED TO REDUCE WATER CONSUMPTION.

LANDSCAPING AND BUFFERING:

IT IS INTENDED THAT THE LANDSCAPING BE COORDINATED BETWEEN THE SITES TO ENSURE COMPATIBILITY AND CONSISTENCY OF DESIGN ELEMENTS. SIX TO EIGHT FOOT HIGH SIGHT OBSCURING ENCLOSURES (FENCES, WALLS) SHALL BE REQUIRED TO SURROUND STORAGE AREAS (EXCEPT FOR LOT 1).

SHRUBS	5 GALLON CONTAINER (MIN)
STREET TREES	2" CALIPER (MIN)
EVERGREEN TREES	6' - 8' IN HEIGHT
DECIDUOUS TREES	2" CALIPER (MIN)
ORNAMENTAL TREES	1 1/2" CALIPER (MIN)
ROCK / MULCH AS GROUND COVER IN SHRUB BEDS	
SOLID WOOD FENCE OR WALL TO SCREEN OUTDOOR STORAGE AREA AS APPLICABLE	
OPEN CHAIN LINK FENCE ACCEPTABLE ONLY AT FIRST PHASE SITE.	

STREET TREES SHALL BE ONLY OF THE FOLLOWING TYPE AND SHALL BE COORDINATED WITH D.R.C. AND ADJACENT USES.

GREEN ASH, SIBERIAN ELM, HACKBERRY, AUTUMN PURPLE ASH, PONDEROSA PINE, AUSTRIAN PINE AND BRISTLECONE PINE.

LANDSCAPE PLANS WILL BE REQUIRED WITH EACH SITE PLAN SUBMITTAL TO DETAIL PLANT MATERIALS AND LAYOUT.

INSTALLATION AND MAINTENANCE

LANDSCAPING SHALL BE PLANTED AND MAINTAINED IN A LIVING CONDITION BY THE OWNER. SHOULD ANY PLANT MATERIALS DIE, THE OWNER OR HIS SUCCESSORS, ASSIGNS OR HEIRS SHALL BE RESPONSIBLE FOR THE PLANT REPLACEMENT WITHIN ONE PLANTING SEASON AND IN CONFORMANCE WITH THE LANDSCAPE MATERIAL REQUIREMENTS AS SET FORTH BY THIS PLAN, OR ALTERNATE MATERIAL ACCEPTABLE TO THE COUNTY AND D.R.C..

ALL LANDSCAPING SHALL BE MAINTAINED TO THE STREET OR PARKWAY CURB LINE BY THE PROPERTY OWNER OR ASSIGNED ASSOCIATION.

SIGNAGE**INTENT**

A MONUMENT SIGN SHALL BE ALLOWED FACING THE INTERSECTION WHERE SHOWN AND AS INDICATED.

ALL SIGNS WILL BE COMPATIBLE WITH THE ARCHITECTURE OF THE COMPLEX IN TERMS OF COLOR, TEXTURE, MATERIAL, SIZE AND PROPORTION. NO BLINKING, FLASHING, OR ANIMATED SIGNS SHALL BE ALLOWED.

ADDRESSES, SIGNS NECESSARY FOR TRAFFIC CONTROL ON THE PUBLIC RIGHT-OF-WAY, AND REAL ESTATE "FOR SALE" OR "FOR LEASE" SIGNS OF NOT MORE THAN 32 S.F. PER FACE SHALL BE ALLOWED AND SHALL NOT BE SUBJECT TO THE REQUIREMENTS OF THIS SECTION. NO MORE THAN TWO "FOR SALE" SIGN SHALL BE ALLOWED ON EACH LOT. TEMPORARY CONSTRUCTION SIGNS SHALL BE PERMITTED, HOWEVER, SUCH SIGNS SHALL NOT EXCEED 8' IN HEIGHT NOR SHALL THEY EXCEED 40 S.F..

DETACHED BUSINESS IDENTIFICATION SIGNS:

DETACHED BUSINESS IDENTIFICATION SIGNS ARE ENCOURAGED AND MAY BE LOCATED ALONG THE PRIVATE DRIVE AND NEAR THE STRUCTURE FOR THAT LOT. PLANS FOR THIS SIGN AND ASSOCIATED LANDSCAPING WILL BE SUBMITTED TO THE D.R.C. FOR REVIEW AND APPROVAL PRIOR TO ITS CONSTRUCTION ON THE LOT TO BE DEVELOPED. ALL COUNTY SIGN CODES WILL BE MET IN REGARD TO SETBACK AND HEIGHT.

DETACHED BUSINESS IDENTIFICATION SIGNS SHALL BE LIMITED TO THE DISPLAY OF THE NAME AND/OR SYMBOL AND ADDRESS OF THE BUSINESSES OCCUPYING THE SITE. NO MESSAGES OR ADVERTISING OF ANY KIND INCLUDING, BUT NOT LIMITED TO, ADVERTISING OF PRODUCTS, SERVICES OR JOB OPENINGS SHALL BE PERMITTED.

NO MORE THAN ONE DETACHED BUSINESS IDENTIFICATION SIGN SHALL BE PERMITTED ON EACH STREET FRONTAGE OR DRIVE OF EACH DEVELOPED PARCEL.

NO DETACHED BUSINESS IDENTIFICATION SIGN SHALL EXCEED A SIGN AREA OF 16 S.F. PER SIDE. THE SIGN AREA IS DEFINED AS THE AREA OF THE SURFACE OR SURFACES WHICH DISPLAY LETTERS OR SYMBOLS IDENTIFYING THE BUSINESS OCCUPYING THE SITE. THE SIGN AREA SHALL NOT INCLUDE THE BASE OR PEDestal TO WHICH THE SIGN IS MOUNTED.

ALL DETACHED BUSINESS IDENTIFICATION SIGNS SHALL BE PERMANENT "PEDESTAL" OR "MONUMENT" TYPE SIGNS AND SHALL NOT EXCEED A HEIGHT OF FIVE FEET ABOVE THE UNDERLYING FINISH GRADE UNLESS OTHERWISE APPROVED IN WRITING BY THE ARCHITECTURAL REVIEW COMMITTEE. SIGN BASE AND BACKGROUND MATERIAL SHALL BE MASONRY TO MATCH THE MONUMENT SIGN.

NO SIGN SHALL INTERFERE WITH TRAFFIC SIGNS OR RESEMBLE TRAFFIC SIGNS OR TRAFFIC CONTROL DEVICES.

WALL SIGNS MOUNTED ON THE BUILDING AND FACING AN AVENUE, STREET OR DRIVE SHALL BE CONTROLLED BY THE DIMENSIONS INDICATED ON THE BUILDING ELEVATION OR BY THE D.R.C..

ALL SIGN REGULATIONS, INCLUDING THE NECESSITY FOR SIGN PERMITS, SHALL BE ADHERED TO.

UTILITIES

ALL UTILITIES SHALL BE UNDERGROUND AND INSTALLED IN STREET R.O.W.S. ACCESS DRIVES OR APPROVED EASEMENTS. UTILITY EASEMENTS SHALL BE PROVIDED ALONG STREET R.O.W.S WITHIN THE SET BACK LINES.

OUTDOOR STORAGE

OUTSIDE STORAGE IF APPROVED BY THE D.R.C., SHALL BE IN ACCORDANCE WITH THE ADAMS COUNTY STANDARDS. OUTSIDE STORAGE IS PROHIBITED WITHIN THE BUILDING SETBACK AREA. STORAGE AREAS WILL BE SCREENED BY LANDSCAPING AND / OR SOLID WOOD FENCES OR WALLS. OPEN CHAIN LINK FENCE WILL BE PERMITTED IN THE FIRST PHASE ONLY.

PERMITTED USES

LIGHT INDUSTRIAL: 1-1 ZONE USES AND THE USES AS LISTED SHALL BE ALLOWED IN ALL LOTS.

LIMITED INDUSTRIAL: 1-2 ZONE USES AND THE USES AS LISTED SHALL BE ALLOWED IN ALL LOTS.

COMMUNITY BUSINESS: C-5 ZONE USES AND THE USES AS LISTED SHALL BE ALLOWED IN ALL LOTS.

ALL USES PERMITTED AS A USE-BY-RIGHT IN THE ADAMS COUNTY 1-1, 1-2, AND C-5 ZONES SHALL BE ALLOWED USES, EXCEPT AS EXCLUDED HEREIN. IN CASES WHERE THE USE IS NOT SPECIFICALLY STATED, THE FINAL DETERMINATION SHALL BE MADE BY THE ADAMS COUNTY DIRECTOR OF PLANNING AND DEVELOPMENT.

PERMITTED ACCESSORY USES

ALL ACCESSORY USES SHALL BE ONLY THOSE INCIDENTAL TO AND COMMONLY ASSOCIATED WITH PERMITTED USE.

ACCESSORY USES SHALL BE ON THE SAME LOT AND OPERATED UNDER THE SAME OWNERSHIP AS THE PERMITTED USE.

ACCESSORY USES SHALL NOT BE RESIDENTIAL IN NATURE EXCEPT FOR SLEEPING FACILITIES FOR A CARETAKER OR A NIGHT WATCHMAN EMPLOYED ON THE PREMISES.

NO ACCESSORY USE SHALL BE ENCLOSED IN A STRUCTURE WHICH HAS A FLOOR AREA GREATER THAN THE FLOOR AREA ENCLOSING A PERMITTED USE.

IT IS NOT THE INTENT OF THIS PUD TO DEVELOP AN EXCLUSIVE LIST OF PERMITTED USES. IT IS THE INTENT TO ESTABLISH USES THAT MAY DEVELOP INDEPENDENT OR IN CONCERT WITH OTHER USES FOR THE FUTURE.

OTHER USES NOT SPECIFICALLY LISTED OR USES EXCLUDED MAY BE PERMITTED IF THEY DO NOT VIOLATE APPLICABLE ZONING REGULATIONS AND IN THE OPINION OF THE DESIGN REVIEW COMMITTEE, THEY ARE SIMILAR IN CHARACTER TO PERMITTED USES AND ARE IN CONFORMANCE WITH THE INTENT OF THIS DISTRICT.

EXCLUSIONS TO 1-1, 1-2 AND C-5 ZONING

NON-COMMERCIAL RADIO & T.V. TOWER OF ANY HEIGHT.

SEXUALLY ORIENTED BUSINESS

ASPHALT MIXING PLANTS

AUCTION HOUSE

BAKERY, WHOLESALE, WITH OR WITHOUT RETAIL

BEVERAGE MFG..

BOILER OR TANK WORKS

BRICK OR TILE MFG.

BUS & OTHER PASSENGER TERMINALS

BUS REPAIR & STORAGE

CAN MANUFACTURE

CANDY PRODUCTS MFG.. FOR SALE OFF PREMISES

CARNIVAL OR CIRCUS

CEMENT, CINDER BLOCK, CONCRETE, LIME, OR PLASTER MFG..

COLD STORAGE PLANTS

COMMERCIAL RADIO & T.V. TOWERS

CONCRETE MIXING PLANTS

COSMETICS & PERFUME MFG.

CREOSOTE MFG.. OR TREATMENT PLANTS

CROP & TREE FARMING, TRUCK GARDENING, TURF FARMS

DAIRY FARMS

DRIVING RANGES (GOLF)

DRY CLEANING PLANTS

DWELLING - ACCESSORY

ELECTROPLATING

ENAMELING, LAQUER, OR GALVANIZING OF METALS

EXPLOSIVE MFG. & STORAGE

FARM EQUIPMENT SALES

FARM MACHINERY MFG.. AND/OR ASSEMBLY

FAT RENDERING PRODUCTION OF EDIBLE FATS & OILS

FROM ANIMAL OR VEGETABLE PRODUCTS

FERTILIZER MANUFACTURE OR PROCESSING OPEN SALE

FIREWOOD SALES, STORAGE & SPLITTING

FIREWORKS STANDS, SEASONAL

FISH HATCHERY & FARM

FLEA MARKET

FLOUR MILLS

FOOD PROCESSING, STORAGE OR PACKAGING

FORGING PLANTS & FOUNDRIES

GAS OR FUEL BELOW GROUND FOR USE ON PROPERTY

GOLF COURSES

GRAIN ELEVATORS

HORSE TRAILER SALES & RENTAL

MACHINE SHOPS - REQUIRES A.R.C. APPROVAL

MACHINE TOOL MFG. - REQUIRES A.R.C. APPROVAL

MEAT PROCESSING, PACKING & SLAUGHTER

METAL INGOTS, CASTING SHEETS OR BEARINGS, FORGING OR

ROLLING MILLS

MOBILE HOME SALES

MOBILE HOME MFG. & STORAGE

MOTORCYCLE SALES & SERVICE

MOVING & TRANSFER CO.

NURSING HOME

OUTSIDE STORAGE OF NON HAZARDOUS MATERIALS

PUBLIC UTILITY STORAGE, YARDS & SERVICE INSTALLMENTS

RODEO & RODEO PRACTICE AREAS WITH RELATED EVENTS

AND FACILITIES

ROADSIDE STANDS

SANITARIUMS

SIGN MANUFACTURE, REPAIR OR MAINTENANCE

THEATER

OWNER NOTIFICATION:

ALL OWNERS SHALL BE NOTIFIED BY CERTIFIED MAIL OF PROPOSED AMENDMENTS NOT LESS THAN 30 DAYS PRIOR TO THE PLANNING COMMISSION PUBLIC HEARING. OWNERS SHALL PROVIDE WRITTEN RESPONSE WITHIN THIS 30-DAY PERIOD.

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FINAL P.U.D. PLAN
County of Adams, State of Colorado
LOT 4 & BUILDING THREE

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LOT FOUR - GENERAL NOTES

EXTEND WATER, SEWER AND GAS LINES TO THE PROPOSED BUILDING. EXTEND POWER LINES FOR NEW ELECTRICAL TRANSFORMER FOR PROPOSED BUILDING.
PROPOSED BUILDING WILL BE EQUIPPED WITH FIRE SPROKLER SYSTEM.
INSTALL ASPHALT PAVING AROUND BUILDING.
INSTALL ALL LANDSCAPE MATERIAL, INCLUDING UNDERGROUND SPROKLER SYSTEM AS DESCRIBED AND INDICATED. AREAS OF THE SITE DISTURBED SHALL BE SEEDED AND MAINTAINED AS DESCRIBED IN THE PRELIMINARY PUD TEXT.
CONSTRUCT BUILDING AS DESCRIBED AND INDICATED.

SITE DATA

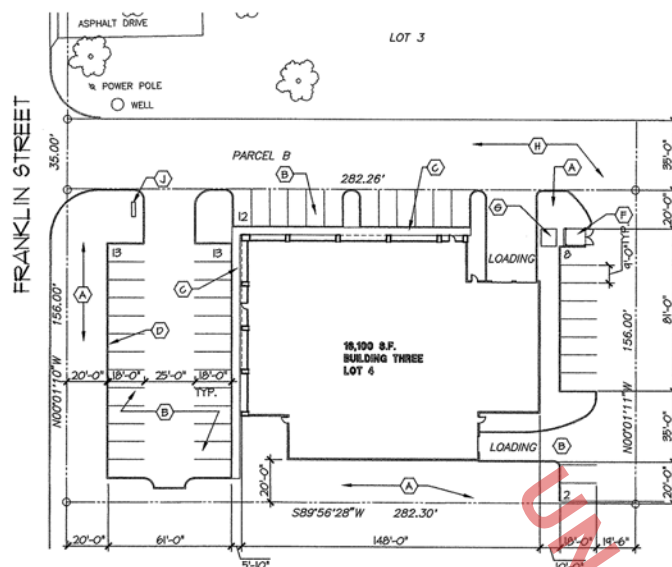
SITE AREA: 44,035 SF (1.01 ACRES)
LANDSCAPE AREA REQUIRED: 4,404 SF / 10.0%
LANDSCAPE AREA PROVIDED: 11,979 SF / 27.2%

LANDSCAPE MATERIAL REQUIRED: 7 STREET TREES (DECIDUOUS OR CONIFEROUS)
14 SHRUBS.
LANDSCAPE MATERIAL PROVIDED: 13 STREET TREES
28 SHRUBS

WAREHOUSE/SERVICE USE: 7,700 SF
OFFICE USE: 6,400 SF — 60%
FUTURE: 2,000 SF — 40%
TOTAL: 16,100
PARKING REQUIREMENTS
OFFICE: 1 SPACE/ 250 SF = 26
WAREHOUSE/SERVICE: 1 SPACE/1000 SF = 10
TOTAL REQUIRED: 36
TOTAL PROVIDED: 49

KEY NOTES - SITE PLAN

- (A) LANDSCAPE AREA. REFER TO LANDSCAPE PLAN SHEET 16 REFER TO CIVIL DRAWINGS FOR ADDITIONAL NOTES, CURBS AND GRADING AND DRAINAGE DETAILS.
- (B) ASPHALTIC PAVING WITH 4" WIDE WHITE TRAFFIC PAINT FOR STALL MARKINGS. PROVIDE ACCESSIBLE PARKING STALL SYMBOL AND SIGNAGE.
- (C) CONCRETE SIDEWALK WITH CONTROL JOINTS AT 5'-0" OC. PROVIDE ACCESS RAMP AT SIDEWALKS WITH 1 IN 12 SLOPE AND BROOM FINISH SURFACE.
- (D) 6" VERTICAL CONCRETE CURB OR EDGE OF ASPHALT PAVING.
- (E) NOT USED
- (F) TRASH ENCLOSURE WITH GATES, AND MATERIAL TO MATCH BUILDING.
- (G) PAD MOUNTED ELECTRICAL TRANSFORMER.
- (H) EXISTING ASPHALT PAVING.
- (I) NOT USED
- (J) SIGN AND BASE. REFER TO DETAILS.



SITE PLAN - LOT 4

1"=40'-0"
0 10' 20' 40'
SCALE: 1"=40'-0"

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FINAL P.U.D. PLAN
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DEVELOPMENT STANDARDS

GENERAL

THE TEXT OF THIS FINAL P.U.D. PLAN IS FROM THE PRELIMINARY P.U.D. PLAN AND EXCLUDES SOME "GENERAL" INFORMATION. REFER TO THE PRELIMINARY P.U.D. FOR ALL TEXT.

EACH BUILDING WITHIN QUANTUM BUSINESS CENTER WILL BE AN IMPORTANT PART OF THE TOTAL DEVELOPMENT. EACH BUILDING WILL NEED TO INTERACT WITH THE OTHERS IN ORDER TO PRODUCE A COHESIVE DEVELOPMENT AND ENVIRONMENT. TO ACHIEVE THIS GOAL THE FOLLOWING CRITERIA WILL BE CONSIDERED WITH EACH BUILDING PROJECT.

ON-SITE PEDESTRIAN CIRCULATION MUST BE DEVELOPED FOR EACH BUILDING PROJECT. WHERE APPROPRIATE, PEDESTRIAN CIRCULATION SHOULD CONNECT WITH THE OVERALL PEDESTRIAN NETWORK.

ALL BUILDING SETBACK AREAS NOT UTILIZED FOR PARKING SHALL BE LANDSCAPED.

THE OVER-LOT GRADING WILL ALLOW DRAINAGE NORTH AND EAST TO 66TH. EACH SITE PORTION WILL HAVE ADEQUATE DETENTION AREAS AND APPROVED POINTS OF RELEASE. REFER TO ATTACHED STUDIES FOR ADDITIONAL INFORMATION.

SERVICE / STORAGE YARDS, LOADING DOCKS, AND TRASH AREAS SHOULD BE LOCATED IN SUCH A MANNER AS TO BE INTEGRATED INTO THE DESIGN OF THE BUILDING.

THE UNIMPROVED AND OVER-LOTTED AREAS SHALL BE SEEDED WITH DRYLAND GRASSES, IRRIGATED AS REQUIRED AND MAINTAINED TO A MAXIMUM HEIGHT OF 6".

BUILDING SETBACKS

PROPOSED QUANTUM BUSINESS CENTER PUD STANDARDS	ADAMS COUNTY 1-1 ZONE DISTRICT STANDARDS
*a 40 FEET or 75 FEET	*b 50 FEET
*c 40 FEET or 75 FEET	*d 75 FEET
*a FRANKLIN STREET - 40 FEET. IF 40 FEET, THEN LANDSCAPING ONLY IN THE SETBACK.	*b 50 FEET AT LOCAL STREET WITH PARKING ALLOWED WITHIN THE 50 FEET.
IF 75 FEET, THEN PARKING IS ALLOWED WITHIN THE 75 FEET AND THE FIRST 20 FEET MUST BE LANDSCAPED.	
*c EAST 66TH AVENUE - 40 FEET. IF 40 FEET, THEN LANDSCAPING ONLY IN THE SETBACK.	*d 75 FEET AT ARTERIAL STREET WITH PARKING ALLOWED WITHIN THE 75 FEET.
IF 75 FEET, THEN PARKING IS ALLOWED WITHIN THE 75 FEET AND THE FIRST 20 FEET MUST BE LANDSCAPED.	
PRIVATE ACCESS DRIVE AND UTILITY EASEMENT - 25 FEET	N/A
SIDE SETBACK - 20 FEET	15 FEET ONE SIDE, 5 FEET AT OTHER SIDE
REAR SETBACK - 10 FEET	15 FEET

MINIMUM DISTANCE BETWEEN STRUCTURES ON SEPARATE LOTS 20'
MAXIMUM HEIGHT OF BUILDING SHALL NOT EXCEED 45 FEET.

OFF-STREET PARKING AND LOADING

OFF-STREET PARKING SHALL BE PROVIDED IN THE FOLLOWING AMOUNTS:

PROPOSED	ADAMS COUNTY
WAREHOUSE/SERVICE 1 SPACE/250 SF OF OFFICE	1 SPACE/200 SF OF OFFICE
+1 SPACE/1000 SF REMAINING	+1 SPACE/1000 SF GROSS
MANUF. AND STOR. 1 SPACE/600 SF GROSS	1 SPACE/400 SF GROSS
OFFICE 1 SPACE/250 SF GROSS	1 SPACE/200 SF GROSS
LEASEABLE FLOOR AREA	+1 SPACE/2 EMPLOYEE
COMMERCIAL 1 SPACES/200 SF GROSS	1 SPACE/150 SF < 5000 SF
LEASEABLE FLOOR AREA	1 SPACE/200 SF > 5000 SF

MINIMUM PARKING STALLS:

FULL SIZE STALLS:	9 FEET BY 19 FEET
COMPACT SIZED STALLS:	8 FEET BY 15 FEET
HANDICAP STALL:	13 FEET BY 18 FEET

ONE (1) HANDICAPPED ACCESSIBLE STALL PER 30 STALLS SHALL BE PROVIDED.

PARKING AND DRIVING AREAS SHALL BE HARD SURFACED WITH CONCRETE OR ASPHALTIC PAVING AND CLEARLY DELINEATED.
PARKING STALL STRIPING SHALL BE WITH WHITE TRAFFIC PAINT.

(DEVELOPMENT STANDARDS - CONT.)

THE MINIMUM LANDSCAPE DEPTH AND PARKING SETBACK SHALL BE TWENTY FEET (20 FEET) FOR ALL LOT LINES ABUTTING ALONG EAST 66TH AND FRANKLIN STREET. ALL OTHER LOT LINES SHALL PROVIDE A TEN (10) FOOT PARKING OR DRIVE SETBACK.

OFF STREET LOADING IS PERMITTED ANYWHERE ON SITE EXCEPT THAT LOADING VEHICLES MAY NOT EXTEND BEYOND THE R.O.W. LINE OF EAST 66TH AVE OR FRANKLIN STREET.

OFF-STREET PARKING AND LOADING

COMBINED WIDTH OF TWO WAY DRIVING AISLES IN PARKING AREAS SHALL BE A MINIMUM OF TWENTY FOUR FEET (24 FEET) AND A MAXIMUM OF THIRTY EIGHT (38 FEET) IN WIDTH.

CURB CUTS FOR EACH BUILDING SITE SHALL MEET COUNTY REQUIREMENTS AND BE APPROVED BY THE COUNTY ENGINEERING DEPARTMENT. PAVED AREAS SHALL MEET ALL REQUIREMENTS AND STANDARDS ESTABLISHED BY THE COUNTY.

CONCRETE CURBS WILL BE PROVIDED AS REQUIRED TO PROTECT THE PUBLIC RIGHT-OF-WAY, PUBLIC SIDEWALK, AND PLANTERS FROM VEHICULAR OVERHANGS AND PROTECT STRUCTURES FROM VEHICULAR DAMAGE.

LAND COVERAGE

SERVICE/MANUF/STOR/WAREHOUSE USE:	
MAXIMUM BUILDING COVERAGE	40%
MAXIMUM LOT COVERAGE FOR PARKING AND LOADING	45%/50%
MINIMUM AMOUNT OF DOUBLE STREET FRONTAGE LOT TO REMAIN IN OPEN SPACE	15%
MINIMUM AMOUNT OF SINGLE STREET FRONTAGE LOT TO REMAIN IN OPEN SPACE	10%

OFFICE USE:

MAXIMUM BUILDING COVERAGE	35%
MAXIMUM LOT COVERAGE FOR PARKING AND LOADING	50%
MINIMUM AMOUNT OF LOT TO REMAIN IN OPEN SPACE	15%

COMMERCIAL USE:

MAXIMUM BUILDING COVERAGE	30%
MAXIMUM LOT COVERAGE FOR PARKING AND LOADING	55%
MINIMUM AMOUNT OF LOT TO REMAIN IN OPEN SPACE	15%

THE FOREGOING BUILDING AND LOT COVERAGE PERCENTAGES SHALL APPLY TO EACH LOT AND/OR COMBINATION OF LOTS.

LOT SIZE

MINIMUM LOT SIZE 44,035 S.F.

ANY CHANGES TO LOT CONFIGURATION SHALL REQUIRE AN AMENDMENT TO THIS PUD AND THE PLAN.

OPEN SPACE/LANDSCAPING

A 10' MINIMUM PLANTING STRIP IS TO BE PROVIDED CONTINUOUSLY ALONG AND ADJACENT TO ALL INTERIOR REAR AND PERIMETER PROPERTY LINES.

THE 10' WIDE PLANTING STRIP IS NOT REQUIRED AT THE REAR OF (SOUTH) PROPERTY LINE OF THE FIRST BUILDING PHASE. THIS AREA SHALL BE FOR ACCESS AND UTILITY EASEMENT.

A MAXIMUM SLOPE OF 3:1 IS ALLOWED WITHIN THE PLANTING ZONE.

WHERE TWO PROPERTIES ADJOIN, THERE SHALL BE A TOTAL OF 20' CREATED BY THE TWO 10' REQUIRED LANDSCAPE PLANTING STRIPS ON EACH SIDE OF A PROPERTY LINE.

THE INDIVIDUAL SITE DEVELOPER / OWNER SHALL LANDSCAPE THE AREA BETWEEN THE STREET R.O.W LINE AND THE ROADWAY CURB AND CUTTER. THE ASSOCIATION AND OR ASSIGNS SHALL MAINTAIN THIS AREA.

ALL LANDSCAPING AREAS SHALL BE PROVIDED WITH UNDERGROUND AUTOMATIC IRRIGATION SYSTEMS. DESIGN SHALL PROVIDE FOR ADEQUATE COVERAGE OF ALL LANDSCAPE AREAS.

ALL OUTDOOR REFUSE COLLECTION AREAS SHALL BE VISUALLY SCREENED. NO REFUSE COLLECTION AREA SHALL BE PERMITTED BETWEEN A STREET AND A BUILDING.

PARKING LOTS AND OUTDOOR STORAGE SHALL BE LANDSCAPED TO IMPROVE THEIR APPEARANCE AND ENHANCE COMPATIBILITY AMONG USES WITHIN AND ADJACENT TO STREETS AND DRIVES.

ALL OUTDOOR STORAGE SHALL BE LOCATED BEHIND BUILDINGS FRONTING ON EAST 66TH AVENUE OR FRANKLIN STREET. SIX TO EIGHT FOOT HIGH SCREENED ENCLOSURES SHALL SURROUND OUTDOOR STORAGE AREAS WITH THE EXCEPTION OF THE SOUTH SIDE OF LOT 1. NO OUTSIDE STORAGE OR ASSOCIATED FENCING SHALL BE PERMITTED IN AREAS ADJACENT TO FRANKLIN STREET OR 66TH AVENUE.

(DEVELOPMENT STANDARDS - CONT.)

EMERGENCY VEHICLE / CROSS ACCESS

CROSS ACCESS SHALL BE PROVIDED ACROSS ALL LOT LINES AT DRIVE AISLES AND DRIVE WAYS WITHIN THE DEVELOPMENT. CROSS ACCESS LANES WILL BE PAVED TO COUNTY STANDARDS AND DEDICATED AS FIRE LANES. ADEQUATE PUBLIC SAFETY AND FIRE PROTECTION REQUIRES AT LEAST TWO POINTS OF ENTRY TO ALL SITES. A MINIMUM OF ONE POINT TO PRIVATE DRIVE AND ONE POINT TO ADJACENT PROPERTY.

ALL DEVELOPMENT SHALL CONFORM TO AND ABIDE BY THE CURRENT (AT THE TIME OF DEVELOPMENT) REGULATIONS AS REQUIRED BY THE NORTH WASHINGTON FIRE DEPARTMENT.

EMERGENCY VEHICLE ACCESS WILL BE PROVIDED AS REQUIRED FOR EACH BUILDING SITE, BY THE COUNTY AND FIRE DISTRICT REQUIREMENTS, AND AS REQUIRED.

COVENANTS AND ARCHITECTURAL CONTROLS

STRUCTURES

ALL STRUCTURES ON EACH BUILDING SITE SHALL CONFORM TO ALL SETBACKS AS PROVIDED HEREIN, HEIGHT RESTRICTIONS, MAXIMUM P.A.R. AND MINIMUM OPEN SPACE.

MODIFICATIONS OF 10% OR LESS TO ANY PHYSICAL ASPECT OF THE PUD SHALL BE REQUIRED TO OBTAIN A SLIGHT MODIFICATION TO THE PUD FROM THE ADAMS COUNTY PLANNING DEPARTMENT. THE REQUEST FOR A MODIFICATION TO THE DEVELOPMENT STANDARDS SHALL HAVE APPROPRIATE JUSTIFICATION AND SHALL HAVE ENHANCEMENTS PROPOSED TO OFFSET THE PROPOSED MODIFICATIONS. ANY MODIFICATIONS GREATER THAN 10% SHALL NECESSITATE AMENDMENT TO THE PUD THROUGH THE ADAMS COUNTY PLANNING DEPARTMENT.

EXTERIOR LIGHTING

WALK AND BUILDING ENTRY LIGHTING WILL NOT EXCEED 14' IN HEIGHT. LOW INTENSITY LIGHTING WILL BE USED SO AS TO MINIMIZE ITS IMPACT ON ADJACENT PROPERTIES. THIS LIGHTING WILL OCCUR AT ALL ENTRIES TO EACH BUILDING AND LANDSCAPE COURTS BETWEEN AND AROUND BUILDINGS AND ALONG THE WALK BETWEEN THE BUILDINGS.

PARKING LOT LIGHTING WILL NOT EXCEED 20' IN HEIGHT. LIGHT INTENSITIES WILL BE HIGHEST AT BUILDING ENTRIES WITH DIRECTIONAL LIGHTING AT THE PERIMETER OF THE PARKING AREAS TO MINIMIZE THEIR IMPACT ON ADJACENT PROPERTIES. LAMPS SHALL BE METAL HALIDE TYPE.

LIGHTING AT OVERHEAD DOORS, AND SERVICE AREAS MAY BE ATTACHED TO THE BUILDING. THIS LIGHTING SHALL BE DOWNCAST WITH METAL HALIDE TYPE LAMPS. LAMPS SHALL NOT EXCEED 400 WATTS.

IN ADDITION TO THE STANDARDS AND RESTRICTIONS SET FORTH IN THIS PRELIMINARY DEVELOPMENT PLAN, DEVELOPMENT IN QUANTUM BUSINESS CENTER IS SUBJECT TO THE ADDITIONAL CONTROL OF THE QBC DESIGN REVIEW COMMITTEE (D.R.C.) AS SET FORTH IN THE RECORDED DECLARATION OF COVENANTS FOR QUANTUM BUSINESS CENTER. ALL APPLICATIONS FOR BUILDING PERMITS SHALL BE APPROVED BY THE D.R.C. PRIOR TO SUBMITTAL TO THE COUNTY BUILDING DEPARTMENT.

ARCHITECTURE

A COHESIVE ARCHITECTURAL TREATMENT SHALL BE EMPLOYED FOR ALL LOTS. COLOR SCHEME AND SIGNAGE SHALL BE CONSISTENT. WHILE MATERIAL MIX MAY VARY FROM SITE TO SITE, THE QUALITY OF FINISH SHALL BE CONSISTENT AND THE BASIC SET OF MATERIALS WILL REMAIN THE SAME. MATERIALS MAY INCLUDE BUT ARE NOT LIMITED TO:

BRICK - UNGLAZED OR GLAZED.

ARCHITECTURAL METAL WALL PANELS - NATURALLY WEATHERING OR COATED IN SUBDUED OR COMPLEMENTARY TONES. ACCENT COLORS SHALL BE COMPLEMENTARY TO OTHER BUILDING MATERIALS.

CONCRETE MASONRY UNITS- NOT TO BE USED WITHOUT SURFACE TREATMENT AND/OR PAINTED FINISH.

SITE CAST OR PRE-CAST CONCRETE WALL PANELS - NOT TO BE USED WITHOUT SURFACE TREATMENT AND PAINTED FINISH.

GLASS - NO MIRRORED REFLECTIVE GLASS WILL BE PERMITTED. WINDOWS WILL BE ENCOURAGED TO BREAK UP FACADES AND ADD INTEREST.

EXTERIOR INSULATION AND FINISH SYSTEM (EIFS). COLORS SHALL BE LIMITED TO THOSE FOUND IN THE COLORADO LANDSCAPE AND SHALL BE COMPLEMENTARY TO THE OTHER BUILDING MATERIALS.

WOOD - ONLY AS APPROVED BY D.R.C.

BUILDINGS SHALL EMPLOY AN EQUAL LEVEL OF ARCHITECTURAL QUALITY FOR ALL SIDES.

QUANTUM BUSINESS CENTER

FINAL P.U.D. PLAN
County of Adams, State of Colorado
LOT 4 & BUILDING THREE

1922

LANDSCAPE DESIGN GUIDELINES

LANDSCAPE STANDARDS

SITE AREAS WILL HAVE THE MINIMUM LANDSCAPED AREA INDICATED. ALL EXISTING TREES WILL BE PRESERVED TO THE FULLEST EXTENT POSSIBLE. OUTDOOR PLAZAS AND LARGE SIDEWALKS WITH TREES ARE INCLUDED AS PART OF THIS REQUIREMENT.

PARKING SETBACKS AND RIGHT-OF-WAY TO CURB ARE TO BE LANDSCAPED WITH SOD OR APPROVED GROUND COVERS.

ONE STREET TREE AND TWO SHRUBS PER 35 LF ALONG EAST 66TH AVENUE AND FRANKLIN STREET SHALL BE PROVIDED.

ONE SHADE OR EVERGREEN TREE AND TWO SHRUBS PER 700 SF OF LANDSCAPE AREA REQUIRED SHALL BE PROVIDED AS INTERIOR LOT LANDSCAPING. ONE TREE MAY BE SUBSTITUTED FOR 10 SHRUBS. THE STREET TREES SHALL SATISFY PART OF THIS REQUIREMENT.

GROUND COVER INCLUDES EVERGREEN SHRUBS, BROADLEAF EVERGREEN AND SOD. THIS WILL BE COMBINED WITH ROUND RIVER ROCK OR OTHER APPROVED MATERIAL.

ALL LANDSCAPING WILL BE IRRIGATED BY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.

SOIL PREPARATION UNDER ALL AREAS TO BE SEEDED, SODDED, OR OTHERWISE PLANTED SHALL BE PER COUNTY SPECIFICATIONS.

A MINIMUM OF ONE-HALF (50 %) OF THE REQUIRED LANDSCAPE AREAS SHALL BE COVERED BY LIVING PLANT MATERIAL. SPECIFIC PLANT MATERIALS TO BE USED IN THE LANDSCAPING OF THE SITE SHALL BE IN ACCORDANCE WITH ADAMS COUNTY LANDSCAPING REGULATIONS AND AS INDICATED. DROUGHT TOLERANT PLANT MATERIALS ARE STRONGLY ENCOURAGED TO REDUCE WATER CONSUMPTION.

LANDSCAPING AND BUFFERING:

IT IS INTENDED THAT THE LANDSCAPING BE COORDINATED BETWEEN THE SITES TO ENSURE COMPATIBILITY AND CONSISTENCY OF DESIGN ELEMENTS. SIX TO EIGHT FOOT HIGH SIGHT OBSCURING ENCLOSURES (FENCES, WALLS) SHALL BE REQUIRED TO SURROUND STORAGE AREAS (EXCEPT FOR LOT 1).

SHRUBS	5 GALLON CONTAINER (MIN)
STREET TREES	2" CALIPER (MIN)
EVERGREEN TREES	6" - 8" IN HEIGHT
DECIDUOUS TREES	2" CALIPER (MIN)
ORNAMENTAL TREES	1 1/2" CALIPER (MIN)
ROCK / MULCH AS GROUND COVER IN SHRUB BEDS	
SOLID WOOD FENCE OR WALL TO SCREEN OUTDOOR STORAGE AREA AS APPLICABLE	
OPEN CHAIN LINK FENCE ACCEPTABLE ONLY AT FIRST PHASE SITE.	

STREET TREES SHALL BE ONLY OF THE FOLLOWING TYPE AND SHALL BE COORDINATED WITH D.R.C. AND ADJACENT USERS.

GREEN ASH, SIBERIAN ELM, HACKBERRY, AUTUMN PURPLE ASH, PONDEROSA PINE, AUSTRIAN PINE AND BRISTLECONE PINE.

LANDSCAPE PLANS WILL BE REQUIRED WITH EACH SITE PLAN SUBMITTAL TO DETAIL PLANT MATERIALS AND LAYOUT.

INSTALLATION AND MAINTENANCE

LANDSCAPING SHALL BE PLANTED AND MAINTAINED IN A LIVING CONDITION BY THE OWNER. SHOULD ANY PLANT MATERIALS DIE, THE OWNER OR HIS SUCCESSORS, ASSIGNS OR HEIRS SHALL BE RESPONSIBLE FOR THE PLANT REPLACEMENT WITHIN ONE PLANTING SEASON AND IN CONFORMANCE WITH THE LANDSCAPE MATERIAL REQUIREMENTS AS SET FORTH BY THIS PLAN, OR ALTERNATE MATERIAL ACCEPTABLE TO THE COUNTY AND D.R.C.

ALL LANDSCAPING SHALL BE MAINTAINED TO THE STREET OR PARKWAY CURB LINE BY THE PROPERTY OWNER OR ASSIGNED ASSOCIATION.

SIGNAGE

INTENT

A MONUMENT SIGN SHALL BE ALLOWED FACING THE INTERSECTION WHERE SHOWN AND AS INDICATED.

ALL SIGNS WILL BE COMPATIBLE WITH THE ARCHITECTURE OF THE COMPLEX IN TERMS OF COLOR, TEXTURE, MATERIAL, SIZE AND PROPORTION. NO BLINKING, FLASHING, OR ANIMATED SIGNS SHALL BE ALLOWED.

ADDRESSES, SIGNS NECESSARY FOR TRAFFIC CONTROL ON THE PUBLIC RIGHT-OF-WAY, AND REAL ESTATE "FOR SALE" OR "FOR LEASE" SIGNS OF NOT MORE THAN 32 S.F. PER FACE SHALL BE ALLOWED AND SHALL NOT BE SUBJECT TO THE REQUIREMENTS OF THIS SECTION. NO MORE THAN TWO "FOR SALE" SIGN SHALL BE ALLOWED ON EACH LOT. TEMPORARY CONSTRUCTION SIGNS SHALL BE PERMITTED. HOWEVER, SUCH SIGNS SHALL NOT EXCEED 6' IN HEIGHT NOR SHALL THEY EXCEED 40 S.F.

DETACHED BUSINESS IDENTIFICATION SIGNS:

DETACHED BUSINESS IDENTIFICATION SIGNS ARE ENCOURAGED AND MAY BE LOCATED ALONG THE PRIVATE DRIVE AND NEAR THE STRUCTURE FOR THAT LOT. PLANS FOR THIS SIGN AND ASSOCIATED LANDSCAPING WILL BE SUBMITTED TO THE D.R.C. FOR REVIEW AND APPROVAL PRIOR TO ITS CONSTRUCTION ON THE LOT TO BE DEVELOPED. ALL COUNTY SIGN CODES WILL BE MET IN REGARD TO SETBACK AND HEIGHT.

DETACHED BUSINESS IDENTIFICATION SIGNS SHALL BE LIMITED TO THE DISPLAY OF THE NAME AND/OR SYMBOL AND ADDRESS OF THE BUSINESSES OCCUPYING THE SITE. NO MESSAGES OR ADVERTISING OF ANY KIND INCLUDING, BUT NOT LIMITED TO, ADVERTISING OF PRODUCTS, SERVICES OR JOB OPENINGS SHALL BE PERMITTED.

NO MORE THAN ONE DETACHED BUSINESS IDENTIFICATION SIGN SHALL BE PERMITTED ON EACH STREET FRONTAGE OR DRIVE OF EACH DEVELOPED PARCEL.

NO DETACHED BUSINESS IDENTIFICATION SIGN SHALL EXCEED A SIGN AREA OF 16 S.F. PER SIDE. THE SIGN AREA IS DEFINED AS THE AREA OF THE SURFACE OR SURFACES WHICH DISPLAY LETTERS OR SYMBOLS IDENTIFYING THE BUSINESS OCCUPYING THE SITE. THE SIGN AREA SHALL NOT INCLUDE THE BASE OR PEDESTAL TO WHICH THE SIGN IS MOUNTED.

ALL DETACHED BUSINESS IDENTIFICATION SIGNS SHALL BE PERMANENT "PEDESTAL" OR "MONUMENT" TYPE SIGNS AND SHALL NOT EXCEED A HEIGHT OF FIVE FEET ABOVE THE UNDERLYING FINISH GRADE UNLESS OTHERWISE APPROVED IN WRITING BY THE ARCHITECTURAL REVIEW COMMITTEE. SIGN BASE AND BACKGROUND MATERIAL SHALL BE MASONRY TO MATCH THE MONUMENT SIGN.

NO SIGN SHALL INTERFERE WITH TRAFFIC SIGNS OR RESEMBLE TRAFFIC SIGNS OR TRAFFIC CONTROL DEVICES.

WALL SIGNS MOUNTED ON THE BUILDING AND FACING AN AVENUE, STREET OR DRIVE SHALL BE CONTROLLED BY THE DIMENSIONS INDICATED ON THE BUILDING ELEVATION OR BY THE D.R.C..

ALL SIGN REGULATIONS, INSURING THE NECESSITY FOR SIGN PERMITS, SHALL BE ADHERED TO.

UTILITIES

ALL UTILITIES SHALL BE UNDERGROUND AND INSTALLED IN STREET R.O.W.S, ACCESS DRIVES OR APPROVED EASEMENTS. UTILITY EASEMENTS SHALL BE PROVIDED ALONG STREET R.O.W.S WITHIN THE SET BACK LINES.

OUTDOOR STORAGE

OUTSIDE STORAGE IF APPROVED BY THE D.R.C., SHALL BE IN ACCORDANCE WITH THE ADAMS COUNTY STANDARDS. OUTSIDE STORAGE IS PROHIBITED WITHIN THE BUILDING SETBACK AREA. STORAGE AREAS WILL BE SCREENED BY LANDSCAPING AND / OR SOLID WOOD FENCE OR WALLS. OPEN CHAIN LINK FENCE WILL BE PERMITTED IN THE FIRST PHASE ONLY.

PERMITTED USES

LIGHT INDUSTRIAL: 1-1 ZONE USES AND THE USES AS LISTED SHALL BE ALLOWED IN ALL LOTS.

LIMITED INDUSTRIAL: 1-2 ZONE USES AND THE USES AS LISTED SHALL BE ALLOWED IN ALL LOTS.

COMMUNITY BUSINESS: C-5 ZONE USES AND THE USES AS LISTED SHALL BE ALLOWED IN ALL LOTS.

ALL USES PERMITTED AS A USE- BY- RIGHT IN THE ADAMS COUNTY 1-1, 1-2, AND C-5 ZONES SHALL BE ALLOWED USES, EXCEPT AS EXCLUDED HEREIN. IN CASES WHERE THE USE IS NOT SPECIFICALLY STATED, THE FINAL DETERMINATION SHALL BE MADE BY THE ADAMS COUNTY DIRECTOR OF PLANNING AND DEVELOPMENT.

PERMITTED ACCESSORY USES

ALL ACCESSORY USES SHALL BE ONLY THOSE INCIDENTAL TO AND COMMONLY ASSOCIATED WITH PERMITTED USE.

ACCESSORY USES SHALL BE ON THE SAME LOT AND OPERATED UNDER THE SAME OWNERSHIP AS THE PERMITTED USE.

ACCESSORY USES SHALL NOT BE RESIDENTIAL IN NATURE EXCEPT FOR SLEEPING FACILITIES FOR A CARETAKER OR A NIGHT WATCHMAN EMPLOYED ON THE PREMISES.

NO ACCESSORY USE SHALL BE ENCLOSED IN A STRUCTURE WHICH HAS A FLOOR AREA GREATER THAN THE FLOOR AREA ENCLOSING A PERMITTED USE.

IT IS NOT THE INTENT OF THIS PUD TO DEVELOP AN EXCLUSIVE LIST OF PERMITTED USES. IT IS THE INTENT TO ESTABLISH USES THAT MAY DEVELOP INDEPENDENT OR IN CONCERT WITH OTHER USES FOR THE FUTURE.

OTHER USES NOT SPECIFICALLY LISTED OR USES EXCLUDED MAY BE PERMITTED IF THEY DO NOT VIOLATE APPLICABLE ZONING REGULATIONS AND IN THE OPINION OF THE DESIGN REVIEW COMMITTEE, THEY ARE SIMILAR IN CHARACTER TO PERMITTED USES AND ARE IN CONFORMANCE WITH THE INTENT OF THIS DISTRICT.

EXCLUSIONS TO 1-1, 1-2 AND C-5 ZONING

NON-COMMERCIAL RADIO & T.V. TOWER OF ANY HEIGHT.

SEXUALLY ORIENTED BUSINESS

ASPHALT MIXING PLANTS

AUCTION HOUSE

AUCTION YARD

BAKERY, WHOLESALE, WITH OR WITHOUT RETAIL

BEVERAGE MFG..

BOILER OR TANK WORKS

BRICK OR TILE MFG..

BUS & OTHER PASSENGER TERMINALS

BUS REPAIR & STORAGE

CAN MANUFACTURE

CANDY PRODUCTS MFG.. FOR SALE OFF PREMISES

CARNIVAL OR CIRCUS

CEMENT, CINDER BLOCK, CONCRETE, LIME, OR PLASTER MFG..

COLD STORAGE PLANTS

COMMERCIAL RADIO & T.V. TOWERS

CONCRETE MIXING PLANTS

COSMETICS & PERFUME MFG..

CREOSOTE MFG. OR TREATMENT PLANTS

CROP & TREE FARMING, TRUCK GARDENING, TURF FARMS

DAIRY

DRIVING RANGES (GOLF)

DRY CLEANING PLANTS

DWELLING - ACCESSORY

ELECTROPLATING

ENAMELING, LACQUER, OR GALVANIZING OF METALS

EXPLOSIVE MFG.. & STORAGE

FARM EQUIPMENT SALES

FARM MACHINERY MFG.. AND/OR ASSEMBLY

FAT RENDERING PRODUCTION OF EDIBLE FATS & OILS

FROM ANIMAL OR VEGETABLE PRODUCTS

FERTILIZER MANUFACTURE OR PROCESSING OPEN SALE

FIREWOOD SALES, STORAGE & SPLITTING

FIREWORKS STANDS, SEASONAL

FISH HATCHERY & FARM

FLEA MARKET

FLOUR MILLS

FOOD PROCESSING, STORAGE OR PACKAGING

FORGING PLANTS & FOUNDRIES

GAS OR FUEL BELOW GROUND FOR USE ON PROPERTY

GOLF COURSES

GRAIN ELEVATORS

HORSE TRAILER SALES & RENTAL

MACHINE SHOPS - REQUIRES A.R.C. APPROVAL

MACHINE TOOL MFG. - REQUIRES A.R.C. APPROVAL

MEAT PROCESSING, PACKING & SLAUGHTER

METAL INGOTS, CASTING SHEETS OR BEARINGS, FORGING OR

ROLLING MILLS

MOBILE HOME SALES

MOBILE HOME MFG.. & STORAGE

MOTORCYCLE SALES & SERVICE

MOVING & TRANSFER CO.

NURSING HOME

OUTSIDE STORAGE OF NON HAZARDOUS MATERIALS

PUBLIC UTILITY STORAGE, YARDS & SERVICE INSTALLMENTS

ROBBERY & HORSE PRACTICE AREAS WITH RELATED EVENTS

AND FACILITIES

ROADSIDE STANDS

SANITARIUMS

SIGN MANUFACTURE, REPAIR OR MAINTENANCE

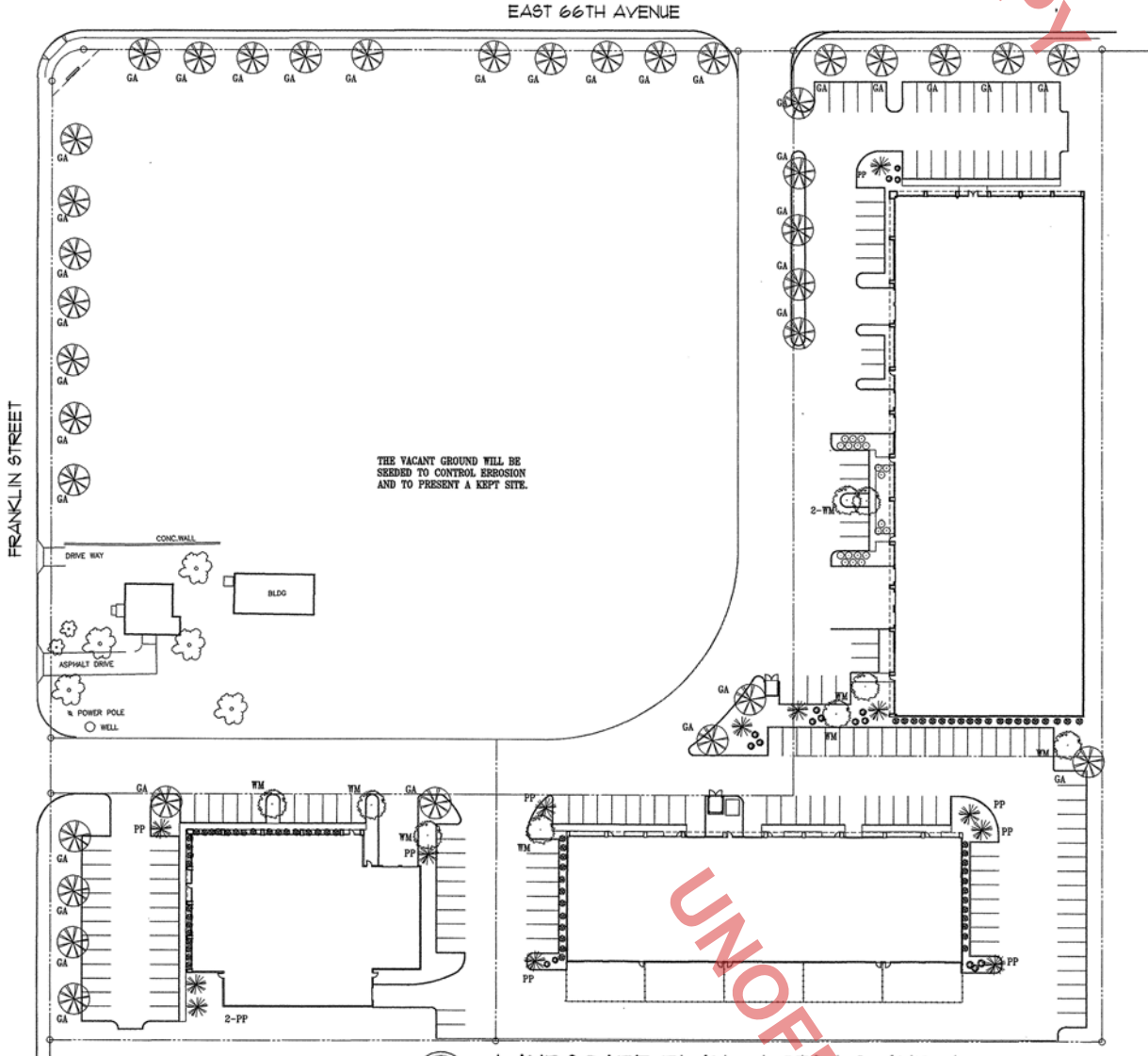
THEATER

OWNER NOTIFICATION:

ALL OWNERS SHALL BE NOTIFIED BY CERTIFIED MAIL OF PROPOSED AMENDMENTS NOT LESS THAN 30 DAYS PRIOR TO THE PLANNING COMMISSION PUBLIC HEARING. OWNERS SHALL PROVIDE WRITTEN RESPONSE WITHIN THIS 30-DAY PERIOD.

AUGUST 8, 1997
DECEMBER 22, 1997

QUANTUM BUSINESS CENTER
FINAL P.U.D. PLAN
County of Adams, State of Colorado
LOT 1,2,4 & BUILDING ONE, TWO AND THREE



LANDSCAPE PLAN - LOTS 1, 2, AND 4



OVERALL LANDSCAPE DATA

SITE AREA:	230,573 SF (5.29 ACRES)
LANDSCAPE AREA REQUIRED:	23,057 SF / 10.0%
LANDSCAPE AREA PROVIDED:	34,028 SF / 14.7%
LANDSCAPE MATERIAL REQUIRED:	33 STREET TREES 66 SHRUBS.
LANDSCAPE MATERIAL PROVIDED:	STREET TREES SHRUBS

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1922

LANDSCAPE SCHEDULE

MATERIAL	SYMBOL	SIZE	QUANTITY	SYMBOL
GROUND COVER				
SOD	SOD		AS REQUIRED	
ROCK CHIPS	ROCK	1" - 3"		
SHRUBS				
BUTOMYST SPIRARA CARYOPTERIS IUCANA	BS	5 GAL	17	BS
COMPACT BURNING BUSH EQUONYMUS ALATUS COMPACTA	BB	5 GAL	17	BB
RED TWIG DOGWOOD CORNUS SERICEA COLORADOENSIS	RT	5 GAL	17	RT
OREGON GRAPE HOLLY MAHONIA AQUIFOLIUM	GH	5 GAL	17	GH
BUFFALO JUNIPER JUNIPERUS SABINA BUFFALO	BJ	5 GAL	97	BJ
TREES				
PONDEROSA PINE, AUSTRALIAN PINE, BRISTLECONE PINE	PP	7" HIGH	13	PP
GREEN ASH, SIBERIAN ELM, HACKBERRY OR AUTUMN PURPLE ASH	GA	2" MIN	38	GA
WASATCH MAPLE	WM	2" MIN	8	WM

LANDSCAPE NOTES

ALL LANDSCAPING, INCLUDING THAT SHOWN IN THE PUBLIC RIGHT OF WAY, SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, PEST CONTROL AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIALS. A MAINTENANCE SCHEDULE WILL BE IMPLEMENTED TO INSURE PROPER CARE OF THE LANDSCAPE MATERIALS.

ALL TREES, DECIDUOUS OR CONIFEROUS SHALL BE BALLED, BURLAPPED AND COLORADO NURSERY GROWN. TREE AND SHRUB PITS SHALL BE BACK FILLED WITH 1/3 ON-SITE SOIL, 1/3 TOPSOIL AND 1/3 ORGANIC MATTER. PROVIDE A ONE YEAR REPLACEMENT WARRANTY ON ALL PLANTS.

ALL LANDSCAPE WITHIN THE SIGHT TRIANGLE OF THE STREET AND DRIVE INTERSECTIONS WILL BE UNDER 4' HEIGHT OR TRUNKED UP TO 7 FEET FOR TREES. ALL TREES SHALL BE LOCATED WITHIN THE PROPERTY LINE.

ALL TREES SHALL BE STAKED WITH NEW 6-FT GREEN STEEL "T" POSTS AND GUYED WITH #12 GALVANIZED WIRE THROUGH CANTAS TREE STRAPS FOR A MINIMUM OF 1 YEAR. THE CONTRACTOR MAY SUBSTITUTE "T" POSTS WITH "DOCK BELL" GUYING SYSTEM. ALL GUY WIRE SHALL BE PLACED WITH FLOURESCENT TAPE 12-18 INCHES LONG FOR SAFETY. ALL TREE SAUCERS SHALL RECEIVE A 3" LAYER OF WOOD MULCH.

ALL SHRUB AREAS SHALL RECEIVE A 2" LAYER OF ROCK CHIPS OVER FABRIC LINER. ALL SHRUB AREAS SHALL HAVE A 4" HIGH, 14 GAUGE NON-GALVANIZED STEEL EDGING, BASICALLY SMOOTH TEXTURE, NO SAFETY EDGE. ALL EDGING SHALL OVERLAP AT JOINTS A MINIMUM OF 6-INCHES. ALL EDGING SHALL BE FASTENED WITH A MINIMUM OF 4 PINS/10 FT SECTION.

ALL LANDSCAPE AREAS NOTED WITH ROCK OR BARK CHIPS SHALL BE PLACED OVER FABRIC LINER. FABRIC LINER SHALL BE MYRAPI FILTER FABRIC 140N OR EQUAL.

FINISHED GRADES IN LANDSCAPE ISLANDS SHALL BE 1" LOWER THAN THE TOP OF THE SURROUNDING CURB OR WALKS.

NO TREES SHALL BE PLANTED WITHIN 5 FEET OF ANY UNDERGROUND UTILITY MAIN OR SERVICE LINE.

ALL LANDSCAPING AREAS SHALL BE IRRIGATED. THE IRRIGATION SYSTEM SHALL BE UNDERGROUND WITH AUTOMATIC CONTROLLER. ALL SHRUB BED AREAS SHALL BE IRRIGATED WITH DEEP IRRIGATION ZONE. THE WATER SOURCE SHALL BE METERED AND FROM DOMESTIC WATER SERVICE.

ALL SIDEWALKS AND DRIVEWAYS SHALL HAVE ADEQUATE SLEEVES FOR THE PLACEMENT OF IRRIGATION LINES FOR THE LANDSCAPE SPROINKLER SYSTEM INSTALLATION.

ALL LANDSCAPE AREAS SHALL RECEIVE TOPSOIL (4" FROM ON SITE STOCKPILE) AND SOIL PREPARATION AS SPECIFIED.

AMENDMENTS FOR ALL SOD AREAS SHALL BE A MINIMUM OF THREE CUBIC YARDS PURE ORGANIC MATTER PER 1,000 SQUARE FEET, AND 10 POUNDS OF TRIPLE SUPER PHOSPHATE PER 1,000 SQUARE FEET OF LAWN AREA. THESE MATERIALS ARE TO BE TILLED TO A DEPTH OF 4 TO 6 INCHES INTO THE SOIL. ACCEPTABLE ORGANIC MATTERS INCLUDE ACID COMPOST, WOOD HUMUS FROM SUPT/ NON-TOXIC TREES, SPAGNUM MOSS (EXCLUDING THAT FROM COLORADO ORIGIN), OR ACID/TREATED MANURES. TOPSOIL IS NOT CONSIDERED AN ACCEPTABLE ORGANIC MATTER.

SOW NATIVE GRASS SEED WITH HYDROSEEDER SPREAD MULCH AT RATE OF NOT LESS THAN 35 LBS. PER 1000 SQ. FT. AND APPLY WITHIN 24HRS OF SEEDING. PROTECT SEEDING SLOPES (GREATER THAN 2 1/2 TO 1) WITH EROSION NETTING. SECURE WITH STAPLES AND COVER WITH STRAW.

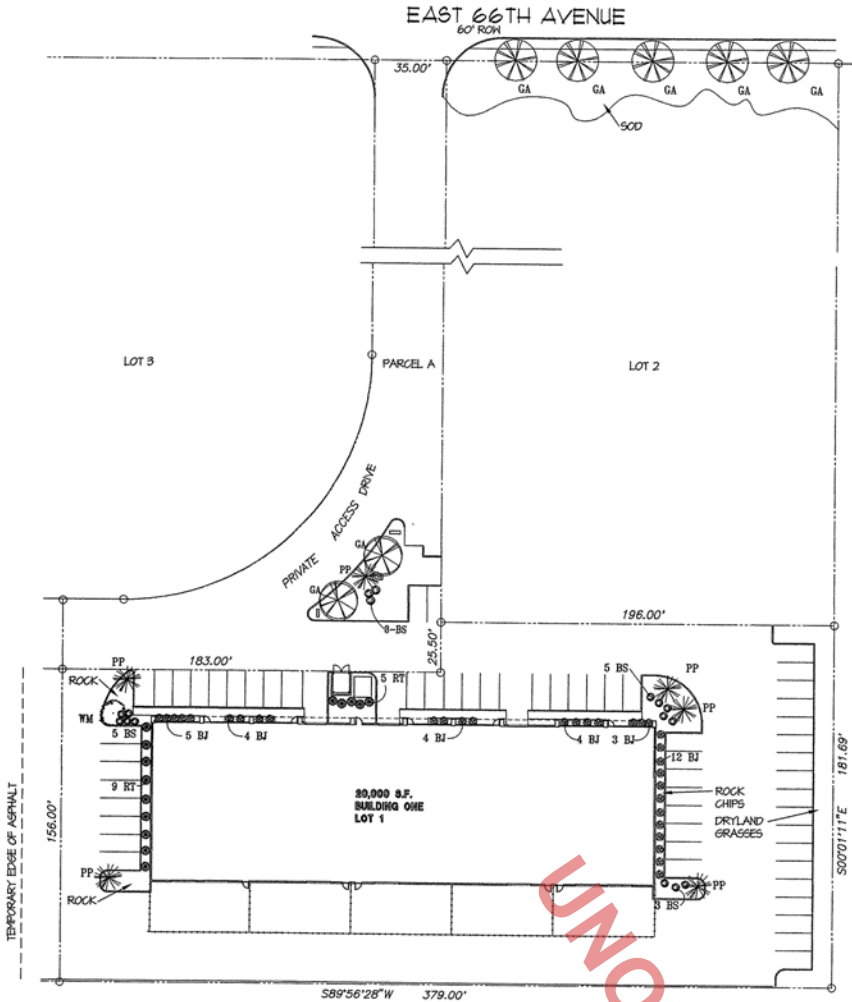
SOD SHALL BE "KENTUCKY BLUE GRASS, WEED FREE AND OF HEALTHY VIGOR.

AUGUST 8, 1997
DECEMBER 22, 1997

QUANTUM BUSINESS CENTER

FINAL P.U.D. PLAN
County of Adams, State of Colorado
LOT 1 & BUILDING ONE

1922



LANDSCAPE DATA

SITE AREA:	88,847 SF (2.04 ACRES)
LANDSCAPE AREA REQUIRED:	8,904 SF / 10%
LANDSCAPE AREA PROVIDED:	10,784 SF / 12.1%
LANDSCAPE MATERIAL REQUIRED:	19 STREET TREES 26 SHRUBS
LANDSCAPE MATERIAL PROVIDED:	19 STREET TREES 31 SHRUBS

LANDSCAPE SCHEDULE

MATERIAL	SYMBOL	SIZE	QUANTITY	SYMBOL
GROUND COVER				
SOD	SOD	AS REQUIRED		
ROCK CHIPS	ROCK	1" - 3"		
SHRUBS				
BLUEMIST SPIRAEA CARTOPELIS INCANA	BS	5 GAL	16	BS
COMPACT BURNING BUSH EUONYMUS ALATUS COMPACTA	BB	5 GAL	0	BB
RED TWIG DOGWOOD CORNUS SERICHA COLORADOENSIS	RT	5 GAL	14	RT
OREGON GRAPE HOLLY MAHONIA AQUIFOLIUM	GH	5 GAL	0	GH
BUFFALO JUNIPER JUNIPERUS SABINA BUFFALO	BJ	5 GAL	32	BJ
TREES				
PONDEROSA PINE, AUSTRIAN PINE, BREITLICH PINE	PP	7" HIGH	6	PP
GREEN ASH, SIBERIAN ELM, HACKBERRY OR AUTUMN PURPLE ASH	GA	2" MIN	7	GA
WASATCH MAPLE	WM	2" MIN	1	WM

REFER TO SHEET 12 FOR GENERAL NOTES

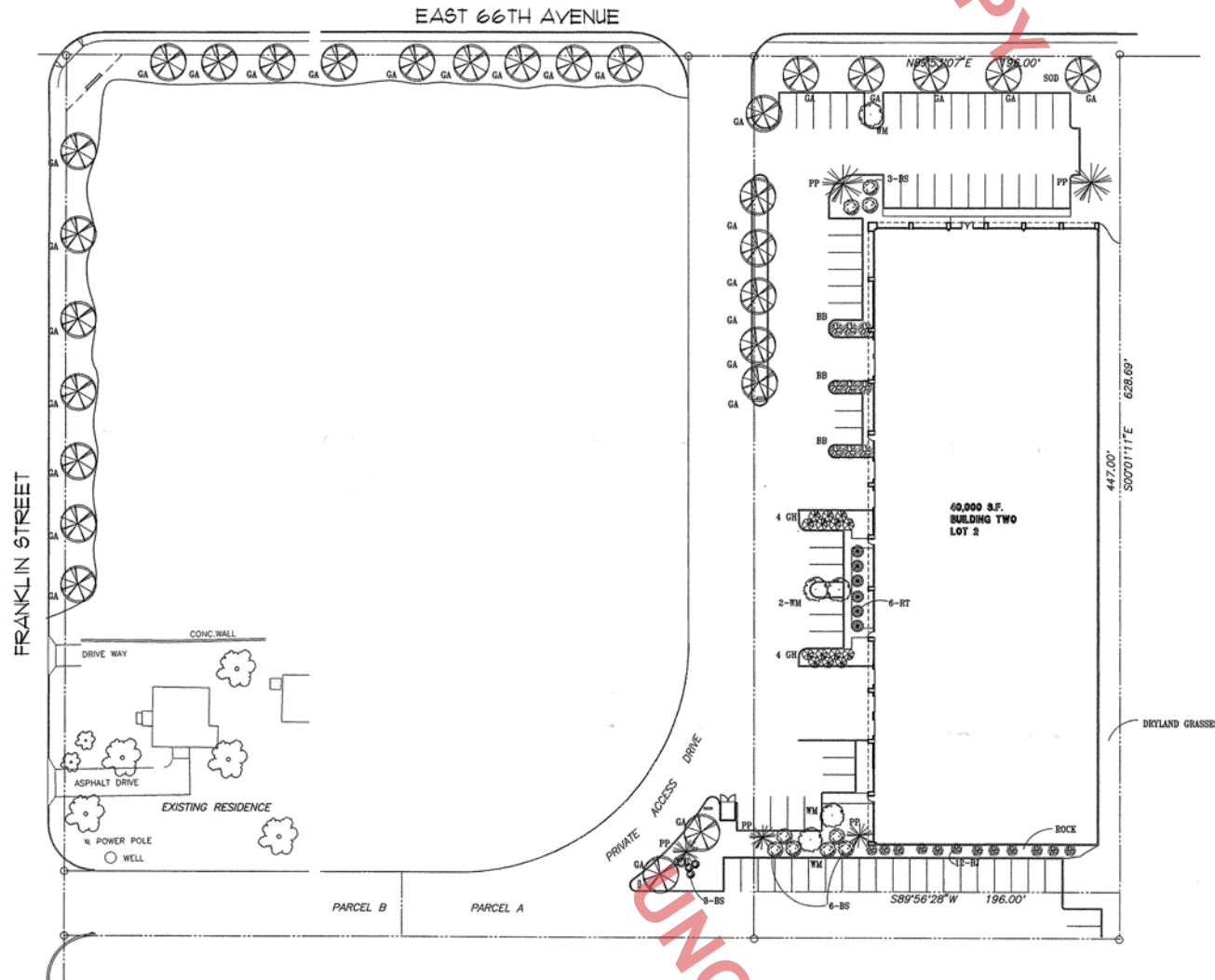


AUGUST 8, 1997
DECEMBER 22, 1997

QUANTUM BUSINESS CENTER
FINAL P.U.D. PLAN
County of Adams, State of Colorado
LOT 2 & BUILDING TWO

Sheet 14 of 18

1922



LANDSCAPE DATA

SITE AREA: 97,491 SF (2.24 ACRES)
LANDSCAPE AREA REQUIRED: 9,749 SF / 10%
LANDSCAPE AREA PROVIDED: 11,295 SF / 11.6%

LANDSCAPE MATERIAL

REQUIRED: 14 STREET TREES
28 SHRUBS.
LANDSCAPE MATERIAL
PROVIDED: 31 STREET TREES
30 SHRUBS

LANDSCAPE SCHEDULE

MATERIAL	SYMBOL	SIZE	QUANTITY	SYMBOL
GROUND COVER				
SOD	SOD		AS REQUIRED	
ROCK CHIPS	ROCK	1" - 3"		
SHRUBS				
BLUEMIST SPIRAEA CARYOPTERIS INCANA	BS	5 GAL	17	BS
COMPACT BURNING BUSH EVONYMUS ALATUS COMPACTA	BB	5 GAL	17	BB
RED TWIG DOGWOOD CORNUS SERICEA COLORADOENSIS	RT	5 GAL	17	RT
OREGON GRAPE HOLLY MAHONIA AQUIFOLIUM	GH	5 GAL	17	GH
BUFFALO JUNIPER JUNIPERUS SABINA BUFFALO	BJ	5 GAL	97	BJ
TREES				
PONDEROSA PINE, AUSTRIAN PINE, BREITBLAUN PINE	PP	7" HIGH	4	PP
GREEN ASH, SIBERIAN ELM, BLACKBERRY, AUTUMN PURPLE ASH	GA	2" MIN	24	GA
WASATCH MAPLE	WM	2" MIN	4	WM

REFER TO SHEET 12 FOR GENERAL NOTES



LANDSCAPE PLAN - LOT 2



AUGUST 8, 1997
DECEMBER 22, 1997

1922









LANDSCAPE DATA

LANDSCAPE MATERIAL
REQUIRED: 7 STREET TREES

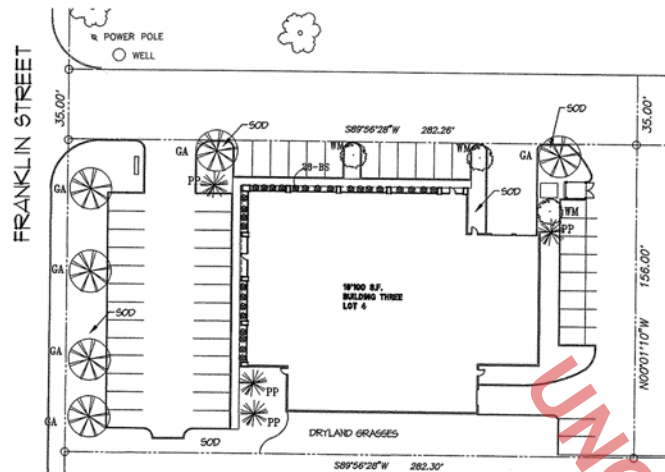
LANDSCAPE MATERIAL
PROVIDED:

13 STREET TREES
28 SHRUBS

LANDSCAPE SCHEDULE

MATERIAL	SYMBOL	SIZE	QUANTITY	SYMBOL
GROUND COVER				
SOD	SOD		AS REQUIRED	
ROCK CHIPS	ROCK	1" - 3"		
SEEDS				
BUEMIST SPIRAEA	BS	5 GAL	0	BS 
CARTOPTERIS INCANA				
COMPACT BURNING BUSH	BB	5 GAL	0	BB 
EUONYMUS ALATUS COMPACTA				
RED TWIG DOGWOOD	RT	5 GAL	0	RT 
CORNUS SERICEA COLORADOENSIS				
OREGON GRAPE HOLLY	GH	5 GAL	0	GH 
MAHONIA AQUIFOLIUM				
BUFFALO JUNCER	BJ	5 GAL	28	BJ 
JUNIPERUS SABINA BUFFALO				
TREES				
PONDEROSA PINE, AUSTRIAN PINE, BRISTLECONE PINE	PP	7' HIGH	4	PP 
GREEN ASH, SIBERIAN ELM, BLACKBERRY, AUTUMN PURPLE ASH	GA	2' MIN	6	GA 
WASATCH MAPLE	WM	2' MIN	3	WM 

REFER TO SHEET 12 FOR GENERAL NOTES



LANDSCAPE PLAN - LOT 4

15/18

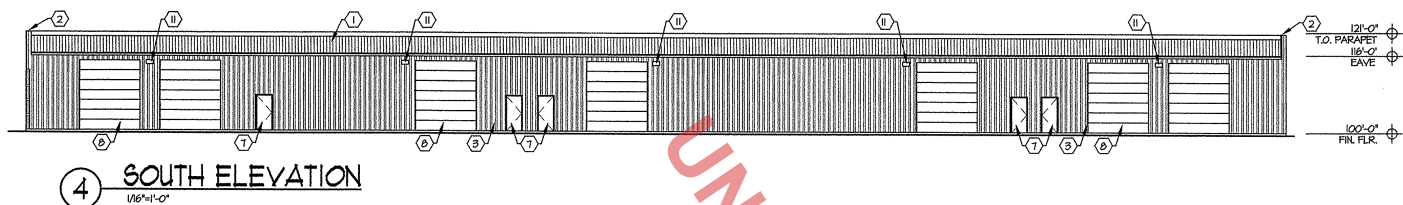
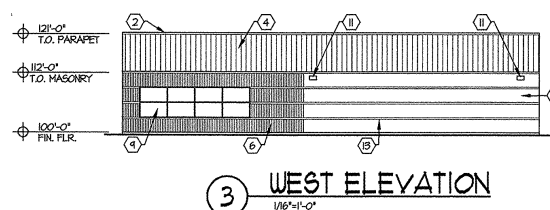
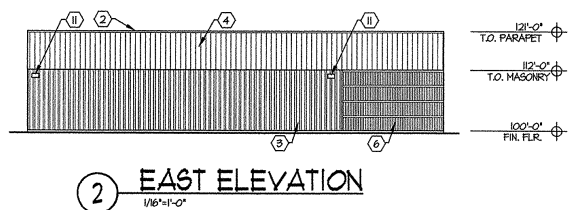
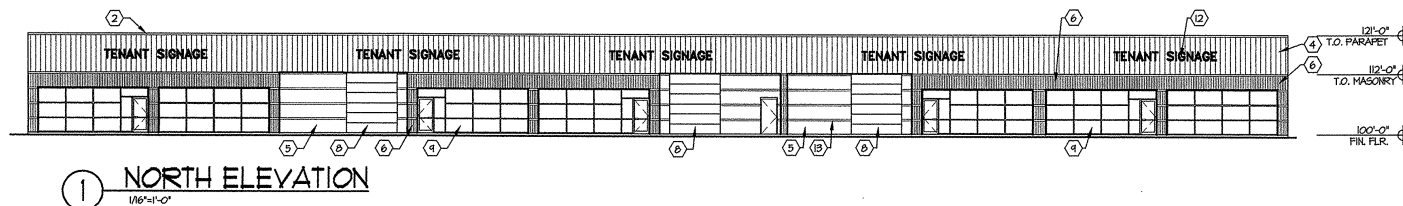
QUANTUM BUSINESS CENTER
FINAL P.U.D. PLAN
County of Adams, State of Colorado
LOT 1 & BUILDING ONE

1922

Sheet 16 of 18

KEY NOTES - BUILDING ELEVATIONS - LOT 1

- (1) GALVANIZED STEEL ROOFING PANELS ON STEEL FRAMING. SLOPE ROOF AS NOTED TO SURFACE MOUNTED GUTTER AND DOWNSPOUT SYSTEM.
- (2) PARAPET GAP FLASHING OVER PREFINISHED METAL WALL PANEL SYSTEM AND BACKER PANELS. GAP FLASHING SHALL MATCH METAL WALL PANEL COLOR.
- (3) PREFINISHED METAL WALL PANEL SYSTEM AND BASE TRIM. ALL TRIM, INCLUDING GUTTERS, DOWNSPOUTS AND RAKE SHALL MATCH ADJACENT PANEL COLOR. REVERSE ROLL PANEL TYPE R IN STANDARD "STONE GRAY" COLOR.
- (4) PREFINISHED METAL WALL PANEL SYSTEM AND BASE TRIM. ALL TRIM, INCLUDING GUTTERS, DOWNSPOUTS AND RAKE SHALL MATCH ADJACENT PANEL COLOR. REVERSE ROLL PANEL TYPE R IN STANDARD "SANDSTONE" COLOR.
- (5) SPLIT-FACE CONCRETE MASONRY UNITS "STONE GRAY" COLOR.
- (6) RIBBED CONCRETE MASONRY UNITS "STONE GRAY" COLOR.
- (7) DOOR AND FRAME SHALL BE PRIMED TO MATCH ADJACENT WALL COLOR.
- (8) OVERHEAD SECTIONAL DOORS — PAINT DOOR AND TRIM, COLOR SHALL MATCH ADJACENT WALL COLOR.
- (9) 2" X 4 1/2" WHITE ANODIZED ALUMINUM STOREFRONT WITH 1" SOLAR GREY INSULATING AND TEMPERED GLASS.
- (10) 6" DIAMETER CONCRETE FILLED PIPE 48" ABOVE AND BELOW FINISH GRADE. SET PIPE INTO 18" DIAMETER CONCRETE FOOTING, FULL DEPTH OF PIPE PAINT PIPE TRAFFIC YELLOW.
- (11) SURFACE MOUNTED LIGHT FIXTURE, WITH CUT OFF DOWN CAST TYPE LENS.
- (12) SIGNAGE FASCIA PANEL WITH SURFACE MOUNTED LETTERS TO TENANT SPECIFICATION.
- (13) STANDARD CONCRETE MASONRY UNITS - 4" HIGH "STONE GRAY" COLOR.



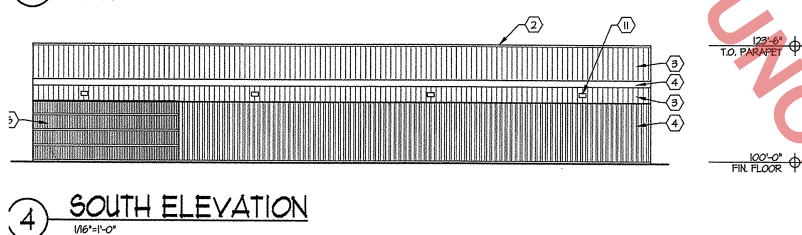
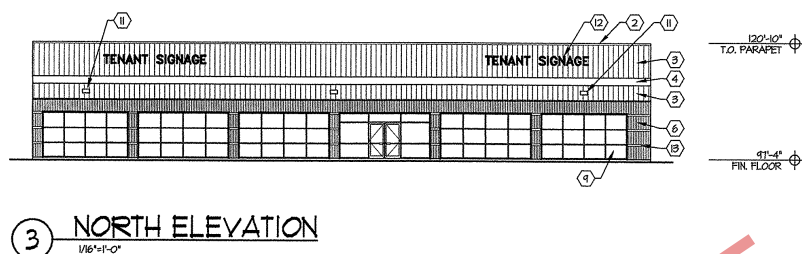
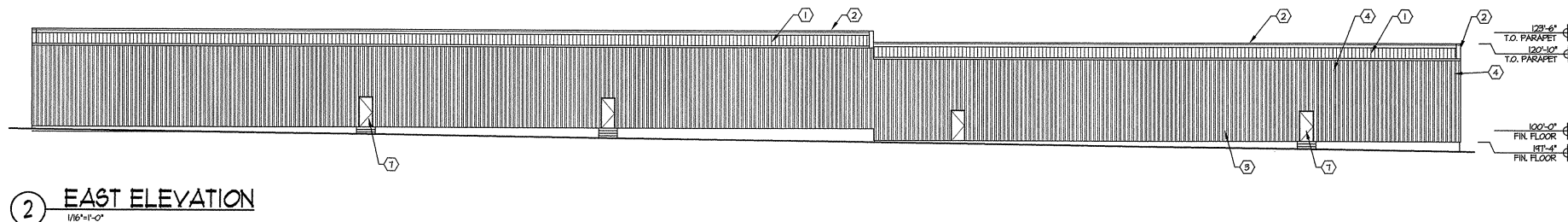
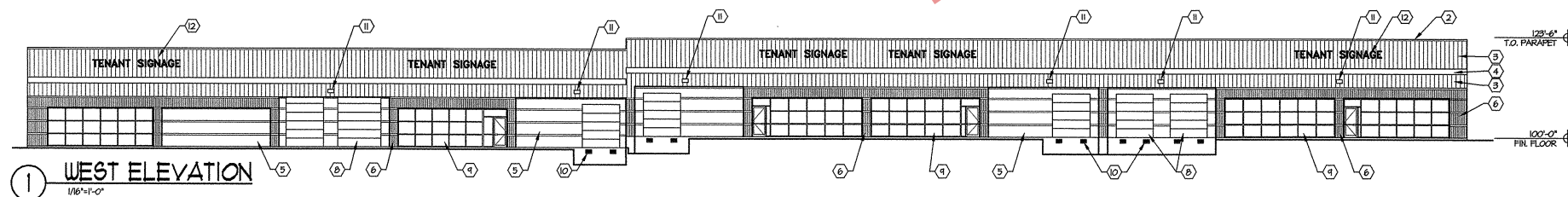
AUGUST 8, 1997
DECEMBER 22, 1997

QUANTUM BUSINESS CENTER

FINAL P.U.D. PLAN
County of Adams, State of Colorado
LOT 2 & BUILDING TWO

1922

Sheet 17 of 18



KEY NOTES - BUILDING ELEVATIONS - LOT 2

- (1) GALVANIZED STEEL ROOFING PANELS ON STEEL FRAMING. SLOPE ROOF AS NOTED TO SURFACE MOUNTED GUTTER AND DOWNSPOUT SYSTEM.
- (2) PARAPET CAP FLASHING OVER PREFINISHED METAL WALL PANEL SYSTEM AND BACKER PANELS. CAP FLASHING SHALL MATCH METAL WALL PANEL COLOR.
- (3) PREFINISHED METAL WALL PANEL SYSTEM AND BASE TRIM. ALL TRIM, INCLUDING GUTTERS, DOWNSPOUTS AND RAKE SHALL MATCH ADJACENT PANEL COLOR. REVERSE ROLL PANEL TYPE R IN STANDARD "STONE GRAY" COLOR.
- (4) PREFINISHED METAL WALL PANEL SYSTEM AND BASE TRIM. ALL TRIM, INCLUDING GUTTERS, DOWNSPOUTS AND RAKE SHALL MATCH ADJACENT PANEL COLOR. REVERSE ROLL PANEL TYPE R IN STANDARD "SANDSTONE" COLOR.
- (5) SPLIT-FACE CONCRETE MASONRY UNITS OR SITE CAST CONC. PANELS "STONE GRAY" COLOR.
- (6) RIBBED CONCRETE MASONRY UNITS OR SITE CAST CONC. PANELS "STONE GRAY" COLOR.
- (7) DOOR AND FRAME SHALL BE PRIMED TO MATCH ADJACENT WALL COLOR.
- (8) OVERHEAD SECTIONAL DOORS - PAINT DOOR AND TRIM COLOR SHALL MATCH ADJACENT WALL COLOR.
- (9) 2" X 4 1/2" WHITE ANODIZED ALUMINUM STOREFRONT WITH 1" SOLAR GREY INSULATING AND TEMPERED GLASS.
- (10) SURFACE MOUNTED DOCK BUMPERS
- (11) SURFACE MOUNTED LIGHT FIXTURE, WITH GUT OFF DOWN CAST TYPE LENS.
- (12) SIGNAGE FASCIA PANEL WITH SURFACE MOUNTED LETTERS TO TENANT SPECIFICATION.
- (B) STANDARD CONCRETE MASONRY UNITS - 4" HIGH, "STONE GRAY" COLOR.

AUGUST 8, 1997
DECEMBER 22, 1997

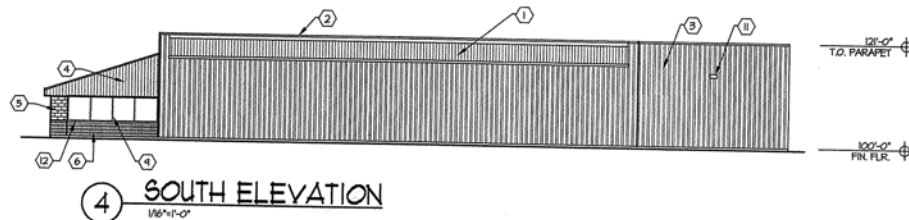
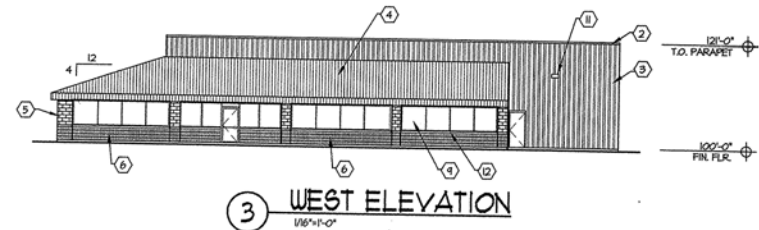
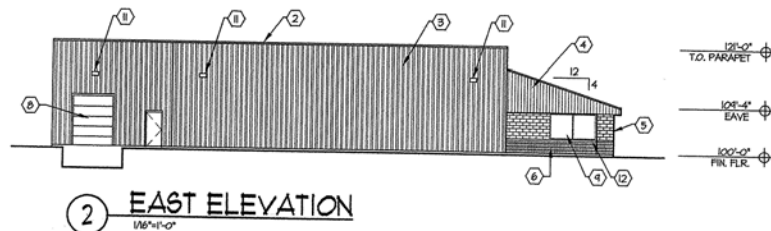
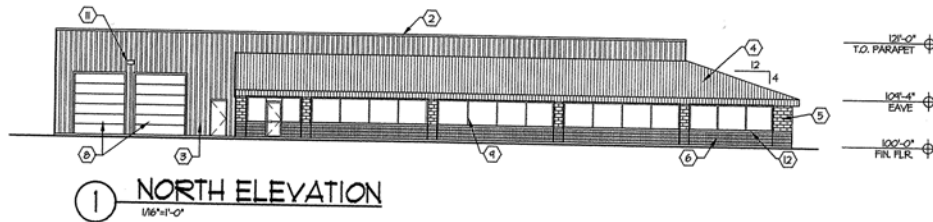
QUANTUM BUSINESS CENTER
FINAL P.U.D. PLAN
County of Adams, State of Colorado
LOT 4 & BUILDING THREE

1922

Sheet 18 of 18

KEY NOTES - BUILDING ELEVATIONS - LOT 4

- ① GALVANIZED STEEL ROOFING PANELS ON STEEL FRAMING. SLOPE ROOF AS NOTED TO SURFACE MOUNTED GUTTER AND DOWNSPOUT SYSTEM.
- ② PARAPET CAP FLASHING OVER PREFINISHED METAL WALL PANEL SYSTEM AND BACKER PANELS. CAP FLASHING SHALL MATCH METAL WALL PANEL COLOR.
- ③ PREFINISHED METAL WALL PANEL SYSTEM AND BASE TRIM. ALL TRIM, INCLUDING GUTTERS, DOWNSPOUTS AND RAKE SHALL MATCH ADJACENT PANEL COLOR. REVERSE ROLL PANEL TYPE R IN STANDARD "SAND STONE" COLOR.
- ④ PREFINISHED METAL ROOF PANELS, "SLATE GRAY" COLOR. SIDE WALL PANELS SHALL MATCH.
- ⑤ SPLIT-FACE CONCRETE MASONRY UNITS "STONE GRAY" COLOR.
- ⑥ RIBBED CONCRETE MASONRY UNITS "STONE GRAY" COLOR.
- ⑦ DOOR AND FRAME SHALL BE PAINTED TO MATCH ADJACENT WALL COLOR.
- ⑧ OVERHEAD SECTIONAL DOORS -- PAINT DOOR AND TRIM, COLOR SHALL MATCH ADJACENT WALL COLOR.
- ⑨ 2" X 4 1/2" WHITE ANODIZED ALUMINUM STOREFRONT WITH 1" SOLAR GREY INSULATING AND TEMPERED GLASS.
- ⑩ 6" DIAMETER CONCRETE FILLED PIPE 40" ABOVE AND BELOW FINISH GRADE. SET PIPE INTO 18" DIAMETER CONCRETE FOOTING, FULL DEPTH OF PIPE PAINT PIPE TRAFFIC YELLOW.
- ⑪ SURFACE MOUNTED LIGHT FIXTURE, WITH CUT OFF DOWN CAST TYPE LENS.
- ⑫ STANDARD CONCRETE MASONRY UNITS - 4" HIGH, "STONE GRAY" COLOR.



AUGUST 8, 1997
DECEMBER 22, 1997



TruStile Doors, LLC
1111 E. 71st Avenue
Denver, CO 80229
888.286.3931
www.trustile.com

March 10, 2022

Adams County Community and Economic
Development Department
4430 S. Adams County Parkway
Brighton, CO 80601

Re: Quantum Business Center Filing No. 2, Lot 2 (parcel number 0182502403040)

Dear Sir or Madam:

This letter is to confirm Brian Blasco of Granite World of Colorado is authorized to file with Adams County for Quantum Business Center filing no. 2, lot 2 (parcel number 0182502403040).

Please feel free to reach out to my office should you need further information.

Regards,

A handwritten signature in blue ink that reads "Jeff Elkin".

Jeff Elkin
President

① NO DOC FEE REQUIRED

C1125377
4/11/2003 15:52:25
PG: 0001-002
11.00 DOC FEE: 0.00
CAROL SNYDER
ADAMS COUNTY

Recorded at _____ o'clock, _____ M., _____
Reception No. _____ Recorder.

SPECIAL WARRANTY DEED

THIS DEED, Made this 11th day of April, 2003 between
HMS ENTERPRISES, LLC, a Colorado limited liability company
of the City and County of Denver and State of Colorado, grantor, and
TRUSTILE DOORS, LLC, a Delaware limited liability company
whose legal address is 1780 East 66th Avenue, Denver, Colorado 80229
of the County of Adams, State of Colorado, grantee:

WITNESS, that the grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the grantee, its successors and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the County of Adams, and State of Colorado, described as follows:

Parcel 1:

LOT 2, QUANTUM BUSINESS CENTER SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO

PARCEL 2:

☒ LOT 2, QUANTUM BUSINESS CENTER SUBDIVISION FILING NO. 2, COUNTY OF ADAMS, STATE OF COLORADO

Also known by street address as 1780 66th Avenue, Denver, Colorado 80229

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee, its successors and assigns forever. And the grantor, for itself, its successors and assigns, does covenant, grant, bargain and agree to and with the grantee, its successors and assigns, that at the time of the enrolling and delivery of these presents, it is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except for taxes for the current year, a lien but not yet due or payable, encroachments, conditions, easements, restrictions, reservations, covenants and rights-of-way of record or in place, if any.

The grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantee, its successors and assigns, against all and every person or persons lawfully claiming by, through or under grantor.

Chicago



The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

CONVENIENCE DEED NO DOCUMENTARY FEE REQUIRED

IN WITNESS WHEREOF the grantor has executed this deed on the date set forth above.

HMS ENTERPRISES, LLC,
a Colorado limited liability company

By: Steve V. Gomez

Name: STEVE GOMEZ

Its: MANAGER

PAS
ADAMS
STATE OF ~~COLORADO~~)
CITY AND COUNTY OF DENVER) ss.

The foregoing instrument was acknowledged before me this 11th day of April, 2003 by Steve Gomez, as Manager of HMS Enterprises, LLC, a Colorado limited liability company.

My commission expires: 09-18-03

Witness my hand and official seal.

PATRICIA A. STOLTENBERG
NOTARY PUBLIC
STATE OF COLORADO

Patricia A. Stoltenberg
Notary Public

Parcel #: 0182502403040

Description

[Property Report](#)

TRUSTILE DOORS LLC

Hyperlinks

[Link to Property Report](#)

Details

Parcel Number
0182502403040

Subdivision

QUANTUM BUSINESS CENTER FILING NO 2

Parcel Address 1:
N/A

Parcel Address 2:
N/A

Owner
TRUSTILE DOORS LLC

Owner Address:
1585 E 66TH AVE

Owner City, State, Zip:
DENVER CO 80229

I want to...

Search...

Tools

E-66th Ave



Hillshade...

0 50 100ft

Parcel #: 0182502403040

Search...

Description

Property Report
TRUSTILE DOORS LLC

Hyperlinks

[Link to Property Report](#)

Details

Parcel Number
0182502403040

Subdivision
QUANTUM BUSINESS CENTER FILING NO 2

Parcel Address 1:
N/A

Parcel Address 2:
N/A

Owner
TRUSTILE DOORS LLC

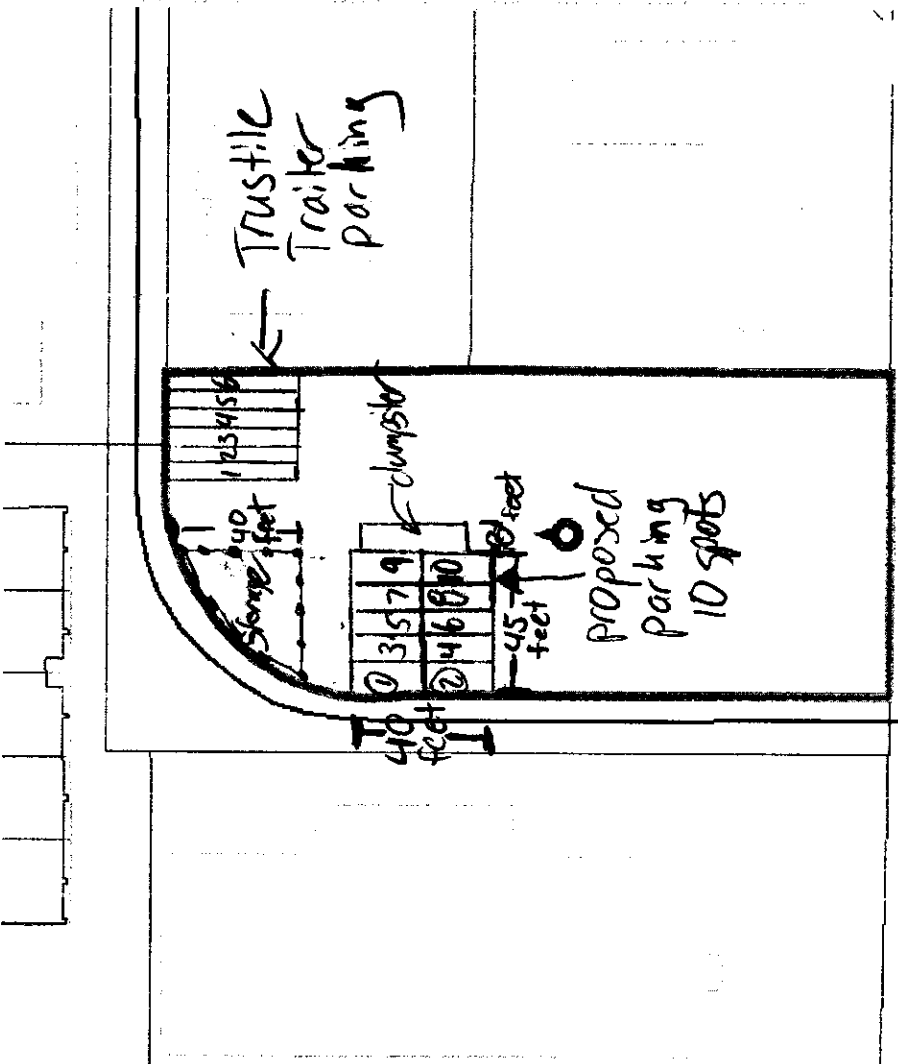
Owner Address:
1585 E 66TH AVE

Owner City, State, Zip:
DENVER CO 80229

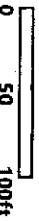
I want to...

Tools

E 66th Ave



Hillshade...



Parcel #: 0182502403040



#5

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

3/10/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER L/P Insurance Services LLC 8345 West Sunset Road #210 Las Vegas NV 89113	CONTACT NAME: Diana Decker PHONE (A/C No, Ext): (775) 996-6000 FAX (A/C, No): E-MAIL ADDRESS: diana.decker@lpins.net
INSURED Granite World of Colorado, LLC P.O. Box 21859 Denver CO 80221	INSURER(S) AFFORDING COVERAGE INSURER A: United Specialty Insurance Company NAIC # 12537 INSURER B: Nationwide Mutual Insurance Co 23787 INSURER C: National Union Fire Insurance/PA 19445 INSURER D: Westchester Fire Insurance Company 10030 INSURER E: INSURER F:

COVERAGES

CERTIFICATE NUMBER: 21-22 GL AL XS Poll

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER:			DBRTM000649-01	6/1/2021	6/1/2022	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 50,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
B	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS			ACP3048294893	6/1/2021	6/1/2022	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
C	<input type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$			EBU08662709	6/1/2021	6/1/2022	EACH OCCURRENCE \$ 2,000,000 AGGREGATE \$ 2,000,000
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A				PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
D	Pollution Liability			G71527281003	6/1/2021	6/1/2022	Limit \$1,000,000 Deductible - each Claim \$2,500

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Leased Location - 1780 E 66th Ave-Adjacent Vacant Lot 1.86 acres
When Named Insured is leasing space from Adams County Government Center pursuant to a valid written lease agreement executed by Named Insured prior to loss. In accordance with the policy(ies) listed above, Additional Insured Status will be determined by GL Form CG20121219. Form to follow.

CERTIFICATE HOLDER

CANCELLATION

Adams County Government Center 4430 S. Adams County Parkway Brighton, CO 80601	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE Wes Crockett/MEAWIL
--	--

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COMMENTS/REMARKS

Continued from Description of Operations Section:

NAMED INSURED: GRANITE WORLD OF COLORADO, LLC AND GRANITE WORLD LTD, LLC

For work performed by named insured on behalf of the certificate holder and/or entities listed in Description of Operations pursuant to a valid written contract &/or agreement executed by Named Insured prior to loss.

In accordance with the policies listed above: Additional Insured Status is determined by attached GL Form TMGL 172 1011 (for ongoing operations) and TMGL 175 0120 (for Completed Operations), Auto Form AC7005 0316; Waiver of Subrogation Status is determined by GL Form CG2404 1219, Auto Form AC7005 0316; Primary and Non-Contributory Status is determined by GL Form TMGL 172 1011 and TMGL 175 0120. Excess liability to follow form.

Policy Number : DBRTM000649-01
Effective Date: 6/1/2021

**ADDITIONAL INSURED – OWNERS, LESSEES OR CONTRACTORS –
 AUTOMATIC STATUS WHEN REQUIRED IN CONSTRUCTION
 AGREEMENT WITH YOU (PRIMARY & NONCONTRIBUTORY)**

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

A. Section II - Who is An Insured is amended to include as an insured any person or organization for whom you are performing operations when you and such person or organization have agreed in writing in a contract or agreement that such person or organization be added as an additional insured on your policy. Such person or organization is an additional insured only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by:

1. Your acts or omissions; or
2. The acts or omissions of those acting on your behalf; in the performance of your ongoing operations for the additional insured.

A person's or organization's status as an insured under this endorsement ends when your operations for that additional insured are completed.

B. With respect to the insurance afforded these additional insureds, the following additional exclusion apply:

This insurance does not apply to:

1. "Bodily injury", "property damage", "personal and advertising injury" arising out of the rendering of, or the failure to render, any professional architectural, engineering or surveying services, including:
 - a. The preparing, approving, or failing to prepare or approve, maps, shop drawings, opinions, reports, surveys, field orders, change orders or drawings and specifications; or
 - b. Supervisory, inspection, architectural or engineering activities.
2. "Bodily injury", "property damage" occurring after:
 - a. All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the location of the covered operations has been completed; or
 - b. That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project; or
 - c. "Property Damage" which manifests after expiration of the Policy.

If required by written contract or agreement, such insurance as is afforded by this policy shall be primary insurance, and any insurance or self insurance maintained by the above additional insured(s) shall be excess of the insurance afforded to the Named Insured and shall not contribute to it.

ALL OTHER TERMS, CONDITIONS AND EXCLUSIONS REMAIN UNCHANGED.

ADDITIONAL INSURED - OWNERS, LESSEES OR CONTRACTORS - COMPLETED OPERATIONS (PRIMARY)

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART:

Name of Additional Insured Person(s) Or Organization.	Location and Description of Completed Operations:
<p>We shall name person(s) or organization(s) as additional insured(s) to this insurance as required under a legally enforceable, fully executed written contract with the Named Insured, entered into before the claim or loss for which this policy applies.</p> <p>No coverage, indemnity and/or defense obligations shall be provided under this endorsement to any person(s) or organization(s) claiming to be additional insured(s) for claims or losses which do not arise from the Named Insured's work or operations under a written contract and completed during the policy period. The Named Insured's mere presence at a work site shall not be deemed sufficient cause to require coverage, indemnity and/or defense to any person(s) or organization(s) claiming to be an additional insured under this endorsement.</p> <p>There shall be no coverage, indemnity, and/or duty to defend any person(s) or organization(s) claiming to be an additional insured under this endorsement if the claim or loss does not arise, in whole or in part, from the negligence and/or fault of the Named Insured.</p> <p>We have a right of reimbursement for attorney's fees and litigation expenses that can be allocated solely to claims not potentially covered.</p>	<p>Any operations performed under a written contract or agreement as described in the schedule of Name of Additional Insured Person(s) or Organization(s)</p>

Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

Section II - Who Is An Insured is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury" or "property damage" caused, in whole or in part, by "your work" at the location designated and described in the schedule of this endorsement performed for that additional insured and including in the "products-completed operations hazard."

If required by written contract or agreement, such insurance as is afforded by this policy shall be primary insurance, and any insurance or self insurance maintained by the above additional insured(s) shall be excess of the insurance afforded to the Named Insured and shall not contribute to it.

ALL OTHER TERMS, CONDITIONS AND EXCLUSIONS REMAIN UNCHANGED.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

BUSINESS AUTO PROTECTION - GOLD

This endorsement modifies insurance provided under the following:

BUSINESS AUTO COVERAGE FORM

SUMMARY OF COVERAGES

- A. Effect of This Endorsement
- B. Newly Acquired or Formed Entities
- C. Employees as Insureds – Nonowned Autos
- D. Additional Insured by Contract, Permit or Agreement
- E. Supplementary Payments – Bail Bonds
- F. Supplementary Payments – Loss of Earnings
- G. Personal Effects and Property of Others Extension
- H. Prejudgment Interest Coverage
- I. Fellow Employee – Officer, Managers and Supervisors
- J. Hired Auto Physical Damage
- K. Temporary Substitute Autos – Physical Damage Coverage
- L. Expanded Towing Coverage
- M. Auto Loan or Lease Coverage
- N. Original Equipment Manufacturer Parts – Leased Private Passenger Types
- O. Deductible Amendments
- P. Rental Reimbursement Coverage
- Q. Expanded Transportation Expense
- R. Extra Expense – Stolen Autos
- S. Physical Damage Limit of Insurance
- T. New Vehicle Replacement Cost
- U. Physical Damage Coverage Extension
- V. Transfer of Rights of Recovery Against Others To Us
- W. Section IV – Business Auto Conditions – Notice of and Knowledge of Occurrence
- X. Hired Car Coverage Territory
- Y. Emergency Lock Out
- Z. Cancellation Condition

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A. EFFECT OF THIS ENDORSEMENT

Coverage provided under this policy is modified by the provisions of this endorsement. If there is any conflict between the provisions of this endorsement and the provision(s) of any state-specific endorsement also attached to this policy, then the provision(s) of the state-specific endorsement shall apply instead of the provisions of this endorsement that are in conflict, but only to the extent of the conflict, and only to the extent necessary to bring such provisions into conformance with the state requirement(s) contained in the provision(s) of the state-specific endorsement.

B. NEWLY ACQUIRED OR FORMED ENTITIES

The Named Insured shown in the Declarations is amended to include any organization you newly acquire or form, other than a partnership, joint venture, or limited liability company, and over which you maintain ownership or majority (more than 50%) interest; if there is no other similar insurance available to that organization. Coverage under this provision is afforded until the 180th day after you acquire or form the organization or the end of the policy period, whichever is later.

C. EMPLOYEES AS INSURED - NONOWNED AUTOS

The following is added to paragraph A.1. Who Is An Insured of SECTION II - COVERED AUTOS LIABILITY COVERAGE:

- d. Any "employee" of yours is an "insured" while using a covered "auto" you don't own, hire or borrow in your business or your personal affairs.

D. ADDITIONAL INSURED BY CONTRACT, PERMIT OR AGREEMENT

The following is added to A.1. Who Is An Insured of SECTION II - COVERED AUTOS LIABILITY COVERAGE:

Any person or organization that you are required to name as an additional insured in a written contract or agreement that is executed or signed by you prior to a "bodily injury" or "property damage" occurrence is an "insured" for Covered Auto Liability coverage. However, with respect to covered "autos", such person or organization is an insured only to the extent that person or organization qualifies as an "insured" under A.1. Who is an Insured of SECTION II - COVERED AUTOS LIABILITY COVERAGE:

If specifically required by the written contract or agreement referenced in the paragraph above, any coverage provided by this endorsement to an additional insured shall be primary and any other valid and collectible insurance available to the additional insured shall be non-contributory with this insurance. If the written contract does not require this coverage to be primary and the additional insured's coverage to be non-contributory, then this insurance will be excess over any other valid and collectible insurance available to the additional insured.

E. SUPPLEMENTARY PAYMENTS - BAIL BONDS

Supplementary Payments of SECTION II - COVERED AUTOS LIABILITY COVERAGE is revised as follows:

- (2) Up to \$2,500 for cost of bail bonds (including bonds for related traffic law violations) required because of an "accident" we cover. We do not have to furnish these bonds.

F. SUPPLEMENTARY PAYMENTS - LOSS OF EARNINGS

Supplementary Payments of the SECTION II - COVERED AUTOS LIABILITY COVERAGE is revised as follows:

- (4) All reasonable expenses incurred by the "insured" at our request, including actual loss of earnings up to \$500 a day because of time off from work.

G. PERSONAL EFFECTS AND PROPERTY OF OTHERS EXTENSION

- 1. The Care, Custody or Control Exclusion of SECTION II - COVERED AUTOS LIABILITY COVERAGE, does not apply to "property damage" to property, other than your property, up to an amount not exceeding \$250 in any one "accident". Coverage is excess over any other valid and collectible insurance.

- 2. The following paragraph is added to A.4. Coverage Extensions of SECTION III - PHYSICAL DAMAGE COVERAGE:

- c. We will pay up to \$500 for your property that is lost or damaged as a result of a covered "loss", without applying a deductible. Coverage is excess over any other valid and collectible insurance.

H. PREJUDGMENT INTEREST COVERAGE

The following paragraph is added to SECTION II – COVERED AUTOS LIABILITY COVERAGE, 2. Coverage Extensions, a. Supplementary Payments:

- (7) Prejudgment interest awarded against the "insured" on that part of the judgment we pay. If we make an offer to pay the applicable limit of insurance, we will not pay any prejudgment interest based on that period of time after the offer.

I. FELLOW EMPLOYEE – OFFICERS, MANAGERS, AND SUPERVISORS

The Fellow Employee Exclusion in SECTION II – COVERED AUTOS LIABILITY COVERAGE is replaced as follows:

- A. "Bodily injury" to any fellow "employee" of the "insured" arising out of and in the course of the fellow "employee's" employment or while performing duties related to the conduct of your business. This exclusion does not apply to an "insured" who occupies a position as an officer, manager, or supervisor.

J. HIRED AUTO PHYSICAL DAMAGE

If covered "auto" designation symbols 1 or 8 apply to Liability Coverage and if at least one "auto" you own is covered by this policy for Comprehensive, Specified Causes of Loss, or Collision coverages, then the Physical Damage coverages provided are extended to "autos" you lease, hire, rent or borrow without a driver; and provisions in the Business Auto Coverage Form applicable to Hired Auto Physical Damage apply up to a limit of \$100,000. The deductible will be equal to the largest deductible applicable to any owned "auto" for that coverage. Any Comprehensive deductible does not apply to fire or lightning.

K. TEMPORARY SUBSTITUTE AUTOS – PHYSICAL DAMAGE COVERAGE

The following is added to paragraph C. Certain Trailers, Mobile Equipment And Temporary Substitute Autos of SECTION I - COVERED AUTOS:

If Physical Damage Coverage is provided by this Coverage Form, the following types of vehicles are also covered "autos" for Physical Damage Coverage:

Any "auto" you do not own while used with the permission of its owner as a temporary

substitute for a covered "auto" you own that is out of service because of its:

- a. Breakdown;
- b. Repair;
- c. Servicing;
- d. "Loss"; or
- e. Destruction

The coverage that applies is the same as the coverage provided for the vehicle being replaced.

L. EXPANDED TOWING COVERAGE

- 1. We will pay up to:
 - a. \$100 for a covered "auto" you own of the private passenger type, or
 - b. \$500 for a covered "auto" you own that is not of the private passenger type,for towing and labor costs incurred each time the covered "auto" is disabled. However, the labor must be performed at the place of disablement.
- 2. This coverage applies only for an "auto" covered on this policy for Comprehensive or Specified Causes of Loss Coverage and Collision Coverages.
- 3. Payment applies in addition to the otherwise applicable amount of each coverage you have on a covered "auto".

M. AUTO LOAN OR LEASE COVERAGE

- 1. In the event of a total "loss" to a covered "auto", we will pay any unpaid amount due on the loan or lease, including up to a maximum of \$500 for early termination fees or penalties, for your covered "auto" less:
 - a. The amount paid under SECTION III – PHYSICAL DAMAGE COVERAGE of this policy; and
 - b. Any:
 - 1) Overdue lease/loan payments at the time of the "loss";
 - 2) Financial penalties imposed under a lease for excessive use, abnormal wear and tear or high mileage;
 - 3) Security deposits not refunded by a lessor;
 - 4) Costs of extended warranties, Credit Life insurance, Health, Accident, or Disability insurance purchased with the lease; and

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- 5) Carry-over balances from previous leases.
2. This coverage only applies to a "loss" which is also covered under this policy for Comprehensive, Specified Causes of Loss, or Collision coverage.
3. Coverage does not apply to any unpaid amount due on a loan for which the covered "auto" is not the sole collateral.

N. ORIGINAL EQUIPMENT MANUFACTURER PARTS – LEASED PRIVATE PASSENGER TYPES

Under Paragraph C. Limit of Insurance of SECTION III – PHYSICAL DAMAGE COVERAGE, Section 4 is added as follows:

4. We will use new original equipment vehicle manufacturer parts for any private passenger type covered "auto" where required by the lease agreement which has a term of at least six months. If a new original equipment vehicle manufacturer part is not in production or distribution we may use a like, kind and quality replacement part.

O. DEDUCTIBLE AMENDMENTS

The following are added to the Deductible provision of SECTION III – PHYSICAL DAMAGE COVERAGE:

If another policy or coverage form that is not an automobile policy or coverage form issued by this company applies to the same "accident", the following applies:

1. If the deductible under this coverage is the smaller (or smallest) deductible, it will be waived:
2. If the deductible under this coverage is not the smaller (or smallest) deductible, it will be reduced by the amount of the smaller (or smallest) deductible.

If a Comprehensive or Specified Causes of Loss Coverage "loss" from one "accident" involves two or more covered "autos", only the highest deductible applicable to those coverages will be applied to the "accident," if the cause of the loss is covered for those vehicles. This provision only applies if you carry Comprehensive or Specified Causes of Loss Coverage for those vehicles, and does not extend coverage to any covered "autos" for which you do not carry such coverage.

No deductible applies to glass if the glass is repaired, in a manner acceptable to us, rather than replaced.

P. RENTAL REIMBURSEMENT COVERAGE

1. This coverage applies only to a covered "auto" for which Physical Damage Coverage is provided on this policy.
2. We will pay for rental reimbursement expenses incurred by you for the rental of an "auto" because of "loss" to a covered "auto". Payment applies in addition to the otherwise applicable amount of each coverage you have on a covered "auto." No deductibles apply to this coverage.
3. We will pay only for those expenses incurred during the policy period beginning 24 hours after the "loss" and ending, regardless of the policy's expiration, with the lesser of the following number of days:
 - a. The number of days reasonably required to repair or replace the covered "auto". If "loss" is caused by theft, this number of days is added to the number of days it takes to locate the covered "auto" and return it to you.
 - b. The number of days shown in the Schedule.
4. Our payment is limited to the lesser of the following amounts:
 - a. Necessary and actual expenses incurred.
 - b. \$75 for any one day or for a maximum of 30 days.
5. This coverage does not apply while there are spare or reserve "autos" available to you for your operations.
6. If "loss" results from the total theft of a covered "auto" of the private passenger type, we will pay under this coverage only that amount of your rental reimbursement expenses which is not already provided for under SECTION III – PHYSICAL DAMAGE COVERAGE Coverage Extension.

Q. EXPANDED TRANSPORTATION EXPENSE

Paragraph A.4.a. of SECTION III – PHYSICAL DAMAGE COVERAGE is replaced by the following:

We will pay up to \$50 per day to a maximum of \$1500 for temporary transportation expense incurred by you because of the total theft of a

covered "auto" of the private passenger type. We will only pay for those covered "autos" for which you carry Comprehensive or Specified Causes of Loss Coverage. We will pay for temporary transportation expenses incurred during the period beginning 24 hours after the theft and ending, regardless of the policy's expiration, when the covered "auto" is returned to use or we pay for its "loss".

R. EXTRA EXPENSE – STOLEN AUTOS

The following paragraph is added to Coverage Extensions of SECTION III – PHYSICAL DAMAGE COVERAGE:

- c. We will pay for up to \$5,000 for the expense of returning a stolen covered "auto" to you. We will pay only for those covered "autos" for which you carry Comprehensive or Specified Causes of Loss Coverage

S. PHYSICAL DAMAGE LIMIT OF INSURANCE

Under SECTION III – PHYSICAL DAMAGE COVERAGE, Paragraph C., Limit of Insurance is replaced by the following:

C. Limit Of Insurance

1. The most we will pay for "loss" in any one "accident" is the lesser of:
 - a. The actual cash value of the damaged or stolen property as of the time of the "loss", or
 - b. The cost of repairing or replacing the damaged or stolen property.
2. \$1500 is the most we will pay for "loss" in any one "accident" to all electronic equipment that reproduces, receives or transmits audio, visual or data signals which, at the time of "loss", is:
 - a. Permanently installed in or upon the covered "auto" in a housing, opening or other location that is not normally used by the "auto" manufacturer for the installation of such equipment.
 - b. Removable from a permanently installed housing unit as described in Paragraph 2.a. above or is an integral part of that equipment; or
 - c. An integral part of such equipment.
3. An adjustment for depreciation and physical condition will be made in determining actual cash value in the event of a total "loss".
4. The cost of repairing or replacing may:
 - a. Be based on an estimate which includes parts furnished by the original equip-

ment manufacturer or other sources including non-original equipment manufacturers and

- b. If a repair or replacement results in better than like kind or quality, we will not pay for the amount of the net improvement.

5. If we offer to pay the actual cash value of the damaged or stolen property, we will value auto advertising wraps, paint customization, and similar business related advertising modifications, in addition to the actual cash value of the property. Auto advertising wraps, paint customization, and similar business related advertising modifications will be valued at the cost to replace them with an adjustment made for depreciation and physical condition.

T. NEW VEHICLE REPLACEMENT COST

The following is added to the Limit of Insurance provision of SECTION III – PHYSICAL DAMAGE COVERAGE:

5. The provisions of paragraphs 1. and 3. do not apply to a covered "auto" of the private passenger type or a vehicle with a gross vehicle weight rating of 20,000 pounds or less which is a "new vehicle."

In the event of a total "loss" to your new vehicle to which this coverage applies, we will pay at your option:

- a. The verifiable "new vehicle" purchase price you paid for your damaged vehicle, not including any insurance or warranties purchased;
- b. If it is available, the purchase price, as negotiated by us, of a "new vehicle" of the same make, model, and equipment or the most similar model available, not including any furnishings, parts, or equipment not installed by the manufacturer or manufacturers' dealership; or .
- c. The market value of your damaged vehicle, not including any furnishings, parts, or equipment not installed by the manufacturer or manufacturer's dealership.

We will not pay for initiation or set up costs associated with loans or leases

As used in this endorsement, a "new vehicle" means an "auto" of which you are the original owner that has not been previ-

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ously titled and which you purchased less than 365 days before the date of the "loss".

U. PHYSICAL DAMAGE COVERAGE EXTENSIONS

Under SECTION III – PHYSICAL DAMAGE COVERAGE, A. Coverage, Coverage Extensions, b. Loss of Use Expenses is replaced by the following:

b. Loss of Use Expenses

For Hired Auto Physical Damage, we will pay expenses for which an "insured" becomes legally responsible to pay for loss of use of a vehicle rented or hired without a driver, under a written rental contract or agreement. We will pay for loss of use expenses if caused by:

- (1) Other than collision if the Declarations indicate that Comprehensive Coverage is provided for any covered "auto";
- (2) Specified Causes of Loss only if the Declarations indicate that Specified Causes of Loss Coverage is provided for any covered "auto"; or
- (3) Collision only if the Declarations indicate that Collision Coverage is provided for any covered "auto."

However, the most we will pay for any expenses for loss of use is \$50 per day, to a maximum of \$1,500. The insurance provided by this provision is excess over any other collectible insurance.

V. TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US

The following is added to the Transfer Of Rights Of Recovery Against Others To Us Condition:

We waive any right of recovery we may have against any person or organization to the extent required of you by a written contract executed prior to any "accident" because of payments we make for damages under this coverage form.

W. NOTICE OF AND KNOWLEDGE OF OCCURRENCE

SECTION IV – BUSINESS AUTO CONDITIONS, Paragraph A is amended as follows:

6. NOTICE OF AND KNOWLEDGE OF OCCURRENCE

a. Your obligation in the Duties in the Event of Accident, Claim, Suit or Loss Condition relative to notification requirements applies only when the "accident" or "loss" is known to:

- (1) You, if you are an individual;
- (2) A partner, if you are a partnership;
- (3) A member, if you are a limited liability company; or
- (4) An executive officer or insurance manager, if you are a corporation.

b. Your obligation in the Duties in the Event of Accident, Claim, Suit or Loss Condition relative to providing us with documents concerning a claim or "suit" will not be considered breached unless the breach occurs after such claim or "suit" is known to:

- (1) You, if you are an individual;
- (2) A partner, if you are a partnership;
- (3) A member, if you are a limited liability company; or
- (4) An executive officer or insurance manager, if you are a corporation.

X. HIRED CAR – COVERAGE TERRITORY

Item (5) of the Policy Period, Coverage Territory General Conditions is replaced by the following:

- (5) Anywhere in the world if a covered "auto" is leased, hired, rented or borrowed without a driver for a period of 30 days or less; and

Y. EMERGENCY LOCKOUT

We will reimburse you up to \$100 for reasonable expense incurred for the services of a locksmith to gain entry into your covered "auto" subject to these provisions:

1. Your door key, electronic key or key entry pad has been lost, stolen or locked in your covered "auto" and you are unable to enter such "auto", or
2. Your keyless entry device battery dies and you are unable to enter such "auto" as a result,
3. Your key, electronic key or key entry pad has been lost or stolen and you have changed the lock to prevent an unauthorized entry; and

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4. Original copies of receipts for services of a locksmith must be provided before reimbursement is payable.

Z. CANCELLATION CONDITION

Paragraph A.2. of the COMMON POLICY CONDITION – CANCELLATION applies except as follows:

If we cancel for any reason other than non-payment of premium, we will mail or deliver to the First Named Insured written notice of cancellation at least 60 days before the effective date of cancellation. This provision does not apply in those states that require more than 60 days prior notice of cancellation.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

WAIVER OF TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US (WAIVER OF SUBROGATION)

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART
ELECTRONIC DATA LIABILITY COVERAGE PART
LIQUOR LIABILITY COVERAGE PART
POLLUTION LIABILITY COVERAGE PART DESIGNATED SITES
POLLUTION LIABILITY LIMITED COVERAGE PART DESIGNATED SITES
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART
RAILROAD PROTECTIVE LIABILITY COVERAGE PART
UNDERGROUND STORAGE TANK POLICY DESIGNATED TANKS

SCHEDULE

Name Of Person(s) Or Organization(s):

Persons or organizations as required under a legally enforceable, fully executed written contract with the named insured, entered into before the claim or loss for which this policy applies.

Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

The following is added to Paragraph 8. **Transfer Of Rights Of Recovery Against Others To Us** of Section IV – Conditions:

We waive any right of recovery against the person(s) or organization(s) shown in the Schedule above because of payments we make under this Coverage Part. Such waiver by us applies only to the extent that the insured has waived its right of recovery against such person(s) or organization(s) prior to loss. This endorsement applies only to the person(s) or organization(s) shown in the Schedule above.

