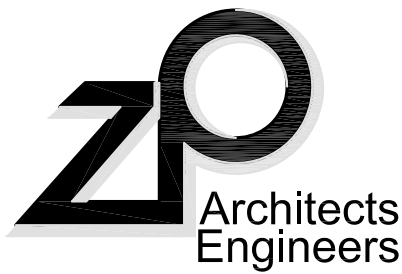


PUD ZONE DOCUMENT FOR:  
**ARAGON INDUSTRIAL PARK**  
A PLANNED UNIT DEVELOPMENT IN THE CITY OF COMMERCE CITY,  
COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 1 OF 4

CASE NO: Z-898-17



2727 Bryant Street  
Suite 610  
Denver, CO 80211

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**LEGAL DESCRIPTION**

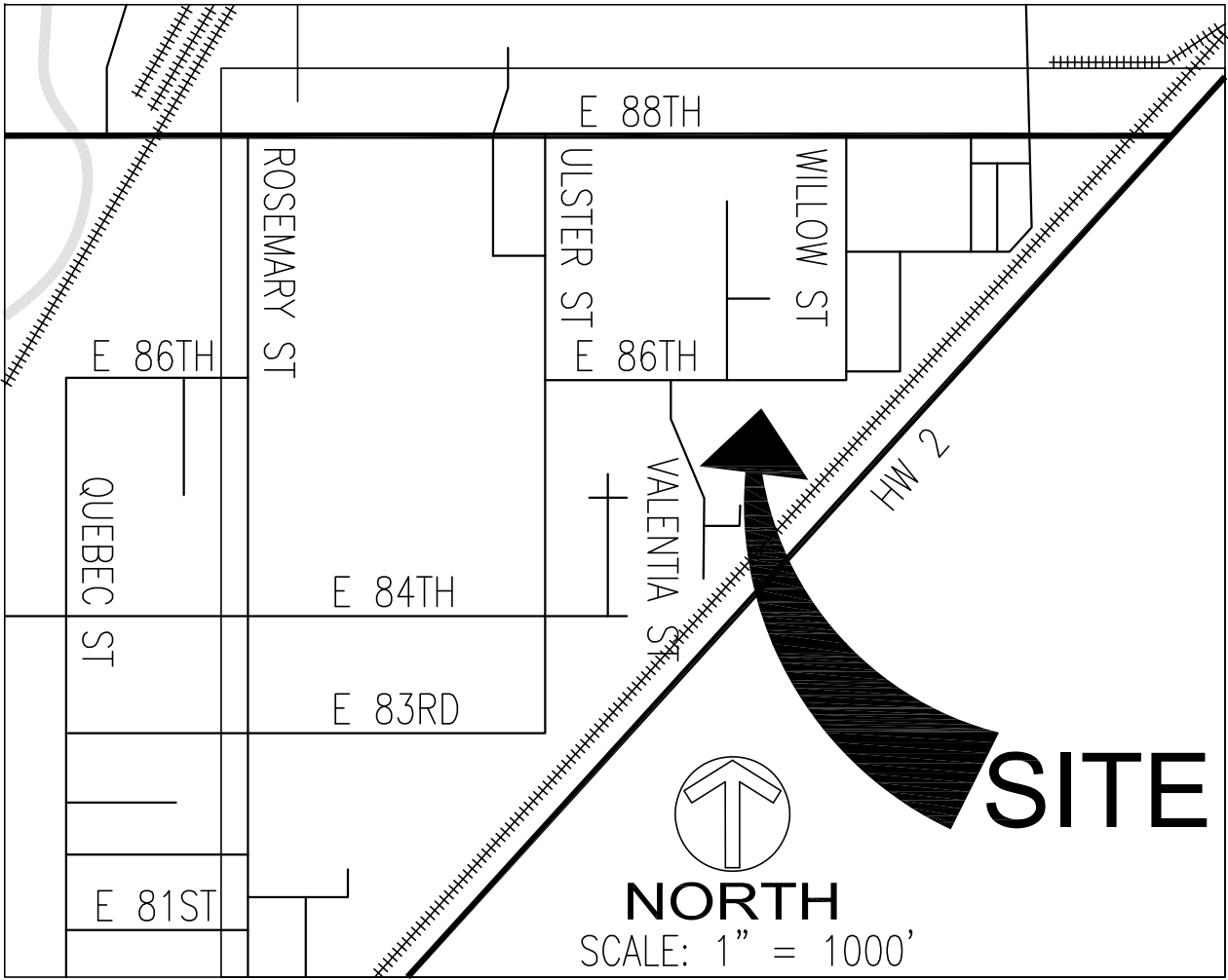
LOT 2 AND THE EAST HALF OF LOT 3 AND A PORTION OF LOT 4, VALENTIA INDUSTRIAL PARK, RECEPTION NO. B345688, LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, ADAMS COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH ¼ CORNER OF SAID SECTION 28; THENCE NORTH 89°39'36" EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 980.63 FEET; THENCE SOUTH 00°35'05" WEST A DISTANCE OF 1359.51 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89°29'02" EAST A DISTANCE OF 325.06 FEET; THENCE NORTH 00°24'00" EAST A DISTANCE OF 30.00 FEET; THENCE NORTH 89°29'02" EAST A DISTANCE OF 351.20 FEET; THENCE SOUTH 00°15'02" EAST A DISTANCE OF 308.36 FEET; THENCE SOUTH 41°14'28" WEST A DISTANCE OF 187.86 FEET; THENCE SOUTH 41°10'12" WEST A DISTANCE OF 352.77 FEET; THENCE NORTH 00°00'36" WEST A DISTANCE OF 212.46 FEET; THENCE NORTH 00°30'31" EAST A DISTANCE OF 50.10 FEET; THENCE SOUTH 88°35'42" WEST A DISTANCE OF 209.66 FEET; THENCE SOUTH 88°58'35" WEST A DISTANCE OF 83.47 FEET; THENCE NORTH 00°14'36" WEST A DISTANCE OF 185.50 FEET; THENCE SOUTH 89°43'22" WEST A DISTANCE OF 29.48 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 00°17'29" EAST A DISTANCE OF 237.79 FEET TO THE POINT OF BEGINNING; CONTAINING 311,812 SQUARE FEET OR 7.158 ACRES MORE OR LESS.

KNOW ALL MEN BY THESE PRESENTS THAT ARAGON ILIFF INVESTMENTS, LLC AND NANCE PROPERTIES, LLC BEING THE OWNERS OF THE ABOVE DESCRIBED PROPERTY HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AND BLOCKS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF ARAGON INDUSTRIAL PARK SUBDIVISION AND DO HEREBY GRANT TO THE CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO, FOR THE USE OF THE PUBLIC, THE STREETS AND OTHER PUBLIC WAYS AND LANDS HEREON SHOWN, FOR PUBLIC UTILITY, CABLE TV AND DETENTION POND AREAS, FLOODWAY AND FLOODPLAIN LIMITS, DRAINAGE AND OTHER PUBLIC PURPOSES AS DETERMINED BY COMMERCE CITY.

**VICINITY MAP**



**CONTACT INFORMATION**

**OWNER/DEVELOPER:**  
ARAGON ILIFF INVESTMENTS, LLC.  
JESSE ARAGON  
2602 S. LINDEN CT.  
DENVER, CO 80222  
(720) 231-1555  
(303) 300-2262 FAX

**ARCHITECT/CIVIL:**  
ZP ARCHITECTS ENGINEERS, INC.  
2727 BRYANT STREET, SUITE 610  
DENVER, COLORADO 80211  
(303) 455-3322  
WLOGAN@ZPARCHENG.COM

**PROJECT DESCRIPTION**

THE INTENT OF THIS PUD ZONE DOCUMENT IS TO PROVIDE FOR INDUSTRIAL USES THAT WILL BE COMPATIBLE WITH THE COMPREHENSIVE PLAN BY ALLOWING FOR USES SIMILAR TO THE I-2 ZONE DISTRICT AND THE EXISTING USES.

**SHEET INDEX**

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	SITE PLAN
3	STANDARDS AND LAND USES
4	DEVELOPMENT STANDARDS

**APPROVAL CERTIFICATES**

PLANNING COMMISSION:

APPROVED BY THE CITY OF COMMERCE CITY PLANNING COMMISSION  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_.

CHAIRPERSON

CITY COUNCIL:

APPROVED BY THE CITY OF COMMERCE CITY, CITY COUNCIL  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_.

ATTEST: CITY CLERK \_\_\_\_\_ MAYOR \_\_\_\_\_

OWNER'S CERTIFICATE (LOTS 1 & 2 & TRACTS A & B):

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

\_\_\_\_\_  
JESSE ARAGON, MANAGER

OWNER'S CERTIFICATE (LOT 3):

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

\_\_\_\_\_  
RALPH E NANCE, MANAGER

ACKNOWLEDGMENT:

STATE OF COLORADO )  
COUNTY OF ADAMS )  
CITY OF COMMERCE CITY )

THE FOREGOING OWNERSHIP CERTIFICATE WAS ACKNOWLEDGED  
BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

NOTARY PUBLIC \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_

CLERK AND RECORDER:

THIS PUD ZONE DOCUMENT WAS FILED FOR RECORD IN THE OFFICE OF  
ADAMS COUNTY CLERK AND RECORDER IN THE STATE OF COLORADO  
AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_M., THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_.

\_\_\_\_\_  
COUNTY CLERK AND RECORDER

RECEPTION NO: \_\_\_\_\_

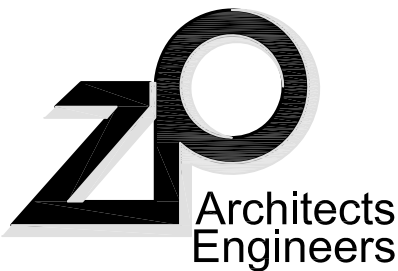
PUD ZONE DOCUMENT  
ARAGON INDUSTRIAL PARK

COMMERCE CITY, CO

8470 & 8510 E 86TH AVE.

ISSUE:  
02-02-17 CITY COMMENTS  
03-02-17 CITY COMMENTS  
10-16-17 CITY COMMENTS

JOB NUMBER:  
**Z14-188**  
SHEET TITLE:  
**COVER SHEET**



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COMMERCE CITY, CO

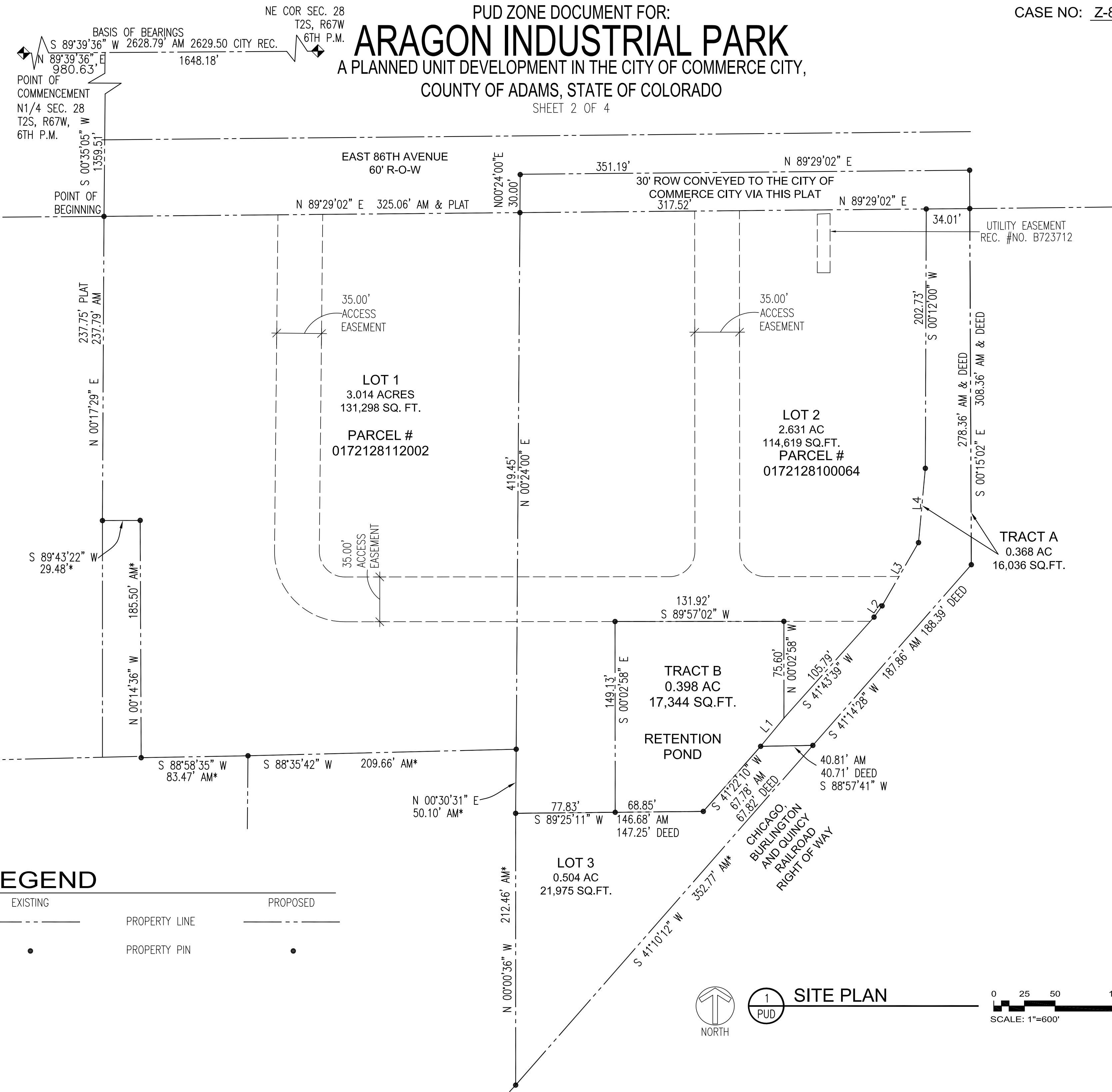
8470 & 8510 E 86TH AVE.

PUD ZONE DOCUMENT  
ARAGON INDUSTRIAL PARK

ISSUE:  
02-02-17 CITY COMMENTS  
03-02-17 CITY COMMENTS  
10-16-17 CITY COMMENTS

JOB NUMBER:  
Z14-188  
SHEET TITLE:  
SITE PLAN

PUD ZONE DOCUMENT FOR:  
**ARAGON INDUSTRIAL PARK**  
A PLANNED UNIT DEVELOPMENT IN THE CITY OF COMMERCE CITY,  
COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 2 OF 4



PUD ZONE DOCUMENT FOR:

ARAGON INDUSTRIAL PARK

A PLANNED UNIT DEVELOPMENT IN THE CITY OF COMMERCE CITY,  
COUNTY OF ADAMS, STATE OF COLORADO

SHEET 3 OF 4

CASE NO: Z-898-17



Architects  
Engineers

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PUD ZONE DOCUMENT

ARAGON INDUSTRIAL PARK

COMMERCE CITY, CO

8470 & 8510 E 86TH AVE.

LOT & TRACT INFORMATION TABLE					
NAME	AREA (SF)	AREA (ACRE)	USE	OWNERSHIP	MAINTAINED BY
LOT 1	131,298	3.014	CFD	All	All
LOT 2	114,619	2.631	CFD	All	All
LOT 3	21,975	0.504	CFD	NP	NP
TRACT A	16,036	0.368	ACCESS	All	All
TRACT B	17,344	0.398	DRAINAGE	All	All
NOTES: CFD – CURRENT AND FUTURE DEVELOPMENT All – ARAGON ILIFF INVESTMENTS, LLC. NP – NANCE PROPERTIES, LLC.					

- ALLOWABLE LAND USE NOTES:
1. TRASH MANAGEMENT SHALL NOT BE VISIBLE FROM 86TH AVE.  
AND SHALL BE CLEARED ON A WEEKLY BASIS BY A TRASH  
SERVICE PROVIDED BY PROPERTY OWNER(S).
2. ALL PROCESSING, CLEANING, SERVICING, TESTING OR REPAIR  
OF MATERIALS, GOODS OR PRODUCTS MAY TAKE PLACE  
OUTDOORS OR WITHIN A SHED LOCATED WITHIN A FENCED  
AREA.
3. ANY ISSUES NOT SPECIFICALLY ADDRESSED BY THIS PUD ZONE  
DOCUMENT ARE SUBJECT TO THE RULES AND REQUIREMENTS  
OF THE CITY OF COMMERCE CITY AS THEY MAY BE ADOPTED  
OR AMENDED. THIS INCLUDES BUT IS NOT LIMITED TO STORM  
WATER QUALITY AND DETENTION FACILITIES, ACCESS LOCATIONS,  
UTILITY LAYOUT, ALLOWED USES, DESIGN STANDARDS, SIGNAGE,  
ETC.
4. THIS PUD DOES NOT ABSOLVE THE PROPERTY OWNER OR  
TENANTS FROM MEETING ANY OTHER REQUIREMENT(S)  
ADMINISTERED OR NOT ADMINISTERED BY THE CITY AND  
APPLICABLE TO OPERATIONS ON SITE.

USE TABLE			
LOTS 1 AND 2  USES ON LOTS 1 AND 2 SHALL BE CONSISTENT WITH THE USES IDENTIFIED IN THE I-2 ZONE DISTRICT IN THE COMMERCE CITY LAND DEVELOPMENT CODE AS IT MAY BE AMENDED FROM TIME TO TIME. BELOW, CERTAIN USES HAVE BEEN IDENTIFIED TO BE ALLOWED BY RIGHT OR EXCLUDED FROM THE BASE I-2 ZONING OF THE SUBJECT PROPERTIES.  ADDITIONAL USES-BY-RIGHT: OUTDOOR STORAGE UNRELATED TO THE USE OF AN OFFICE IN A BUILDING SALVAGE YARDS JUNK YARDS  ADDITIONAL USES THAT ARE EXCLUDED: FIREWOOD, COMMERCIAL STORAGE AND SALES COMMUNITY GARDEN SEXUALLY ORIENTED BUSINESSES ANIMAL BOARDING (INDOOR/OUTDOOR KENNELS) AND TRAINING DOGGIE DAY CARE CENTERS BAR, TAVERN, OR NIGHT CLUB TEMPORARY/DAY LABOR FACILITIES/OFFICES PUBLIC OR PRIVATE AIRPORT/HELIPORT	LOT 3  USES ON LOT 3 SHALL BE CONSISTENT WITH THE USES IDENTIFIED IN THE I-2 ZONE DISTRICT IN THE COMMERCE CITY LAND DEVELOPMENT CODE AS IT MAY BE AMENDED FROM TIME TO TIME.	TRACT A  TRACT A SHALL BE USED EXCLUSIVELY FOR ACCESS. AT NO TIME SHALL TRACT A BE BLOCKED AND/OR DEVELOPED.	TRACT B  TRACT B SHALL BE USED EXCLUSIVELY FOR STORMWATER RETENTION. AT NO TIME SHALL TRACT B BE BLOCKED AND/OR DEVELOPED.

ISSUE:  
02-02-17 CITY COMMENTS  
03-02-17 CITY COMMENTS  
10-16-17 CITY COMMENTS

JOB NUMBER:  
Z14-188

SHEET TITLE:  
STANDARDS AND  
LAND USES

PUD ZONE DOCUMENT FOR:

ARAGON INDUSTRIAL PARK

A PLANNED UNIT DEVELOPMENT IN THE CITY OF COMMERCE CITY,  
COUNTY OF ADAMS, STATE OF COLORADO

SHEET 4 OF 4

CASE NO: Z-898-17



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PUD ZONE DOCUMENT

ARAGON INDUSTRIAL PARK

COMMERCE CITY, CO

8470 & 8510 E 86TH AVE.

DEVELOPMENT STANDARDS	
ITEM	LOT 1 AND LOT 2
MINIMUM FLOOR AREA RATIO	0.05
MAXIMUM FLOOR AREA RATIO	NONE
MINIMUM LOT SIZE	50,000 SF
MAXIMUM LOT SIZE	NONE
MINIMUM LOT FRONTAGE	80 FT
PRIMARY STRUCTURES	
MINIMUM FRONT YARD SETBACK	20 FT
MAXIMUM FRONT YARD SETBACK	NONE
MINIMUM SIDE YARD SETBACK	20 FT
MINIMUM REAR YARD SETBACK	25 FT
MINIMUM BUILDING HEIGHT	15 FT
MAXIMUM BUILDING HEIGHT	50 FT
MINIMUM OPEN SPACE	NONE
BUILDING LOCATION	50 FT FROM A RESIDENTIAL ZONE DISTRICT
ACCESSORY STRUCTURES	
MINIMUM PROPERTY LINE SIDE YARD SETBACK	10 FT
MINIMUM PROPERTY LINE REAR YARD SETBACK	10 FT
MAXIMUM HEIGHT	15 FT
MAXIMUM ACCESSORY STRUCTURE PER STORAGE AREA	ONE PER FENCED AREA
MINIMUM SEPARATION BETWEEN ACCESSORY STRUCTURES	10 FT
ACCESSORY BUILDINGS	STORAGE SHEDS OR CONTAINERS MAY HAVE A MAXIMUM AREA OF 480 SQ.FT. EACH. E.G. 12'x40' SHED
LANDSCAPE REQUIREMENTS	LANDSCAPING IMPROVEMENTS SHALL BE GOVERNED BY THE LANDSCAPE ORDINANCE FOUND IN THE LAND DEVELOPMENT CODE AS IT MAY BE AMENDED FROM TIME TO TIME.
PARKING REQUIREMENTS	PARKING SHALL BE GOVERNED BY THE LAND DEVELOPMENT CODE AS IT MAY BE AMENDED FROM TIME TO TIME, EXCEPT THAT EACH STORAGE AREA SHALL PROVIDE AT LEAST 1 PARKING SPACE OF RECYCLED ASPHALT, CONCRETE, OR HOT MIX ASPHALT.
SIGNAGE REQUIREMENTS	SIGNAGE SHALL BE GOVERNED BY THE SIGN ORDINANCE FOUND IN THE LAND DEVELOPMENT CODE AS IT MAY BE AMENDED FROM TIME TO TIME.
FENCING REQUIREMENTS	FENCING SHALL BE GOVERNED BY THE FENCE STANDARDS FOUND IN THE LAND DEVELOPMENT CODE AS IT MAY BE AMENDED FROM TIME TO TIME.
ACCESS AND DRIVE AISLES	ALL ACCESS AND DRIVE AISLE REQUIREMENTS SHALL BE GOVERNED BY THE CITY'S STANDARDS AS THEY MAY BE AMENDED FROM TIME TO TIME.
NOTES: 1. ANY DEVELOPMENT STANDARD NOT ADDRESSED BY THIS PUD IS GOVERNED BY THE I-2 DEVELOPMENT STANDARD IN THE LAND DEVELOPMENT CODE AS IT MAY BE AMENDED FROM TIME TO TIME. 2. DEVELOPMENT STANDARDS FOR LOT 3 SHALL BE GOVERNED BY THE I-2 DEVELOPMENT STANDARDS IN THE LAND DEVELOPMENT CODE AS IT MAY BE AMENDED FROM TIME TO TIME, EXCEPT THAT LOT 3 SHALL MAINTAIN A MINIMUM OF 40- FEET OF FRONTAGE ADJACENT TO TRACT A.	