

October 2, 2015



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City of Commerce City
Community Development
7887 E. 60th Ave.
Commerce City, CO 80022

Re: Aragon Industrial Park
PUD Development Permit Narrative
8470 and 8510 E. 86th Ave.
Commerce City, CO

Dear Sir:

The Aragon Industrial Park (AIP) is an existing non-conforming property currently used for commercial uses. 8470 E. 86th Ave. currently has a 12,816 square foot building used as a truck repair and counter top manufacturing shop. The rest of the property is used for storage and vehicle parking for the existing businesses. Currently 8510 E. 86th Ave. is used for open storage of vehicles, salvage materials, tow-truck operations and general construction material storage. The storage areas are screened behind existing chain link fencing. The scope of the project is to continue the same commercial uses while turning the lots into a legal non-conforming compliance with city regulations.

The site access and circulation consists of designated drive lanes between the two lots. The drive lanes will be accessed off the frontage road and along the east property line from an access easement to Lot 4 located south of the PUD property. There is also a subdivision agreement to swap the drive lane belonging to Lot 4 for parcel C. This will allow the two PUD lots clear cross access and provide the required building set back limit for the existing east structure.

The current approximate number of employees is ten for both businesses. Both businesses have standard 7:30am to 4:00 pm hours of operation. These businesses are not regularly accessed by the general public and no extra parking is made beyond the current number of employees. The property contents are screened from adjacent properties with a combination of wood and vinyl siding applied to chain link fencing. No building construction or street improvements are proposed. The only significant improvement is to establish access around and through the site for client and fire department circulation and the construction of a retention pond along the south boarder of lot 2. It is estimated that these improvements will take three months and should be completed around midsummer of 2016.

ZP Architects Engineers, Inc.

A handwritten signature in black ink, appearing to read 'William J. Logan', is written over a light blue horizontal line.

William J. Logan, P.E.
Principal Engineer