

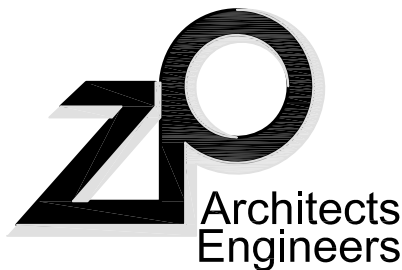
PUD PERMIT DOCUMENT FOR:

ARAGON INDUSTRIAL PARK

A PLANNED UNIT DEVELOPMENT IN THE CITY OF COMMERCE CITY, PART OF NE $\frac{1}{4}$, SEC 28, T2S,
R67 W OF 6TH PM, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 1 OF 5

CASE NO: Z-898-D-291-17



2727 Bryant Street
Suite 600
Denver, CO 80211

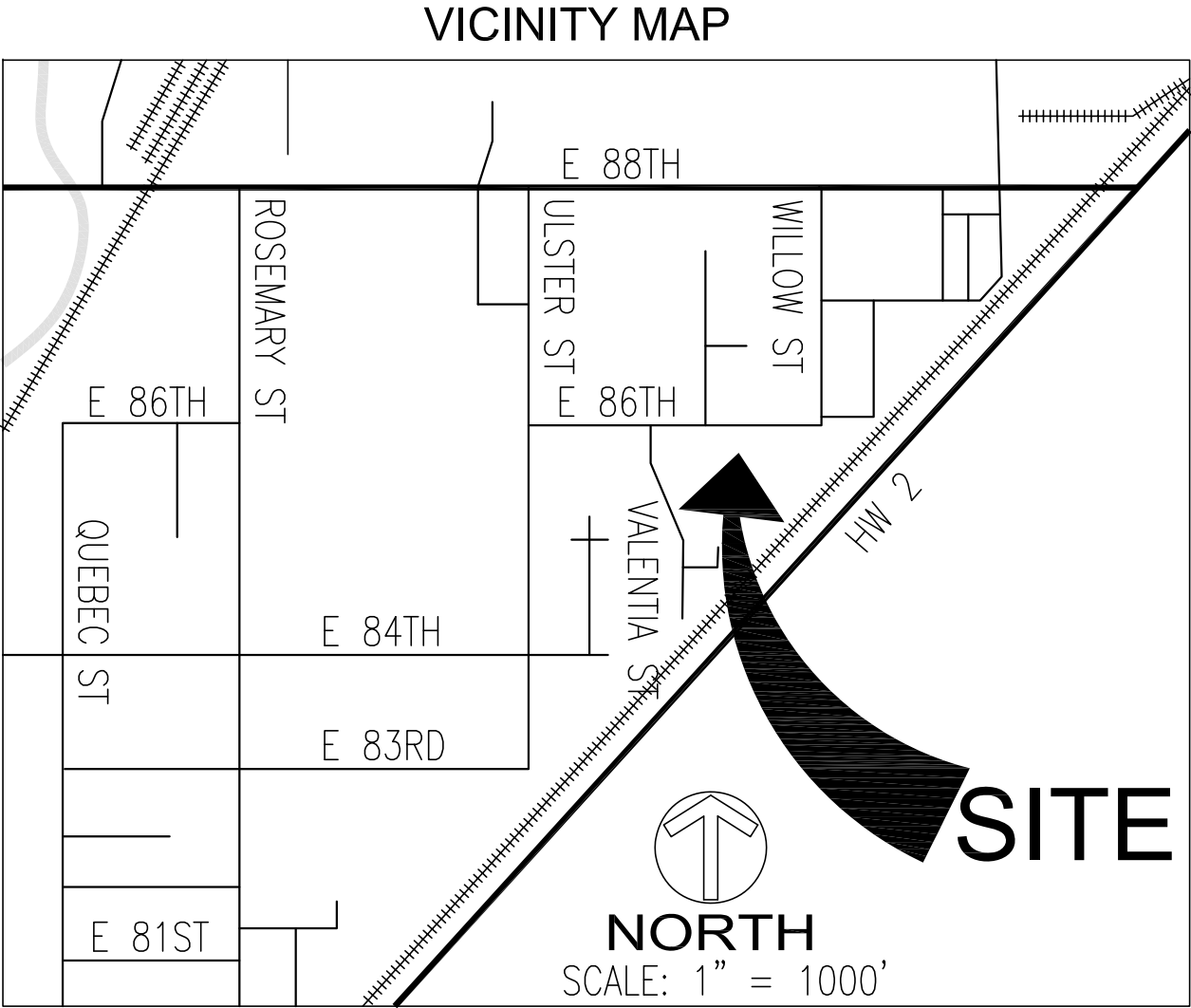
303 455 3322 T
303 455 3708 F
WWW.ZPARCHENG.COM

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 $\frac{1}{4}$ 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.



CONTACT INFORMATION

OWNER/DEVELOPER:
ARAGON ILIFF INVESTMENTS, LLC.
MICHAEL 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 PERMIT DOCUMENT IS TO PROVIDE THE EXISTING AS-BUILT CONDITIONS. NO NEW STRUCTURES OR RE-DEVELOPMENT IS PROPOSED

SHEET INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	ARCHITECTURAL ELEVATIONS
3	SITE PLAN
4	LANDSCAPE PLAN
5	GRADING PLAN

APPROVAL CERTIFICATES:

CITY STAFF CERTIFICATE:
APPROVED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT OF THE CITY OF COMMERCE CITY, THIS _____ DAY OF _____, 20____.

DEPARTMENT OF COMMUNITY DEVELOPMENT

GENERAL NOTES:

LIGHTING NOTE: IN THE INTEREST OF COMPATIBILITY OF SURROUNDING LAND USES, ILLUMINATION OF ANY KIND ON PRIVATE PROPERTY SHALL BE DIRECTED AND CONTROLLED IN SUCH A MANNER SO THAT THERE SHALL BE NO DIRECT RAYS OF LIGHT WHICH EXTEND BEYOND THE BOUNDARIES OF THE PROPERTY FROM WHICH IT ORIGINATES.

TRASH ENCLOSURE NOTE: TRASH ENCLOSURES SHALL BE CONSTRUCTED TO A MINIMUM HEIGHT OF 6- FEET AND OF THE SAME OR COMPLIMENTARY MATERIAL AND COLOR AS THE MAIN BUILDING.

SCREENING NOTE: ROOF MOUNTED ELECTRICAL AND MECHANICAL EQUIPMENT SHALL BE PLACED OR SCREENED SUCH THAT THE EQUIPMENT IS NOT VISIBLE FROM ANY POINT. SUCH EQUIPMENT SHALL BE SCREENED WITH THE SAME MATERIALS AND COLORS AS THE MAIN BUILDING.

SIGNAGE NOTE: APPROVAL OF A SIGN PERMIT IS REQUIRED IN ADDITION TO DEVELOPMENT PLAN APPROVAL. SIGN LOCATIONS SHOWN ON THE DEVELOPMENT PLAN WILL BE REVIEWED FOR POSSIBLE CONFLICTS WITH SIGHT TRIANGLES AND EASEMENTS. THESE SIGNS WILL NOT BE APPROVED BY THE DEVELOPMENT PLAN REVIEW PROCESS OR APPROVAL OF THIS DEVELOPMENT PLAN. ALL SIGNS MUST CONFORM TO THE CITY’S STANDARDS.

FENCING NOTE: APPROVAL OF A FENCE PERMIT IS REQUIRED IN ADDITION TO DEVELOPMENT PLAN APPROVAL. ALL FENCES MUST CONFORM TO THE CITY’S STANDARDS.

DOWNSPOUT NOTE: NO ROOF DOWNSPOUT OUTFALLS WILL BE ALLOWED TO DRAIN OVER SIDEWALKS, BIKE PATHS, OR ANY OTHER PEDESTRIAN ROUTE.

AMERICANS WITH DISABILITIES NOTE: THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN DISABILITIES ACT. APPROVAL OF THIS DEVELOPMENT PLAN DOES NOT CONSTITUTE COMPLIANCE WITH THIS ACT.

CONSTRUCTION NOTE: THE APPROVAL OF THIS DEVELOPMENT PLAN DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. THESE PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.

UNDERGROUND UTILITY NOTE: ALL OVERHEAD UTILITIES SERVING THIS SITE MUST BE PLACED UNDERGROUND PER THE LAND DEVELOPMENT CODE.

PUD PERMIT DOCUMENT
ARAGON INDUSTRIAL PARK
COMMERCE CITY, CO
8470 & 8510 E 86TH AVE.

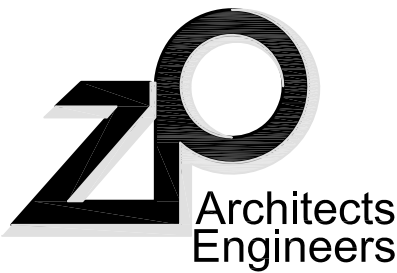
ISSUE:
02-02-17 CITY COMMENTS
03-02-17 CITY COMMENTS
10-16-17 CITY COMMENTS

JOB NUMBER:
Z14-188
SHEET TITLE:
COVER SHEET

SHEET:
1
OF 5

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ARAGON INDUSTRIAL PARK
A PLANNED UNIT DEVELOPMENT IN THE CITY OF COMMERCE CITY, PART OF NE 1/4, SEC 28, T2S,
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SHEET 2 OF 5

CASE NO: Z-898-D-291-17



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COMMERCE CITY, CO

PUD PERMIT DOCUMENT
ARAGON INDUSTRIAL PARK

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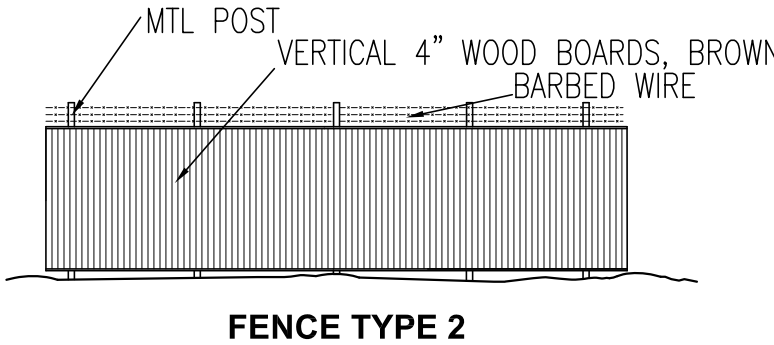
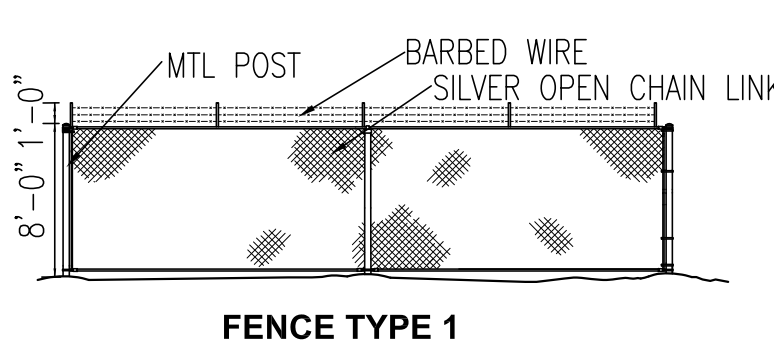
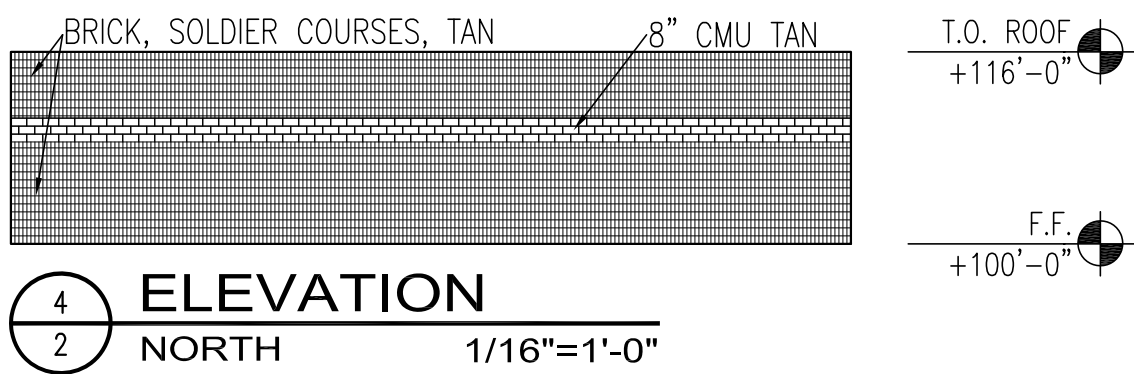
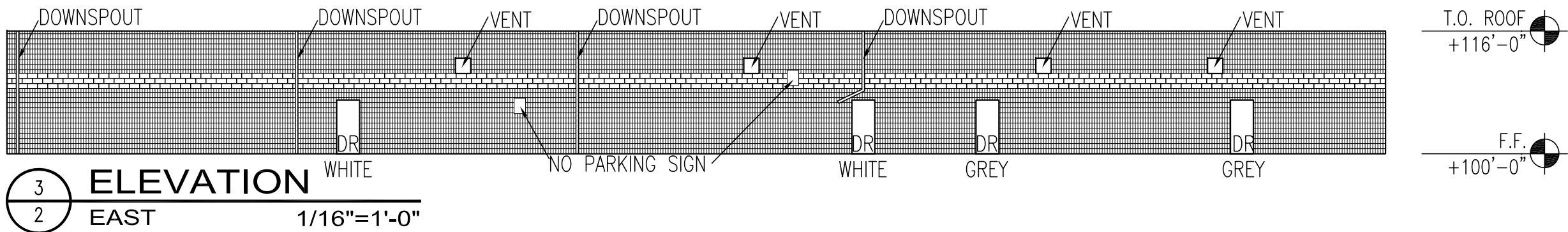
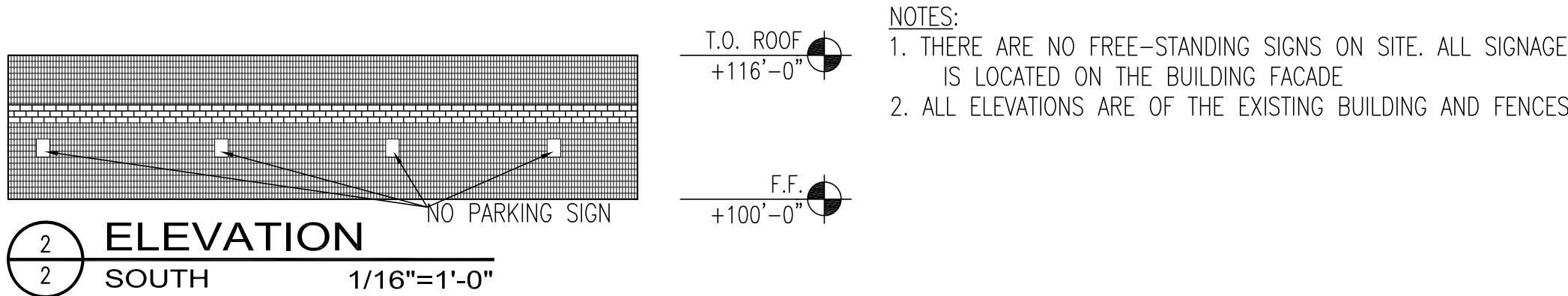
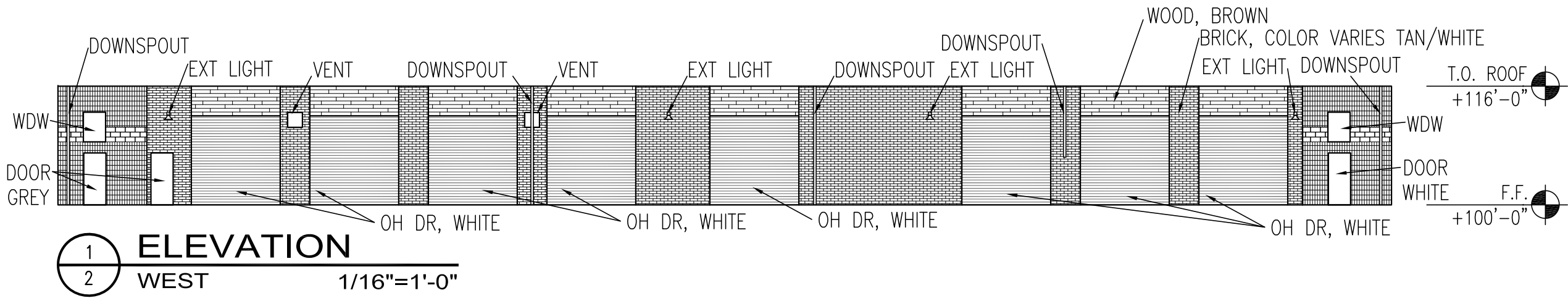
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10-16-17 CITY COMMENTS

JOB NUMBER:
Z14-188
SHEET TITLE:
**ARCHITECTURAL
ELEVATIONS**

SHEET:
2
OF 5

CITY STAFF CERTIFICATE:
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DEVELOPMENT OF THE CITY OF COMMERCE CITY, THIS
_____ DAY OF _____, 20____.

DEPARTMENT OF COMMUNITY DEVELOPMENT

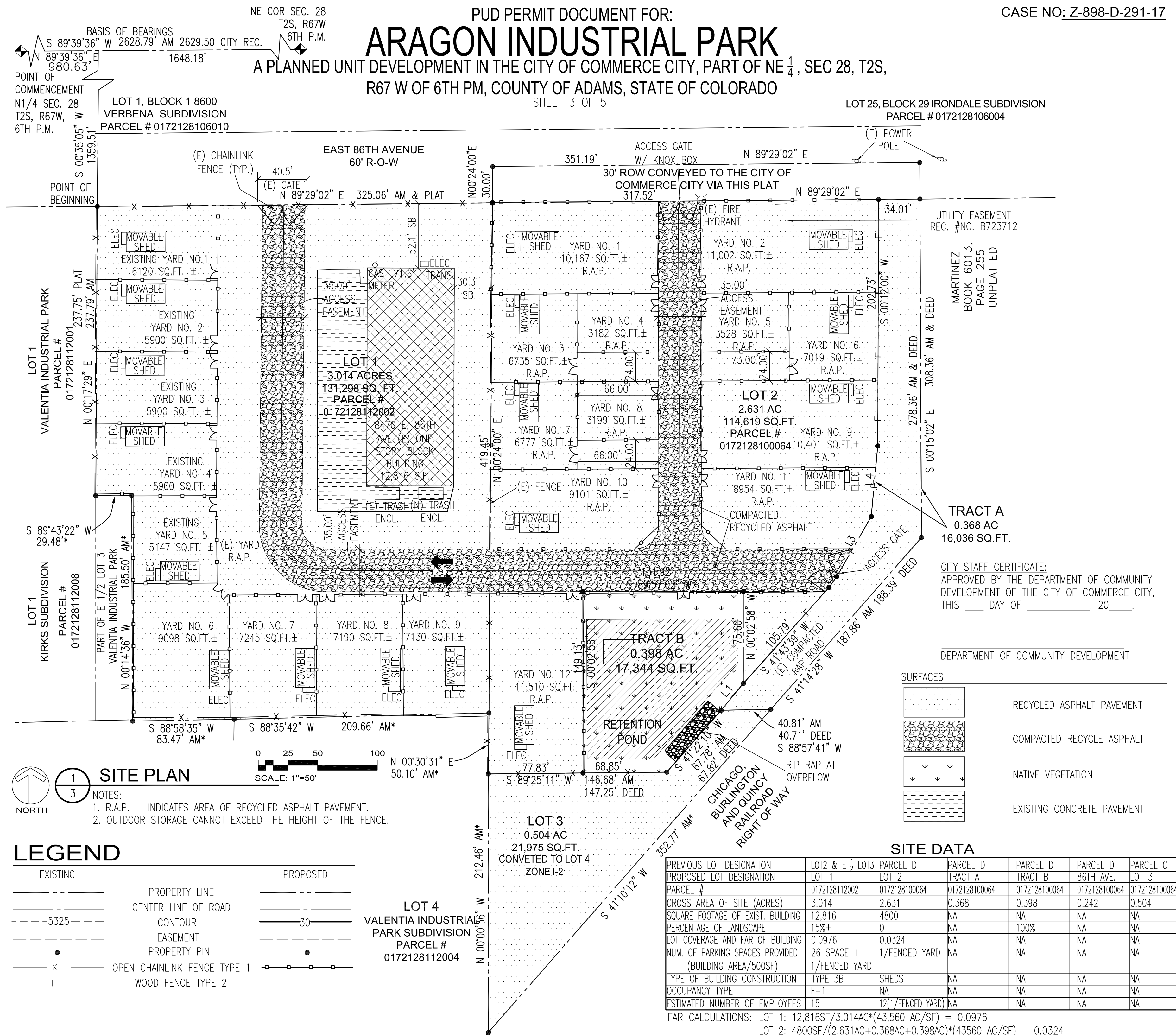


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10-16-17 CITY COMMENTS

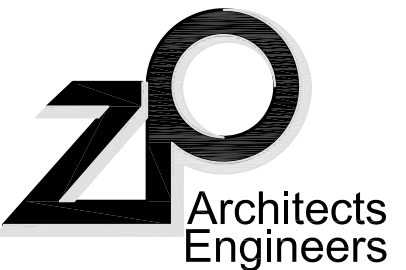
JOB NUMBER:
Z14-188
SHEET TITLE:
SITE PLAN

SHEET:
3
OF 5



PUD PERMIT DOCUMENT FOR:
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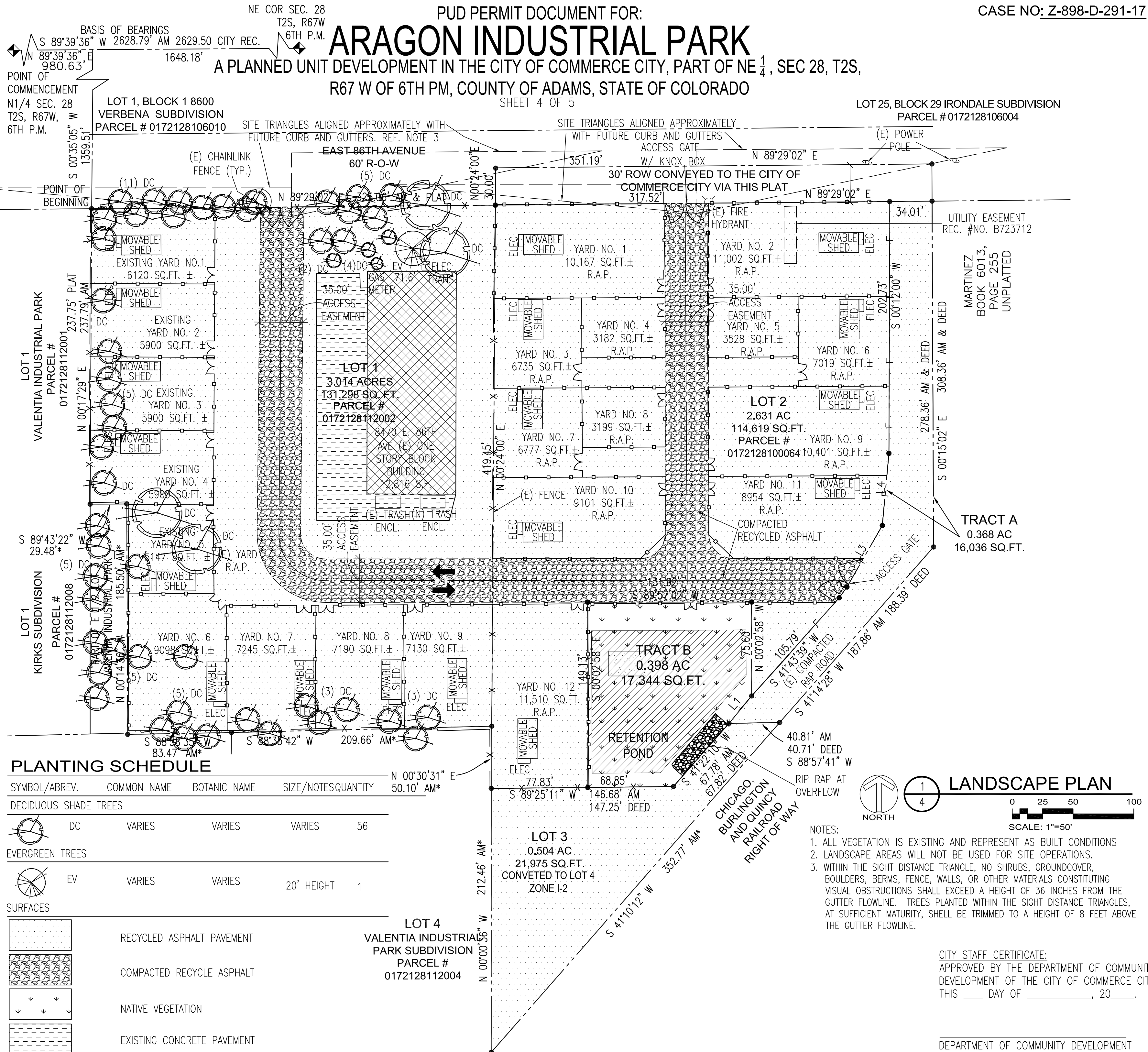
ISSUE:
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SHEET TITLE:
LANDSCAPE PLAN

SHEET:
4
OF 5

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DEPARTMENT OF COMMUNITY DEVELOPMENT



PUD PERMIT DOCUMENT
ARAGON INDUSTRIAL PARK

ISSUE:
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10-16-17 CITY COMMENTS

JOB NUMBER:
Z14-188

SHEET TITLE:
GRADING PLAN

SHEET:
5
OF 5

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