

CONDITIONAL USE PERMIT

FOR SALVAGE YARD OPERATIONS

CASE #CU-81-08-10-12-17

WHEREAS, the City Council of the City of Commerce City, Colorado finds that a conditional use permit for salvage yard operations (“Conditional Use Permit”) should be granted pursuant to the Land Development Code of the City of Commerce City in Case #CU-81-08-10-12-17 for that property described in exhibit “A” attached hereto and made a part hereof, located at 6495 Brighton Boulevard, Commerce City, Colorado; and

WHEREAS, the City of Commerce City believes that this Conditional Use Permit is only appropriate if certain conditions are met; and

WHEREAS, the City of Commerce City desires to set to writing the conditions of the Conditional Use Permit;

NOW THEREFORE, the Conditional Use Permit applied for in Case # CU-81-08-10-12-17 is granted by the City of Commerce City subject to the following conditions:

CONDITIONS:

- A. The Conditional Use Permit is granted to the applicant only with no right of assignment unless a revision to the Conditional Use Permit is approved by the City Council after review by the Planning Commission.
- B. The hours of operation shall be limited to between 6 am and 10 pm, with no operation of large machinery or movement of heavy materials after 9 pm.

Failure to comply with the above conditions shall constitute basis for revocation by the City of Commerce City, after public hearing, of the Conditional Use Permit authorized for the above-described property, it being expressly determined by the City Council that the Conditional Use Permit granted by the City of Commerce City in Case # CU-81-08-10-12-17 is not proper in the absence of compliance with the conditions herein contained. In the alternative, the City may proceed with legal action for injunctive relief to enforce the conditions herein imposed or issue a summons and complaint in the Commerce City municipal court for violation of the aforesaid conditions, and in the event a summons and complaint is issued in the Commerce City municipal court, and upon finding a violation of the conditions set forth in this Conditional Use Permit, the municipal court may impose any penalty authorized by the Land Development Code. The remedies herein provided for shall be considered cumulative and not mutually exclusive.

IN WITNESS WHEREOF, the undersigned have set their hands effective the 8th day of August, 2017.

CITY OF COMMERCE CITY, COLORADO

By: _____
Sean Ford, Mayor

ATTEST:

Laura J. Bauer, MMC, City Clerk

Exhibit “A”
Case # CU-81-08-10-12-17

Legal Description

SECT,TWN,RNG:6-3-67 DESC: BEG AT THE SW4 COR OF SEC 6 TH E 917/62 FT TH N 25D 49M E 368/08 FT TO THE POB TH THE FOL 2 COURSES N 83D 35M W 191/59 FT TH N 21D 09M E 297/25 FT TH W 340/36 FT TH N 50 FT TH E 593/66 FT TO A PT ON BRIGHTON BLVD TH S 25D 49M W 389/79 FT TO THE POB EXC THAT PORT DESC AS FOLS BEG AT THE SW4 COR OF SD SEC 6 TH N 72D 40M E 1133/70 FT TO THE MOST ELY COR OF SD LOT 2 AND THE POB TH ALG BDRY OF LOT 2 ALLIED SUBD FLG NO 1 THE FOL 2 COURSES TH N 83D 47M W 195/38 FT TH N 22D 20M E 2/24 FT TO A PT ON GENERAL ALIGNMENT OF FENCE LN AS IT EXISTS DESC AS POINT A TH S 83D 35M E 195/30 FT TH S 25D 44M W 1/60 FT TO THE POB TOG WITH A PARC DESC AS BEG AT THE ABOVE POINT A TH N 83D 35M W 1/37 FT TO A PT ON TH N 21D 09M E 296/71 FT TO A PT ON NLY BDRY LN OF SD LOT 2 TH E 7/98 FT TH S 22D 20M W 299/35 FT TO THE POB 2/084A