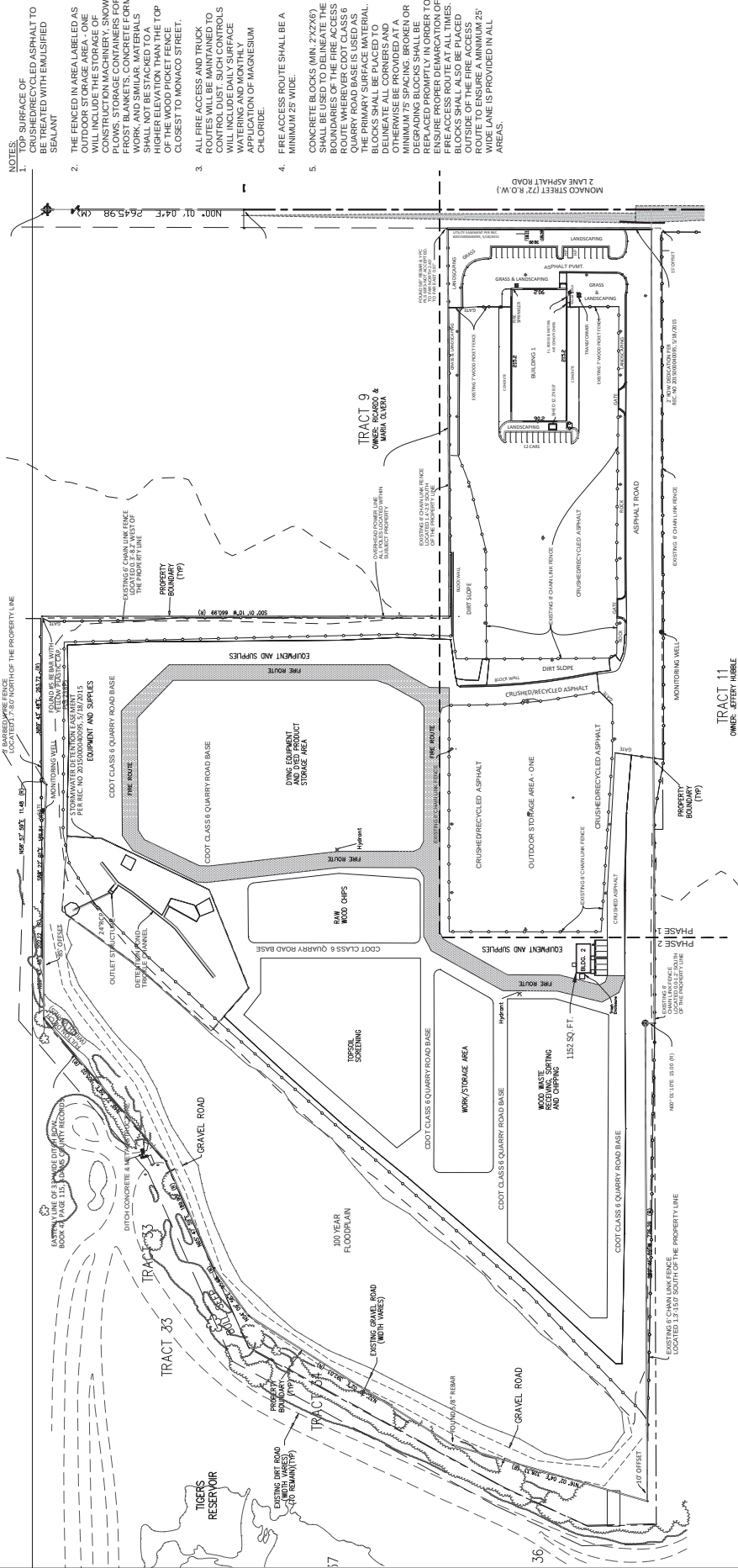


91ST & MONACO

DEVELOPMENT PLAN

9109 MONACO STREET
COMMERCE CITY, COLORADO
PARCEL IDENTIFICATION NUMBER (PIN): 172120301004



NOTES:

1. TOP SURFACE OF CURB SHALL BE RECYCLED ASPHALT TO BE THICKENED WITH ENLARGED SEALANT.
2. THE FENCED IN AREA LABELED AS "EQUIPMENT AND SUPPLIES" WILL INCLUDE THE STORAGE OF CONSTRUCTION MACHINERY, SNOW PLOW, STORAGE CONTAINERS FOR FERTILIZER, PESTICIDES, FARM WORK, AND SIMILAR MATERIALS. SHALL NOT BE STACKED TO A HIGHER ELEVATION THAN THE TOP OF THE WOOD PICKET FENCE CLOSEST TO MONACO STREET.
3. ALL FIRE ACCESS AND TRUCK ROUTES WILL BE MAINTAINED TO THE MINIMUM 25' WIDE. ALL FIRE ACCESS AND TRUCK ROUTES WILL INCLUDE DAILY SURFACE WATERING AND MONTHLY APPLICATION OF MAGNESIUM CHLORIDE.
4. FIRE ACCESS ROUTE SHALL BE A MINIMUM 25' WIDE.
5. CONCRETE BLOCKS (MIN. 2'X2'X6') SHALL BE USED TO DELINEATE THE BOUNDARIES OF THE FIRE ACCESS ROUTE WHEREVER CDOT CLASS 6 QUARRY ROAD BASE IS USED FOR THE PRIMARY SURFACE MATERIAL. BLOCKS SHALL BE PLACED TO DELINEATE ALL CORNERS AND MINIMUM 75' SPACING. BROKEN OR DEGRADING BLOCKS SHALL BE REPLACED PROMPTLY IN ORDER TO ENSURE PROPER DEMARCATION OF FIRE ACCESS ROUTES. BLOCKS SHALL ALSO BE PLACED OUTSIDE OF THE FIRE ACCESS ROUTE TO ENSURE A MINIMUM 25' WIDE FIRE ACCESS ROUTE IS PROVIDED IN ALL AREAS.

TRACT 11
OWNER: HARRIS ROCHER SMITH
RESOLUTION 2016-277, RECORDED ON
MAY 16, 2016 IN THE PUBLIC RECORDS OF
ADAMS COUNTY, COLORADO, AT
RECEPTION NO. 231606557684

DATE	REVISION	COMMENTS
03/28/2017	1	ISSUED FOR PERMIT
03/28/2017	2	REVISION TO COMMENTS
03/28/2017	3	REVISION TO COMMENTS
03/28/2017	4	REVISION TO COMMENTS
03/28/2017	5	REVISION TO COMMENTS
03/28/2017	6	REVISION TO COMMENTS
03/28/2017	7	REVISION TO COMMENTS
03/28/2017	8	REVISION TO COMMENTS
03/28/2017	9	REVISION TO COMMENTS
03/28/2017	10	REVISION TO COMMENTS

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F: 303.862.1187
www.hks.com

Norris Design
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Denver, Colorado 80204
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F: 303.862.1187
www.norris-design.com

Fiore & Sons, Inc.
750 W. 62ND AVENUE
DENVER, CO 80204
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F: 303.928.8850
www.fioreandsons.com

ARCHITECT:
Wayne D. Anderson
(303) 550-5678
WAndersonA@comcast.net
www.andersons.com

303 NUMBER



GTY'S STAFF CERTIFICATE
Approved by the Department of Community Development
on _____ day of _____, 2017.
Department of Community Development Supervisor

SITE PLAN
SHEET 2 OF 12

9109 MONACO STREET
COMMERCE CITY, COLORADO
PARCEL IDENTIFICATION NUMBER (PIN): 172120301004



-  CDD CLASS 6
QUARRY ROAD BASE
 CRUSHED ASPHALT
 ASPHALT
 FIRE ACCESS ROUTE
(MAGNESIUM CHLORIDE
TREATED SURFACE)
 CIRCULATION ROUTE

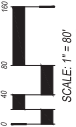
NOTES:

1. TOP SURFACE OF

2. ALL FIRE ACCESS AND TRUCK ROUTES WILL BE MAINTAINED TO CONTROL DUST. SUCH CONTROLS WILL INCLUDE DAILY SURFACE WATERING AND MONTHLY APPLICATION OF MAGNESIUM CHLORIDE.
3. FIRE ACCESS ROUTE SHALL BE A MINIMUM 25' WIDE.

TRACT 9
OWNER: RICARDO &
MARIA OLIVERA

TRACT 11
OWNER: JEFFERY HUBBLE
& CHARLENE MANTEL
INDUSTRIAL USE (ADAMS COUNTY
RESOLUTION 2016-277, RECORDED ON
MAY 16, 2016 IN THE PUBLIC RECORDS OF
ADAMS COUNTY, COLORADO, AT
RECEPTION NO. 20160000375864

[illegible]

80
CIRCULATION & SURFACE MATERIAL
SHEET 3 OF 12

CITY STAFF CERTIFICATE:
Approved by the Department of Community
Development of the City of Commerce City, this
_____ day of _____, A.D. _____

Department of Community Development Signature

HKS **HARRIS
KOCHER
SMITH**
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