

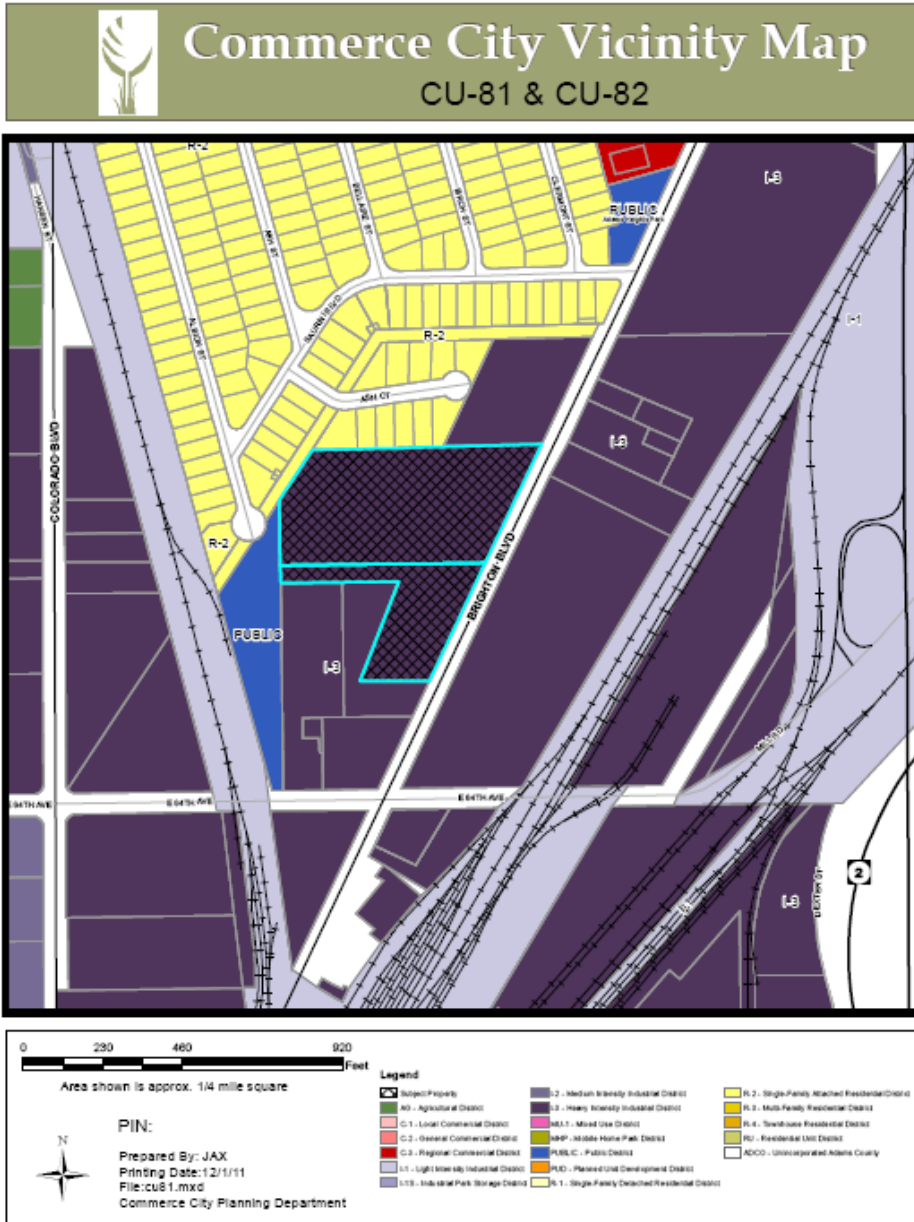


CU-81-08-10-12-17

CU-82-08-10-12-17

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●.....
Locations: 6495 and 6541 Brighton Blvd
Applicant: Rocky Mountain Recycling

Site and Surroundings



- Zoning Designation
 - I-3
- Comp Plan Designation
 - General Industrial

Case History

CU-81

<u>Case</u>	<u>Date</u>	<u>Request</u>	<u>Action</u>
CU-81-08-10-12	1/12	Amend Conditions	Approval with Conditions
CU-81-08-10	5/10	Amend Conditions	Approval with Conditions
CU-81-08	9/10	CUP for a Scrap Yard	Approval with Conditions
AV-1667-08	7/8/08	Fence height, setback variance, landscape variance	Approval with Conditions
A-930-87	12/87	20-foot rear yard setback	Revoked

CU-82

<u>Case</u>	<u>Date</u>	<u>Request</u>	<u>Action</u>
CU-82-08-10-12	1/12	Amend Conditions	Approval with Conditions
CU-82-08-10	5/10	Amend Conditions	Approval with Conditions
CU-82-08	9/10	CUP for a Scrap Yard	Approval with Conditions
A-139-74	8/74	Use by permit for auto recycling	Denial



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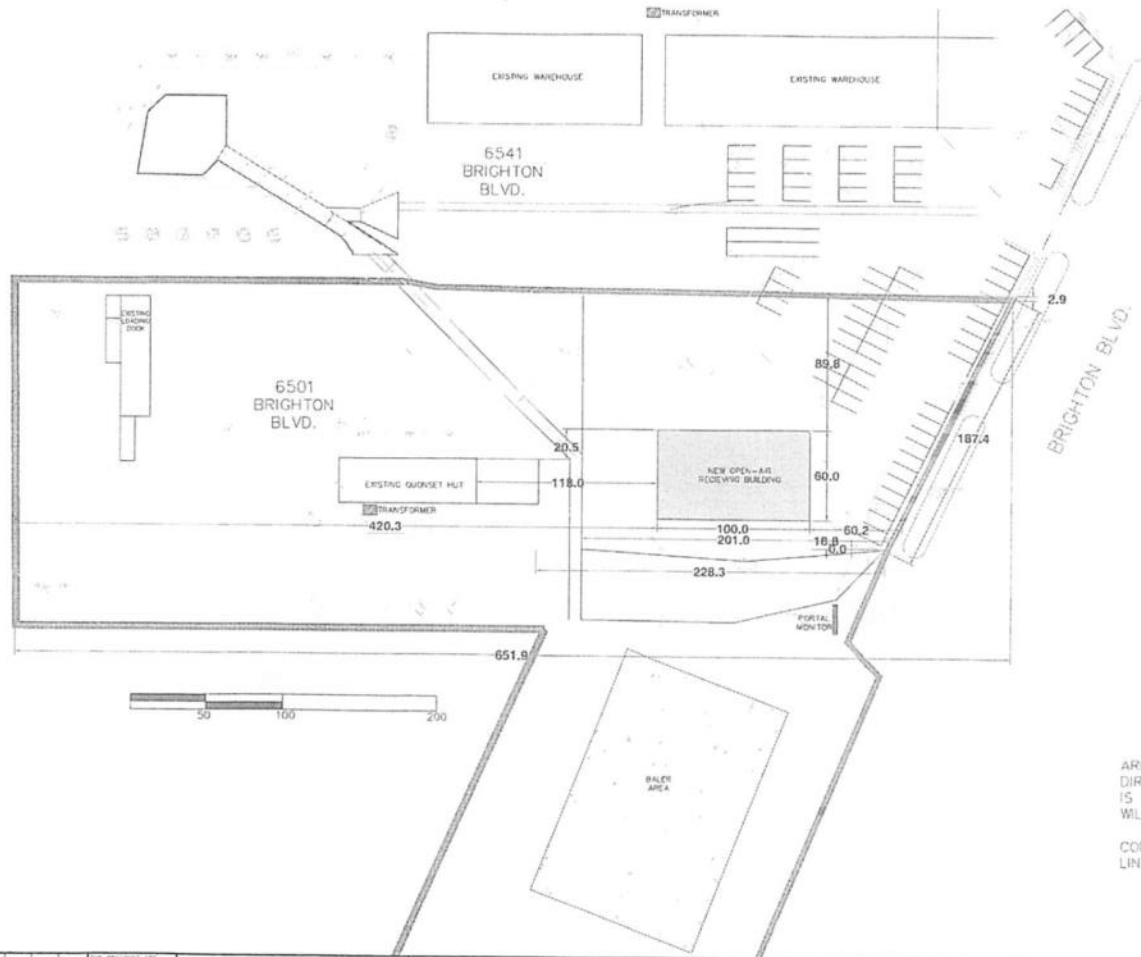
Request

- Rocky Mountain Recycling is requesting to renew their conditional use permits to continue to operate a salvage yard onsite.
- No significant changes their operations are proposed.
 - Baling of non ferrous materials
 - Small scales for buying non-ferrous scrap (not iron/steel) aluminum, copper, etc.
 - Storage of finished product waiting for shipment



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Site Plan Proposal



ARROWS REPRESENT SURFACE RUNOFF FLOW DIRECTION. THE AREA ON WHICH THE BUILDING IS TO BE LOCATED IS FLAT AND NO WATER WILL FLOW IN THIS AREA.

CONTOURS ARE APPROXIMATE 2' TOPOGRAPHIC LINES

REV	DATE	DESCRIPTION	DRAWN BY	CHECKED BY	DATE	APP BY	THE OFFICIALS ARE PROPERTY OF SHAW AND ARE NOT TO BE REPRODUCED OR REPRODUCED WITHOUT WRITTEN PERMISSION	ROCKY MOUNTAIN RECYCLING 6510 BRIGHTON BLVD. COMMERCE CITY, COLORADO 80022	Shaw Shaw Environmental & Infrastructure 7604 Technology Way, Suite 300 Denver, Colorado 80237	DESIGN BY: FSM DRAWN BY: WSA CHECKED BY: TW JOB NO. 142416	DRAWING NO. C-100 SHEET NO. of DATE: 1/22/11
1	7/2/11	CONCEPTUAL									
2	7/2/11	PRELIMINARY									
3	7/2/11	FINAL									
4	7/2/11	FOR PERMIT									
5	7/2/11	FOR PERMIT									
6	7/2/11	FOR PERMIT									
7	7/2/11	FOR PERMIT									
8	7/2/11	FOR PERMIT									
9	7/2/11	FOR PERMIT									
10	7/2/11	FOR PERMIT									

CIVIL LAYOUT



0 200 400 Feet

-  Subject Property
-  City Limit Boundary
-  IGA Annexation Growth Boundary

PIN: 182306300039 & 182306300044

Commerce City Planning Division
 Prepared By: CD_AXMACHER
 Date Saved: 5/30/2017
 Document Path: O:\PC_Planning Commission\Conditional
 Use Cases\CU-81 RMR\CU-81-17\vmmap.mxd

Site Photos



Planning Commission Analysis

- Location is still appropriate
- Completed significant upgrades to the site
 - Landscaping
 - Paving and Curbing
 - Fencing
- In compliance with the original conditions



Recommendation

- The Planning Commission forwards both applications to City Council with **favorable** recommendations, subject to conditions.

Conditions for CU-81 & CU-82

- 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.



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- Staff is available to answer any questions.
 - Representatives for the applicant are also available to answer questions.