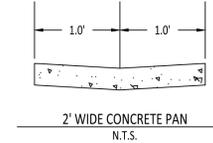
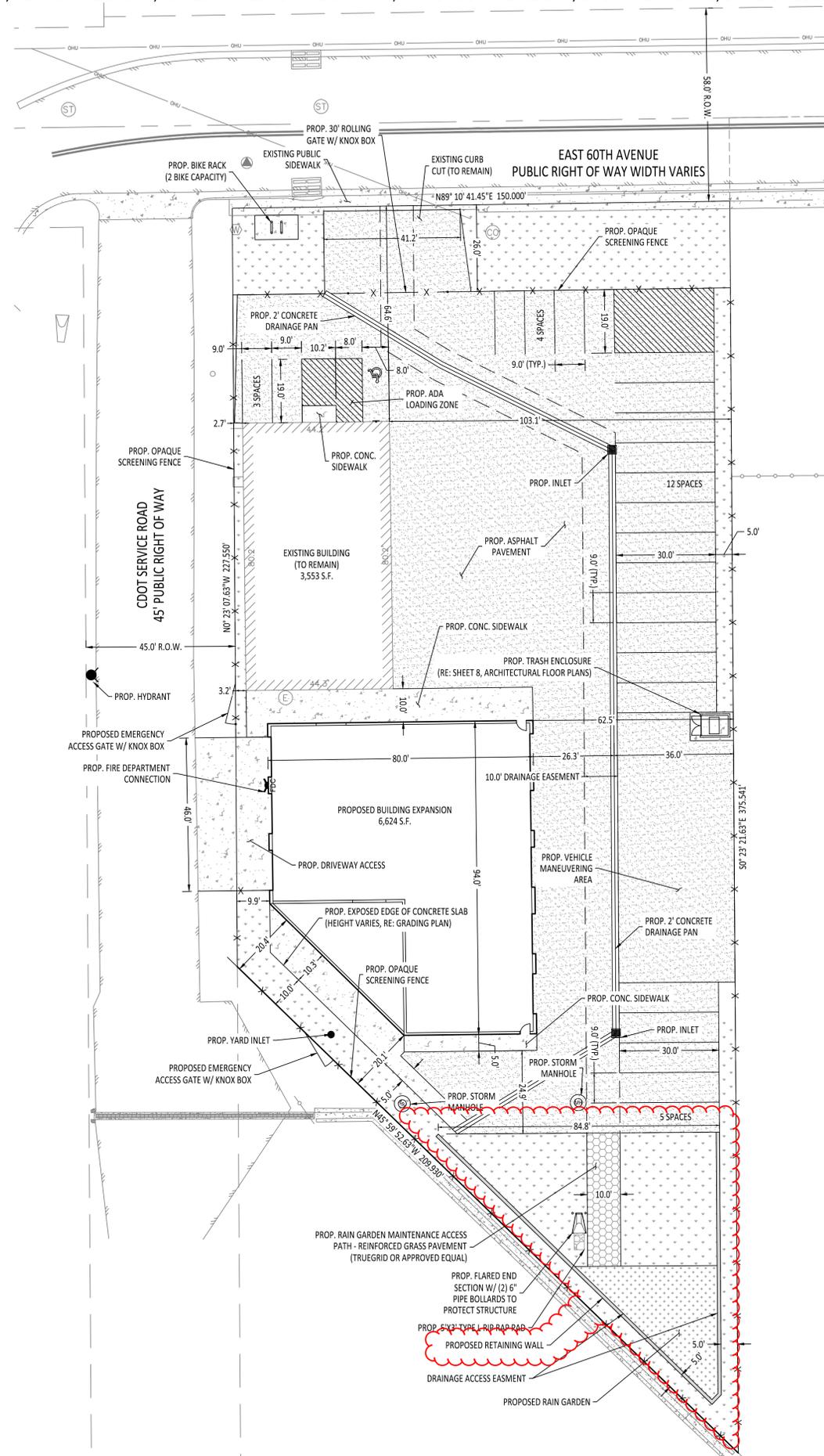


4400 EAST 60TH AVENUE - DEVELOPMENT PLANS - SITE ADDITION

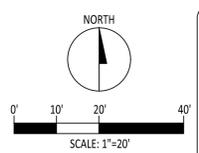
LOCATED IN THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH P.M.; CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO; ADDRESS: 4400 EAST 60TH AVENUE, COMMERCE CITY, CO, 80022



PROJECT STATISTICS TABLE	
SITE AREA	ACRES/SQUARE FEET
GROSS SITE AREA	1.04/45,233
NET SITE AREA	1.04/45,233
NET LANDSCAPE AREA	0.22/9,409
BUILDING SQUARE FOOTAGE	SQUARE FEET
EXISTING OFFICE/SERVICE BAYS	3,553
PROPOSED BUILDING EXPANSION	6,224
LOT COVERAGE	PROVIDED
STRUCTURE LOT COVERAGE	22%
BAYS	
TOTAL VEHICLE BAYS	8
PARKING	
REQUIRED PARKING SPACES (3 SPACES/BAY)	3 SPACES * 8 BAYS = 24 SPACES
PROVIDED PARKING SPACES	24 (INCLUDING 1 ADA VAN SPACE)
BUILDING USE	
TYPE OF BUILDING	MAJOR VEHICLE/EQUIPMENT REPAIR
TYPE OF OCCUPANCY	B, S1
ESTIMATED NUMBER OF EMPLOYEES	9
ZONING	
CURRENT ZONING	I-3
REQUESTED ZONING	I-3



- 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 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 BE THE DEVELOPMENT PLAN REVIEW PROCESS OR APPROVAL OF THIS DEVELOPMENT PLAN. ALL SIGNS MUST CONFORM TO THE CITY'S STANDARDS. APPROVAL OF A FENCE PERMIT IS REQUIRED IN ADDITION TO DEVELOPMENT PLAN APPROVAL. ALL FENCES 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 CITY 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 TALL 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.
- FIRE LANES:**
CURBS OUTSIDE OF PARKING SPACES ARE TO BE PAINTED RED TO INDICATE FIRE LANE.
- SITE NOTES:**
1. A SIDE SETBACK OF LESS THAN 25 FEET HAS BEEN APPROVED AS PART OF CASE A-1383-98.
2. THE MAXIMUM FRONT YARD SETBACK IS SATISFIED BY THE EXISTING BUILDING.



LEGEND:

(Solid line)	PROPERTY LINE
(Dashed line)	ROW DEDICATION
(Dotted line)	ADA ROUTE
(Stippled pattern)	CONCRETE
(Cross-hatched pattern)	ASPHALT
(Dotted pattern)	LANDSCAPE AREA
(Stippled pattern)	RAIN GARDEN FILTRATION AREA
(Dotted pattern)	RAIN GARDEN MAINTENANCE ACCESS PATH
(Solid line with dots)	RETAINING WALL
(Line with 'x' marks)	FENCE
(Circle with dot)	DOWNSPOUT

4400 EAST 60TH AVENUE
 DEVELOPMENT PLANS - SITE ADDITION
 CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

23-18

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NOT FOR CONSTRUCTION

REVISION BLOCK		
#	DATE	BY
1	04/10/2024	ISL
2	10/17/2024	ISL
3	04/04/2025	ISL
4	07/08/2025	ISL

DEVELOPMENT PLAN

2

SHEET 2 OF 14

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

DEPARTMENT OF COMMUNITY DEVELOPMENT

CASE #D23-0007;PIN: 182307301011

