



Community & Economic Development Department  
4430 S. Adams County Pkwy.  
1st Floor, Suite W2000B  
Brighton, CO 80601  
PHONE 720.523.6800  
adamscountyco.gov

## Request for Comments

Case Name: Pinyon Outdoor Storage Stacking Height Conditional Use

Case Number: RCU2026-00022

May 27, 2026

The Adams County Planning Commission is requesting comments on the following application: **Conditional Use Permit to allow the stacking of materials to exceed the height of screen fencing for outdoor storage within the Industrial-3 zone district.** This request is located at 5601 YORK ST. The Assessor's Parcel Number is 0182514100011, 0182514100015.

Applicant Information:

DAYO STEPHEN  
5601 YORK ST

Please forward any written comments on this application to the Community and Economic Development Department at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 or call (720) 523-6800 by **June 25th, 2026** in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim please send your response by way of e-mail to [SRohren@adamscountyco.gov](mailto:SRohren@adamscountyco.gov).

Once comments have been received and the staff report written, the staff report and notice of public hearing dates may be forwarded to you upon request. The full text of the proposed request and additional colored maps can be obtained by contacting this office or by accessing the Adams County web site at [www.adamscountyco.gov/landuse](http://www.adamscountyco.gov/landuse).

*Si usted tiene preguntas, por favor escribanos un correo electrónico a [cedespanol@adamscountyco.gov](mailto:cedespanol@adamscountyco.gov) para asistencia en español. Por favor incluya su dirección o número de caso para poder ayudarle mejor.*

Thank you for your review of this case.

Stephanie Rohren  
Planner II

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BOARD OF COUNTY COMMISSIONERS

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DISTRICT 5

April 29, 2026

Adams County Community & Economic Development Department  
Development Services Division  
4430 South Adams County Parkway  
Brighton, CO 80601

Subject: CF&I Recycling, 5601 York Street, Denver, Colorado 80216, Stockpile Conceptual Height Review

To Whom it May Concern:

Pinyon Environmental, Inc. (Pinyon), has been retained by CF&I Recycling (CF&I) to assist with the completion and submittal of a Conditional Use Permit (CUP) application for the above-referenced facility (the Facility). The Facility operates as a scrap metal recycling business. Pinyon understands that the Facility was inspected by the Adams County Environmental Programs Division (EPD) on July 22, 2025. At that time, the Facility was found to be out of compliance with CUP 176-96-Z-C, one of the four applicable land use permits. The permit states that stockpiles must not exceed the height of the fence; at the time of the inspection, the stockpile height exceeded the top of the fence. EPD recommended that the Facility either pursue a CUP to increase fence and/or stockpile height or implement corrective measures to consistently maintain stockpiles below fence height. CF&I has chosen to pursue a CUP to increase stockpile height. CF&I previously had a Conceptual Review Application meeting with Adams County in 2024 to support the future CUP application and Adams County provided comments requesting additional information at that time. The scope of this application packet is based on the Conditional Use Permit Application as well as the Development Review Team Comments letter dated December 12, 2024, from Adams County to CF&I.

No construction is planned at the Facility to support this project and therefore a stormwater construction permit was not applied for. In addition, no changes are planned for the footprint of the scrap metal pile.

Included in this application packet are the following documents:

- ▶ Attachment A: Conditional Use Permit Development Application Form
- ▶ Attachment B: Written Explanation/Project Narrative
- ▶ Attachment C: Figures
  - Figure 1: Site Location
  - Figure 2: Site Plan
  - Figure 3: Circulation Plan
  - Figure 4: Viewshed Analysis
- ▶ Attachment D: Proof of Ownership; Proof of Water, Sewer, and Utilities; Statement of Taxes Paid
- ▶ Attachment E: Proof of Legal Access to the Site
- ▶ Attachment F: Floodplain Use Permit Application

- ▶ Attachment G: Resources Review
- ▶ Attachment H: Operations & Materials Management Plan
- ▶ Attachment I: State Permits
- ▶ Attachment J: Nuisance Management Plan
- ▶ Attachment K: Neighborhood Meeting

If you have any questions regarding this submission and the referenced attachments, please contact me at [marin@pinyon-env.com](mailto:marin@pinyon-env.com). We look forward to receiving your reply.

Sincerely,  
**Pinyon** Environmental, Inc.



Michelle Marin  
Deputy Principal

cc: Dayo Stephen, Ben Oakland: RMSM

Attachment A      Conditional Use Permit Development Application Form



# CONDITIONAL USE PERMIT

Conditional uses are those uses which are presumptively compatible with other land uses authorized or permitted in a zone district, but, if approved, will require more discretionary review than those uses which are authorized. In addition to meeting applicable performance standards, conditional uses may require the imposition of conditions to ensure the number and type of conditional uses and their location, design, and configuration are appropriate at a particular location.

## Required Checklist Items

- Development Application Form (pg. 5)
- Written Explanation (See Attachment B)
- Site Plan (See Attachment C)
- Landscape Plan (See Attachment B)
- Proof of Ownership (warranty deed or title policy) (See Attachment D)
- Proof of Water, Sewer Services, and Utilities (See Attachment D)
- Legal Description (See Attachment B)
- Statement of Taxes Paid (See Attachment D)
- Trip Generation Analysis (See Attachment B)

Supplemental items may be needed on a case-by-case basis. **\*Email documentation will be required if supplemental items are deemed unnecessary.**

- Please contact the Planner of the Day ([CEDD-Plan@adcogov.org](mailto:CEDD-Plan@adcogov.org)) to determine whether a Neighborhood Meeting is necessary.
- Please contact the Engineer of the Day ([CEDD-ENG@adcogov.org](mailto:CEDD-ENG@adcogov.org)) to determine whether a Level 1 Storm Drainage Study is necessary

If you are applying for any of the following applications, please contact the Planner of the Day:

- Solid waste transfer station
- Scrap tire recycling facility
- Inert fill

Fees Due When Application is Deemed Complete	
Conditional Use Permit	Residential Use: \$1,200 (Additional Requests: \$400) Non-Residential Use: \$1,400 (Additional Requests: \$600)

## Conditional Use - Guide to Development Application Submittal

This application shall be submitted electronically to [epermitcenter@adcogov.org](mailto:epermitcenter@adcogov.org). If the submittal is too large to email as an attachment, the application may be sent as an unlocked Microsoft OneDrive link. Alternatively, the application may be delivered on a flash drive to the One-Stop Customer Service Center. All documents should be combined in a single PDF, although you may provide multiple PDFs to ensure no file exceeds 100 MB. Once a complete application has been received, fees will be invoiced and payable online at [www.permits.adcogov.org](http://www.permits.adcogov.org).

### Written Explanation

- A clear and concise description of the proposal. Please include description of use, time frame, purpose of project, proposed improvements, and all other relevant details.

### Site Plan

- A detailed drawing of existing and proposed improvements, including:
  - Streets, roads, and intersections
  - Driveways, access points, and parking areas
  - Existing and proposed structures, wells, and septic systems,
  - Easements, utility lines, and no build or hazardous areas
  - Scale, north arrow, and date of preparation
- Parking: must meet the quantity, dimensional standards and other requirements outlined in Section 4-15
- An Improvement Location Certificate or Survey may be required during the official review
- Elevations

### Landscape Plan

- Landscaping must meet the requirements outlined in Section 4-19 of the Adams County Development Standards and Regulations
- Landscape plan must include:
  - Number, installation size, and location of each plant type
  - Landscape maintenance plan
  - Bufferyards: identify the uses of adjacent properties and incorporate the correct bufferyard between existing and proposed use

### Proof of Ownership

- A deed may be found in the Office of the Clerk and Recorder.
- A title commitment is prepared by a professional title company.

### Proof of Water/Sewer/Utilities

#### Water

- A written statement from the appropriate water district indicating that they will provide service to the property OR a copy of a current bill from the service provider.
- Well permit(s) information can be obtained from the Colorado State Division of Water Resources at (303) 866-3587.

#### Sewer

- A written statement from the appropriate sanitation district indicating that they will provide service to the property OR a copy of a current bill from the service provider.
- A written statement from Tri-County Health indicating the viability of obtaining Onsite Wastewater Treatment Systems.

#### Utilities (Gas, Electric, etc.)

- A written statement from the appropriate utility provider indicating that they will provide service to the property.
- Copy of a current bill from the service provider.

### Legal Description

- Geographical description used to locate and identify a property.
- Visit <http://gisapp.adcogov.org/quicksearch/> to find the legal description for your property.

**Statement of Taxes Paid**

- All taxes on the subject property must be paid in full. Please contact the Adams County Treasurer's Office or visit ADCOTAX.COM

**Trip Generation Analysis (TGA)**

- This analysis should be conducted by a traffic engineer and should include total vehicle trips per day and peak hour volumes generated by the proposed development.
- A Traffic Impact Study may be required after the first review.

**SUPPLEMENTAL:****Neighborhood Meeting Summary**

- Please refer to Section 2-01-02 of the Adams County Development Standards and Regulations for the specific requirements regarding time, location, and notice.
- A written summary shall be prepared including the materials submittal presented at the meeting, any issues identified at the meeting, and how those issues have been addressed.

**Level 1 Storm Drainage Study**

- If the proposed conditional use permit involves paving, construction of any structures, grading of property, outdoor storage of materials (gravel piles included) or otherwise increasing the impervious area of a site, a Level 1 Storm Drainage Study will be required.
- This plan should be prepared in accordance with the "Level 1 Storm Drainage Plan" criteria as defined in Appendix item B-3 of the Adams County Development Standards and Regulations. Most importantly, it needs to clearly identify a viable storm outfall location, and floodplain/floodway boundaries.



## DEVELOPMENT APPLICATION FORM

### APPLICANT

Name(s):  Phone #:

Address:

City, State, Zip:

2nd Phone #:  Email:

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### OWNER

Name(s):  Phone #:

Address:

City, State, Zip:

2nd Phone #:  Email:

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### TECHNICAL REPRESENTATIVE (Consultant, Engineer, Surveyor, Architect, etc.)

Name:  Phone #:

Address:

City, State, Zip:

2nd Phone #:  Email:

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**DESCRIPTION OF SITE**

Address:

City, State, Zip:

Area (acres or square feet):

Tax Assessor Parcel Number

Existing Zoning:

Existing Land Use:

Proposed Land Use:

Have you attended a Conceptual Review? YES  NO

If Yes, please list PRE#:

I hereby certify that I am making this application as owner of the above-described property or acting under the authority of the owner (attached authorization, if not owner). I am familiar with all pertinent requirements, procedures, and fees of the County. I understand that the Application Review Fee is non-refundable. All statements made on this form and additional application materials are true to the best of my knowledge and belief.

Name:

Date:

Owner's Printed Name

Name:

Owner's Signature

## Attachment B Written Explanation/Project Narrative

**Date:** April 10, 2026  
**To:** Dayo Stephen, CF&I Recycling  
**From:** Michelle Marin, Pinyon Environmental  
**Subject:** Conditional Use Permit Application, Project Narrative: 5601 York Street, Commerce City, Colorado

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### Introduction

Pinyon Environmental, Inc. (Pinyon), is pleased to present this Project Narrative as part of a Conditional Use Permit (CUP) application for the above-referenced facility (the Facility, Figure 1). This memorandum is Attachment B to the CUP application; all figures referenced in this memorandum are in Attachment C of the CUP application.

The Facility operates as a scrap metal recycling business (Figure 2). Pinyon understands that the Facility was inspected by the Adams County Environmental Programs Division (EPD) on July 22, 2025. At that time, the Facility was found to be out of compliance with CUP 176-96-Z-C, one of the four applicable land use permits. The permit states that stockpiles must not exceed the height of the fence; at the time of the inspection, the stockpile exceeded the top of the fence. EPD recommended that the Facility either pursue a CUP to increase fence and/or stockpile height or implement corrective measures to consistently maintain stockpiles below fence height. CF&I Recycling (CF&I) has chosen to pursue a CUP to increase stockpile height. CF&I previously had a Conceptual Review Application meeting with Adams County in 2024 to support the future CUP application and Adams County provided comments requesting additional information at that time. The scope of this application packet is based on the Development Review Team Comments letter dated December 12, 2024, from Adams County to CF&I.

This document includes information regarding the Facility legal description, landscape plan, Trip Generation Analysis, and facility operations. No construction is planned at the Facility to support this project and therefore a stormwater construction permit was not applied for. In addition, no changes are planned for the footprint of the scrap metal pile or to drainage.

## Legal Description

The Facility consists of two parcels, the northern parcel and the southern parcel (Figure 2). Information regarding each parcel is presented in the table below.

**Table 1:** Legal Description

Information	Northern Parcel	Southern Parcel
Address	5601 York Street	5601 York Street
Parcel Number	0182514100015	0182514100011
Legal Description	<p>SECT,TWN,RNG:14-3-68 DESC: BEG AT N4 COR SEC 14 TH S 00D 14M 00S W 957 FT TO A PT THAT IS A WLY EXT OF N LN OF LEPPLA TRACT TH S 88D 31M E ALG SD WLY EXT THE N LN SD TRACT AND SD N LN EXT ELY 620/35 FT TO PT ON SELY ROW LN NW TERMINAL RR AND TRUE POB TH N 41D 36M 30S E ALG SD SELY ROW LN 1284/92 FT TO A PT ON N LN NE4 SD SEC TH E 262/24 FT TH S 42D 56M 30S W 1317/10 FT TO A PT TH N 88D 31M 30S W 218/26 FT TO TRUE POB 5/3858A</p>	<p>SECT,TWN,RNG:14-3-68 DESC: PT OF THE W2 OF THE NE4 OF SEC 14 DESC AS FOLS COM AT THE N4 COR OF SD SEC 14 TH ALG THE W LN OF THE NE4 OF SD SEC 14 S 00D 14D 00M W 957 FT TH ALG THE NLY LN AND THE ELY AND WLY EXTENSIONS OF SD NLY LN OF THAT TRACT OF LAND CONVEYED BY DEED IN BK 447 PG 209 620/35 FT TO A PT ON THE SELY LN OF THE ROW OF THE NORTHWESTERN TERMINAL RR BEING THE POB TH ALG SD ELY EXTENSION S 88D 31M 30S E 218/26 FT TO THE NWLY LN OF THE ROW OF THE OFFICIAL CHANNEL OF THE S PLATTE RIVER AS ESTABLISHED BY ORDINANCE NO 14 SERIES OF 1935 OF THE CITY AND COUNTY OF DENVER RECORDED IN BK 226 PG 4 OF THE RECORDS OF ADAMS CO TH ALG SD NWLY LN S 42D 56M 30S W 294/51 FT TO A P C TH ALG THE ARC OF A CURVE TO THE LT HAV A C/A OF 16D 21M 03S AND A RAD OF 1296/28 FT AN ARC DIST OF 369/93 FT TO A PT ON THE NLY LN OF THAT TRACT OF LAND DESC IN DEED RECORDED IN BK 2002 PG 316 OF THE RECORDS OF ADAMS CO TH ALG SD NLY LN N 89D 58M W 200/05 FT TO THE SELY LN OF THE NORTHWESTERN TERMINAL RR TH ALG SD SELY LN NELY ALG THE ARC OF A CURVE TO THE RT HAV A LONG CHD BRNG N 34D 49M 26S E 459/55 FT A DIST OF 461/34 FT TH ALG SD SELY LN N 41D 36M 30S</p>

Information	Northern Parcel	Southern Parcel
		E 196/21 FT TO THE POB BEING 2/61A
Zoning	I-3	I-3
Lot Size	5.3858 acres	2.61 acres

### Landscaping Plan

The Facility Is not landscaped and no landscaping is planned. Therefore, a Landscape Plan has not been included in this application.

### Trip Generation Analysis

Each vehicle entering the facility property is required to check in with the scale operator at the main entrance. At that time, they are issued a ticket which tracks date, and supplier; as well as item class, code and category, based on the material being brought onsite. These tickets are used to also track the number of vehicles entering the Facility each day and provide a dataset to evaluate traffic trends, average daily traffic, peak (daily maximum) volumes, and median conditions. A Circulation Plan showing traffic flow through the facility is attached as Figure 3.

**Table 2:** Facility Vehicle Traffic

Information	2019	2020	2021	2022	2023	2024	2025
Average	234	232	256	270	176	192	226
Daily Maximum	367	537	401	431	339	324	343
Median	251	235	259	277	186	204	242

From 2019 through 2022, the facility experienced relatively consistent and slightly increasing traffic volumes. Average daily traffic rose from 234 vehicles per day in 2019 to a peak of 270 vehicles per day in 2022, reflecting steady operational activity during this period. Median values closely tracked average values, indicating a fairly normal distribution of daily traffic volumes without extreme variability.

In 2023, a decline occurred across all metrics:

- ▶ Average daily traffic dropped to 176 vehicles (a ~35% decrease from 2022)
- ▶ Median fell to 186 vehicles
- ▶ Daily maximum decreased to 339 vehicles

This reflects a temporary reduction in facility usage. Traffic levels began to recover in 2024 and continued into 2025:

- ▶ Average daily traffic increased to 192 in 2024, and 226 in 2025
- ▶ Median rose to 204 and 242, respectively

- ▶ Daily maximum stabilized in the low-to-mid 300s

While not yet returning to the 2022 peak, these values indicate a rebound toward historical norms seen in 2019 and 2020.

### **Average Daily Traffic**

Average daily traffic over the seven-year period ranges from 176 to 270 vehicles per day, with an overall mean of approximately 227 vehicles per day. Excluding the anomalous dip in 2023, typical operations appear to support averages in the range of 230–260 vehicles per day.

### **Median Daily Traffic**

Median values closely mirror the averages across all years, generally within  $\pm 10$  vehicles. This consistency indicates that traffic distribution is relatively uniform, with limited skew from extreme high-volume days. The median peaked at 277 vehicles in 2022 and dropped to 186 in 2023, before recovering to 242 in 2025. The alignment between median and average shows that typical daily conditions are well represented by the average values.

### **Daily Maximum Traffic**

Daily maximum traffic volumes show greater variability, ranging from 324 to 537 vehicles per day. The highest recorded peak occurred in 2020 (537 vehicles), which appears to be an outlier compared to other years. The other peak days range from 324 to 431 vehicles per day.

In general, typical facility traffic appears to average 230–260 vehicles per day under normal conditions.

### **Future Traffic**

Future traffic volumes are not expected to vary from historical volumes tracked from 2019 to 2025.

## Facility Operations

CF&I operates as a ferrous and non-ferrous scrap metal processing and recycling facility. The activities conducted include:

- ▶ Acceptance of commercial and non-commercial scrap materials
- ▶ Cutting of large pieces of metal by hand using hand-held cutting torches
- ▶ Mechanical shearing of scrap metals
- ▶ Removal of plastic and other non-metal materials by an eddy current non-ferrous metal separator
- ▶ Shredding of scrap metals
- ▶ Baling of scrap metals
- ▶ Loading and unloading of scrap metals; and
- ▶ Other support activities for the above-mentioned operations.

Production operations are conducted both indoors and outdoors.

## Facility Information

**Days and Hours of Operations:** Summer (5 am – 2 or 3 pm) and Winter (7 am – 5 pm). The facility generally operates for a ten-hour day but may slow to eight hours when conditions warrant. In general, the facility operates with an input of 120 to 150 tons per hour and generates 100 to 115 tons per hour of processed material.

**Number of Employees per Shift:** 28 (one shift)

**Stockpile Footprint:** The facility stockpile footprint is shown on Figure 2. This is the existing footprint; this footprint is not expected to change.

## Facility Security

The Facility is in an industrial area and is bordered to the south by railroad tracks and an industrial facility; to the east by the South Platte River; to the west by railroad tracks; and to the north by an industrial facility. One road leads to the facility entrance/exit; this road is gated and the gate is locked when the facility is not operating. The facility is fenced.

Third-party sellers entering the Facility by vehicle are required to check in with the scale operator at the main entrance. Visitors to the Facility who are not enclosed within a vehicle are required to check in at the main entrance, attend a Facility safety training, and don Personal Protective Equipment (PPE) appropriate for the task(s) they will conduct and the location(s) of the Facility they plan to visit.

Should an unauthorized person enter or attempt to enter the Facility, Facility personnel may either notify the individual that they are trespassing and ask them to vacate the premises or, if the situation warrants, contact law enforcement for assistance in removing the individual from the Facility. Certain

processes that have the potential to cause harm to the individual may be temporarily halted until the situation resolves.

### **Scrap Material Receiving**

Inbound vehicles are required to stop at the entrance to the Facility to check in with the Scale Operator, sign the Scrap Acceptance Agreement, and receive an initial weight. When signaled by the Scale Operator, the vehicle may proceed to the material unloading area.

At the unloading area, materials are inspected for compliance with the Agreement and preliminarily sorted and placed in piles based on their size, weight, and composition. Materials that are not in compliance with the Agreement are refused and the third party must transport the refused materials from the Facility. Third Parties that repeatedly, or egregiously, violate the terms of the agreement may be forbidden from engaging in further transactions with CF&I. Following unloading, the vehicle is reweighed and compensated accordingly.

### **Scrap Material Processing**

#### **Oversize and Overweight Materials**

Materials that are deemed too large or heavy for direct processing using the mechanical shredder are offloaded at, or transported to, the torch cutting area. An employee operating a cutting torch reduces the size of these materials so that they are capable of being further processed by the mechanical shredder. As part of the cutting process, the torch operator may also incinerate any nonmetallic portions of the object. Objects that have been comminuted to an appropriate size/weight can be processed along with standard materials.

#### **Standard Materials Shredding**

From the main storage pile, scrap materials are loaded onto a conveyor using heavy machinery. Items loaded onto the conveyor consist primarily of metallic materials; however, a limited proportion of non-metallic material is permitted in each item entering the shredder. The mechanical shredder physically cuts materials into smaller fragments for easier processing in subsequent steps of Facility operations.

Materials leaving the mechanical shredder are transported via conveyor to secondary storage piles to await the next phase of processing. Liquid residues released during the shredding process are directed to an area adjacent to the shredding machine and collected in an underground sump.

Scrap material processing operations are typically conducted between 5 A.M. and 2 P.M. daily, but these hours can change on a seasonal basis.

## Processed Material Sorting

### Ferrous Metal Separation

Materials that have undergone mechanical shredding are loaded onto another set of conveyors. Ferrous metals are removed from conveyors using magnetic means and deposited into bins for final processing. Materials remaining on the conveyors then enter the eddy current non-ferrous metals separator.

### Eddy Current Non-ferrous Metal Separation

The eddy current separator operates by rapidly oscillating magnetic fields within a rotating drum, which temporarily induces a current within the remaining conductive (non-ferrous metallic) materials. This results in a repulsive effect between the metallic materials and drum that ejects the non-ferrous metallic material into a bin for final processing. Non-metallic materials are unaffected by the oscillating magnetic fields and are allowed to drop into a separate bin for final processing.

## Final Processing and Shipping

Ferrous metallic materials are bailed and primarily transported via rail to Rocky Mountain Steel Mill (RMSM) mills for use in manufacturing processes. Non-ferrous metallic materials are bailed and primarily transported by rail to third party facilities where they are sold for further separation and/or processing. Metallic materials (ferrous and non-ferrous) may be transported by truck, though this is less common.

Non-metallic materials may be further separated based on whether or not they can be sold to third party facilities. Potentially reusable materials may be bailed and sold to third party facilities for further processing/separation. These materials may be transported by rail or truck. All other materials are temporarily stored in the southern end of the property to await transport to a landfill. Landfill materials are typically transported from the Facility using trucks.

## Viewshed Analysis



Pinyon has completed a viewshed analysis for the facility using Geographic Information System software. A GIS viewshed analysis is a 3D computational algorithm used to determine the visibility of areas from a specific observer point, line, or area, using digital elevation models (DEMs) to map what is visible or hidden. It identifies which parts of a landscape are visible (or hidden) from a specific location.

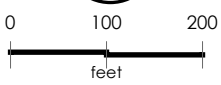
Two iterations of the Viewshed Analysis were completed (Figure 4). The first iteration shows where in surrounding one-quarter mile radius from the Facility that a 10-foot scrap metal pile would be visible. The second iteration shows where in a surrounding one-quarter mile radius a 30-foot high scrap pile would be visible. As seen in the 10-foot view, the scrap pile is already visible in the majority of the quarter-mile area around the Facility. When the pile is modeled at 30 feet, it has become visible throughout the entire quarter-mile area. However, the additional visible area consists of commercial and industrial facilities including a construction company, a scrap metal recycling center, and a steel



**FIGURE 2. SITE PLAN**

CF&I Recycling  
5601 York Street  
Commerce City Colorado

-  Project Area
-  Parcels



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Esri, USDA FSA, Esri, Vantor, Earthstar Geographics, and the GIS User Community.

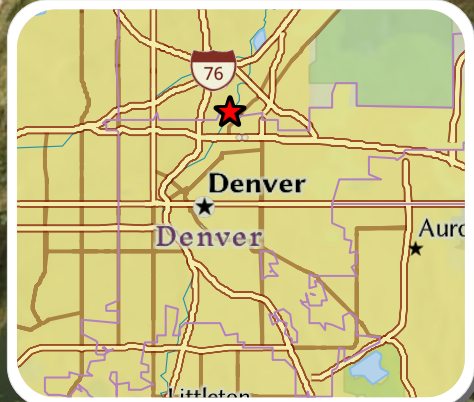


Non-commercial Unloading

Site Entrance

Commercial Unloading Area

Truck Turnaround



**FIGURE 3. CIRCULATION PLAN**

CF&I Recycling  
 5601 York Street  
 Commerce City Colorado

- Project Area
- Parcels
- Incoming Traffic
- Outgoing Traffic



0 100 200  
feet

**Pinyon**  
Environmental, Inc.

Sources: Esri, TomTom, Garmin, FDO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Esri, USDA, PSA, Earthstar, Earthstar Geographics, and the GIS User Community.