



INTEROFFICE MEMORANDUM

TO: *Omar Yusuf*
FROM: *Monroe Trotman III*
DATE: February 8, 2024
SUBJECT: ***D-564-23***
Development Plan-DP, Final Plat-Plat, Preliminary Drainage Report-DR, Traffic Impact Study-TR, Turning Movements – 4th Comments
8050 Rosemary Street
Irondale

The City of Commerce City Public Works has reviewed the submitted Development Plan, Final Plat, Preliminary Drainage Report, Traffic Report, and Truck Turning Movements for the above reference project and has the following comments:

Development Plan

1. *The Development Plan has been reviewed and meets the requirements set by Public Works per previous review(s).*

Final Plat

1. *Unfortunately, the comments on sheet 1 of 2 of the Plat were not addressed as indicated. Please reference the Plat redlines or Summary per the 3rd review comments and revise as follows:*
 - a. *Add “County of Adams” as shown in Legal Description and Dedication.*
 - b. *Spell “City” on Note 8.*

Preliminary Drainage Report

1. *The Preliminary Drainage Report has been reviewed and meets the requirements set by Public Works per previous review(s).*

Traffic Impact Study (Comments by Michael Renk P.E. and Gerardo Martinez, City Traffic Engineer and Traffic Engineer/Planner respectively)

1. *The Traffic Impact Study has been reviewed and meets the requirements set by Public Works per previous review(s). However, please see the following concern:*
 - a. *Email comment from Gerardo Martinez, Traffic Engineer/Planner dated 2/8/2024 - After speaking with Shawn Poe (City Engineer) and Galloway that created the TIS report for QuikTrip; the only outstanding item is the left turn pocket into the north site access. Shawn is not comfortable granting a variance and requests Galloway to review the feasibility of these*

improvements within the existing right-of-way. Galloway has agreed to review to see if a left turn pocket is possible. If this left turn is not doable, we may need to reconsider and/evaluate other options. If you have any questions please let me know.

Vehicle Turning Movement

1. *The Turning Movement Exhibit has been reviewed and meets the requirements set by Public Works per previous review(s).*

Please have the applicant/engineer make the necessary corrections/revisions and resubmit the documents through pwsubbmittals@c3gov.com.”

If you have any questions, please contact me at 303-289-8172 or via email at mtrotman@c3gov.com.

Sincerely,

Monroe Trotman III

Monroe Trotman III

Development Review and Coordination Engineer

cc: Shawn Poe P.E., Interim Public Works Director / City Engineer
Chris Hodyl P.E., Development Review Engineer Manager
Michael Renk P.E., City Traffic Engineer
Gerardo Martinez, Traffic Engineer / Planner