



January 20, 2023

Doka USA  
Attn: Caitlin Quander  
410 17<sup>th</sup> Street, Ste. 2200  
Denver, CO 80202

RE: CU-133-23: Marty Farms: Doka USA Conditional Use Permit—**First Review**

Dear Ms. Quander:

The submitted Subdivision has been reviewed and has not been discussed by the city's Development Review Team (DRT). The following comments, questions, and recommendations have been generated in regard to the proposed subdivision.

Planning comments have been provided in accordance with [Commerce City Land Development Code](#) and the Marty Farms Village PUD.

Please include written responses to each of the comments below.

**Commerce City Planning Division, Omar Yusuf**

No comments at this time

**Commerce City Public Works, Monroe Trotman III, Development Review Engineer**  
720.289.8174, [mtrotman@c3gov.com](mailto:mtrotman@c3gov.com)

Comments provided, please see attached letter.

**Commerce City Parks & Recreation, Traci Ferguson, Parks Planner**  
303.227.8788, [tferguson@c3gov.com](mailto:tferguson@c3gov.com)

Comments provided, please see attached letter.

**Next Steps:**

Upon your resubmittal, please submit one folded full-size copy and one 11x17 paper copy of the Subdivision along with two copies of the response letter and all documents electronically in pdf. The resubmittal can be sent directly to me via email at [oyusuf@c3gov.com](mailto:oyusuf@c3gov.com) The paper copies should be mailed to my attention at Commerce City Planning Department 7887 E. 60<sup>th</sup> Avenue Commerce City, CO 80022.

Sincerely,

Omar Yusuf  
City Planner

Enclosed:

Public Works letter  
Parks Letter



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## INTEROFFICE MEMORANDUM

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TO: Omar Yusuf, Planner  
FROM: Monroe Trotman III, Development Review Engineer  
DATE: December 14, 2022  
SUBJECT: CU-133-23 – Marty Farms – 8780 93<sup>rd</sup> Place – 1<sup>st</sup> Review

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Public Works has reviewed the above referral and has the following comments:

Conditional Use Permit:

1. Provide a P.E. Stamped Drainage Letter with next submittal.
  - a. Describe and provide calculations showing impacts or affects (if any) resulting from changing the rear lot from packed gravel to paved concrete.
  - b. Describe how the drainage from the washout area(s) for concrete formwork affects drainage and/or water quality.
  - c. With Drainage Letter, include an exhibit showing the location of washout area(s) for concrete formwork and the new paved parking lot area.
2. Provide a P.E. Stamped Traffic Letter with next submittal.
  - a. Describe and quantify the substantial decrease in traffic resulting from transitioning from a semi-truck service, repair, and storage to a Doka facility.
3. Refer to comments from City of Commerce City Planning pertaining to height requirements for this Conditional Use Permit.

Next Steps:

1. Please include the following information in your next submittal:
  - a. Address all comments on the redlined pdf documents; include a descriptive statement (Comment Response Letter) of addressed comments or a descriptive reason for not addressing the comment.
  - b. If the resubmittal does not address the comments or give compelling reason why the comment was not completed, the plans will be returned without review.

If you have any questions, please call me at extension 8174.

MT

ec: Joe Wilson, Public Works Director  
Shawn Poe, P.E., City Engineer  
Chris Hodyl, P.E., Development Review Manager  
Michael Renk, P.E., Civil Engineer II Traffic  
Jennifer Strauss, Storm Water Coordinator

# MEMMO

**To:** Omar Yusuf, Planner  
**From:** Traci Ferguson, Parks Planner  
**Subject:** CU-133-23            8780 E. 93rd Pl.  
**Date:** January 6, 2023

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The following comments were submitted by Parks in January 2021 for cases S-615-14-20 and Z-787-D-389-18-20 and still apply to this development.

- 1.) There will be a park fee-in-lieu associated with this non-residential development per the 2006 development agreement and it shall be calculated as follows:

$$\$32,077/\$12,000 \times \$0.05 \times 517,268 \text{ sq. ft.} = \mathbf{\$69,135}$$

- 2.) The park fee will be due at the time a building permit is obtained.
- 3.) There is a trail planned along the O'Brian Canal, utilizing the existing maintenance road adjacent to the canal. There is currently not a timeline or funding for construction of this trail.
- 4.) The city owns land that serves as a buffer between the property and the canal/future trail. The proposed landscaping along the fence will serve as additional buffer between the property and the future trail.

Parks does not have any additional comments specific to this conditional use permit request.

Please feel free to contact me at 303-227-8788 or [tferguson@c3gov.com](mailto:tferguson@c3gov.com) with any questions.



Reply Reply All Forward IM



Haley Koesters <hkoesters@mhfd.org>

Yusuf, Omar - CD

12/16/21

MHFD Review - Marty Farms Filing 5 (CU-133-23)

Follow up. Completed on Friday, December 16, 2022.

Phish Alert

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Hi Omar,

We appreciate the opportunity to review this proposal and have no comment, as this project does not include any major drainage features. We do not need to receive any future submittals on this project. Please let me know if there are any questions.

Thanks,

Haley

**Haley Koesters, P.E.**

Project Engineer

**MILE HIGH FLOOD DISTRICT**

2480 W. 26th Ave. Suite 156-B | Denver, CO 80211

Office: 303-455-6277 | Direct: 303-749-5458 | [www.mhfd.org](http://www.mhfd.org)

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**MHFD**

MILE HIGH FLOOD DISTRICT

