



November 13, 2025

Commerce City Community Development
7887 East 60th Avenue
Commerce City, CO 80022

Re: 91st & Monaco Conditional Use Permit – Renewal Narrative

To Whom It May Concern,

The Applicant, A1 Organics, located at 9109 Monaco Street, respectfully requests a renewal of the Conditional Use Permit (CUP) CU-121-19-21, originally approved by the City Council of Commerce City in April 2021. This renewal would allow the continued operation of A1 Organics under the same conditions and standards established for the Industrial-2 (I-2) Zone District, as well as those outlined in the previously approved CUP. No changes or updates are being requested as part of this renewal application and A1 Organics desires to continue to successfully operate as a valuable member of the Commerce City community, as they have for more than 10 years.

A1 Organics is a Colorado-based waste recycling company that has been in continuous operation since 1974. The company converts organic materials into mulch, compost, and soils using industry best practices. A1 Organics operates four facilities across Colorado—in Eaton, Keenesburg, Englewood, and Commerce City—and diverts more than 450,000 tons of organic waste from landfills each year. A1 Organics is a locally owned business, a valued employer, and a proud member of the Commerce City community and desires to continue to operate its very successful business within Commerce City limits.

By this letter A1 Organics requests the renewal of its existing CUP, with the understanding that no further extension requests shall be required, provided the business continues to operate in accordance with the terms and conditions of this CUP and all previously granted extensions.

The following list details the previously approved Conditions of Compliance and agreed to by the Applicant during the latest authorized CUP extension:

A. Development Plan

Condition: Approval applies to the Development Plan dated July 1, 2019, associated with this CUP.
Response: No changes are proposed to the approved layout or operations as established under CU-121-19-21 (April 2021). A copy of the approved Development Plan is included as part of these application materials for reference.

B. CUP Expiration

Condition: The CUP shall expire five years after approval; renewal is required prior to expiration to continue operations.
Response: This renewal request is submitted well in advance of the April 2026 expiration date.

C. Permitted Uses and Storage Height

Condition: The CUP allows storage of dyed mulch chips, inbound recyclable wood products, soil, mulching materials, stackers, and raw wood chips at heights not exceeding 25 feet.
Response: A1 Organics has operated fully within these parameters and will continue to comply with all I-2 zone district requirements. Please see attached Exhibit A.



D. **Setback from Residential Properties (Mulch Piles)**

Condition: All mulch piles shall maintain a minimum 100-foot setback from adjacent residential properties.

Response: This condition has been consistently met and will continue to be maintained. See included approved Development for reference of these setbacks.

E. **Setback from Residential Properties (Grinding/Screening)**

Condition: A minimum 500-foot setback shall apply to all grinding and screening operations.

Response: A1 Organics has maintained this setback and will continue to do so. See included approved Development for reference of these setbacks.

F. **Wind Speed Limitations for Grinding Operations**

Condition: Grinding shall not occur when wind speeds exceed 15 mph for 10 minutes or more.

Response: A1 Organics actively monitors wind conditions and has always complied with this restriction and plans to continue to do so into the future.

G. **Boundary Netting**

Condition: An 8-foot-high net shall be maintained along the east property boundary to prevent material migration.

Response: The required netting has been installed, maintained, and will remain in place. Please see attached Exhibit B.

H. **Demarcation Pole**

Condition: A 25-foot demarcation pole shall be maintained to ensure compliance with pile height restrictions.

Response: The demarcation pole remains in place and will continue to assist in maintaining compliance. Please see attached Exhibit A.

I. **Paved Drive Aisles**

Condition: Primary drive aisles must be paved with recycled asphalt and maintained per approved plans.

Response: All primary drives are paved with recycled asphalt and maintained regularly. Please see attached Exhibit D.

J. **Water Truck Usage**

Condition: Water trucks shall be available and used during business hours to control dust.

Response: Water trucks have been consistently utilized and will continue to be as part of standard operations. Please see attached Exhibit C.

K. **Dust Control and Mitigation Plan**

Condition: The property must comply with the approved Dust Control and Mitigation Plan

Response: A1 Organics continues to adhere to this plan and remains committed to ongoing compliance. A1 Organics is not aware of complaints related to Dust.

L. **Site Cleanliness**

Condition: The site shall be maintained free of garbage, trash, and excessive woodchip debris.

Response: The property is consistently maintained in a clean and orderly condition, and this will continue. Please see attached Exhibit D.



M. Compliance with Laws

Condition: The applicant shall comply with all federal, state, and local laws.

Response: A1 Organics remains in full compliance with all applicable regulations and remains committed to ongoing compliance.

A1 Organics is fully committed to continuing to meet these conditions, as they continue this successful and beneficial business within the City of Commerce City.

In addition to this letter please find the following materials included as part of this CUP renewal application:

- Property Owner Authorization
- Review Fee (paid via eTRAKiT)
- General Warranty Deed
- Development Plan (copy of previously approved Development Plan provided – no changes proposed)
- Statement of Operations
- Truck Circulation Plan (vehicle routing network shown on provided Development Plan)
- Description of Proposed Use

A1 Organics has operated responsibly and in full compliance with all CUP conditions since approval. The company provides a critical environmental service to Commerce City by recycling organic materials—including trees and wood debris from storm events—that would otherwise occupy valuable landfill space. We appreciate your thoughtful consideration of this request. A1 Organics is proud to be part of the Commerce City community and looks forward to continuing to operate, invest, and contribute to the local economy. Please contact us if additional information or documentation is required.

Sincerely,

Norris Design

Ryan F. McBreen
Principal

Exhibit A
25' Demarcation Pole



Exhibit B



8' Screen Fence





Image depicting Dust Mitigation – Water Truck and showing recycled asphalt road base





Exhibit D
Premises kept free of garbage, trash, and excessive debris at all times.
Depiction showing recycled asphalt internal roads

