



Alex Ritchie  
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February 28, 2012

Mr. Paul Workman  
Commerce City Community Development  
7887 East 60th Avenue  
Commerce City, CO 80022

Re: Suncor Refinery PUD

Dear Paul:

Enclosed is a revised application (the "Application") to rezone the Suncor Energy (U.S.A.) Inc. ("Suncor") petroleum refinery generally located at 5801 Brighton Blvd. (the "Refinery") from I-3 to PUD. The Application has been significantly revised since the initial submittal to address your comments. The Refinery is now divided into 5 separate areas, each with distinct land use characteristics. We believe this configuration embraces the City's regulatory objectives and achieves Suncor's goals of uninterrupted, long-term operations.

At the City urging, Suncor moved forward with this Application to facilitate land use processing for the Refinery from both Suncor's and City's perspectives. Under the Refinery's existing I-3 zoning, the City regularly considered and evaluated variance applications prepared by Suncor. These applications were necessitated by the continually evolving regulatory framework governing petroleum refining operations. That process was inefficient and cumbersome. The proposed PUD respects existing Refinery conditions and proactively plans for logical extensions of the regulatory framework. The result is a zone district custom tailored to the Refinery, which should alleviate the need for repetitive and unnecessary City review.

Thank you for your continued assistance and hard work on this matter. I look forward to a continued positive relationship with you and the City.

Sincerely yours,

A handwritten signature in blue ink, appearing to read "Alex Ritchie".

Alex Ritchie

Enclosure

cc: Don Stepp, Suncor Energy (U.S.A.) Inc.  
Jim Johnson, Otten, Johnson, Robinson, Neff + Ragonetti, P.C.