

# NOTICE OF SUBDIVISION APPLICATION

## AVISO DE SOLICITUD DE SUBDIVISIÓN

### COMMERCE CITY COMMUNITY DEVELOPMENT DEPARTMENT



Dear Property Owner:

Please be advised that an application for a subdivision has been submitted for the location listed, which is in close proximity to your property. As an owner of nearby property, you are being notified that on Tuesday, May 9<sup>th</sup>, 2023, the Director of Community Development will consider the subdivision plat for approval. A copy of the subdivision plat is available for review by emailing the Community Development Department at [cdplanner@c3gov.com](mailto:cdplanner@c3gov.com).

#### What is this?

This notice is to let you know that the City of Commerce City will be considering a subdivision plat application request:

**S-778-20-23 & S-810-21-23:** Oakwood Homes is requesting approval of the Reunion Ridge Filing No. 2 and Filing No. 3 Final Plats to create 251 cluster lots for residential development. There are also 10 tracts for open space, utilities, access, and drainage. The property is generally located southeast of the intersection of future Peoria Street and future Reunion Ridge Way, approximately 1,000 feet south of E. 104th Avenue, and is zoned PUD (Planned Unit Development).

#### Why am I getting this?

You are getting this notice because the application is located near to where you live or own property. This notice was mailed to all property owners within 300 feet of the application to inform you prior to the final decision. More information can be found to the right and on the back of this letter. The Director of Community Development will make a recommendation on this project on Tuesday, May 9th, 2023.

#### How do I find out more or participate?

- Call the case planner, Michael Rosso at 303- 227-7179
- Email the case planner at: [mrosso@c3gov.com](mailto:mrosso@c3gov.com)
- All comments must be submitted in writing to the Director of Community Development by 5 p.m. on Monday, May 8<sup>th</sup>, 2023, in accordance with Article III of the Land Development Code which can be found at [www.c3gov.com](http://www.c3gov.com).

Sign up for notices through <https://www.c3gov.com/living-in/notify-me> or check the calendars link at <https://www.c3gov.com/living-in/calendars> for upcoming subdivisions.

Date: April 27, 2023  
Case: S-778-20-23 & S-810-21-23

#### CASE ADDRESS DIRECCIÓN DEL CASO

The property is generally located southeast of the intersection of future Peoria Street and future Reunion Ridge Way, approximately 1,000 feet south of E. 104th Avenue

Please see the back of this letter for a project location map.

#### CASE DESCRIPTION PROPUESTA DE DESARROLLO

**Number:** S-778-20-23; S-810-21-23  
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#### WE NEED YOUR WRITTEN COMMENTS BY

**May 8, 2023**

Please submit your comments in written format, either by email or mail.



**PLANNING &  
COMMUNITY  
DEVELOPMENT**

7887 East 60th Avenue  
Commerce City, CO 80022

**NOTIFICATION OF A POTENTIAL DEVELOPMENT PROJECT NEAR YOUR PROPERTY**

For Spanish translations services, please call, 303-227-8818

**NOTIFICACIÓN DE UN PROYECTO DE DESARROLLO POTENCIAL CERCA DE SU PROPIEDAD**

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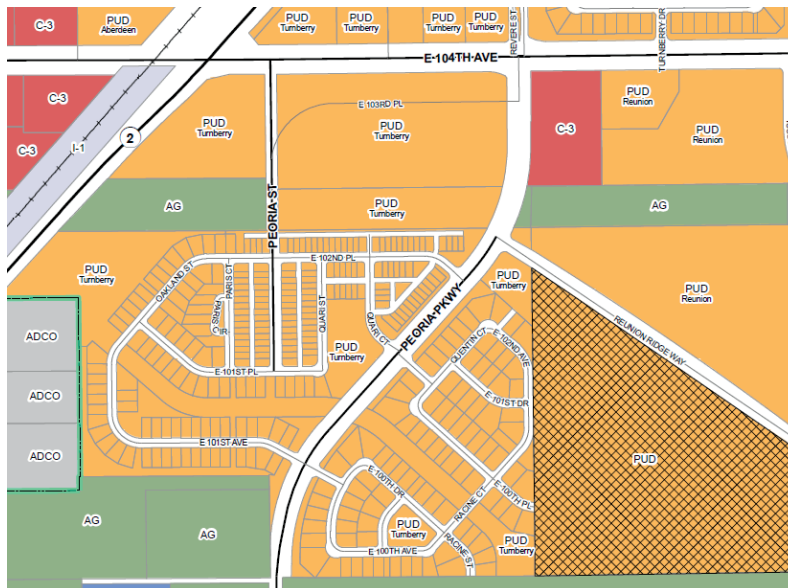
Planning Department  
Community Development  
7887 E 60th Ave  
Commerce City, CO 80022-4199

PRESORTED  
FIRST-CLASS MAIL  
U.S. POSTAGE PAID  
C2M LLC  
22202

AMH DEVELOPMENT LLC  
23975 Park Sorrento Ste 300  
Calabasas, CA 91302-4012

PROPOSED

**CITY PLANNER:** Michael Rosso



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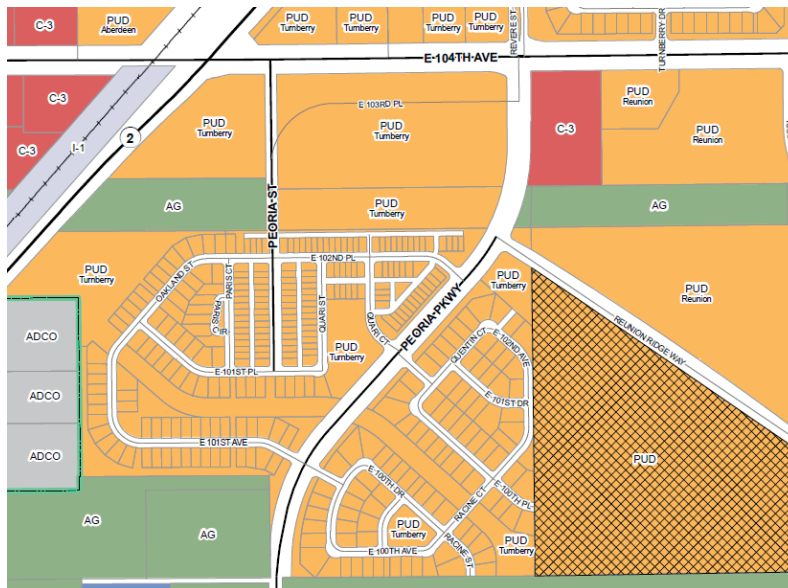
Planning Department  
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Commerce City, CO 80022-4199

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C2M LLC  
22202

Difranco Danny Giacomo And Difranco Eile  
9958 Vaughn St  
Commerce City, CO 80022-9616

PROPOSED

**CITY PLANNER:** Michael Rosso





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