

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 9th, 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.

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
- All comments must be submitted in writing to the Director of Community Development by 5 p.m. on Monday, May 8th, 2023, in accordance with Article III of the Land Development Code which can be found at 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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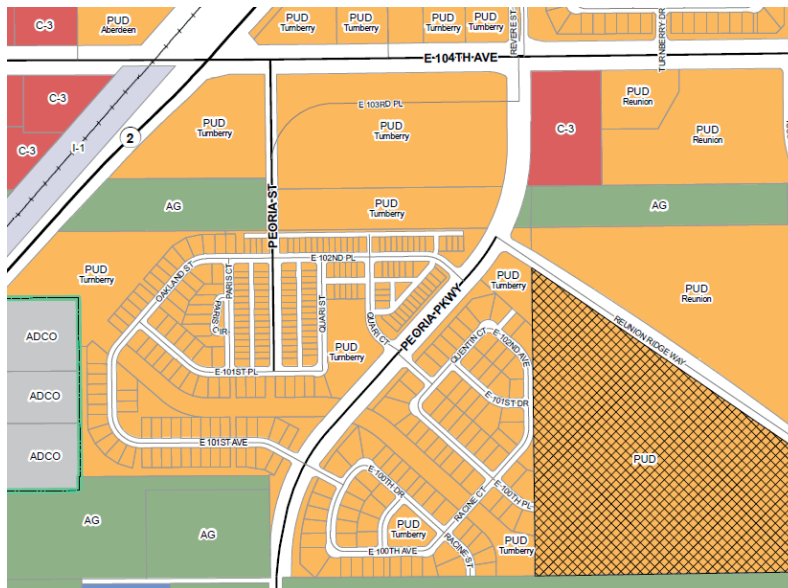
Planning Department
Community Development
7887 E 60th Ave
Commerce City, CO 80022-4199

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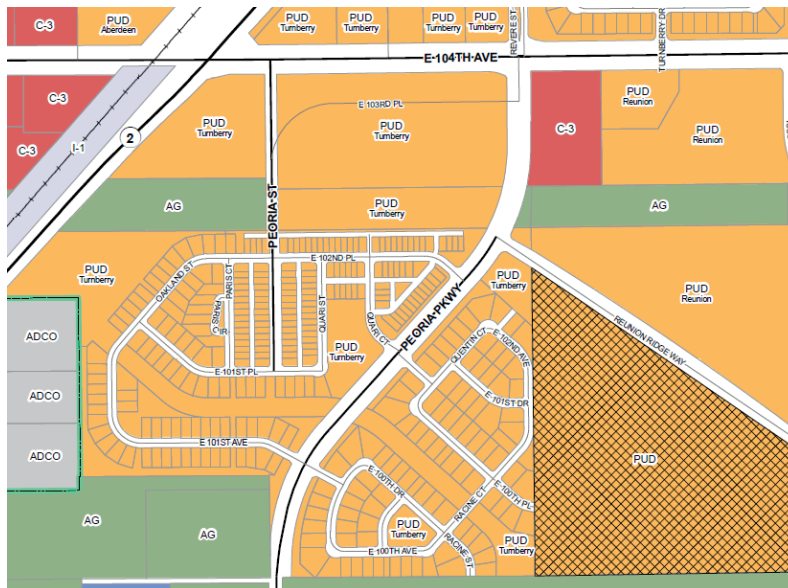
Planning Department
Community Development
7887 E 60th Ave
Commerce City, CO 80022-4199

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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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