



May 20, 2021

Mr. Travis Reynolds
City of Commerce City
7887 E. 60th Ave.
Commerce City, CO 80022

RE: D-415-20-20-21: Development Permit for Reunion Ridge Filing 1 Amendment #4

Dear Mr. Reynolds,

On behalf of Oakwood Homes, Terracina Design, CORE, and JR Engineering, we have reviewed the comments from the PUD Permit for Reunion Ridge Filing #1 Amendment #4. The following is a response to comments:

Development Plan

Development Review Team General Comments – Travis Reynolds

1. For the benefit of your team, it is important to note that while staff has made every effort to make this comment letter all-inclusive, there may be additional comments on future submittals that have not been identified in this round of comments based on the changes to your plans.
RESPONSE: NOTED.
2. This Development Plan has been reviewed based on the following City of Commerce City Community Development resources including Facts to Know packets for Development Plans, Landscaping Plans, the Single-family Detached Landscaping, along with Articles VI and VII of the CCC Land Development Code.
RESPONSE: NOTED.

Planning Division – Travis Reynolds

1. Please provide an additional row to the Cottage Bulk Standards table on sheet L2.3 to provide for a note to memorialize the proposed Minor Modification. Note should read "Side Setback Minimum, Detached Accessory Structure/4' per Minor Modification #MM-149."
RESPONSE: COTTAGE BULK STANDARDS TABLE HAS BEEN REVISED PER ABOVE LANGUAGE.

South Adams County Fire Department – Sarah Krzanowsky

1. South Adams County Fire Department (SACFD) requires an impact fee of \$668.00 per single family dwelling of any proposed building. For fees and other information see <https://sacfd.org/fireandemergencyservicesimpactfees/>
RESPONSE: NOTED.

Commerce City Public Works – Lindy Howard

REPLAT

1. Repeat Comment: Sheet 1: General note 9D list tracts that do not appear to exist in the project area, please confirm that notes are correct.

RESPONSE: NOTES REVISED.

2. Per previous comment, please show the sight distance easement at the northeast and southeast corners of the E 103rd Ave/Tucson St intersection.

RESPONSE: SIGHT DISTANCE EASEMENT SHOWN.

3. Please see the attached plat redlines.

RESPONSE: PLAT REDLINES HAVE BEEN ADDRESSED.

ADDRESS PLAT

1. Please see the attached address plat redlines.

RESPONSE: ADDRESS PLAT REDLINES HAVE BEEN ADDRESSED.

PUD PERMIT

1. Sheet L1.1, Existing Conditions:

- a. Per previous comment, please add dimensions and labels to indicate existing right-of-way widths for all public roadways. Existing ROW is not dimensioned for Tucson St or Vaughn Way.

RESPONSE: DIMENSIONS ADDED.

- b. Please correct the spelling of Tucson St. It currently reads "Tuscon".

RESPONSE: CORRECTED.

2. Sheet L1.6, Landscape Plan:

- a. Please label the sight distance easements on the northeast and southeast quadrants of the 103rd Ave/Tucson St intersection. This area will be the area outside of the right-of-way but inside of the sight lines.

RESPONSE: SIGHT DISTANCE EASEMENTS SHOWN.

- b. Please remove the leader arrow and line with no note located just north of the Tucson St label.

RESPONSE: REMOVED.

DRAINAGE AND CONSTRUCTION DOCUMENTS RESPONSES PROVIDED WITH CORE'S PLANS.

Please feel free to call myself or any member of our team with any questions you may have.

Sincerely,



Jeff Marck