



April 19, 2022

Oakwood Homes
Attn: Jim Hayes
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Terracina Design
Attn: Jeff Marck
10200 E. Girard Ave. Ste A-314
Denver, CO 80231
jmarck@terracinadesign.com

RE: Reunion Ridge PA-1 Submittal, Lot Line Adjustment and Terminology Change

Dear Jim and Jeff:

Staff has received your submittal for a lot line adjustment and terminology change for Reunion Ridge PA-1. The lot line adjustment between Tracts C and X can be processed. However, please note that Tract C cannot be converted to a lot via this same process. In order to meet the approval criteria for Lot Line and Terminology Adjustments, LDC §21-3244(3)(a), the adjustment cannot *increase the number of lots or parcels or create new lots or parcels*. Converting Tract C to a lot would increase the number of lots from the original plat.

Since the terminology change cannot be processed as submitted, you may want to consider resubmitting the entire area as Reunion Ridge Filing 1, Amendment 6 final plat. This would allow you to handle revisions to the boundaries at the same time as the creation of a new lot for what is currently Tract C. Please let us know if you would like for us to continue to process the lot line adjustment or if you plan to resubmit the entire as a new final plat.

Please note, an appeal of the decision that Tract C cannot be converted to a lot via a Terminology Change, would be considered a "decision of the director" per LDC §21-3425(3) and would be reviewed by the Planning Commission and City Council.

Sincerely,

Jennifer Jones, AICP
Principal Planner

on behalf of

Jim Tolbert, FAICP
Community Development Director