



11 November 2024

City of Commerce City
7887 E. 60th Avenue
Commerce City, CO 80022
Attn: Nicholas Berry

**SUBJECT: TURNBERRY CAR WASH PUD AMENDMENT NO. 6
12411 E. 104TH AVENUE COMMERCE CITY CO**

On October 24th, 2024, the Applicant along with the Consultant, Car Wash Pro Designers, held a neighborhood meeting regarding a proposed Amendment to Turnberry PUD.

The meeting took place at 13905 E. 112th Avenue, Commerce City, Colorado 80022 at 6:00PM.

In Attendance were Alan M Jacob, Car Wash Pro Designers, Nick Spallone, Car Wash Pro Designers Nicholas Berry, City of Commerce City, Jeff Trzeciak, Turnberry HOA President, and Rob Hodnet, Turnberry HOA Board Member. No other people were present.

The discussion was primarily regarding the sound of the car wash. Another minor issue discussed was ingress/egress.

We believe we successfully addressed those issues and added language to the PUD regarding sound restrictions to the property line. We answered all questions regarding ingress/egress to the satisfaction of Mr. Trzeciak.

After the meeting, we contacted Mr. Hodnet to send plans with elevations and colors and the basic design of the express car wash facility proposed as requested, without any response.

No other issues were discussed or raised regarding the use proposed.
Should you have any questions regarding this matter, please feel free to reach out to me.

Sincerely,

A handwritten signature in black ink, appearing to read 'AJ', with a stylized flourish extending to the right.

Alan M Jacob
General Counsel