

From: [Anne Albritton](#)
To: [Chavez, Nathan - CD](#)
Subject: Stop the annexation of Outlook
Date: Thursday, August 14, 2025 10:54:18 AM

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We strongly oppose any additional commercial building in our neighborhood.
James and Anne Albritton 12106 Helena St, Commerce City, CO 80603.

From: [Anita Brenner](#)
To: [Chavez, Nathan - CD](#)
Subject: Oppose Rezoning Behind Outlook Neighborhood
Date: Tuesday, August 12, 2025 11:19:31 AM

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Hello!

I strongly oppose the proposed annexation and rezoning from Agricultural to C-2 behind our neighborhood. This plan would destroy our privacy, views, property values, harm local wildlife, create more trash, and bring more noise, traffic, and crime. It will also push drivers onto 121st Ave., causing more speeding and reckless driving through our residential streets where children play—we already deal with this enough as it is.

City Council's job is to protect our safety and quality of life. Money from development can always be made, but once this damage is done, it can't be undone. Please reject this proposal and understand its in the neighborhood's best interest. There are so many empty parcels of land nearby that have been for sale for numerous years that it is hard to understand why this land near our homes would be developed. It does not even make sense. I appreciate your consideration.

Sincerely,
Anita Brenner
12126 Kalispell Street
Commerce City (Outlook neighborhood)

From: [Joseph Brenner](#)
To: [Noble, Susan - CC](#); [Chavez, Nathan - CD](#)
Subject: Annexation/Rezoning behind Outlook Neighborhood - Opposed
Date: Tuesday, August 12, 2025 4:12:13 PM

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Good Afternoon,

I oppose the proposed annexation and rezoning from agricultural to C-2 behind the Outlook neighborhood for the following reasons:

- Loss of privacy and mountain views
- Lowering of property values due to increased traffic, noise, and crime caused by this rezoning to C-2
 - 121st will see increased traffic with speeding and reckless driving on this and other residential streets where children play and neighbors gather at the park
- Harm local wildlife, and create more trash and light pollution
 - We already experience huge amounts of trash as it stands today
- Drawing a square around 120th and 104th as the north and south borders and Tower and Sable being the East and West borders
 - Many parcels of land currently sitting empty for many years that should be developed first
 - Develop this land first before looking to annex land from Brighton

It is the City council's job to have the residents best interests at heart, including our safety and quality of life. We elect you to serve our needs and best interests and at times, means saying no to this annexation and rezoning. Focus on what is needed most in this area, which is not more commercial development when so many areas are already zoned commercial and sitting empty.

Reject and **do not** vote in favor of this proposal as it makes no sense whatsoever.

Thank you for your time and consideration in reading the above statement of opposition.

Regards,
Skip Brenner
12126 Kalispell Street (Outlook neighborhood)

Commerce City

From: [Patty Gibbons](#)
To: [Chavez, Nathan - CD](#)
Subject: Please oppose
Date: Friday, August 15, 2025 6:56:53 AM

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Though this is not my neighborhood, I agree with these residents who oppose or zoning this. We are quickly loosing the agricultural land that was a hallmark of this region, and why people who live here wanted to move here in the first place. It is being replaced with high density housing everywhere and a big increase in traffic, and especially crime. Please don't do this.....again!!

Thank you
Patty Gibbons, Brighton

OPPOSE THE ANNEXATION OF LAND BEHIND OUTLOOK NEIGHBORHOOD!!!

Here's a quick email you can send to nchavez@c3gov.com and snoble@c3gov.com.

Please if this is all you can do and not attend the meeting this Wednesday, it will still help alot. Just highlight, click copy, put it in an email and send it their way! Feel free to add anything you would like. Thank you all who have submitted theirs already!

Oppose Rezoning Behind Outlook Neighborhood

I strongly oppose the proposed annexation and rezoning from Agricultural to C-2 behind our neighborhood. This plan would destroy our privacy, views, property values, harm local wildlife, create more trash, and bring more noise, traffic, and crime. It will also push drivers onto 121st Ave., causing more speeding and reckless driving through our residential streets where children play—we already deal with this enough as it is.

City Council's job is to protect our safety and quality of life. Money from development can always be made, but once this damage is done, it can't be undone. Please reject this proposal and understand its in the neighborhoods best interest.

Sincerely,
Outlook Resident

Sent from my iPad

From: Mikhala Krochta
To: [Chavez, Nathan - CD](#)
Subject: Annexation of land behind outlook neighborhood
Date: Thursday, August 14, 2025 4:04:12 PM

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From: [Christine LaGuardia](#)
To: [Chavez, Nathan - CD](#)
Subject: Concern Regarding Proposed Zoning Project Behind Outlook Community
Date: Sunday, August 10, 2025 7:34:45 PM

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City Council,

I am writing as a resident of Outlook Community to express my deep concern regarding the proposed zoning project to build office space, retail, and parking directly behind our homes.

Our neighborhood currently backs to beautiful open space that provides a peaceful environment for our families and pets. Replacing this open area with commercial development will not only affect the character and enjoyment of our homes, but could also:

- Negatively impact property values by replacing natural open space with high-traffic commercial use.
- Increase noise, light pollution, and traffic, disrupting the quiet residential setting.
- Create potential safety concerns, as commercial developments can bring higher risk for criminal activity, particularly in parking areas after business hours.
- Cause challenges for pet safety, as our current 3-foot fences will not prevent dogs from reacting to increased pedestrian activity so close to our yards.
- We've already experienced an increase in traffic with the gas station, Santiago's and other commercial space. There are vehicles parked on 121st throughout the day and evening. There are people sitting in those vehicles while eating breakfast, lunch and etc. I've become anxious during

my walks because of the variety of people hanging out that don't even live in the neighborhood.

- We have increased night car racing on 121st and will only get worse if you choose to build behind our homes.
- This directory impacts my home. We paid extra to live in this area and this specific lot. When we purchased the home we were told that no one could build behind us due to water rights.
- I saw that there's another car wash listed on the project. Are you serious? How many car washes do we need? There's retail space throughout commerce city and Brighton that are EMPTY. It's not affordable. Why build and ruin what we have built just so you can get a little bit of money? Build another space that just sits there...empty. It doesn't make sense. It's just about the dollars.

Again, the proposed development is extremely close to our property line and would dramatically change the environment we've chosen for our families. I respectfully ask that the council consider alternative locations or zoning restrictions that would preserve the open space and protect the safety, property values, and quality of life of existing residents.

I appreciate your time and attention to this matter and would be happy to discuss our concerns in more detail.

Christine LaGuardia

Outlook Resident directly impacted by this project.

Sent from my iPhone

From: Anthony Lucero
To: [Chavez, Nathan - CD](#)
Subject: 120th and Chambers Annexation
Date: Saturday, August 9, 2025 10:01:54 AM

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I am writing in opposition to the annexation and building of commercial buildings in the area behind my neighborhood. The business spaces on the north east corner of 120th and chambers have been built for a year and are still empty.

Thanks

Sent from my iPhone

From: [Laura Botello](#)
To: [Noble, Susan - CC](#); [Chavez, Nathan - CD](#)
Subject: Oppose Rezoning Behind Outlook Neighborhood
Date: Tuesday, August 12, 2025 4:33:43 AM

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Dear Councilmember Noble,

I strongly oppose the proposed annexation and rezoning from Agricultural to C-2 behind our neighborhood. This plan would destroy our privacy, views, property values, harm local wildlife, create more trash, and bring more noise, traffic, and crime. It will also push drivers onto 121st Ave., causing more speeding and reckless driving through our residential streets where children play—we already deal with this enough as it is.

City Council's job is to protect our safety and quality of life. Money from development can always be made, but once this damage is done, it can't be undone. Please reject this proposal and understand its in the neighborhoods best interest.

Sincerely,

Laura Martinez - 720-620-8140
Outlook Resident

Brittany McGinnis

12101 Village Cir W

Brighton, CO 80603

Brittany.oedewaldt@hotmail.com

720-470-3335

08/08/2025

Re: Opposition to Property Annexation Proposal

To whom it may concern:

I am writing to formally express my opposition to the proposed annexation and development of the property located behind my residence in the Outlook community, specifically the area north of 121st and along Chambers St. As a resident of this neighborhood, I have serious concerns about how this development will negatively impact both the community and my own property.

First, I would like to emphasize the environmental impact this project will have. The proposed development threatens the natural habitat of a variety of wildlife that currently thrives in this area. Deer, foxes, geese, and bald eagles-who nest in the trees along the canal- rely on this open space for their survival. The loss of this habitat would be detrimental to the local ecosystem and contribute to the displacement of these species, which I believe is a loss for the entire community.

Additionally, I am concerned about the impact on property values. As it stands, this area offers residents the benefit of living near an unspoiled natural environment. If this space is developed, it will significantly reduce the attractiveness of the Outlook neighborhood, resulting in a likely decrease in property values for those of us who live here.

One of my most pressing concerns is the effect this development will have on the safety and quality of life in the area, particularly around my property. With my house located at the corner of 121st and Village Cir W, the volume of foot and vehicle traffic is already high. The addition of commercial development would exponentially worsen this situation, creating traffic congestion, increasing the risk of accidents, and reducing the peaceful residential character that the Outlook community currently enjoys. There will be no protection around my property to reduce thefts and guarantee the safety of my family.

While I understand that some level of development is necessary for the growth of our area and that improvements such as the widening of Chambers Street are needed, I do not believe the space behind our homes, north of 121st, is suitable for such development. The property does not have adequate space for the scale of development being proposed, and its proximity to existing residential homes only increases the negative impacts.

I respectfully urge you to reconsider this proposal and to explore alternative locations for development that will not disrupt the delicate balance of our community. I believe that a thoughtful approach to growth, one that prioritizes the needs of both residents and the environment, is possible.

Thank you for your attention to this matter. I look forward to hearing from you and hope that my concerns will be considered as the development plans move forward.

Sincerely,
Brittany McGinnis

Dear Commerce City Council and Development Team,

I hope this letter finds you well. I am writing to express my strong opposition to the rezoning/proposed development project near our neighborhood (Outlook) near 120th and Chambers. The open space behind our properties is an important natural asset for everyone in the neighborhood. In addition to providing a habitat for local wildlife and contributing to the ecosystem, this area is home to a network of trails used regularly by Outlook residents. These trails offer a peaceful, natural space for walking, jogging, and outdoor recreation, creating a sense of community and providing residents with a place to enjoy nature close to home. The value of this open space goes beyond environmental factors—it's a cherished part of our community's daily life.

From a property value standpoint, the presence of these trails and green space significantly enhances the desirability of homes in the area. Properties near parks and natural areas consistently maintain higher value due to their scenic views, tranquility, and access to outdoor activities. Developing behind our homes would not only disrupt this appeal but could also lead to increased traffic, noise, and pollution, which would further deter potential buyers and hurt property values.

The construction of new buildings will obstruct the beautiful, unobstructed views of the mountains that Outlook residents currently enjoy. This scenic backdrop is a defining feature of the area, offering a sense of openness and connection to nature. Blocking this view with buildings and parking lots not only diminishes the aesthetic and tranquil value of the landscape but also impacts the community's appreciation of the natural surroundings that make the area unique.

I recognize the need for development to support the broader growth of our community. However, I believe this can be accomplished in a way that minimizes harm. Furthermore, transforming the space into a formal park or designated walking trails would preserve its environmental and recreational value while enhancing the neighborhood for current and future residents.

While I fully understand and appreciate that development is crucial for the growth and progress of any community, I believe a compromise can be reached that allows for development without damaging the open space behind my home. Specifically, I propose that the development should not take place north of East 121st Avenue and that the open space could instead be transformed into a community park or walking trails, which are already enjoyed by the entire Outlook community.

By relocating the construction south of East 121st Avenue, development can proceed without disturbing the open space and trails that are central to the Outlook community's lifestyle. This compromise offers a balanced solution: development can continue where it will cause less disruption, and the community retains its cherished green space, potentially even improving it with formal park facilities.

In light of these potential alternatives, I strongly urge you to reconsider the proposed development location and consider these options. Protecting the natural environment, community spaces, and the character of our neighborhood should be a priority, and this solution allows for both growth and preservation.

Thank you for your attention to this matter. I look forward to your response and hope that our concerns will be given serious consideration.

Sincerely,
Richard McGinnis
12101 Village Cir. W
Richie.Mcginnis0@gmail.com C: 303-519-0173

From: [Ronald McGinnis](#)
To: [Chavez, Nathan - CD](#); [Noble, Susan - CC](#)
Subject: Please Oppose the Annexation of the land near Outlook
Date: Tuesday, August 12, 2025 9:27:59 AM

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I strongly oppose the proposed annexation and rezoning from Agricultural to C-2 behind our neighborhood. This change would bring commercial buildings—such as strip malls and offices—directly behind our homes, destroying privacy, views, and property values. It will also cause environmental damage, increase traffic and noise, generate trash, and harm the natural open space and wildlife that currently exist there. In addition, drivers will cut through 121st Ave. to avoid traffic and stop lights, leading to dangerous speeding through our residential streets where children play.

Even a revision to this proposal—such as ensuring 121st Ave. does not connect to the planned development—would go a long way toward protecting our safety and quality of life. There are plenty of other available areas in Commerce City for this type of development that would not negatively impact established neighborhoods.

Please reject this proposal in its current form and protect our community.

Sincerely,
Ron
Outlook Neighborhood

From: [Rickett](#)
To: [Chavez, Nathan - CD](#); [Noble, Susan - CC](#)
Subject: Oppose rezoning of Outlook Neighborhood
Date: Tuesday, August 12, 2025 8:29:23 AM

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OPPOSE THE ANNEXATION OF OUTLOOK!!!

I strongly oppose the proposed annexation and rezoning from Agricultural to C-2 behind our neighborhood. This plan would destroy our privacy, views, property values, harm local wildlife, create more trash, and bring more noise, traffic, and crime. It will also push drivers onto 121st Ave., causing more speeding and reckless driving through our residential streets where children play—we already deal with this enough as it is.

City Council's job is to protect our safety and quality of life. Money from development can always be made, but once this damage is done, it can't be undone. Please reject this proposal and understand its in the neighborhoods best interest.

Sincerely,
Outlook Resident

[Sent from the all new AOL app for iOS](#)

From: [kristie rickett](#)
To: [Chavez, Nathan - CD](#)
Subject: Oppose rezoning behind Outlook Neighborhood
Date: Tuesday, August 12, 2025 8:24:10 AM

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Sincerely,
Outlook Resident

Kristie Rickett

From: [Mire Whittenburg](#)
To: [Noble, Susan - CC](#); [Chavez, Nathan - CD](#)
Subject: Oppose Rezoning Behind Outlook Neighborhood
Date: Monday, August 11, 2025 9:26:13 PM

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Good evening,

I strongly oppose the proposed annexation and rezoning from Agricultural to C-2 behind our neighborhood. This plan would destroy our privacy, views, property values, harm local wildlife, create more trash, and bring more noise, traffic, and crime. It will also push drivers onto 121st Ave., causing more speeding and reckless driving through our residential streets where children play—we already deal with this enough as it is.

City Council's job is to protect our safety and quality of life. Money from development can always be made, but once this damage is done, it can't be undone. Please reject this proposal and understand its in the neighborhoods best interest.

Sincerely,
Outlook Resident
Mire Whittenburg

From: [Robert Anema](#)
To: [Chavez, Nathan - CD](#)
Subject: Commerce City - Meeting of Planning Commission on 12/2/2025 at 6:00 PM
Date: Monday, December 1, 2025 1:06:27 PM

Hi Nathan,

Here are some thoughts/considerations, which I want included in the public record for the Planning Commission and the City Council.

Re: LUP25-0001: "Pierpont Realty Group on behalf of Adams Crossing, LLC is requesting a Land Use Plan Amendment to amend the Annexation Areas and Growth Boundaries, Character Areas Land Use Map, Residential Areas Framework, and Economic Development Framework maps within the 2045 Comprehensive Plan. The 23.76-acre property is generally located at the northwest corner of East 120th Avenue and Chambers Road and zoned Adams County Agricultural-3 (A-3)."

The owners of this vacant parcel at the northwest corner of 120th & Chambers want Commerce City to agree to have this 23.76-acre property annexed into Commerce City and for the zoning to be changed to allow for commercial development for a portion of this parcel. I think Commerce City should consider making any such annexation/rezoning conditional upon obtaining written legal landowner agreement to the below suggested restrictions/requirements.

WHY? If approved without conditions, the annexation/rezoning could have very negative impacts on up to 10 residential homes that back up to the northernmost portion of this parcel (north of 121st), because any commercial development could impact their views, and noise/lighting etc could harm their peaceful enjoyment ... all of which would also severely damage their property values.

NOTE: The developer has provided an updated schematic plan that shows no development behind these homes, which is a nice gesture but not enforceable by itself.

My suggestions:

As a condition of Commerce City approving annexation/rezoning, Commerce City could propose that the landowner volunteer to legally prohibit this northern section of land be developed, and for this restriction to be made part of public records to "run with the land" (so that if the land is sold, any future landowner would have the same restrictions).

This "trade-off" would be to limit the harm to the property values of these approx 10 homeowners, which could be seen as a win-win situation: the landowner would still enjoy a significant increase in the value of their land if the annexation and/or rezoning is approved (perhaps a bit less than a maximum value increase if there were no such restrictions), and the current homeowners would not be harmed by development occurring directly behind their homes (but only to the south of 121st Ave).

I suggest that the land owner also voluntarily restricts the commercial uses that would be allowed on this parcel, i.e. disallowing any marijuana stores/operations and disallowing any uses with excessive noise and/or excessive lighting.

I suggest that the land owner also volunteers to pay for some street improvements on Chambers between 120th & 121st, or pay an equivalent "impact fee", as commercial development on this parcel will cause heavier traffic on this stretch, which could result in street widening and all those related costs.

I feel that requiring the landowner to agree to the above suggestions, and make them of record "attached to the ownership of the land", as a condition to the city's approval of their annexation request, is a reasonable win-win, limiting the harm to the nearby homeowners.

Robert Anema
303-887-4000 Cell

Subject: Request for Legally Binding Conditions – Adams Crossing / LUP25-0001

Mayor and Members of Council,

My name is Richard McGinnis and I reside at 12101 Village Cir. W which is directly adjacent to the Adams Crossing development area.

I am writing to express serious concern regarding the proposed annexation and land use amendment associated with LUP25-0001.

While the applicant has presented a revised conceptual layout that removes buildings from behind existing homes, the current approval structure provides **no enforceable mechanism** to ensure those protections remain in place once the land changes ownership.

The applicant narrative explicitly states:

“The applicant has no immediate plans to develop...”

This strongly suggests the intention to entitle the land, increase its value, and then transfer it to another developer. Once annexed and zoned, the commercial entitlements will **run with the land**, not the current owner.

Without binding conditions, a future developer could:

- eliminate the open space buffer
- construct commercial buildings behind residential homes
- expand parking, lighting, and loading areas
- request access to 121st Ave
- pursue a PUD amendment removing all previous commitments

This outcome would directly contradict the public engagement record and the design revisions presented to residents and staff.

To protect both the City and adjacent homeowners from a “bait-and-switch” scenario, I respectfully request that approval be conditioned upon the following items being **attached to the land and recorded**, not merely referenced conceptually:

1. A recorded no-build setback behind residential properties (minimum 150–200 feet)
2. A prohibition on vehicular access to East 121st Avenue
3. Preservation of the northern parcel as open space or agricultural land through one of the following legally binding tools:

- restrictive covenant
- conservation easement
- annexation agreement condition
- zoning ordinance condition

4. Prohibition of dumpsters, loading, and service areas facing residential lots

These protections must:

- survive ownership transfer,
- be enforceable by the City, and
- require public hearings for any future modification.

Without binding conditions, the City risks approving entitlements that will later be used to justify intensive commercial development immediately adjacent to existing homes, contrary to resident input and staff representations.

The community supports responsible commercial development. We simply ask that the protections presented to us be made permanent and enforceable.

Thank you for your consideration and for protecting the residents of Commerce City from future harm.

Respectfully,

Richard McGinnis