

11-4-13

To Members of Planning Commission

My name is Linda Watts, I live at 6470 Glenese St. Commerce City for over 30 years.

I am familiar with the property at 6496 Hurwy 2 which is owned by Claude Sharpless and at this time is up 'For Sale.'

This property is located by residential to the East, a Nursing Facility to the North and soon to be bordered with Impacto de Fe to the South.

Our community has been impacted with Event Centers and loud music for years. With removing the conditions on 6496 Hurwy 2 by the Planning Commission, if approved, causes residents concern that another Event Center will be established at this property after it is sold to a new owner.

Entertainment 1 and Entertainment 2 can be issued by the city without a Liquor License. If the new owner is granted a Liquor License and applies for an Entertainment 1 it will go before Council to be heard at a Public hearing.

This is why I am writing this request that a condition be added to this property on Entertainment. If the new owner wants a Event Center with an Entertainment 1 or 2 license, that they appear before the Planning Commission prior before license be issued for a Public Hearing. It is the upmost concern that there is a protection of the near-by residents by these Events

Thank-You

Linda A. Watts
303-288-9646

Commerce City Planning commission
7887 East 60th Ave
Commerce City, Co.

December 3, 2013

I'm writing this letter with regard to Claude Sharpless request to remove all the restrictions/conditions on the address located at 6496 Highway 2.

I'm afraid that if all conditions are removed that he will feel that he has the right to do anything he wants at any time.

In the past the (club) could do pretty much as they wanted whenever they wanted, without any regard for the neighbors.

I beg of you please don't allow them to overrun our neighborhood with drunks again.

Please don't give them any E1 or E2 or a liquor license

With all of the Event centers already in our neighborhood we have so much trouble with drunks, noise, overflow parking and trash.

Without any conditions/restrictions in place we residents have no recourse at all. Therefore no rights, no way to stop them from ruining our peaceful nights or days for that matter.

My husband is 70 years old and has major health issues that include ; diabetes, renal failure which means Kidney Dialysis 3 times a week it is vital that he gets his rest.

With the event center right across the back fence that presents a lot of problems in itself.

If sharps starts up again then there's a whole new set of problems all over again please don't let them override the neighborhood again.

Thank you for your time and consideration

Marsha Brimer

Marsha Brimer
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Commerce City, Co
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Ruiz, Lorena - CD

Subject: Planning Commission

From: Claudia Barnes [<mailto:claudbarn@aol.com>]

Sent: Wednesday, December 04, 2013 1:19 PM

To: Ruiz, Lorena - CD

Subject: Planning Commission

This request is being made to a board that is here to protect the citizens of Commerce City. In looking over the restrictions in the property owned by Mr. Sharpless it is clear that it can be used for 57 different uses, what we are asking that the property never be allowed to have an entertainment 1 or 2 license. These two uses have no restrictions on them and the city has no way of controlling the problems that occur with these type of establishments. This property sits on the border of a nursing home and right in the middle of residential neighborhood. In dealing with the event center now presently on the property owned by the church we have numerous citations for disturbing the peace etc.. but even after being found guilty in court, these organizations refuse to follow the rules set by the courts and complete lack of respect for law enforcement. This a large building with upper and lower level and a large outdoor area that backs up to residents. We know what the present owner may say about opening this property up for different buyers and he has said he would not allow an event center, but he is selling and when that happens he no longer has any say over the property. We know that several groups are looking in Commerce City to bring in more event centers due to lack of regulations, this is why we are asking that restrictions for entertainment 1 and 2 be placed on this property. If you have question about the problems the event centers bring in , ask the City Manager and Assistant Attorney Greg or the church what we have been dealing with.

Several of us in the neighborhood wanted to attend, but due to the weather we are unable to attend, please respect the wishes of the long time residents of the neighborhood , we know Mr, Sharpless will make a play for the changes that he will not be responsible for when the property is sold.

Thank you
Claudia Barnes
Speaking for residents of the effected neighborhood