

October 5, 2015

Robin Kerns
Commerce City Planning Department
Director of Community Development
7887 East 60th Avenue
Commerce City, Colorado 80022

AM or PM

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Dear Mr. Kerns,

As you advised per the postcard, Notice of Subdivision, sent to my address, I am submitting my objections to the proposed subdivision entitled, Villages at Buffalo Run East, Filing 6 and 7.

In reviewing the document sent by your office, Villages at Buffalo Run East Filings 6 and 7 Subdivision FTK.pdf (825KB), I have a number of concerns which I feel need to be addressed.

General Notes, Pg.1:

“Occasionally, the city may require a neighborhood meeting when it appears an application may have **impacts to the surrounding area.**”

Under the heading, Final Plat Approval Criteria, Pg. 3:

“Once an administrative application is ready for approval process, City Council is notified, and the property is posted, postcards are sent to nearby property owners and a notice placed in the newspaper. **If no written objection is received within seven days, the plat is approved. . .**”

Objection 1: There have been a number of written objections sent to this office, per your advice. These objections sent by adjacent property homeowners constitute valid reasons for a public neighborhood meeting to be held to discuss this proposed Subdivision.

Final Plat Approval Code, Pg. 3:

6) The Subdivision:

- a) “Will not result in **substantial or undue adverse effect on adjacent properties**, traffic conditions, parking...”
- b) “**Any adverse effect has been or will be mitigated to the maximum extent feasible.**”

Objection 2: The proposed Subdivision, Villages at Buffalo Run East, abut the properties of Columbine Ranches. Each property within Columbine Ranches is required to have a minimum lot size of 2.5 acres. The number of lots and the lot sizes of the proposed Subdivision are disproportionate to the properties of Columbine Ranches. This proposed Subdivision will constitute an adverse effect on the resale value of Columbine Ranches’ properties.

Objection 3: In the Final Plat Approval Code, it states that “Any adverse effect has been or will be mitigated...”

With that stated, any mitigation concerning the adverse effect this proposed Subdivision would cause adjacent properties was brought up in a hearing in either 2001, or as late as 2004. This time lapse constitutes grave concern because many affected Columbine Ranches Homeowners were not property owners at that time.

7) "Adequate and sufficient public safety ...and schools are available to serve subject property..."

Objection 4: 27J, which would be the school district serving this proposed Subdivision, is already well beyond capacity. Currently, the high school runs two sessions daily and some students must sit on the floor due to lack of adequate space. The last School Bond Issue failed. These schools will not be able to accept a new population of students.

With this letter, I am requesting an open, public neighborhood meeting to address and mitigate every concern posed by the residents of Columbine Ranches.

Sincerely,

A handwritten signature in cursive script, appearing to read "Jane and Larry Okasaki", is written over the printed name.

Jane and Larry Okasaki

16130 E. 114th Court

Commerce City, Colorado 80022

P. 303 288 2887 email: jokasaki@aol.com

Community Development Director

Planning Division

City of Commerce City, Colorado 80022

RE:S-426-04-15: -Disapproval - Subdivision

We have lived in Columbine Ranches for 26 years and have owned the property for over 28 years.

We bought in the country so we could raise our children in 4-H and live a country lifestyle.

It saddens us that the view we have enjoyed will be completely taken away. The noise and congestion will be intolerable.

In life I realize that there will be progress and change. With this being said, we believe that a compromise would be appropriate.

Please consider homes on ½ to 1 acre behind us so that our lives won't be so horribly change the harmony of our property.

Please call me if you would like any other input.

Jim & Betty Reid

11477 Nucla Street

Commerce City, Colorado 80022

Robin Kern

Dave McFarland—President
Lynnelle Beaver—Treasurer
Mike Davis—Secretary

Dan Beaver--Director
Lutz Lerch--Director
Tom Nordhus--Director
Bruce Penfold--Director

Columbine Ranches Property Owners Association

October 3, 2015

Page 1 of 6

To: Commerce City Planning Department
7887 East 60th Avenue
Commerce City, CO 80022

Re: Subdivision Notice Comments
Case#: S-428-04-15
Villages at Buffalo Run East
Applicant: 120th & Buckley Associates, LTD

Case#: S-426-04-15
Villages at Buffalo Run East
Applicant: Northwood Village Associates, LTD

In reference to the planned development of Buffalo Run residential development Plat No. 6 & 7 currently scheduled to be placed on the north and west borders of the Columbine Ranches Subdivision (CRS), the below signed residents are providing this letter as a means of listing our concerns and requesting information. Additionally we are hereby requesting a review of the current plan to more clearly address our concerns. The below listed items are an itemization of our concerns:

1. Date of current approvals – The public input, public meetings and public approvals for these developments were completed over 11 years ago. The input and public conversations related to these developments were based on public opinion and concerns in the last decade. The issues faced by the public today are significantly different than the issues affecting these developments and CRS today. In some instances the citizens involved in the process are not the citizens directly affected by the development today. As a result of the significant amount of time which has transpired between approval and the development of the property we are requesting additional input and review of the impact these developments will have on the citizens of CRS.
2. Border fencing placement, design and easements – We are concerned as to the location and design and maintenance of the border fencing and subsequent impact these fences will have when placed adjacent to the existing fences and boundaries of

current properties within CRS. We are requesting to be allowed input and receive information as to current plans for this item.

3. **Livestock impact --** We are concerned as to the impact the new subdivisions will have on the existing livestock located within the CRS, and are requesting additional information as to what considerations had been made related to this issue.
4. **Ratio of density change --** The current plans identify future lot sizes of approximately 10,000 to 13,000 square feet. We are concerned as to the impact this will have on CRS as relates to the smaller lots planned for the new subdivisions. We anticipate a reduction in property values related to the placement of these smaller lots directly adjacent to the CRS. We are requesting a discussion input and amendments to this design to 15,000 square feet adjacent to CRS.
5. **Property value impacts --** We are concerned the current size of the homes placed directly adjacent to CRS properties are too dissimilar. We anticipate a reduction in property values related to the placement of these smaller lots directly adjacent to CRS. We are requesting input and amendments to this design and are requesting information as to what considerations have been made to limit this impact.
6. **Increased traffic --** We are requesting information into what plans have been developed and the anticipated dates of implementation as relates to the expected increase in traffic and the affect this traffic will have on existing roads. Additionally we are requesting assurances no additional traffic will be routed through the Columbine Ranches Subdivision.
7. **CRS would like to have a seat on the developers Architectural Review Committee.**

We thank you for the opportunity to provide this information and look forward to a conversation on the concerns raised.

Four Signature Pages Follow Sheets 3 through 6 of 6

Columbine Ranches Property Owners Association

Subdivision Notice Comments

Signed:

Address:

Carl M. Dean 11346 LEWISTOWN ST. COMMERCE CITY, CO

Susan M. Dwyer 11346 LEWISTOWN ST. Commerce City, CO

John C. Luff 11345 LEWISTOWN ST, Commerce City, CO

Harold A. Okasaki 16130 E. 114th Ct. Commerce City, CO

Larry Okasaki

Jack D. Perry 11275 Lewistown St Commerce Co.

11276 Lewistown St, Commerce City CO

16403 E. 112th Avenue
Commerce City, CO 80022

11376 LEWISTOWN ST CC CO 80022

11276 Lewistown St. Commerce City, CO 80022

11276 Lewistown St Commerce City, CO 80022.

11377 Nucla St Commerce City CO 80022

11277 Nucla St Commerce City 80022

11277 Nucla St Commerce City 80022

16175 E. 114th Ct. Commerce City, 80022

Columbine Ranches Property Owners Association

Subdivision Notice Comments

Signed:

Address:

Jynell J. Beaver 11598 Nucla Street, Commerce City, CO

Patricia Murray 116550 E 116th Ct Commerce City CO

Marty M... 11530 Lewistown St. Commerce City CO

John 11475 LEWISTOWN ST C City 80022

Mr. M... 11475 Lewistown St Commerce City 80022

Ramiro Gallardo 11448 Nucla St. Commerce City, CO 80022

Paul Hoffman 11375 Lewistown St " " "

Paul Hoffman 11447 Nucla St " " "

Paul Hoffman 11488 NUCLA. Comm. Ct 80022

Ernesto Chasco 11538 NUCLA Commerce City CO 80022

Marty O'Hare 11538 NUCLA Commerce City CO 80022

Ed Hoern... 11481 NUCLA C C " "

Marilyn Hollman " " " "

Bob 11598 Nucla St Commerce City CO 80022

JAY Hollman 11537 Nucla St Commerce City CO 80022

Les Hollman 11537 Nucla St Commerce City CO 80022

Jim R... 11477 Nucla St Comm City CO 80022

Bob 11477 NUCLA St Commerce City 80022

Bob 11577 NUCLA ST CC CO 80022

Columbine Ranches Property Owners Association

Subdivision Notice Comments

Signed:

Address:

Alie Pearson 11657 Lewistown St.

Don Ryland 11657 Lewistown St

Don Ryland 11598 Lewistown St

Sumner Ryland 11598 Lewistown St.

Don Ryland 16840 E 116th Ct

Don Ryland 16840 E 116th Ct.

Don Ryland

Don Ryland

Barbara Fortna

16840 E 116th Ct

Sally Davis

16841 E 116th Ct.

Don Ryland

11510 Lewistown St.

Don Ryland

11510 Lewistown St.

Don Ryland

11592 Lewistown St.

Eva Morse

11592 Lewistown St.

Maria Beard

11592 Lewistown St.

Don Ryland

16841 East 116th Ct

Don Ryland

16841 East 116th Ct

Don Ryland

11522 Lewistown St.

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Don Ryland 11522 Lewistown St.

Kerns, Robin - CD

From: Abe Carson <carcarson51@yahoo.com>
Sent: Monday, September 28, 2015 2:35 PM
To: Kerns, Robin - CD
Cc: Abe Carson
Subject: Villages at Buffalo Run East

Robin,

How can this be allowed to happen? I live in the subdivision east know as Columbine Ranches which are 2.50 to 2.75 acre lots. In order to keep my "**property value at a reasonable standing**" the lots YOU are proposing should be larger that 48.23 acres +/- per lot. The homes should also be larger in sq. footage.

This is not satisfactory. I have viewed the subdivision and these lot are not big enough and are likely to pull the value of Columbine Ranches down.

Today, I am submitting in writing this comment above. My comment has to be considered and I require an explanation from the developer and the city of Commerce City to explain this.

Abe Carson
720-206-6102

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Columbine Ranches Property Owners Association

Subdivision Notice Comments

Signed:

Address:

Ernie Sebold 11388 Nucla St. Commerce City
Michelle Fry 11388 Nucla St Commerce City
Dorothy Johnson 11258 Nucla St
Jeffrey 16700 E 113TH CT COMMERCE CITY
Linda Cobb " " " " " "
Linda Amos 16758 E. 113TH CT Commerce City, CO 80022
Don Amos 16758 E. 113TH CT, Commerce City, CO 80022
Judy Ames 11495 Lewistown St. Commerce City, CO 80022
John Mule 11368 Nucla Comm City CO 80022