

2/18/14

Community Development Dept.

7887 E. 60th Ave

Commerce City, CO 80022

Att: Paul Workman;

Re: Case: S-487-14

We wish to comment and bring up some questions we have regarding the Reunion Filing #22 subdivision.

The 100 homes that they propose will have quite an impact on our existing residential streets. Currently there are construction trucks rolling down Landmark at 6:30 a.m. After the homes are built, there will also be many more cars using the streets. When we bought 7 years ago, there were plans for more homes but there were also plans for more access streets.

The other concern is the schools for the new school age children. If the schools are not yet maxed out they soon will be with the completion of the Lennar, Richmond American and Spaces projects. Where are they going to go to school? There is no money currently available to build them.

Regards;

Jim & Lynne Tucker

Jim & Lynne Tucker

10838 Ouray St

Commerce City, CO 80022

303-997-6264

From: teteevan@comcast.net
To: [Workman, Paul - CD](#)
Subject: Shea Homes Reunion Filing #22
Date: Wednesday, February 19, 2014 12:13:32 PM

Dear Paul:

Could you tell me the status of this proposed subdivision? I am interested in seeing the approved subdivision plat map, if you could please email that me. Also, do you happen to know when Shea Homes proposes to break ground and proceed with development? Thank you very much.

Sincerely,

Teresa E. Teevan
Commerce City Resident

From: [Dan Stapleton](#)
To: [Workman, Paul - CD](#)
Subject: Case 487-14
Date: Wednesday, February 19, 2014 12:50:11 AM

I realize that the deadline for comments was Tuesday the 18th, but I just wanted to know where the area is. I read Landmark Drive on the west, Parkside Drive North on the South, Reunion Filing #29, Amendment 1 on the East & drainage basin on the north.

For the average homeowner, "Reunion Filing #29" is a bit difficult to visualize, as is "a drainage basin on the north." Using GoogleMaps, is it possible that the east boundary is simply "Unity Parkway?"

And are they planning more of their "Shea Spaces" or another style of house?

Thanks,
Dan Stapleton

From: [Brenda Berggren](#)
To: [Workman, Paul - CD](#)
Subject: Formal Comment Submission for Reunion Filing #22, Case S-487-14
Date: Tuesday, February 18, 2014 1:01:19 PM

February 17, 2014

To: Paul Workman

RE: Reunion Filing #22
Case: S-487-14

We, the residents of the 10 thousand block of Unity Parkway located in Reunion, are submitting in writing, a formal request concerning the above stated filing and or case.

We are seeking a reasonable explanation to be provided in due course; time frames to allow us protect our considerable investments, or our homes, located on said block of Unity Parkway.

If the timely explanation proves to be mutually amenable for both parties, we have hopes of resolving without having to be moved to litigation.

We look forward to hearing from you. This letter has been reviewed by and agreed to by all of the residents listed below.

Respectfully,

Jared and Kristy Lay
10761 Unity Parkway
Commercial Real Estate Appraiser
Col (Retired)
Registered Nurse

Clark and Brenda Berggren
10961 Unity Parkway
Retired Airline Captain/USAF Lt.
RN, Supervisor, FMC-NA

Ray and Sandra Sherrill
10771 Unity Parkway
Quality Systems Manager
Insurance Agent
North America Land
Schlumberger Limited

Joyana Oh and Dan Wells
10971 Unity Parkway
Property Manager/
Personal Assistant

D.K. and Madhur Mahajan
10781 Unity Parkway
President, Paharpur USA, Inc

Albert and Rachel Eng
10950 Unity Parkway
Orthodontist

Steven and Kristi Douglas
10970 Unity Parkway
King Soopers APC
Real Estate Broker
Worker/Mediator

Robert Randall and Antoinette Gomez
10940 Unity Parkway
Senior Engineer, DIA
Clinical Social

February 17, 2014

Mr. Paul Workman

Commerce City Case Planner

Pworkman@c3gov.com

RE: Reunion Filing #22

This is a letter in concern of the Shea Homes Reunion Filing #22 proposal of 100 homes to be built. Reading the public notice of subdivision what is not stated is the roads /road to be developed for this new subdivision? If 100 more homes are to be developed there is a great need to have a main road going into the reunion subdivision for those new homes planned and built as well (either off Tower road/112th/120th).

Currently there is a Richmond American track being built behind my Shea Home track and the magnitude of traffic due to construction has increase tremendously through my track and on the road "Landmark" to that new subdivision plus new residence traffic will add onto Landmark road here in the next year.

Please keep in mind Landmark and Heartland is a main street where High school/elementary bus stops are so many kids on Landmark/Heartland streets starting at 6:45am plus Landmark is a main street for all of the kids to use walking home. Even just crossing to Reunion Park as well and it is getting dangerous with the traffic.

Last concern is so 100 more homes are going in, what is going to happen to the overflowing schools already? Hope the builders explain that the school yes are over their limits and under funded by 27J school districts (it's why allot of my neighbors are moving out of Reunion.

Thank you,

Nancy Quarles

10761 Pagosa St.

Commerce City, CO 80022

From: RSCRAIGHEAD@aol.com
To: [Workman, Paul - CD](#)
Subject: Comment on Case S-487-14
Date: Saturday, February 15, 2014 10:27:46 PM

Email is the only choice I have as there isn't enough time till deadline and my job requires me to be gone all week of the deadline. The small sign laying on the ground with the handouts was first observed today.

I am not in favor of SHEA or any other developer building on that property unless the architecture, elevations and design of the homes compliments the majority of the homes already built in Reunion.

No more SHEA "Spaces" with contemporary looks including aluminum garage doors.

Bob Craighead
10861 Pagosa St.
Commerce City, 80022