

Commerce City Council; Mayor Steve Douglas,

We, the undersigned homeowners of Columbine Ranch, formally object to the City of Commerce City's proposed 2045 Comprehensive Development Plan specifically as it relates to the Columbine Ranch Subdivision of unincorporated Adams County. The 2045 Comprehensive Development Plans, provide references and are written to provide Council and Policy makers toward the annexation of currently unincorporated areas including the area of Columbine Ranch. Guidance and language exist throughout the plan identifying Columbine Ranches as both "priority" and "potential" for annexation in the 2045 Comprehensive Development Plan. We believe this annexation will result in significant negative financial and administrative burdens with minimal tangible benefits to our residents.

Reasons for Our Opposition:

1. Zoning Designation Modification: The annexation of properties into Commerce City will allow for the rezoning of the properties removing the ability of the community to own and care for large animals which was the intent of the development of the subdivision when conceived over 50 years ago.
2. Community Identity: Columbine Ranch has a unique community identity which was developed over 50 years ago and established local governance. There are other similar communities in the metro area located within or adjacent to cities who currently remain under the designation of unincorporated in the county. This condition exists in Westminster, Thornton, Northglenn, Brighton, Federal Heights, and Commerce City where unincorporated Adams County properties are located adjacent to or are surrounded by these Cities. We fear that annexation will erode this identity and disrupt the community spirit we have worked hard to cultivate.
3. Increased Taxes: The annexation will impose additional taxes on our property owners. We are concerned the increase in our tax burden will outweigh any benefits provided by the City of Commerce City.
4. Limited Benefits: The anticipated benefits of being annexed, such as city services and infrastructure improvements, are unclear insufficiently detailed and unnecessary. We do not see how these services will enhance our quality of life or justify the increased costs as we are a community that is fully developed with existing access to the resources that
5. Existing Services: Our current services and amenities are well-suited to our needs. The transition to city services will not offer a meaningful improvement and could potentially degrade our existing quality of service

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6. Fixed Income Properties: Many of the property owners living within the areas designated as "Annexation Priority Area" in the Draft 2045 Comprehensive Development Plan are struggling to pay current necessities and are often existing on fixed incomes. This proposal would directly impact these homeowners disproportionately. Many of these property owners are elderly and from disadvantaged communities. This plan disproportionately burdens these families more than any other group affected by this proposal.

We formally request the designation of an "Annexation Priority Area" be removed from developed residential properties within the Draft 2045 Comprehensive Development Plan. We urge the City of Commerce City Council to reject the current Development Plan until such time the plan can be revised to exclude the Columbine Ranch Subdivision and other developed residential properties from any and all references to proposed annexation.

We believe and formally request our community shall remain independent, preserving our Adams County governance, avoiding the imposition of additional taxes, jurisdictional burdens and zoning restrictions.

Thank you for your attention to this matter.

Residents of Columbine Ranch

Tuesday, September 24, 2024

x Paul Sadman x Mary Baker 16403 E 112<sup>th</sup> Ave

x Paul Baker x Ca Baker 16851 E 116<sup>th</sup> Ct.

x [Signature] x 11375 Lewistown St

x [Signature] x 16130 E 114<sup>th</sup> Ct  
Larry Okasaki

x [Signature] x 16130 E 114<sup>th</sup> Ct.

x \_\_\_\_\_ x \_\_\_\_\_

Audrey Hewitt  
X 11347 Nucla St. X Commerce City CO 80022

J. Miller  
X 11368 Nucla St. Commerce City 80022

Karen Muller  
X 11368 Nucla St X Commerce City, CO 80022

J. R. Miller  
X 11537 Nucla St Commerce City CO 80022

Bob Miller  
X 11487 Nucla St Commerce City CO 80022

Ana Orzoco  
X 11538 Nucla St X Commerce City CO 80022

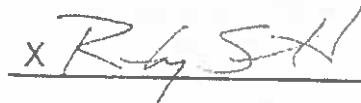
11488 Nucla St.

X Marian Hinkle X Truman R Hinkle

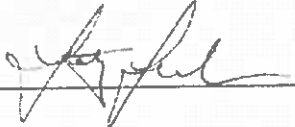
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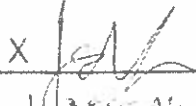

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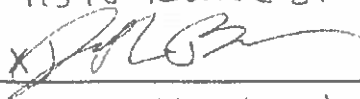
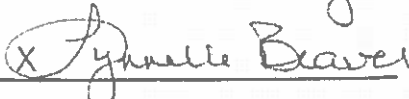
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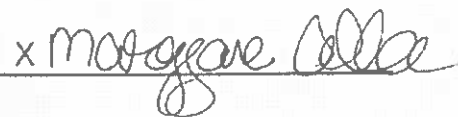
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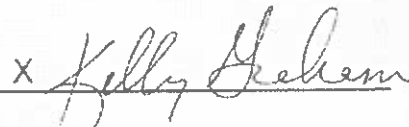
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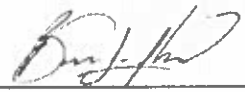
x Paula A. Leach x   
11578 Nucla Street  
Commerce City, CO 80022

x  x   
11388 Nucla St  
Commerce City, CO 80022  
11598 Nucla St - Commerce City 80022

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11577 Nucla St

x  x 

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11258 Nucla St.  
Commerce City, CO 80022

x  x   
11475 Nucla St  
Commerce City, CO 80022  
16175 E. 114th Ct.  
Commerce City, CO 80022

11246 Lewistown St.

x Heather J. J. J. x Phil J. J.  
11276 Lewistown St.

x Dorothy J. J. x  
11522 Lewistown St.

x John Mantz x Edward Mantz  
11275 Lewistown St.

x Amanda Stevenson x A. S.  
11245 Lewistown St.

x Anastasiya Tanas x W. J.  
11245 Lewistown St.

x Dmitriy Tanas W. J.

⊗ 11657 Lewis town St. (Carlos Carson & David McFarland)

x Oliver Santos Carson x David H. McFarland  
⊗ 11665 Lewis town St Commerce City 80022  
(Don & Sue Renken)

x [Signature] x Summa Center  
⊗ 16890 E. 116th Ct. (Eddie Fortina)

x Brian Fortina x  
⊗ 16840 E 116th Ct (Andrey/Kristina Skorey)

x [Signature] x [Signature]  
⊗ 16870 E 116<sup>th</sup> Court (Darrell/Lisa Schuler)  
Commerce City, CO 80022

x Darrell S. Schuler x Lisa Schuler  
⊗ 16850 E 116th Ct (Ratzer & Heather Lamb)

x [Signature] x [Signature]  
⊗ 16880 E. 116th Ct. (Tom/Karen Anderson)

x Tom Anderson x Karen Anderson

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⊗ Address  
x Signature



X Melissa Nordhus X 16868 E 113th Ct 9/25/24  
Melissa Nordhus

X Thomas Nordhus X 16868 E 113th Ct 9/25/2024  
Thomas Nordhus

X Kary Halbach X 16700 E 113th Ct 9/25/24  
Kary Halbach

X Kim R. Halbach X 16700 E 113th Ct. 9/25/24

X Star Halbach X 16700 E 113th Ct 9/25/24

X Mark J. Halbach X 16701 E 113th Ct 25 SEP 2024

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x Monique McCallux 16701 E. 113<sup>th</sup> Ct. 80022

x W Smith + Tyler Smith x 16877 E 113<sup>th</sup> Ct. 80022

x Jane Edington x 16758 E 113<sup>th</sup> Ct 80022

x [Signature] x 16758 E 113<sup>th</sup> Ct 80022

x RDEA x 16747 E 113<sup>th</sup> Ct 9-28-24

x [Signature] x 16747 E 113<sup>th</sup> Ct 9/28/24

Tuesday, September 24, 2024

X

X

Edward Clinton Keller

*Edward C Keller*  
*Parent Name*

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11595 LEWISTOWN

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X

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X Joyce Kalkreuth-Gerard X

X Mark Allyn X

X X

X X

X X

X X

Tuesday, September 24, 2024

JOE W. GURTIS  
X Joe W. Gurtis X 11395 LEWISTOWN ST  
COMMERCE CITY 80022

X Scott Anderson X 11376 LEWISTOWN ST  
COMMERCE CITY 80022

EDWARD M. DAVIS  
X Ed M. Davis X 11346 LEWISTOWN ST  
COMMERCE CITY, CO 80022

RODGUN LOMB  
X ~~RODGUN LOMB~~ X 16850 E 116<sup>TH</sup> CT  
COMMERCE, CITY CO, 80022

X Geo R. Hayles X 11348 Nucla St.  
COMMERCE CITY, CO 80022

X \_\_\_\_\_ X

16550 E 116<sup>th</sup> Court Commerce City CO 80022

x Glen Murray x Patricia K Murray

16841 East 116<sup>th</sup> Ct, Commerce City CO  
x [Signature] x Paula E. Jugg 80022

11530 Lewistown st, Commerce City CO 80022

x Martin McIn x Sheryl L. McCre

11495 Lewistown St, Commerce City, CO 80022

x [Signature] x [Signature]

11475 Lewistown St, Commerce City CO 80022

x [Signature] x

16861 E. 116<sup>th</sup> Ct. Commerce City 80022

x Sally L. [Signature] x

11277 Nucla St. Commerce City 80022

x [Signature] x [Signature]