

----- Forwarded message -----

From: **Natalie DiManna** <nataliedimanna@gmail.com>

Date: Mon, May 4, 2026 at 3:58 PM

Subject: Re: Case PUDA25-0003

To: nberry@c3gov.com <nberry@c3gov.com>, cdplanner@c3gov.com <cdplanner@c3gov.com>

In addition, our property is:

15529 E 101st Way

Commerce City, CO 80022

On Mon, May 4, 2026 at 3:57 PM Natalie DiManna <nataliedimanna@gmail.com> wrote:

Dear Nic Berry and Commerce City Representatives,

I would like to express my opposition to the proposed rezoning in Commerce City. This change will affect the privacy, character, home value, and overall quality of life for residents whose properties directly border the proposed development.

If the rezoning is ultimately approved, I strongly urge the City to require greater setbacks between the new development and existing residential backyards. Our home was not purchased with the understanding or plan that our privacy would be eliminated. Increasing the distance between structures and neighboring homes is an important step in minimizing the impact on adjacent properties. The proposal shows an *extremely* small grass area while the businesses are provided greater distance (more privacy) than homes and private properties. Though not in the proposed current plans, a road directly behind our yards should *absolutely be prohibited* as this would decrease safety, increase noise, and eliminate privacy.

Additionally, I recommend incorporating a wider landscaped buffer, such as expanded green space or a designated greenbelt, between the development and existing homes. A higher, solid fence (such as 8 feet) should replace the wood fencing for better sound barrier, delineation between the communities, and increased safety. Thoughtful use of grass, many trees, and natural screening should also be required to better preserve privacy, reduce noise, and create a more appropriate transition between land uses.

Careful planning in this area is essential to ensure that any approved development aligns with the expectations and well-being of current residents, such as ourselves. Eliminating

privacy will have a major impact on our well-being and is not fair to us, the current, longstanding homeowners and community members who did not purchase our homes with renters adjacent to our private homes and yards.

Thank you for your time and consideration. Please take into account the homeowners, and members of this community, that did not purchase our homes with roads and residents directly behind us. To reiterate, there should be much more spacing and landscaping between the two communities should this be approved.

Please see the attached photos demonstrating how much privacy we are losing. We already lost mountain views with the dollar store and apartments that were built. At minimum, please support the homeowners privacy, concerns, and home values by offering greater distance and trees.

Sincerely,

Natalie DiManna