

----- 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

From: Kayla Gau <kaylalgau@gmail.com>
Sent: Thursday, 11 June 2026 13:01:57
To: Noble, Susan - CC <snoble@c3gov.com>
Subject: No on Yardhomes

Councilmember Noble,

Please vote no on Yardhomes Fronterra Park on Chambers. Our neighborhood is overwhelmed with new builds and does not want 227 additional rental units. We want grocery stores and libraries. No more gas stations and car washes, and no more apartments or rentals. This will negatively impact the middle school, as well as the elementary school right next to it.

I am already extremely disappointed in the approved apartments to the north of Harvest Meadows, and other proposed and approved projects around us. Please be more considerate of the types of building allowed in our area.

Kayla Gau

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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

From: beckirod@aol.com <beckirod@aol.com>

Sent: Monday, June 15, 2026 3:44 PM

To: Berry, Nicholas - CD <nberry@c3gov.com>

Subject: Objection to Proposed Housing

You don't often get email from beckirod@aol.com. [Learn why this is important](#)

Hello,

I was just made aware through social media of a public hearing tonight regarding Case #PUDA25-0003 for yet **MORE** housing in this horrendously OVERCROWDED area!! This has got to STOP!

Since I wasn't able to register to state my objections and reasons for them in advance, how can I make sure my voice to oppose this can be heard? I can assure you there are THOUSANDS of us in this area who agree with me!! NOBODY in the city council is listening to the residents in this area!

What we need:

1. Another grocery store(s).
2. More shopping establishments to meet needs of so many people here already.
3. More restaurants.
4. WIDER STREETS or at least, improved infrastructures for this overpopulated area.
4. Less people and less housing.

What we DON'T need:

1. More housing, particularly when it is multi-level or multi-habitation.
2. More people.

Why:

1. There is only ONE grocery store in this entire area to accommodate the thousands upon thousands of people in this area. King Soopers usually runs out of items because it is the only "convenient" shopping here. They are not equipped to deal with so many people who have no other shopping choices.

2. We have been here since 2005 and are the original owners of our house. What was once a 2-lane, small country road, 104th Avenue has become a life-threatening, terrifying experience to travel. Our neighborhood is the ONLY one along 104th Avenue that is not equipped with a signal to help us turn left. That needs to change. Put a signal at 104th Ave. and Sable Rd. (or Blackhawk Rd.). Since adding the newer, unwelcomed 3-story income-controlled apartments (I believe called North Range Village) on the corner of 104th and Sable, there has been an increase of crime, trash, broken bottles being smashed on Sable Rd., etc. We do NOT need any more of this in our area! This is the type of apartment complex we moved from because we couldn't stand the type of people who lived there and how little they took care of their apartment facility. Also, at rush hour, east-bound traffic backs up from Chambers Rd. to Sable Rd., or even sometimes Blackhawk Rd. There is TOO MUCH TRAFFIC HERE ALREADY, WITHOUT ADDING YET MORE PEOPLE!

3. This area is severely overcrowded as it is. I keep seeing 3-story apartments and similar being built everywhere in this area. What I don't see is the needed businesses and road infrastructures being addressed to facilitate this population explosion. Something needs to be done about this. Those of us who live here already have been SCREAMING about this for a long time. And what is the city's response? Add MORE people and MORE housing but do NOT add what we actually NEED!

If there is any way to communicate this to the council, I would really appreciate it. There are many of us who are extremely upset by what is being done (and what isn't) to our area. STOP BUILDING HOUSING HERE!!!!!!

Thank you,

Rebekah Rodriguez

10022 Crystal Cir

Commerce City, CO 80022

(720) 212-6125

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.

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Sincerely,

Natalie DiManna



Adelante Community Development
Invest in People. Potential. Prosperity.

June 8, 2026

Commerce City Mayor and City Council
7887 E. 60th Avenue
Commerce City, CO 80022

RE: Letter of Support for the Urban Moment YardHome Community and Food Truck Court

Dear Mayor and Members of the City Council,

On behalf of Adelante Community Development, I am pleased to offer our strong support for Urban Moment's proposed YardHome community and food truck court in Commerce City's Northern Neighborhoods.

As Founder and CEO of Adelante Community Development, I have spent over two decades working alongside Latino and immigrant entrepreneurs throughout Colorado. Through our business accelerators, technical assistance programs, policy advocacy, and statewide entrepreneur network, we have supported thousands of small business owners in launching and growing businesses that strengthen local economies and create jobs.

Over the past several years, food entrepreneurship has become one of the fastest-growing sectors within our community. Food trucks, mobile vendors, caterers, and aspiring restaurant owners continue to seek opportunities to establish sustainable businesses, build wealth for their families, and contribute to Colorado's economy. One of the most significant barriers these entrepreneurs face is access to stable, visible, and community-centered locations where they can consistently serve customers and grow their operations.

For this reason, we are particularly excited about Urban Moment's vision for a dedicated food truck court and gathering space as part of this development.

This project represents much more than a food truck location. It creates an ecosystem where entrepreneurs can test concepts, build customer bases, create jobs, and eventually transition into larger brick-and-mortar opportunities. We believe this space can become a model for how communities support small business growth while simultaneously creating vibrant gathering places for residents.

Adelante intends to play a significant role in helping connect food entrepreneurs to this opportunity. Through our statewide food business network, educational programs, and implementation efforts surrounding Colorado's Food Truck legislation, we are uniquely positioned to help identify operators, provide technical assistance, support compliance and licensing education, and ensure entrepreneurs are prepared to succeed in this environment.



We also see tremendous workforce development potential within this project. Food businesses are often first-time employers who create entry-level jobs, management opportunities, and career pathways for local residents. As these businesses grow, they generate economic activity, expand employment opportunities, and contribute to the long-term vitality of the community. This project creates an opportunity not only for entrepreneurship but also for workforce development and economic mobility.

Beyond the food truck court, we appreciate the broader vision of the development. Commerce City continues to experience growth and evolving housing needs. Projects that introduce diverse housing options while investing in community amenities, walkability, connectivity, and public gathering spaces contribute to creating stronger and more inclusive neighborhoods.

We believe Urban Moment's proposal reflects thoughtful planning that balances housing, community activation, economic development, and quality of life. The addition of 227 homes, enhanced pedestrian connectivity, public open space, and a dedicated food entrepreneurship hub creates benefits that will extend well beyond the boundaries of the development itself.

For these reasons, Adelante Community Development respectfully encourages the Commerce City Council to support the Urban Moment YardHome project.

We look forward to partnering with Urban Moment and the City of Commerce City to ensure the food truck court becomes a successful destination that serves residents, entrepreneurs, and the broader community for years to come.

Sincerely,

María González
Founder and CEO
Adelante Community Development