

# NOTICE OF PUBLIC HEARING

## NOTIFICACION DE REUNION PUBLICA

This flyer has been mailed to you as the owner of a property which is within 500 feet of a **proposed PUD Zone Document Amendment**. This proposed amendment is scheduled to be considered at public hearings by the **Planning Commission on Tuesday, March 5, 2024**, and by the **City Council on Monday, April 1, 2024**.

If you would like to receive a copy of this proposal, please send an email to: [cdplanner@c3gov.com](mailto:cdplanner@c3gov.com)

The property in question is generally located at the **18494 E. 104th Avenue**. Please see the bottom of this flyer for a project location map.



**Case #PUDA23-0002:** Terracina Design, on behalf of 18494 104th LLC, is requesting approval of the Reunion PUD Zone Document Amendment No. 6 to modify allowed uses, including the addition of marijuana uses, create setback requirements for a single medical marijuana center and retail marijuana store, and institute new and modified development standards for the 1.48-acre lot.

The Planning Commission and City Council public hearings mentioned above will both be held **on their respective dates at 6:00 p.m. in the City Council Chambers of the Civic Center, located at 7887 E. 60th Avenue in Commerce City**. Please note that if you are unable to attend the Planning Commission, but wish to submit written comments, you may do so prior to **March 5, 2024**. And if you are unable to attend City Council, but wish to submit written comments, you may do so prior to **noon on April 1, 2024**. If you would like to find out more information about this proposal, or if you have any questions or comments, please contact Mike Rosso by email at [Mrosso@c3gov.com](mailto:Mrosso@c3gov.com), or by phone at (303) 289-7179.

### Project Location Map



\*Please note that the red outlined area is the boundary of this proposal

Commerce City Planning Department  
7887 E 60th Ave  
Commerce City, CO 80022

PRESORTED  
FIRST-CLASS MAIL  
U.S. POSTAGE PAID  
C2M LLC  
22202

104TH & TOWER LLC  
10041 E 26th Ave  
Denver, CO 80238-3322



Commerce  
**CITY**

**Community Development Department**  
7887 East 60th Avenue  
Commerce City, CO 80022

## **NOTICE OF A POTENTIAL DEVELOPMENT PROJECT NEAR YOUR PROPERTY**

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## **AVISO DE UN PROYECTO DE DESARROLLO POTENCIAL CERCA DE SU PROPIEDAD**

Para servicios de traducción al español, llame al 303-227-8818

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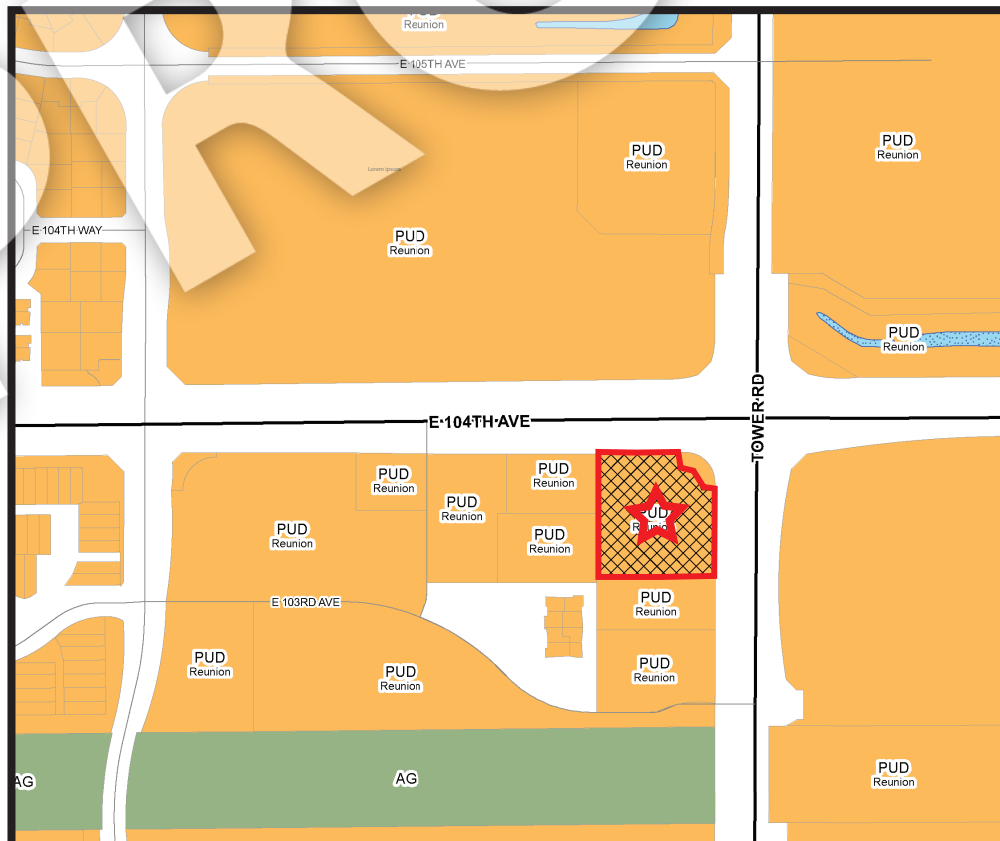
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C2M LLC  
22202

Lee Khanh Viem/chung Karen Lee And Lee-t  
1898 S Ironton St  
Aurora, CO 80012-5053



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C2M LLC  
22202

City of Commerce City  
7887 E 60th Ave  
Commerce City, CO 80022-4199



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