



CITY OF COMMERCE CITY  
7887 East 60th Avenue  
Commerce City, Co 80022

COMMUNITY DEVELOPMENT DEPARTMENT  
Telephone: 303.289.3683  
Fax: 303.289.3731  
Website: <http://www.c3gov.com>

## Public Notice Sign Posting Affidavit

Post Sign(s) By: 5/24/24  
Date

I, Steven P. Derus, state that:

1. I am the authorized applicant or property owner of the submitted development review application identified as LUP-058-24, Z-705-99-00-09-24 & V-93-24
2. I have posted and will maintain public notice sign(s) provided by Commerce City Community Development in accordance with the following provisions:
  - a. 1 Sign(s) is/are posted on the property for which the development application request has been made and at the location(s) on the site specified by Community Development.
  - b. Sign is clearly visible from adjacent streets and roads.
  - c. Sign will be maintained free of snow or other materials which impede readability.
  - d. Sign is posted between an elevation of 2' and 8' above ground level and no further than 20' from the edge of the road to further ensure readability from streets.
  - e. Sign was posted on 5/24/24 (date) and complies with posting requirements of LDC Sec. 21-3185(2).
  - f. The sign(s) will be maintained and readable. I understand that I am responsible to continually check on these sign(s) during the posting period. If a damaged or missing sign is discovered, please contact your case planner immediately as it shall be repaired/replaced within 48 hours or by the close of the next business day, whichever period is longer.
  - g. I will remove the sign(s) no later than one (1) week after the public hearing or final action and return sign and posting materials to the Community Development Department.
3. This document is null and void when necessary action has been completed as provided in Item 2.g.

Signature

5/24/24

Date

### Instructions to Comply with LDC Sec. 21-3185(2)

1. Post the sign(s) in accordance with #2 above and in compliance with instruction or map from community development on posting location.
2. Take a photograph of the posted sign(s), with a date stamp if possible.
3. Return this affidavit and the photograph(s) to the Case Planner within two (2) business days after the 'Post By' date. If these items are not received by the close of business two (2) business days after the 'Post By' date, your application may be postponed to a future meeting.
4. Any damaged or missing sign must be reported to the Case Planner immediately and replaced within 48 hours or by the close of the next business day, whichever is longer. A second photo must be submitted if a sign has to be replaced.
5. Return sign(s) and posting materials to Community Development no more than 1 week after hearing or action.

**Commerce CITY** PUBLIC HEARING / AVISO DE AUDIENCIA PÚBLICA

**CASE NUMBER / NÚMERO DE CASO:** LUP-058-24, Z-705-99-00-09-24 & V-93-24

**HEARING TYPE / TIPO DE REUNION DATE & TIME / FECHA Y HORA:** LAND USE PLAN AMENDMENT, ANNEXATION ZONING & VACATION OF RIGHT-OF-WAY  
Planning Commission - June 4, 2024 at 6:00pm  
City Council - August 5, 2024 at 6:00pm

Notice is hereby given that the property upon which this sign is posted shall be considered for public hearing pursuant to the City of Commerce City Land Development Code. The public hearing will be held at the date and time listed above and shall be held at the Council Chambers at the Commerce City Civic Center, 7887 E 60th Ave.

FOR MORE INFORMATION CALL 303-227-8777 OR GO TO: 

**c3gov.com/development**

NO TRESPASSING  
PROPERTY OF  
**FULENWIDER**  
VIOLATORS WILL BE PROSECUTED





**PUBLIC HEARING / AVISO DE AUDIENCIA PÚBLICA**

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COMMERCE CITY  
COMMERCIAL DISTRICT  
P.O. BOX 10000

