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 Zone**Change. This proposed zone change 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

The property in question is generally located at the **8050 Rosemary Street**. Please see the bottom of this flyer for a project location map.



Case #Z-993-24: FT-Hwy 2 & Quebec, LLC is requesting a Zone Change from AG (Agricultural) to I-1 (Light Intensity Industrial), the subject property consists of approximately 2.4 acres.

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 Omar Yusuf by email at Quusuf@c3gov.com, or by phone at (303) 227-7187.

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

BERGLAND REVOCABLE TRUST 3509 Brandon James Dr Biloxi, MS 39532-9399



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

NOTICE OF A POTENTIAL DEVELOPMENT PROJECT NEAR YOUR PROPERTY

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



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

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