

The Denver Post, LLC


PUBLISHER'S AFFIDAVIT

City and County of Denver)
State of Colorado)
)

The undersigned **Nicole Maestas** being first duly sworn under oath, states and affirms as follows:

1. He/she is the legal Advertising Reviewer of The Denver Post, LLC, publisher of The Denver Post and Your Hub.
2. The Denver Post and Your Hub are newspapers of general circulation that have been published continuously and without interruption for at least fifty-two weeks in Denver County and meet the legal requisites for a legal newspaper under Colo. Rev. Stat. 24-70-103.
3. The notice that is attached hereto is a true copy, published in The Denver Post on the following date(s):

_____ May 8, 2023 _____


Signature

Subscribed and sworn to before me this 10 day of May, 2023.


Notary Public

(SEAL)

KAY C. DAPICE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19944012554
MY COMMISSION EXPIRES AUGUST 19, 2026

**NOTICE OF PUBLIC HEARING
PLANNING COMMISSION
COMMERCE CITY, COLORADO**

Notice is hereby given that this public hearing will be conducted on Tuesday, May 16, 2023, at 6:00 p.m. at the Commerce City Civic Center, 7887 East 60th Avenue. The Planning Commission will consider:

1. **Z-977-23:** First Industrial Realty Trust, Inc. is requesting a zone change from PUD (Planned Unit Development District) to I-1 (Light Intensity Industrial District), for the property located at 8780 Rosemary Street, consisting of approximately 6.91 acres.
2. **Z-989-23:** Evergreen Devco, Inc. is requesting a zone change from I-1 (Light Intensity Industrial District) and AG (Agricultural District) to I-2 (Medium Intensity Industrial District), for the property located at 8705 Rosemary Street, consisting of approximately 6.57 acres.

Advance registration for virtual testimony/public input is required. Additional information and instructions to register for testimony can be found in the published agenda at <https://commerce.legistar.com> and at www.c3gov.com/PC or by contacting staff at 303-227-8818 or kadame@c3gov.com. Notificacdon de un Proyecto de Desarrollo potencial cerca de su propiedad. Para servicios de traduccion en espanol, llame a Kim Adame 303-227-8818.

Andrew Amador
Planning Commission Acting Chairman

Published in *the Denver Post*
Published on May 8, 2023

Please note: The Denver Post will no longer be issuing paper tears. They will only be a digital copy.

The Denver Post, LLC

PUBLISHER'S AFFIDAVIT

City and County of Denver)
State of Colorado)
)

The undersigned Nicole Maestas being first duly sworn under oath, states and affirms as follows:

1. He/she is the legal Advertising Reviewer of The Denver Post, LLC, publisher of The Denver Post and Your Hub.
2. The Denver Post and Your Hub are newspapers of general circulation that have been published continuously and without interruption for at least fifty-two weeks in Denver County and meet the legal requisites for a legal newspaper under Colo. Rev. Stat. 24-70-103.
3. The notice that is attached hereto is a true copy, published in The Denver Post on the following date(s):

_____ May 22, 2023 _____

Nicole Maestas
Signature

Subscribed and sworn to before me this 24 day of May, 2023.

Rosann Wunsch
Notary Public

(SEAL)

ROSANN R WUNSCH
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20024002315
MY COMMISSION EXPIRES FEBRUARY 26, 2026

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held by the City Council of Commerce City in a hybrid format June 5, 2023 at 6:00 p.m. or as soon thereafter. Persons wishing to testify in person will need to appear at the Council Chambers, Commerce City Civic Center, 7887 E 60th Avenue. Advance registration for in person testimony is not required. Persons wishing to testify virtually must register in advance. Registration information can be found at <https://www.c3gov.com/government/city-council/virtual-meetings> or by phone or email requests submitted to the City Clerk at 303-227-8791 or dgibson@c3gov.com. The hearings will also be broadcast on Channel 8 in Commerce City and livestreamed at <https://www.c3gov.com/video>.

Z-977-23 – First Industrial Realty Trust, Inc. is requesting a zone change from PUD (Planned Unit Development District) to I-1 (Light Intensity Industrial District), for the property located at 8780 Rosemary Street, consisting of approximately 6.91 acres.

Z-989-23 – Evergreen Devco, Inc. is requesting a zone change from I-1 (Light Intensity Industrial District) and AG (Agricultural District) to I-2 (Medium Intensity Industrial District), for the property located at 8705 Rosemary Street, consisting of approximately 6.57 acres.

BY ORDER OF CITY COUNCIL
CITY OF COMMERCE CITY

ATTEST:
Brittany Rodriguez, Assistant City Clerk
Published in *the Denver Post*: Monday, May 22, 2023

Please note: The Denver Post will no longer be issuing paper tears. They will only be a digital copy.



Public Notice Sign Posting Affidavit

Post Sign(s) By: 4/21/23
Date

I, Jasmine Clifton, state that:

1. I am the authorized applicant or property owner of the submitted development review application identified as Z-981-23.
2. I have posted and will maintain public notice sign(s) provided by Commerce City Community Development in accordance with the following provisions:
 - a. 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 4/21/23 (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.

Jasmine Clifton 4/21/23
Signature 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.

CASE# Z-989-23



CITY OF COMMERCE CITY

PUBLIC HEARING / AVISO DE AUDIENCIA PÚBLICA

HEARING TYPE / TIPO DE REUNION:	DATE & TIME / FECHA Y HORA:	LOCATION / UBICACIÓN
Planning Commission	5/16/2023 6:00 pm	8705 Rosemary St.
City Council	6/5/2023 6:00 pm	

APPLICATION TYPE AND REQUEST / TIPO DE APLICACIÓN Y SOLICITUD:	FOR MORE INFORMATION / PARA INFORMACIÓN
The applicant has requested a zone change from I-1 (Light Intensity Industrial District) and AG (Agricultural District) to I-2 (Medium Intensity Industrial District).	www.c3gov.com/doing-business/development-projects 303.227.8777 / mrosso@c3gov.com



All public hearings are held at the City Council Chambers, located at 7887 E 60th Avenue, Commerce City, CO 80022.*
*City Council meetings are held in-person. Virtual testimony/public input is available with advance registration. Additional info and instructions to register for testimony can be found in the published agenda at <https://www.c3gov.com/Home/Components/Calendar> or by contacting staff at 303.227.3679 or dgibson@c3gov.com.

Todas las audiencias públicas se llevan a cabo en las Cámaras del Concejo Municipal, ubicadas en 7887 E 60th Avenue, Commerce City, CO 80022.*
*Las reuniones del Concejo Municipal se llevan a cabo en persona. Testimonio virtual/entrada pública está disponible con inscripción anticipada. Puede encontrar información adicional e instrucciones para registrarse para el testimonio en la agenda publicada en <https://www.c3gov.com/Home/Components/Calendar> o contactando al personal en 303.227.3679 o dgibson@c3gov.com.

CASE# Z-989-23



CITY OF COMMERCE CITY

PUBLIC HEARING / AVISO DE AUDIENCIA PÚBLICA

HEARING TYPE / TIPO DE REUNION:	DATE & TIME / FECHA Y HORA:	LOCATION / UBICACIÓN
Planning Commission	5/16/2023 6:00 pm	8705 Rosemary St.
City Council	6/5/2023 6:00 pm	

APPLICATION TYPE AND REQUEST / TIPO DE APLICACIÓN Y SOLICITUD:	FOR MORE INFORMATION / PARA INFORMACIÓN
The applicant has requested a zone change from I-1 (Light Intensity Industrial District) and AG (Agricultural District) to I-2 (Medium Intensity Industrial District).	www.c3gov.com/doing-business/development-projects 303.227.8777 / mrosso@c3gov.com



All public hearings are held at the City Council Chambers, located at 7887 E 60th Avenue, Commerce City, CO 80022.*
*City Council meetings are held in-person. Virtual testimony/public input is available with advance registration. Additional info and instructions to register for testimony can be found in the published agenda at <https://www.c3gov.com/Home/Components/Calendar> or by contacting staff at 303.227.3679 or dgibson@c3gov.com.

Todas las audiencias públicas se llevan a cabo en las Cámaras del Concejo Municipal, ubicadas en 7887 E 60th Avenue, Commerce City, CO 80022.*
*Las reuniones del Concejo Municipal se llevan a cabo en persona. Testimonio virtual/entrada pública está disponible con inscripción anticipada. Puede encontrar información adicional e instrucciones para registrarse para el testimonio en la agenda publicada en <https://www.c3gov.com/Home/Components/Calendar> o contactando al personal en 303.227.3679 o dgibson@c3gov.com.

CITY OF STANBURY
PUBLIC HEARING AND OPEN HOUSE
2024.03.27/28
10:00 AM - 12:00 PM
1:00 PM - 4:00 PM
3000 STANBURY AVENUE
STANBURY, VT 05408





LA
SUNBELT
ENERGY

LA
SUNBELT
ENERGY



Warning sign with yellow and black text on a wooden stand.

Rectangular sign on a metal post.

CITY OF CORA WISSE CITY

PUBLIC HEARING / AVISO DE AUDIENCIA PUBLICA

PROYECTO / PROJECT	UBICACION / LOCATION
PROYECTO DE DESARROLLO URBANO / URBAN DEVELOPMENT PROJECT	PARCELA 10

... (Additional text and QR code are present on the sign) ...



PRUEBA PÚBLICA: AVISO DE AGENDAMIENTO

PROYECTO DE LEY

OBJETIVO

FECHA Y LUGAR

CONTACTO





PLANNING AND DEVELOPMENT
COMMUNITY DEVELOPMENT
COMMUNITY DEVELOPMENT



NOTICE OF PUBLIC HEARING

NOTIFICACION DE REUNION PUBLICA

COMMERCE CITY

COMMUNITY DEVELOPMENT DEPARTMENT



CASE ADDRESS DIRECCIÓN DEL CASO

8705 Rosemary Street

Please see the back of this letter for a project location map.

CASE DESCRIPTION PROPUESTA DE DESARROLLO

Number: Z-989-23

Description: Evergreen Devco, Inc. is requesting a zone change from I-1 (Light Intensity Industrial District) and AG (Agricultural District) to I-2 (Medium Intensity Industrial District), for the property located at 8705 Rosemary Street, consisting of approximately 6.57 acres.

WE NEED YOUR WRITTEN COMMENTS BY

Planning Commission: May 15, 2023

Please submit your comments in written format, either by email or mail.

City Council: June 5, 2023 @ noon

Please submit your comments in written format, either by email or mail.

Dear Property Owner:

The Planning Commission and City Council are pleased to invite your participation in a public hearing concerning the following:

What is this?

This notice is to let you know that the City of Commerce City Planning Commission will be considering a land use application request:

Z-989-23: Zone Change from from I-1 (Light Intensity Industrial District) and AG (Agricultural District) to I-2 (Medium Intensity Industrial District).

Why am I getting this?

You are getting this notice because the application is located near to where you live or own property. This notice was mailed to all property owners within 300 feet of the application to inform you prior to the final decision. More information can be found to the right and on the back of this letter. The Planning Commission will make a recommendation on this project on Tuesday, May 16, 2023. All members of the public are welcome to attend and participate in the public hearings.

How do I find out more or participate?

- Call the case planner, Michael Rosso at (303) 227-7179
- Email the case planner at: mrosso@c3gov.com
- View documents related to this case online at: <https://commerce.legistar.com/Calendar.aspx>
- Documents online are available no later than 72 hours prior to the meeting date.
- Attend the Planning Commission hearing on Tuesday, May 16, 2023 at 6:00 p.m. The meeting will be held in the City Council Chambers in the Civic Center, located at 7887 E. 60th Avenue in Commerce City.
- Persons unable to attend the Planning Commission but wish to submit written comments may do so prior to May 15, 2023.
- Attend the City Council hearing on Monday, June 5, 2023 at 6:00 p.m. The meeting will be held in the City Council Chambers in the Civic Center, located at 7887 E. 60th Avenue in Commerce City.
- Persons unable to attend City Council but wish to submit written comments may do so prior to noon on June 5, 2023.

Sign up for notices through <https://www.c3gov.com/living-in/notify-me> or check the calendars link at <https://www.c3gov.com/living-in/calendars> for upcoming public hearings.

Accepted by

KA Date: May 8, 2023

05/08/2023 Z-989-23



**PLANNING &
COMMUNITY
DEVELOPMENT**

7887 East 60th Avenue
Commerce City, CO 80022

NOTIFICATION OF A POTENTIAL DEVELOPMENT PROJECT NEAR YOUR PROPERTY

For Spanish translations services, please call, 303-227-8818

NOTIFICACIÓN DE UN PROYECTO DE DESARROLLO POTENCIAL CERCA DE SU PROPIEDAD

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

Kim Adame
Community Development
7887 E 60th ave
commerce city, CO 80022

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

LOWES HIW INC ATTN TAX DEPT NB3TA
1000 Lowes Blvd
Mooresville, NC 28117-8520

PROJECT MAP FOR: Z-989-23

CITY PLANNER: Michael Rosso



NOTICE OF PUBLIC HEARING

NOTIFICACION DE REUNION PUBLICA

COMMERCE CITY

COMMUNITY DEVELOPMENT DEPARTMENT



CASE ADDRESS DIRECCIÓN DEL CASO

8705 Rosemary Street

Please see the back of this letter for a project location map.

CASE DESCRIPTION PROPUESTA DE DESARROLLO

Number: Z-989-23

Description: Evergreen Devco, Inc. is requesting a zone change from I-1 (Light Intensity Industrial District) and AG (Agricultural District) to I-2 (Medium Intensity Industrial District), for the property located at 8705 Rosemary Street, consisting of approximately 6.57 acres.

WE NEED YOUR WRITTEN COMMENTS BY

Planning Commission: May 15, 2023

Please submit your comments in written format, either by email or mail.

City Council: June 5, 2023 @ noon

Please submit your comments in written format, either by email or mail.

Dear Property Owner:

The Planning Commission and City Council are pleased to invite your participation in a public hearing concerning the following:

What is this?

This notice is to let you know that the City of Commerce City Planning Commission will be considering a land use application request:

Z-989-23: Zone Change from from I-1 (Light Intensity Industrial District) and AG (Agricultural District) to I-2 (Medium Intensity Industrial District).

Why am I getting this?

You are getting this notice because the application is located near to where you live or own property. This notice was mailed to all property owners within 300 feet of the application to inform you prior to the final decision. More information can be found to the right and on the back of this letter. The Planning Commission will make a recommendation on this project on Tuesday, May 16, 2023. All members of the public are welcome to attend and participate in the public hearings.

How do I find out more or participate?

- Call the case planner, Michael Rosso at (303) 227-7179
- Email the case planner at: mrosso@c3gov.com
- View documents related to this case online at: <https://commerce.legistar.com/Calendar.aspx>
- Documents online are available no later than 72 hours prior to the meeting date.
- Attend the Planning Commission hearing on Tuesday, May 16, 2023 at 6:00 p.m. The meeting will be held in the City Council Chambers in the Civic Center, located at 7887 E. 60th Avenue in Commerce City.
- Persons unable to attend the Planning Commission but wish to submit written comments may do so prior to May 15, 2023.
- Attend the City Council hearing on Monday, June 5, 2023 at 6:00 p.m. The meeting will be held in the City Council Chambers in the Civic Center, located at 7887 E. 60th Avenue in Commerce City.
- Persons unable to attend City Council but wish to submit written comments may do so prior to noon on June 5, 2023.

Sign up for notices through <https://www.c3gov.com/living-in/notify-me> or check the calendars link at <https://www.c3gov.com/living-in/calendars> for upcoming public hearings.

Date: May 8, 2023

Case: Z-989-23



**PLANNING &
COMMUNITY
DEVELOPMENT**

7887 East 60th Avenue
Commerce City, CO 80022

NOTIFICATION OF A POTENTIAL DEVELOPMENT PROJECT NEAR YOUR PROPERTY

For Spanish translations services, please call, 303-227-8818

NOTIFICACIÓN DE UN PROYECTO DE DESARROLLO POTENCIAL CERCA DE SU PROPIEDAD

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

Kim Adame
Community Development
7887 E 60th ave
commerce city, CO 80022

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

CITY OF COMMERCE CITY
7887 E 60th Ave
Commerce City, CO 80022-4199

PROJECT MAP FOR: Z-989-23

CITY PLANNER: Michael Rosso



NOTICE OF PUBLIC HEARING

NOTIFICACION DE REUNION PUBLICA

COMMERCE CITY COMMUNITY DEVELOPMENT DEPARTMENT



CASE ADDRESS DIRECCIÓN DEL CASO

8705 Rosemary Street

Please see the back of this letter for a project location map.

CASE DESCRIPTION PROPUESTA DE DESARROLLO

Number: Z-989-23

Description: Evergreen Devco, Inc. is requesting a zone change from I-1 (Light Intensity Industrial District) and AG (Agricultural District) to I-2 (Medium Intensity Industrial District), for the property located at 8705 Rosemary Street, consisting of approximately 6.57 acres.

WE NEED YOUR WRITTEN COMMENTS BY

Planning Commission: May 15, 2023

Please submit your comments in written format, either by email or mail.

City Council: June 5, 2023 @ noon

Please submit your comments in written format, either by email or mail.

Dear Property Owner:

The Planning Commission and City Council are pleased to invite your participation in a public hearing concerning the following:

What is this?

This notice is to let you know that the City of Commerce City Planning Commission will be considering a land use application request:

Z-989-23: Zone Change from from I-1 (Light Intensity Industrial District) and AG (Agricultural District) to I-2 (Medium Intensity Industrial District).

Why am I getting this?

You are getting this notice because the application is located near to where you live or own property. This notice was mailed to all property owners within 300 feet of the application to inform you prior to the final decision. More information can be found to the right and on the back of this letter. The Planning Commission will make a recommendation on this project on Tuesday, May 16, 2023. All members of the public are welcome to attend and participate in the public hearings.

How do I find out more or participate?

- Call the case planner, Michael Rosso at (303) 227-7179
- Email the case planner at: mrosso@c3gov.com
- View documents related to this case online at: <https://commerce.legistar.com/Calendar.aspx>
- Documents online are available no later than 72 hours prior to the meeting date.
- Attend the Planning Commission hearing on Tuesday, May 16, 2023 at 6:00 p.m. The meeting will be held in the City Council Chambers in the Civic Center, located at 7887 E. 60th Avenue in Commerce City.
- Persons unable to attend the Planning Commission but wish to submit written comments may do so prior to May 15, 2023.
- Attend the City Council hearing on Monday, June 5, 2023 at 6:00 p.m. The meeting will be held in the City Council Chambers in the Civic Center, located at 7887 E. 60th Avenue in Commerce City.
- Persons unable to attend City Council but wish to submit written comments may do so prior to noon on June 5, 2023.

Sign up for notices through <https://www.c3gov.com/living-in/notify-me> or check the calendars link at <https://www.c3gov.com/living-in/calendars> for upcoming public hearings.

Date: May 8, 2023

Case: Z-989-23



**PLANNING &
COMMUNITY
DEVELOPMENT**

7887 East 60th Avenue
Commerce City, CO 80022

NOTIFICATION OF A POTENTIAL DEVELOPMENT PROJECT NEAR YOUR PROPERTY

For Spanish translations services, please call, 303-227-8818

NOTIFICACIÓN DE UN PROYECTO DE DESARROLLO POTENCIAL CERCA DE SU PROPIEDAD

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

Kim Adame
Community Development
7887 E 60th ave
commerce city, CO 80022

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

Bnsf Railway Company C/o Property Tax De
PO Box 961089
Fort Worth, TX 76161-0089

PROJECT MAP FOR: Z-989-23

CITY PLANNER: Michael Rosso

