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**

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, 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
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C2M LLC
22202

104**TH & TOWER LLC** 1004**1 E 26**th Ave Denver, CO 80238-3322



Community Development Department 7887 East 60th Avenue

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



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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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