

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 Land Use Plan amendment**. This proposed amendment is scheduled to be considered at public hearings by the **Planning Commission on Tuesday, December 2, 2025**, and by the **City Council on Monday, January 5, 2026**. If you would like to receive a copy of this amendment, please send an email to: cdplanner@c3gov.

The property in question is generally located at the **northeast corner of northwest corner of East 120th Avenue and Chambers Road** and zoned **Adams County Agricultural-3 (A-3)**.

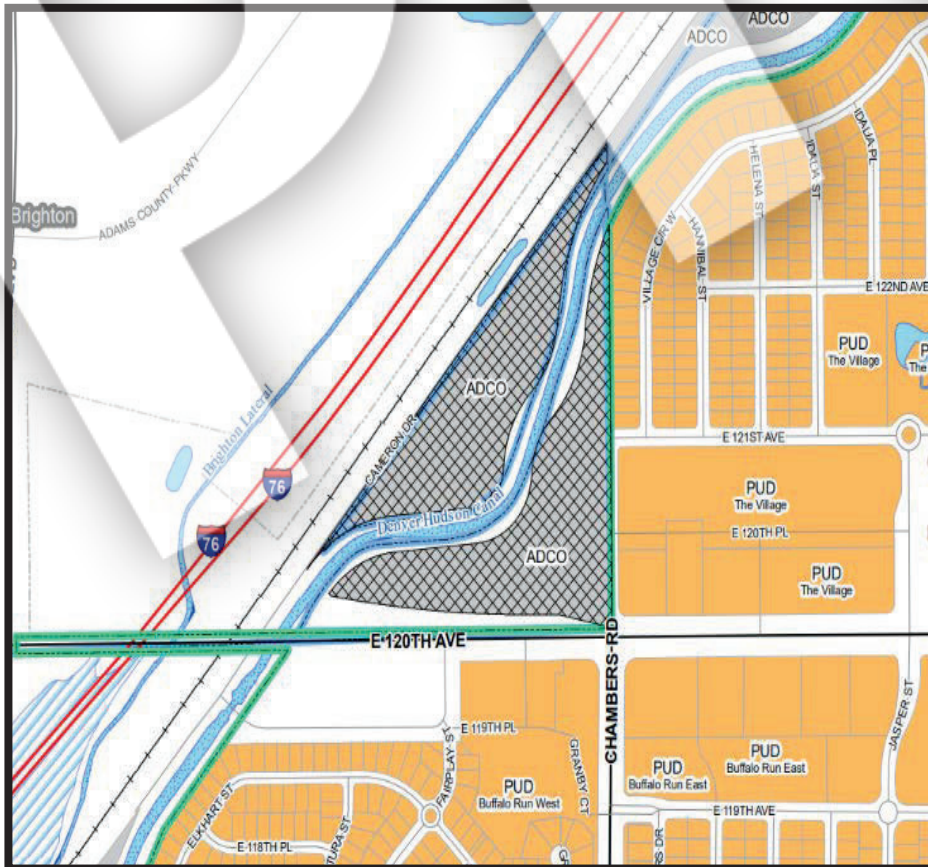
Please see the bottom of this flyer for a project location map.



LUP25-0001: Pierpont Realty Group on behalf of Adams Crossing, LLC is requesting a Land Use Plan Amendment to amend the Annexation Areas and Growth Boundaries, Character Areas Land Use Map, Residential Areas Framework, and Economic Development Framework maps within the 2045 Comprehensive Plan. The 23.76-acre property is generally located at the northwest corner of East 120th Avenue and Chambers Road and zoned Adams County Agricultural-3 (A-3).

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 **December 2, 2025**. And if you are unable to attend City Council, but wish to submit written comments, you may do so prior to **noon on January 5, 2025**. If you would like to find out more information about this proposed subdivision, or if you have any questions or comments, please contact Nathan Chavez by email at nchavez@c3gov.com, or by phone at (303) 289-.

Project Location Map



*Please note that the hatched outlined area is the boundary of the proposal

Commerce City
Community Development
7190 Colorado Blvd, Ste 600
Commerce City, CO 80022

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

ESCHINO ROBERT PAUL JR
7240 S Old Hammer Way
Aurora, CO 80016-7356

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



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

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 Land Use Plan amendment**. This proposed amendment is scheduled to be considered at public hearings by the **Planning Commission on Tuesday, December 2, 2025**, and by the **City Council on Monday, January 5, 2026**. If you would like to receive a copy of this amendment, please send an email to: cdplanner@c3gov.

The property in question is generally located at the **northeast corner of northwest corner of East 120th Avenue and Chambers Road** and zoned **Adams County Agricultural-3 (A-3)**.

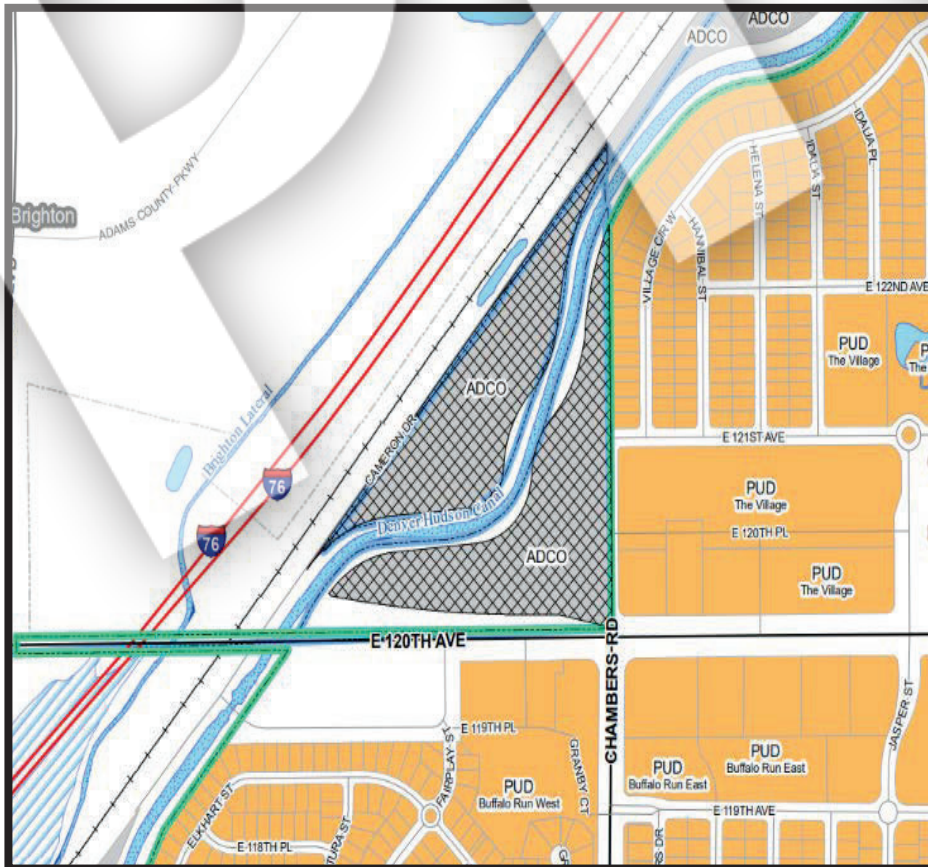
Please see the bottom of this flyer for a project location map.



LUP25-0001: Pierpont Realty Group on behalf of Adams Crossing, LLC is requesting a Land Use Plan Amendment to amend the Annexation Areas and Growth Boundaries, Character Areas Land Use Map, Residential Areas Framework, and Economic Development Framework maps within the 2045 Comprehensive Plan. The 23.76-acre property is generally located at the northwest corner of East 120th Avenue and Chambers Road and zoned Adams County Agricultural-3 (A-3).

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 **December 2, 2025**. And if you are unable to attend City Council, but wish to submit written comments, you may do so prior to **noon on January 5, 2025**. If you would like to find out more information about this proposed subdivision, or if you have any questions or comments, please contact Nathan Chavez by email at nchavez@c3gov.com, or by phone at (303) 289-.

Project Location Map



*Please note that the hatched outlined area is the boundary of the proposal

Commerce City
Community Development
7190 Colorado Blvd, Ste 600
Commerce City, CO 80022

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

Gutierrez Contreras J Jesus And Gutierre
12153 Hannibal St
Commerce City, CO 80603-6957



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

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 Land Use Plan amendment**. This proposed amendment is scheduled to be considered at public hearings by the **Planning Commission on Tuesday, December 2, 2025**, and by the **City Council on Monday, January 5, 2026**. If you would like to receive a copy of this amendment, please send an email to: cdplanner@c3gov.

The property in question is generally located at the **northeast corner of northwest corner of East 120th Avenue and Chambers Road and zoned Adams County Agricultural-3 (A-3)**.

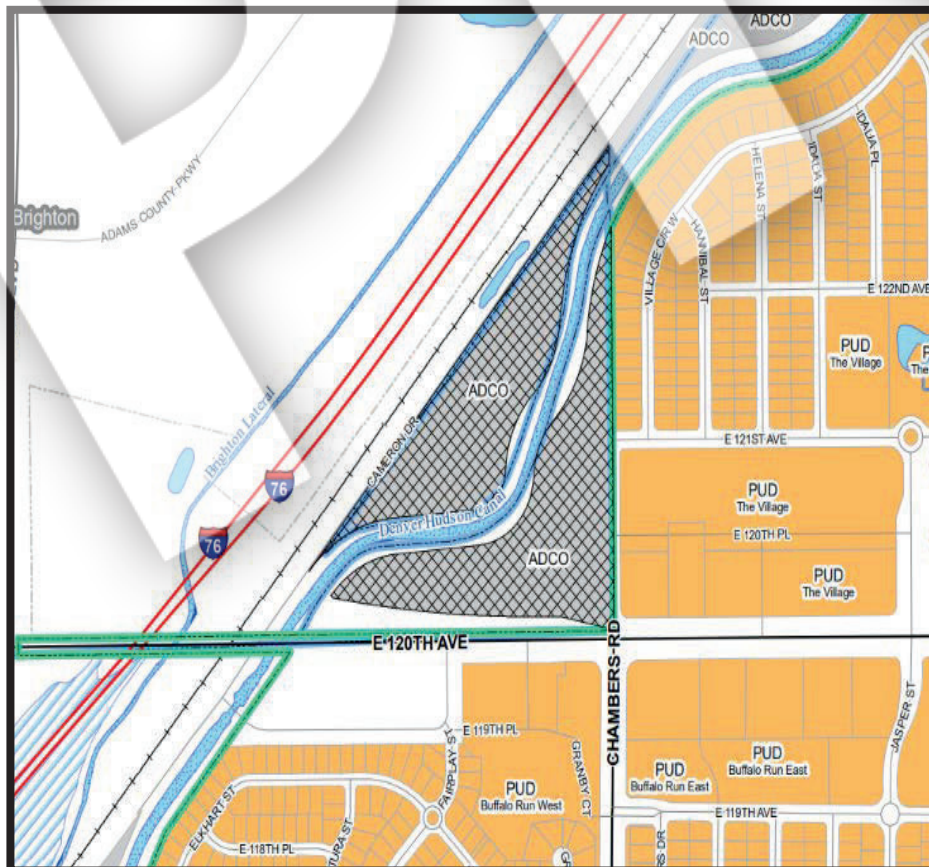
Please see the bottom of this flyer for a project location map.



LUP25-0001: Pierpont Realty Group on behalf of Adams Crossing, LLC is requesting a Land Use Plan Amendment to amend the Annexation Areas and Growth Boundaries, Character Areas Land Use Map, Residential Areas Framework, and Economic Development Framework maps within the 2045 Comprehensive Plan. The 23.76-acre property is generally located at the northwest corner of East 120th Avenue and Chambers Road and zoned Adams County Agricultural-3 (A-3).

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 **December 2, 2025**. And if you are unable to attend City Council, but wish to submit written comments, you may do so prior to **noon on January 5, 2025**. If you would like to find out more information about this proposed subdivision, or if you have any questions or comments, please contact Nathan Chavez by email at nchavez@c3gov.com, or by phone at (303) 289-.

Project Location Map



*Please note that the hatched outlined area is the boundary of the proposal

Commerce City
Community Development
7190 Colorado Blvd, Ste 600
Commerce City, CO 80022

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

H&A STORAGE LLC
10050 W 41st Ave Unit 202
Wheat Ridge, CO 80033-4123

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



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