

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 proposal is scheduled to be considered at public hearings by the **Planning Commission on Tuesday, February 3, 2026**, and by the **City Council on Monday, March 2, 2026**. If you would like to receive a copy of this proposal, please send an email to: cdplanner@c3gov.com

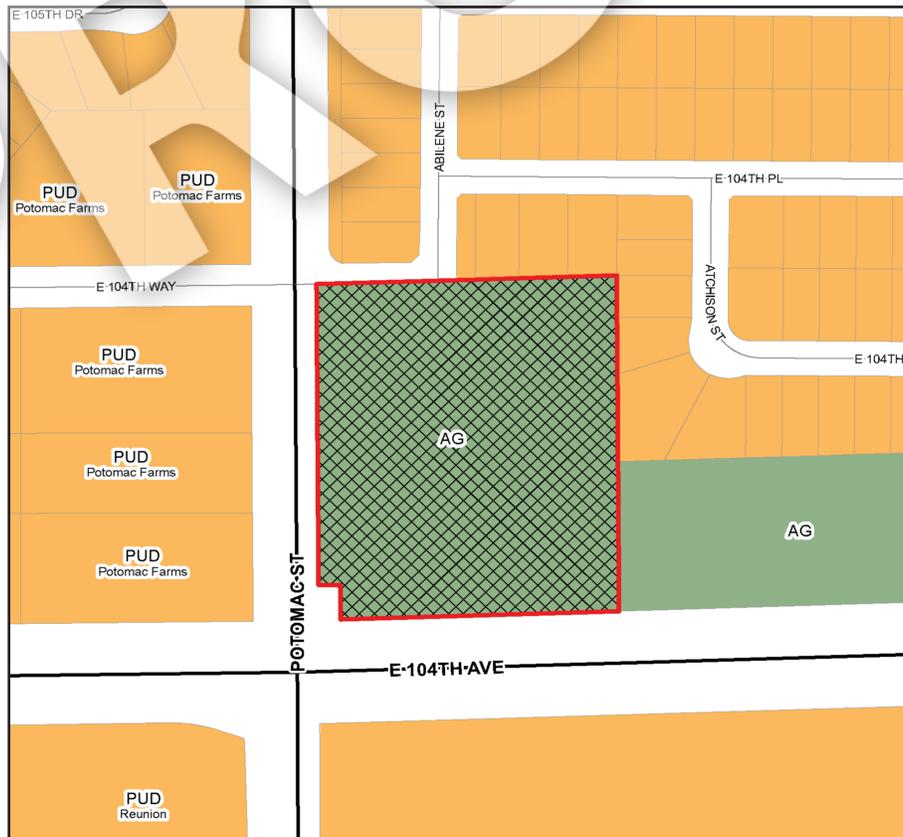
The property in question is generally located at **13701 East 104th Avenue**. Please see the bottom of this flyer for a project location map.

Case #Z25-0005: City of Commerce City is requesting approval of a Zone Change from AG (Agricultural) to PUB (Public) for the 4.58 acre property.



The public hearings mentioned above will be held **on their respective date 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 these meetings, but wish to submit written comments, you may do so prior to noon on the date of the hearing. If you would like to find out more information about this proposed zone change, or if you have any questions or comments, please contact Nic Berry by email at nberry@c3gov.com, or by phone at (303) 289-8137.

Project Location Map



*Please note that the red outlined area is the boundary of the proposed zone change

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

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

SANCHEZ ERICKA
10410 Billings St
Commerce City, CO 80022-9447

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



Commerce
CITY

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

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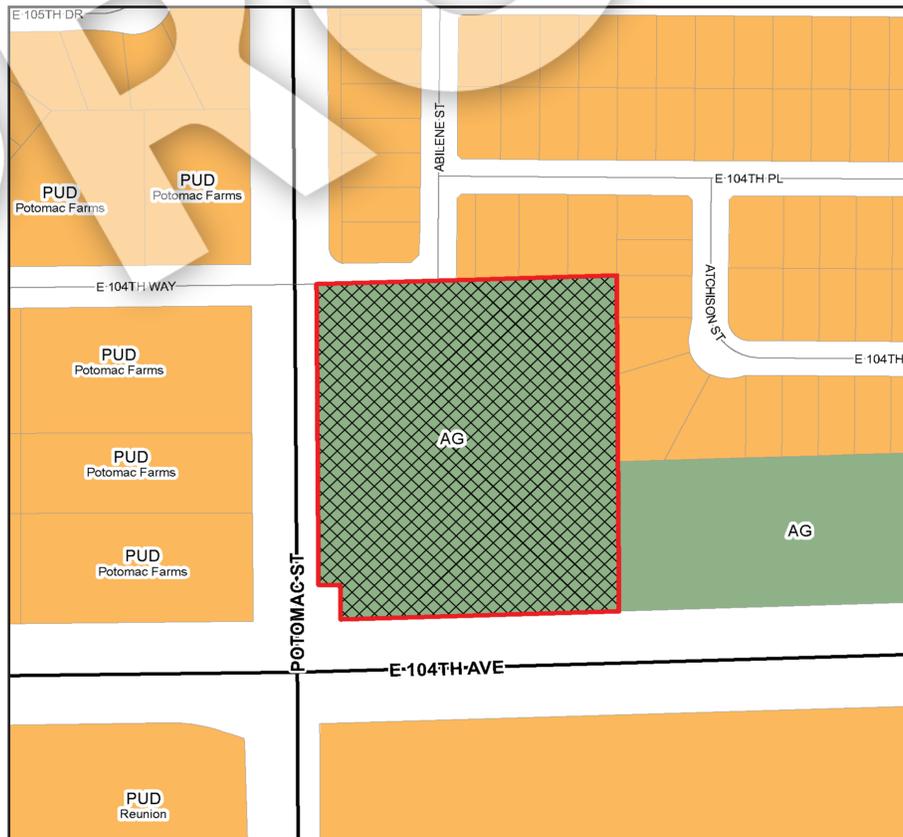
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MCDEVITT CHELSEA S
13895 E 105th Ave
Commerce City, CO 80022-9451

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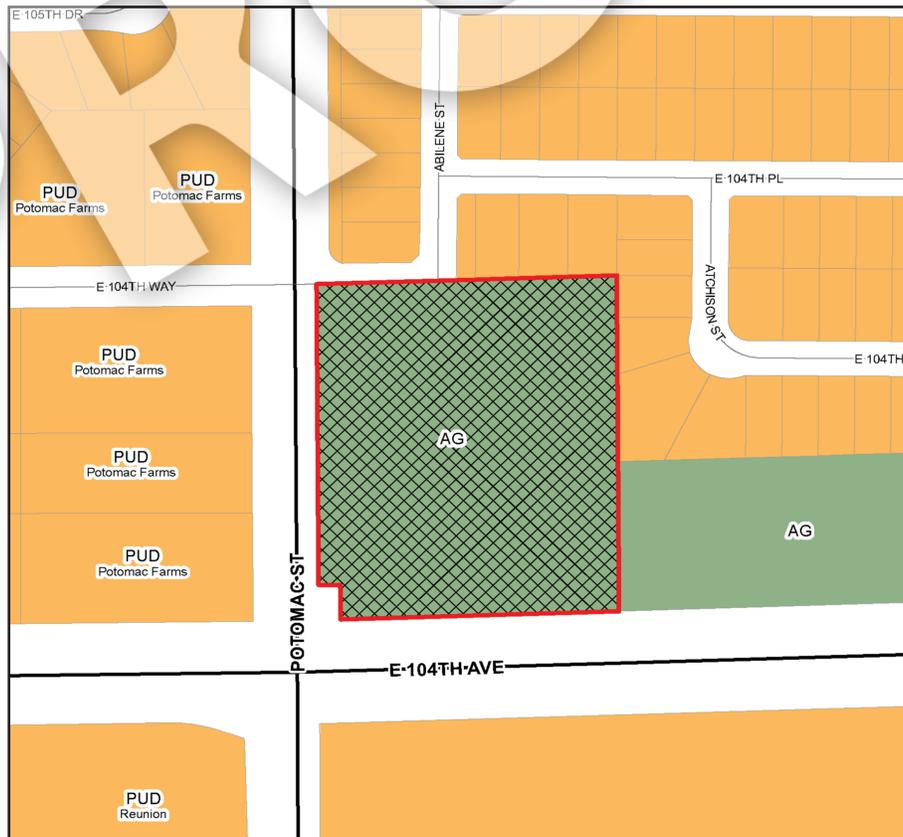
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POTOMAC FARMS METROPOLITAN
DISTRICT
PO Box 8
Henderson, CO 80640-0008

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