

# 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](mailto:cdplanner@c3gov.com)

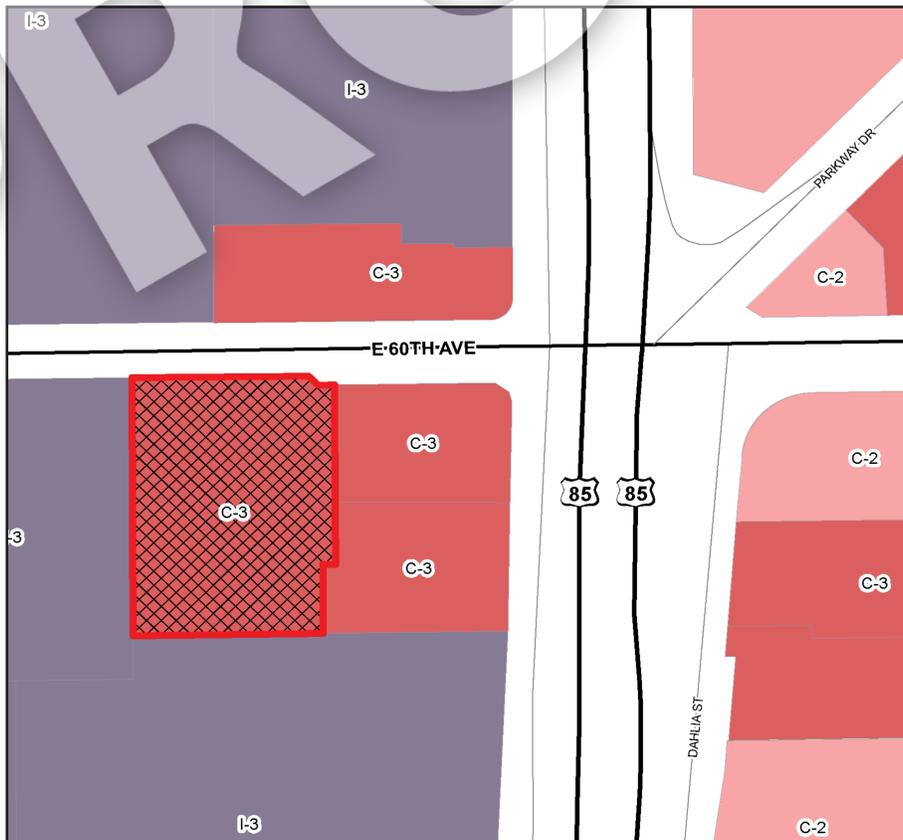
The property in question is generally located at **4850 East 60th Avenue**. Please see the bottom of this flyer for a project location map.



**Case #Z25-0004:** 4580 E. 60th LLC is requesting approval of a Zone Change from C-3 (Regional Commercial) to I-2 (Medium Intensity industrial) for the 1.53 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](mailto: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

4540 E 60TH AVE LLC  
4540 E 60th Ave  
Commerce City, CO 80022-3136



Commerce  
**CITY**

**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 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](mailto:cdplanner@c3gov.com)

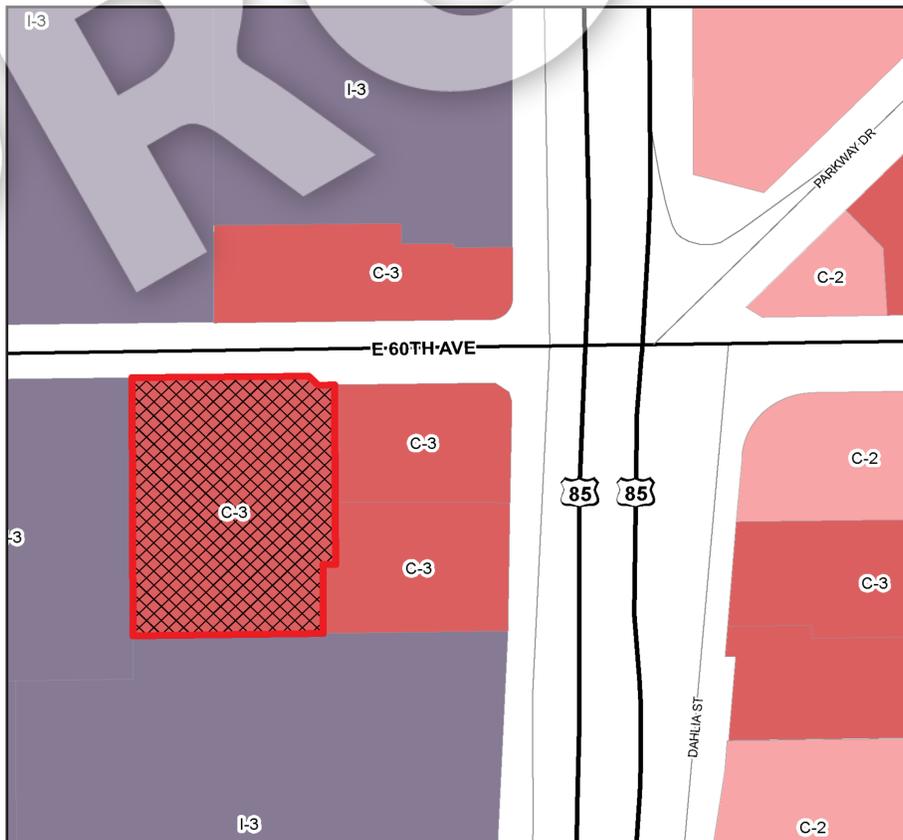
The property in question is generally located at **4850 East 60th Avenue**. Please see the bottom of this flyer for a project location map.



**Case #Z25-0004:** 4580 E. 60th LLC is requesting approval of a Zone Change from C-3 (Regional Commercial) to I-2 (Medium Intensity industrial) for the 1.53 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](mailto: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

MURPHY JAMES P  
2382 Terraridge Dr  
Highlands Ranch, CO 80126-2608

## 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

# 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](mailto:cdplanner@c3gov.com)

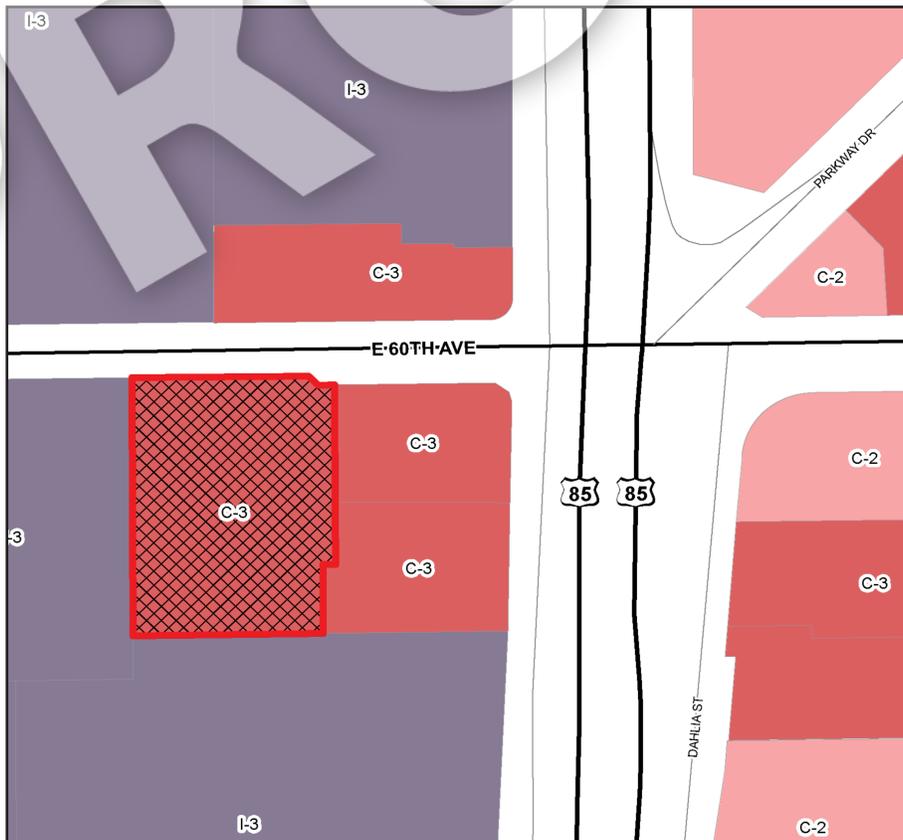
The property in question is generally located at **4850 East 60th Avenue**. Please see the bottom of this flyer for a project location map.



**Case #Z25-0004:** 4580 E. 60th LLC is requesting approval of a Zone Change from C-3 (Regional Commercial) to I-2 (Medium Intensity industrial) for the 1.53 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](mailto: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

WENDYS PROPERTIES LLC  
1 Dave Thomas Blvd  
Dublin, OH 43017-5452

## 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