

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 vacation of right-of-way**. This proposed vacation of right-of-way is scheduled to be considered at public hearing by the **City Council on Monday, November 6, 2023**. If you would like to receive a copy of this vacation of right-of-way, please send an email to: cdplanner@c3gov.com

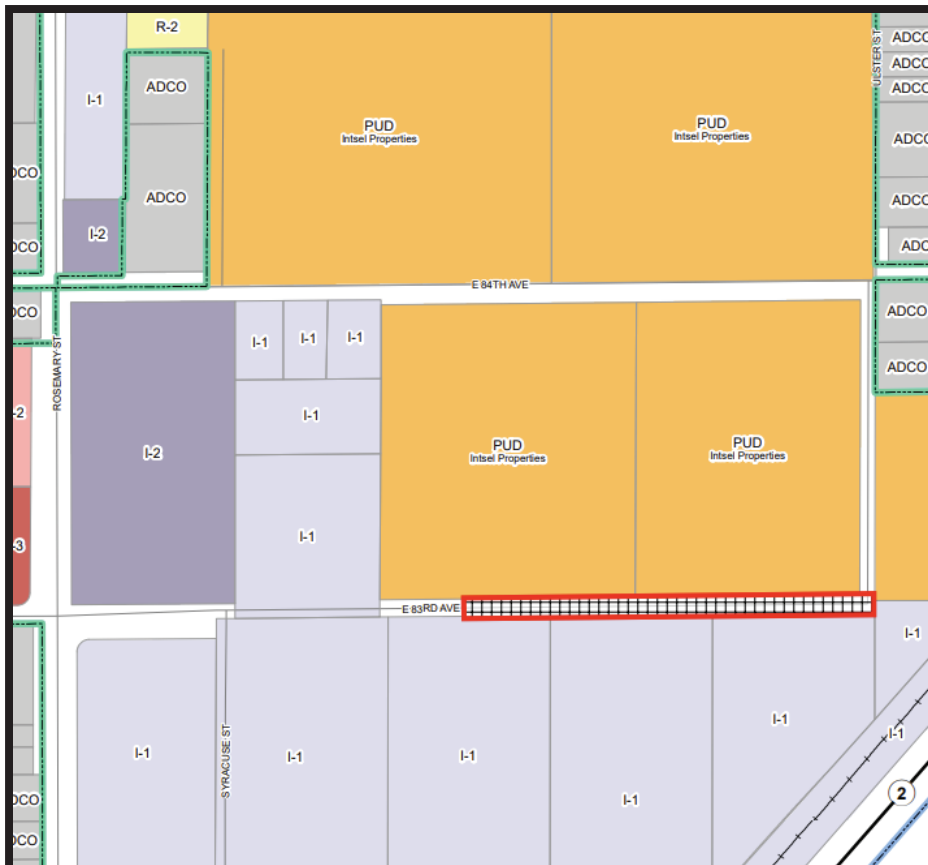
The property in question is generally located **south of 8003 E 83rd Avenue, north of 8000 E 83rd Avenue, and west of a vacated portion of Ulster Street**. Please see the bottom of this flyer for a project location map.



Case #V-91-23: Mid-Rail Real Estate, LLC is requesting to vacate a portion of E 83rd Avenue Right-of-Way, generally located south of 8003 E 83rd Avenue, north of 8000 E 83rd Avenue, and west of a vacated portion of Ulster Street.

The **City Council** public hearing mentioned above will be held **on November 6, 2023 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 City Council, but wish to submit written comments, you may do so prior to **November 6, 2023**. If you would like to find out more information about this proposed vacation of right-of-way, or if you have any questions or comments, please contact Matt Kowalski by email at mkowalski@c3gov.com, or by phone at (303) 227-8861.

Project Location Map



*Please note that the red outlined area is the boundary of the proposed vacation of right-of-way.



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

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):

October 25, 2023


Signature

Subscribed and sworn to before me this 25 day of October, 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

Pursuant to Commerce City Land Development Code Sec. 21-2110(4)(e), notice is hereby given that a public hearing will be held by the City Council of Commerce City on November 6, 2023 at 6:00 p.m in a hybrid format, or as soon thereafter. Second reading will be anticipated on December 4, 2023. Persons wishing to testify in person will need to appear at the Council Chambers, Commerce City Civic Center, 7887 E 60th Avenue. 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 hearing will also be broadcast on Channel 8 in Commerce City and livestreamed at <https://www.c3gov.com/video>.

Ordinance 2548 - Case #V-91-23: Mid-Rail Real Estate, LLC is requesting to vacate a portion of E 83rd Avenue Right-of-Way, generally located south of 8003 E 83rd Avenue, north of 8000 E 83rd Avenue, and west of vacated portion of Ulster Street.

BY ORDER OF THE CITY COUNCIL OF
THE CITY OF COMMERCE CITY COLORADO

ATTEST:

Brittany Rodriguez, Assistant City Clerk
Published in the *Denver Post*: Wednesday, October 25, 2023

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



CITY OF COMMERCE CITY
7887 East 60th Avenue
Commerce City, Co 80022

COMMUNITY DEVELOPMENT DEPARTMENT
Telephone: 303.289.3683
Fax: 303.289.3731
Website: <http://www.c3gov.com>

Public Notice Sign Posting Affidavit

Post Sign(s) By: 10-27-2023
Date

I, Javes Fitzmorris, state that:

1. I am the authorized applicant or property owner of the submitted development review application identified as 832RD AVE VACATION (FROM WESTER WESTERLY)
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 10-25-2023 (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.

Javes Fitzmorris
Signature

10/26/23
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.

PUBLIC HEARING / AVISO DE AUDIENCIA PÚBLICA

APPLICATION TYPE AND REQUEST / TIPO DE APLICACIÓN Y SOLICITUD:

Case #V-91-23: Mid-Rail Real Estate, LLC is requesting to vacate an approximately 810 foot portion of E 83rd Avenue Right-of-Way.

LOCATION / UBICACIÓN:

Generally located south of 8003 E 83rd Avenue, north of 8000 E 83rd Avenue, and west of a vacated portion of Ulster Street.

HEARING TYPE - DATE & TIME / TIPO DE REUNION - FECHA Y HORA:

City Council - November 6, 2023 at 6:00pm

FOR MORE INFORMATION / PARA INFORMACIÓN:

www.c3gov.com/doing-business/development-projects
(303) 227-8777 / mkowalski@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 commerce.legistar.com or by contacting staff at 303.227.8791 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 commerce.legistar.com o contactando al personal en 303.227.8791 o dgibson@c3gov.com.