

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 subdivision**. This proposed subdivision plat is scheduled to be considered at public hearings by the **Planning Commission on Wednesday, November 18, 2025**, and by the **City Council on Monday, December 15, 2025**. If you would like to receive a copy of this subdivision plat, please send an email to: cdplanner@c3gov.com

The property in question is generally located at the **southeast corner of 120th Avenue and Chambers**. Please see the bottom of this flyer for a project location map.



Case #LUP25-0002: Lokal Homes is requesting approval of a Land Use Plan Amendment to amend the comprehensive plan designation from Northern Range Commercial to Mix Commercial for the property located at the southeast corner of East 120th Avenue and Chambers. The subject property consists of approximately 13.8 acres and is zoned PUD (Planned Unit Development).

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 **November 18, 2025**. And if you are unable to attend City Council, but wish to submit written comments, you may do so prior to **noon on December 15, 2025**. If you would like to find out more information about this proposed subdivision, 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



Accepted by
nb

11/07/2025

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

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

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

RDS VILLAGE LLC
15330 E 120th PI
Commerce City, CO 80603-6998



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

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HEBERLEIN JAMES JARAD
11866 Helena St
Commerce City, CO 80022-9835



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

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Yfp Llc C/o 7 Eleven Attn Valorem Tax De
PO Box 711
Dallas, TX 75221-0711



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7887 East 60th Avenue
Commerce City, CO 80022

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