

# **Neighborhood Meeting Summary**

## **Land Use Map Amendment Discussion**

**Proposed Land Use Map Amendment:** Approximately 23.7 acres located on the N/W corner of 120<sup>th</sup> Ave. and Chambers Rd.

**Parcel Numbers:** (Parcel Numbers APN #0156931000028 and APN #156931400001)

**Applicant:** (Adams Crossing, LLC)

**Land Use Amendment Case #** LUP25-0001

**Meeting location:** Adams County Building – Platt River Rm. #3

**Meeting held:** October 28th, 2025

**Time:** 6PM – (Neighborhood Attendance list Exhibit “A” attached)

**Commerce City officials in attendance:**

**Nathan Chavez – Commerce City planner**

### **Topics of discussion:**

#### **1. Expression of gratitude:**

Some expressions of gratitude were expressed towards the property ownership for their willingness to modify the conceptual design layout omitting buildings immediately behind the existing residences bordering the property.

#### **2. Existing Trees:**

One of the neighbors discussed the mature trees growing along a portion of the O'brian canal on the property and asked that the property owner consider a site layout that would not require the removal of the existing trees if possible. It's not clear if the trees are on the landowners property.

#### **3. Traffic Safety**

Some of the neighbors expressed concerns for the furthest north drive access which is reflected on the conceptual plan and is closest to their neighborhood. There is a concern for traffic congestion where the neighborhood and proposed commercial site merge onto Chambers Road.

**Future Hearing Dates:** Future Hearing Dates were shared with those in attendance with the next planning meeting scheduled for December 2, 2025

## Exhibit "A"

### Neighborhood Meeting List of Attendees

Land Use Map Amendment discussion - Commerce City LUP25-0001

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Commerce City officials in attendance:

1. Nathan Chavez – Commerce City planner

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October 28, 2025

Neighborhood Meeting  
Land Use Amendment Case # LUP25-0001

NAME

JOSEPH HEW

Larry LaGuardia

Christine LaGuardia

Krista Deest

Justin Deest

Brittany McGinnis

RICHIE MCGINNIS

Anita Brenner

Joseph Brenner

Julius Robinson

Mikhaela Krochta

Ellen Boston

Amy Wilson

Email

js\_hew@hotmail.com

Rugercok64@yahoo.com

bailey.krista.01@gmail.com

jebrenner89@yahoo.com

gorgcfla@gmail.com

alscustompaint@gmail.com

amynaccar@yahoo.com