

Colorado Community Media
750 W. Hampden Ave. Suite 225
Englewood, CO 80110

City of Commerce City - City Clerk***
7887 E 60th Avenue
Commerce City CO 80022

AFFIDAVIT OF PUBLICATION

State of Colorado }
County of Adams } ss

This Affidavit of Publication for the Commerce City Sentinel Express, a weekly newspaper, printed and published for the County of Adams, State of Colorado, hereby certifies that the attached legal notice was published in said newspaper once in each week, for 1 successive week(s), the last of which publication was made 3/14/2024, and that copies of each number of said paper in which said Public Notice was published were delivered by carriers or transmitted by mail to each of the subscribers of said paper, according to their accustomed mode of business in this office.



For the Commerce City Sentinel Express

State of Colorado }
County of Adams } ss

The above Affidavit and Certificate of Publication was subscribed and sworn to before me by the above named Linda Shapley, publisher of said newspaper, who is personally known to me to be the identical person in the above certificate on 3/14/2024. Linda Shapley has verified to me that she has adopted an electronic signature to function as her signature on this document.

20134029363-052199

Jean Schaffer
Notary Public
My commission ends January 16, 2028



Public Notice

NOTICE OF FILING OF PETITION FOR THE INCLUSION OF REAL PROPERTY WITHIN THE LIMITS OF THE CITY OF COMMERCE CITY E-470 COMMERCIAL AREA GENERAL IMPROVEMENT DISTRICT

Pursuant to C.R.S. 31-25-618, notice is hereby given that a petition for the inclusion of real property within the limits of the Commerce City E-470 Commercial Area General Improvement District (the "District") has been filed by QuikTrip Corporation. The legal description of the real property proposed to be included within the boundaries of the District is described as follows:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 28; THENCE S 89°42'38" W, ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 28, A DISTANCE OF 75.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF TOWER ROAD, BEING THE POINT OF BEGINNING; THENCE DEPARTING SAID RIGHT OF WAY LINE, CONTINUING S 89°42'38" W, ALONG SAID SOUTH LINE, A DISTANCE OF 1241.84 FEET TO THE SOUTHEAST CORNER OF DENVER INTERNATIONAL AIRPARK SUBDIVISION FILING NO. 1 RECORDED AT RECEPTION NO. C0291825 OF THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT; THENCE WITH SAID EASTERLY LINE OF DENVER INTERNATIONAL AIRPARK SUBDIVISION FILING NO. 1, AND SAID NON-TANGENT CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 53°11'58", HAVING A RADIUS OF 345.00 FEET, AN ARC LENGTH OF 320.33 FEET, AND A CHORD BEARING N 40°36'11" E, A CHORD DISTANCE OF 308.95 FEET; THENCE CONTINUING WITH SAID EASTERLY LINE OF DENVER INTERNATIONAL AIRPARK SUBDIVISION FILING NO. 1, N 67°12'00" E, A DISTANCE OF 90.10 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT; THENCE CONTINUING WITH SAID EASTERLY LINE OF DENVER INTERNATIONAL AIRPARK SUBDIVISION FILING NO. 1 AND SAID NON-TANGENT CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 30°25'12", HAVING A RADIUS OF 105.00 FEET, AN ARC LENGTH OF 55.75 FEET, AND A CHORD BEARING N 51°52'14" E, A CHORD DISTANCE OF 55.10 FEET; THENCE CONTINUING WITH SAID EASTERLY LINE OF DENVER INTERNATIONAL AIRPARK SUBDIVISION FILING NO. 1, N 36°46'01" E, A DISTANCE OF 130.08 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT; THENCE CONTINUING WITH SAID EASTERLY LINE OF DENVER INTERNATIONAL AIRPARK SUBDIVISION FILING NO. 1, AND SAID NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 21°32'56", HAVING A RADIUS OF 245.00 FEET, AN ARC LENGTH OF 92.14 FEET, AND A CHORD BEARING, N 47°10'25" E, A CHORD DISTANCE OF 91.60 FEET; THENCE CONTINUING WITH SAID EASTERLY LINE OF DENVER INTERNATIONAL AIRPARK SUBDIVISION FILING NO. 1, N 58°21'10" E, 208.87 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT; THENCE CONTINUING WITH SAID EASTERLY LINE OF DENVER INTERNATIONAL AIRPARK SUBDIVISION FILING NO. 1, AND SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 48°32'45", HAVING A RADIUS OF 155.00 FEET, AN ARC LENGTH OF 131.33 FEET, AND A CHORD BEARING N 33°50'09" E, A CHORD DISTANCE OF 127.44 FEET; THENCE CONTINUING WITH SAID EASTERLY LINE OF DENVER INTERNATIONAL AIRPARK SUBDIVISION FILING NO. 1, N 09°52'09" E, A DISTANCE OF 50.77 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF EAST 81ST AVENUE; THENCE WITH SAID RIGHT OF WAY LINE OF EAST 81ST AVENUE, N 89°42'38" E, A DISTANCE OF 491.49 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF TOWER ROAD; THENCE WITH SAID WEST RIGHT OF WAY LINE OF TOWER ROAD, S 27°31'17" E, A DISTANCE OF 31.01 FEET TO AN ANGLE POINT IN SAID RIGHT OF WAY LINE; THENCE CONTINUING WITH SAID RIGHT OF WAY LINE OF TOWER ROAD, S 00°28'33" E, A DISTANCE OF 704.04 FEET TO THE POINT OF BEGINNING, CONTAINING 14.59 ACRES (635,714 SQUARE FEET), MORE OR LESS;

On April 1, 2024 immediately following the Commerce City City Council Meeting, the Board of Directors of the District shall hold a hybrid public hearing in the City Council Chambers at 7887 East 60th Avenue, in Commerce City, Colorado, or virtually via Zoom Webinar, at 6:00 p.m. or as soon thereafter (approximately 10:00 PM). Attendance and registration information can be found at www.c3gov.com/council or by phone or email requests submitted to the Board Secretary at 303-227-8791 or dgbison@c3gov.com. Advance registration for testifying is required. Any persons objecting to the inclusion of the property within the boundaries of the District shall appear at the hearing and show cause why the petition should not be granted.

DATED: March 4, 2024

/s/Brittany Rodriguez
Ex Officio Assistant Secretary
Commerce City
E-470 Commercial Area
General Improvement District

Legal Notice No. CCX1304
First Publication: March 14, 2024
Last Publication: March 14, 2024
Publisher: Commerce City Sentinel Express