



## ANNEXATION PETITION

### PETITION FOR ANNEXATION OF UNINCORPORATED TERRITORY IN THE COUNTY OF ADAMS, STATE OF COLORADO, TO THE CITY OF COMMERCE CITY, STATE OF COLORADO

Eberly

ANNEXATION

TO THE MAYOR AND THE CITY COUNCIL OF THE CITY OF COMMERCE CITY, COLORADO:

The undersigned, in accordance with the Municipal Annexation Act of 1965, Chapter 31, Article 12, of the Colorado Revised Statutes, 1973, as amended, hereby petition the City Council of the City of Commerce City for annexation to the City of Commerce City of the following described unincorporated territory located in the County of Adams, State of Colorado, to wit:

#### LEGAL DESCRIPTION - SEE EXHIBIT A

And in support of the said Petition, your Petitioner(s) allege(s) that:

1. It is desirable and necessary that the above-described territory be annexed to the City of Commerce City.
2. Not less than one-sixth (1/6) of the perimeter of the area proposed to be annexed is contiguous with the City of Commerce City.
3. A community of interest exists between the territory proposed to be annexed and the City of Commerce City.
4. The territory to be annexed is urban or will be urbanized in the near future.
5. The territory proposed to be annexed is integrated or is capable of being integrated with the City of Commerce City.
6. No land held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate - check whichever statement is applicable:
  - Is divided into separate parts or parcels without the written consent of the landowner(s) thereof, except and unless where such tracts or parcels are already separated by a dedicated street, road or other public way.
  - Comprises 20 acres or more, which together with the buildings and improvements situated thereon, has an assessed value in excess of two-hundred thousand dollars for an ad valorem tax purpose for the year preceding the annexation is included within the territory proposed to be annexed, without the written consent of the landowner or landowner thereof. (CRS 31-12-105).



7. No annexation proceedings have been commenced by another municipality and are currently pending for the annexation of part or all of the area proposed herein to be annexed to the City of Commerce City.
8. The proposed annexation will not have the effect of extending a municipal boundary more than three miles in any direction from any point of the City boundary in any one year.
9. The entire width of any street or alley to be annexed is included within the annexation.
10. All requirements of CRS 31-12-104, as amended, and CRS 31-12-105, as amended, exist or have been met.
11. Petitioner should insert one of the following - check whichever statement is applicable:
  - The signer(s) of the Petition comprise(s) one-hundred percent (100%) of the landowners in the area and own one-hundred percent (100%) of the territory included in the area proposed to be annexed, exclusive of streets and alleys, and of any land owned by the annexing municipality; or
  - The signers of the Petition comprise more than fifty percent (50%) of the landowners in the area to be annexed and are the landowners of more than fifty percent (50%) of the territory included in the area proposed to be annexed, excluding public streets and alleys and any land owned by the annexing municipality.
12. The mailing address of each signer, the legal description of the land owned by each signer and the date of signing of each signature are all shown on this Petition.
13. Attached to this Petition is the Affidavit of the Circulator of this Petition affirming that each signature hereon is the signature of the person whose name it represents.
14. Accompanying this Petition is a minimum of four annexation maps.



Petitioner(s) hereby request(s) that the City of Commerce City approve the annexation of the area proposed to be annexed. If any Petitioner is a legal entity (e.g., corporation, LLC, LLP, etc.), this Petition must be signed by person(s) authorized to execute this Petition on behalf of the Petitioner. Petitioner may be required to submit evidence of authority.

Legal Owner's Printed Name: Edward L. Eberly
Legal Owner's Signature: Edward L. Eberly by Robert B. Stephen as attorney in fact
Title (if Owner is an entity): Edward L. Eberly by Robert B. Stephen as attorney in fact
Legal Owner's Address: 11816 Adams St. Thornton Co 80233
Date Signed: 3/18/2022

If necessary, attach a separate sheet that contains the names, addresses, and signatures of additional property owners.

NOTARY CERTIFICATE

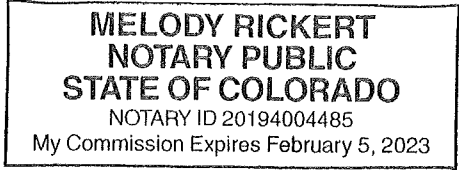
STATE OF ) Colorado
) ss.
COUNTY OF ) Adams

Subscribed and sworn to before me this 18th day of March, 2022, by Robert B. Stephen as attorney in fact for Edward L. Eberly

Witness my hand and official seal. Notary Public: Melody Rickert

Address: 195 Telluride St STE 10 Brighton CO 80401

My Commission Expires: 2/5/2023





Petitioner(s) hereby request(s) that the City of Commerce City approve the annexation of the area proposed to be annexed. If any Petitioner is a legal entity (e.g., corporation, LLC, LLP, etc.), this Petition must be signed by person(s) authorized to execute this Petition on behalf of the Petitioner. Petitioner may be required to submit evidence of authority.

Legal Owner's Printed Name: Loretta I Stephen AKA Loretta Stephen AKA Loretta I Stephen  
~~Loretta I Stephen AKA Loretta Stephen AKA Loretta I Stephen~~  
Legal Owner's Signature: by Robert B Stephen as attorney in fact  
~~Loretta I Stephen AKA Loretta Stephen AKA Loretta I Stephen~~  
Title (if Owner is an entity): by Robert B Stephen as attorney in fact

Legal Owner's Address: 11814 Adams St. Thornton CO 80233  
Street Number Street Name City State Zip Code

Date Signed: 2/26/2022

If necessary, attach a separate sheet that contains the names, addresses, and signatures of additional property owners.

NOTARY CERTIFICATE

STATE OF ) Colorado  
) ss.  
COUNTY OF ) Adams

Subscribed and sworn to before me this 26th day of March, 2022 by Robert B Stephen as attorney in fact for Loretta I Stephen AKA Loretta Stephen AKA Loretta I Stephen  
(Insert Owners' Name)

Witness my hand and official seal. Notary Public: Melody Rickert

(SEAL) Address: 115 Telluride St STE 10 Brighton CO 80601  
Street Number Street Name City State Zip Code

My Commission Expires: 2/5/2023

MELODY RICKERT  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20194004485  
My Commission Expires February 5, 2023



Petitioner(s) hereby request(s) that the City of Commerce City approve the annexation of the area proposed to be annexed. If any Petitioner is a legal entity (e.g., corporation, LLC, LLP, etc.), this Petition must be signed by person(s) authorized to execute this Petition on behalf of the Petitioner. Petitioner may be required to submit evidence of authority.

Legal Owner's Printed Name: Robert B. Stephen

Legal Owner's Signature: Robert B. Stephen

Title (if Owner is an entity): \_\_\_\_\_

Legal Owner's Address: 11816 Adams St. Thornton CO 80233  
Street Number Street Name City State Zip Code

Date Signed: 3/22/2022

If necessary, attach a separate sheet that contains the names, addresses, and signatures of additional property owners.

NOTARY CERTIFICATE

STATE OF Colorado  
                  ) ss.

COUNTY OF Adams  
ME )  
22 day of March, 2022, by

Subscribed and sworn to before me this 10<sup>th</sup> day of March, 2022, by  
Robert B. Stephen  
(Insert Owners' Name)

Witness my hand and official seal. Notary Public: Melody Rickert

(SEAL) Address: 195 Talluride St. STE 10 Brighton CO 80601  
Street Number Street Name City State Zip Code

My Commission Expires: 2/5/2023

**MELODY RICKERT**  
**NOTARY PUBLIC**  
**STATE OF COLORADO**  
NOTARY ID 20194004485  
My Commission Expires February 5, 2023



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Legal Owner's Printed Name: Ronald P. Eberly

Legal Owner's Signature: Ronald P. Eberly by Robert B. Steffen as attorney in fact

Title (if Owner is an entity): Ronald P. Eberly by Ronald B. Steffen as attorney in fact

Legal Owner's Address: 11816 Adams St. Thornton CO 80233  
Street Number Street Name City State Zip Code

Date Signed: 3/28/22

If necessary, attach a separate sheet that contains the names, addresses, and signatures of additional property owners.

NOTARY CERTIFICATE

STATE OF ) Colorado  
          ) ss.  
COUNTY OF ) Adams

Subscribed and sworn to before me this 22<sup>nd</sup> day of March, 2022, by Ronald B. Steffen  
as attorney in fact for Ronald P. Eberly  
(Insert Owners' Name)

Witness my hand and official seal. Notary Public: Melody Rickert

(SEAL) Address: 195 Telluride St STE10 Brighton CO 80601  
Street Number Street Name City State Zip Code

My Commission Expires: 2/5/2023

MELODY RICKERT  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20194004485  
My Commission Expires February 5, 2023



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Legal Owner's Printed Name: Darlene A Thompson AKA Darlene Thompson  
Legal Owner's Signature: [Signature] as attorney in fact  
Title (if Owner is an entity): Darlene A Thompson AKA Darlene Thompson  
by Robert B. Stephen as attorney in fact

Legal Owner's Address: 11810 Adams St. Thornton CO 80233  
Street Number Street Name City State Zip Code

Date Signed: 3/10/2022

If necessary, attach a separate sheet that contains the names, addresses, and signatures of additional property owners.

NOTARY CERTIFICATE

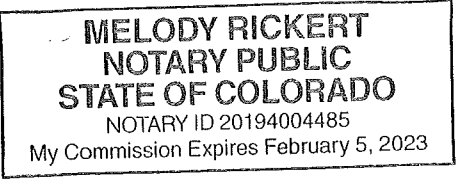
STATE OF )  
) ss.  
COUNTY OF )

Subscribed and sworn to before me this 10<sup>th</sup> day of March, 2022 by Robert B. Stephen as  
Attorney in fact for Darlene A Thompson AKA Darlene Thompson  
(Insert Owners' Name)

Witness my hand and official seal. Notary Public: [Signature]

(SEAL) Address: 115 Telluride St STE 10 Brighton CO 80601  
Street Number Street Name City State Zip Code

My Commission Expires: 2/5/2023





Petitioner(s) hereby request(s) that the City of Commerce City approve the annexation of the area proposed to be annexed. If any Petitioner is a legal entity (e.g., corporation, LLC, LLP, etc.), this Petition must be signed by person(s) authorized to execute this Petition on behalf of the Petitioner. Petitioner may be required to submit evidence of authority.

Legal Owner's Printed Name: Esther M. Richardson AKA Esther Richardson  
Legal Owner's Signature: Esther M. Richardson AKA Esther Richardson  
by Robert B. Stephen as attorney in fact  
Title (if Owner is an entity): Esther M. Richardson AKA Esther Richardson  
by Robert B. Stephen as attorney in fact  
Legal Owner's Address: 11816 Adams St. Thornton CO 80233  
Street Number Street Name City State Zip Code  
Date Signed: 3/10/2022

If necessary, attach a separate sheet that contains the names, addresses, and signatures of additional property owners.

NOTARY CERTIFICATE

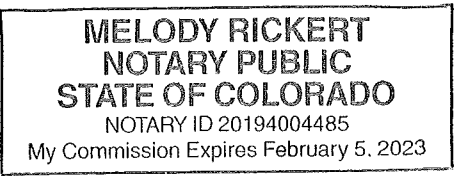
STATE OF ) Colorado  
) ss.  
COUNTY OF ) Adams

Subscribed and sworn to before me this 10th day of March, 2022 by Robert B. Stephen  
as attorney in fact for Esther M. Richardson AKA Esther Richardson  
(Inset Owners' Name)

Witness my hand and official seal. Notary Public: Melody Rickert  
Address: 195 Telluride St STE 10 Brighton CO 80601  
(Street Number Street Name City State Zip Code)

(SEAL)

My Commission Expires: 2/5/2023







Petitioner(s) hereby request(s) that the City of Commerce City approve the annexation of the area proposed to be annexed. If any Petitioner is a legal entity (e.g., corporation, LLC, LLP, etc.), this Petition must be signed by person(s) authorized to execute this Petition on behalf of the Petitioner. Petitioner may be required to submit evidence of authority.

Legal Owner's Printed Name: Marilyn L. Steckel AKA Marilyn Steckel  
Legal Owner's Signature: Marilyn L. Steckel AKA Marilyn Steckel by Robert B. Stephen as attorney in fact  
Title (if Owner is an entity): Marilyn L. Steckel AKA Marilyn Steckel by Robert B. Stephen as attorney in fact

Legal Owner's Address: 11814 Adams St. Thornton CO 80233  
Street Number Street Name City State Zip Code

Date Signed: 3/12/2022

If necessary, attach a separate sheet that contains the names, addresses, and signatures of additional property owners.

NOTARY CERTIFICATE

STATE OF ) Colorado  
) ss.  
COUNTY OF ) Adams

Subscribed and sworn to before me this 10<sup>th</sup> day of March, 2022 by Robert B. Stephen  
as attorney in fact for Marilyn L. Steckel AKA Marilyn Steckel  
(Insert Owners' Name)

Witness my hand and official seal. Notary Public: Melody Rickert

(SEAL) Address: 195 Telluride St. Brighton CO 80601  
Street Number Street Name City State Zip Code

My Commission Expires: 2/5/2023

**MELODY RICKERT**  
**NOTARY PUBLIC**  
**STATE OF COLORADO**  
 NOTARY ID 20194004485  
 My Commission Expires February 5, 2023



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**Legal Owner's Printed Name:** William D. Eberly

**Legal Owner's Signature:** William D. Eberly

**Title (if Owner is an entity):** \_\_\_\_\_

**Legal Owner's Address:** 10180 Potomac St. Commerce City, Co. 80022  
Street Number Street Name City State Zip Code

**Date Signed:** 3-8-2022

If necessary, attach a separate sheet that contains the names, addresses, and signatures of additional property owners.

**NOTARY CERTIFICATE**

STATE OF ) Colorado  
 ) ss.  
 COUNTY OF ) Jefferson

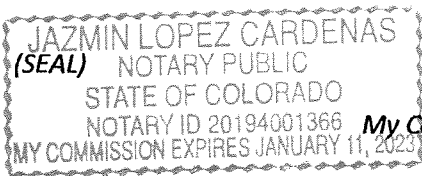
Subscribed and sworn to before me this 8 day of March, 2022, by

William Eberly  
 (Insert Owners' Name)

Witness my hand and official seal.

Notary Public: Jazmin Lopez Cardenas

Address: 6221 Sheridan Blvd Aurora CO 80003  
Street Number Street Name City State Zip Code



My Commission Expires: 01-11-2023



Petitioner(s) hereby request(s) that the City of Commerce City approve the annexation of the area proposed to be annexed. If any Petitioner is a legal entity (e.g., corporation, LLC, LLP, etc.), this Petition must be signed by person(s) authorized to execute this Petition on behalf of the Petitioner. Petitioner may be required to submit evidence of authority.

**Legal Owner's Printed Name:** Verlane M. Eberly

**Legal Owner's Signature:** Verlane M. Eberly

**Title (if Owner is an entity):** \_\_\_\_\_

**Legal Owner's Address:** 10180 Potomac St. Commerce City Co. 80022  
Street Number Street Name City State Zip Code

**Date Signed:** 3-8-2022

If necessary, attach a separate sheet that contains the names, addresses, and signatures of additional property owners.

**NOTARY CERTIFICATE**

STATE OF ) Colorado  
 ) ss.

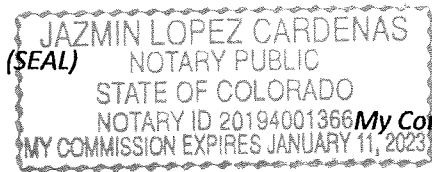
COUNTY OF ) Jefferson

Subscribed and sworn to before me this 8 day of March, 2022, by

Verlane M. Eberly  
 (Insert Owners' Name)

Witness my hand and official seal.

Notary Public: Jazmin Lopez Cardenas



Address: 6221 Sheridan Blvd Arvink CO 80003  
Street Number Street Name City State Zip Code

My Commission Expires: 01-11-2023



Petitioner(s) hereby request(s) that the City of Commerce City approve the annexation of the area proposed to be annexed. If any Petitioner is a legal entity (e.g., corporation, LLC, LLP, etc.), this Petition must be signed by person(s) authorized to execute this Petition on behalf of the Petitioner. Petitioner may be required to submit evidence of authority.

Legal Owner's Printed name: Robert E Eberly

Legal Owner's Signature: Robert E Eberly

Title (if Owner is an entity):

Legal Owner's Address: 10176 Mountain Maple Ln Highlands Ranch CO 80129
Street Number Street Name City State Zip Code

Date Signed: 3/8/22

If necessary, attach a separate sheet that contains the names, addresses, and signatures of additional property owners.

NOTARY CERTIFICATE

STATE OF Colorado
) ss.
COUNTY OF Douglas

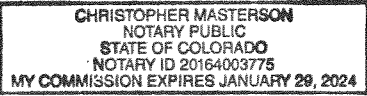
Subscribed and sworn to before me this 08 day of March, 2022 by

Robert Eberly

(Insert Owners' Name)

Witness my hand and official seal.

Notary Public: Christopher Masterson



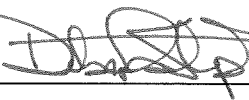
(SEAL)

Address: 606 Springer Highlands Ranch CO 80129
Street Number Street Name City State Zip Code

My Commission Expires: 01/29/2024

# Affidavit of Circulator

I, Debra Stephenson, affirm that I have read and understand the laws governing the circulation of petitions; that I am at least eighteen (18) years of age at the time this petition section was circulated and signed by the listed electors; I personally circulated the attached petition section; that each signature thereon was affixed in my presence; that each signature thereon is the signature of the person whose name it purports to be; that to the best of my knowledge and belief, each of the persons signing the petition section was, at the time of signing, a registered elector; and that I have not paid or will not in the future pay and I believe that no other person has paid or will pay, directly or indirectly, any money or other thing of value to any signer for the purpose of inducing or causing such signer to affix the signer's signature to the petition.

Debra Stephenson 

Printed Name of Circulator Circulator's Signature

14571 Avery Way

Circulator's Residence Address Date Signed by Circulator  
(Street name & number)

KEENSBURG CO 80643

Circulator's City, County, and State of Residence

**STATE OF COLORADO**

**COUNTY OF ADAMS**

**CITY OF COMMERCE CITY**

The foregoing instrument was acknowledged before me on this day of 9<sup>th</sup> March  
2021 by ~~Melody Rickert~~ Debra Stephenson

Witness my hand and official seal.

My Commission expires: 2/5/2023

Melody Rickert  
Notary Public

