



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

AN 259-21

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: QUICK TRIP CORP.

Legal Owner's Signature: [Signature]

Title (if Owner is an entity): DIRECTOR OF REAL ESTATE

Legal Owner's Address: 1499 W. 120TH AVE SUITE WESTMINSTER CO 80234
Street Number Street Name City State Zip Code

Date Signed: 8/10/21

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 August, 2021, by

Troy Devas
(Insert Owners' Name)

Witness my hand and official seal. Notary Public: Kara Sullivan

Address: 1499 W 120th Ave Westminster, CO 80234
Street Number Street Name City State Zip Code

(SEAL)

My Commission Expires: May 8, 2023

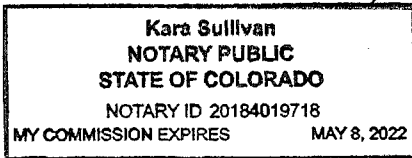


EXHIBIT 'A'

ANNEXATION PARCEL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING: ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (MODIFIED), NORTH AMERICAN DATUM 1983. BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER, SECTION 10, T2S, R67W, 6TH PRINCIPAL MERIDIAN AND IS CONSIDERED TO BEAR N89°18'07"E, MONUMENTED AS SHOWN. BEARINGS ARE REFERENCED TO THE CITY OF COMMERCE CITY CONTROL DIAGRAM, RECORDED AT BOOK 1, PAGE 3776 OF THE ADAMS COUNTY CLERK AND RECORDERS OFFICE, DATED JUNE 30, 1999.

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 10;

THENCE S46°19'55"W, A DISTANCE OF 44.01 FEET TO THE NORTHEAST CORNER OF A PARCEL OF LAND RECORDED AT REC. NO. R0179253 OF THE ADAMS COUNTY CLERK & RECORDER OFFICE, ALSO BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF BELLE CREEK BLVD, A 62' PUBLIC RIGHT-OR-WAY SAID POINT BEING THE POINT OF BEGNNING; THENCE ALONG THE ANNEXATION BOUNDARY OF COMMERCE CITY, RECORDED AT RECEPTION NO. C0261218, N89°18'07"E, A DISTANCE OF 1285.12 FEET;

THENCE CONTINUING ALONG THE ANNEXATION BOUNDARY OF COMMERCE CITY, RECORDED AT REC. NO. B781151, AND BEING THE WEST LINE OF A RIGHT-OF-WAY DEED, RECORDED AT BOOK 358, PAGE 172, S00°18'29"E, A DISTANCE OF 645.47 FEET TO THE SOUTHWEST CORNER OF SAID RIGHT-OF-WAY DEED AND BEING A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY OF STATE HIGHWAY 85;

THENCE S30°44'00"W, ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, WHICH IS ALSO THE ANNEXATION BOUNDARY OF COMMERCE CITY, RECORDED AT REC. NO. C04112997, A DISTANCE OF 750.21 FEET TO THE NORTHEAST CORNER OF TRACT J, BELLE CREEK SUBDIVISION FILING NO. 2, RECORDED AT RECEPTION NO. C0886382;

THENCE S89°25'51"W, ALONG THE NORTH LINE OF THE SAID BELLE CREEK SUBDIVISION FILING NO. 2, WHICH IS ALSO THE ANNEXATION BOUNDARY OF COMMERCE CITY RECORDED AT RECEPTION NO. C06455017, A DISTANCE OF 898.25 FEET TO THE SOUTHEAST CORNER OF A PARCEL OF LAND RECORDED AT REC. NO. R0179253 OF THE ADAMS COUNTY CLERK & RECORDER OFFICE, ALSO BEING A POINT ON SAID WEST RIGHT-OF-WAY LINE OF BELLE CREEK BOULEVARD;

THENCE DEPARTING THE ANNEXATION BOUNDARY OF COMMERCE CITY, N00°18'29"W, ALONG THE EAST LINE OF SAID PARCEL OF LAND RECORDED AT REC. NO. R0179253, A DISTANCE OF 1283.66 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS 35.064 ACRES (1,527,400 SQUARE FEET), MORE OR LESS.

TOGETHER WITH

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 10;

THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 10, N89°18'07"E, A DISTANCE OF 1352.92 FEET; THENCE S00°41'53 E, A DISTANCE OF 30.00 FEET TO A POINT ON THE ANNEXATION BOUNDARY OF COMMERCE CITY, RECORDED AT REC. NO. B781151, SAID POINT BEING THE POINT OF BEGINNING;

THENCE N89°18'07"E, ALONG SAID ANNEXATION BOUNDARY OF COMMERCE CITY, A DISTANCE OF 237.83 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 85;

THENCE S03°37'32"E, ALONG SAID WEST RIGHT-OF-WAY LINE, WHICH IS ALSO THE ANNEXATION BOUNDARY OF COMMERCE CITY, RECORDED AT REC. NO. C0412997 A DISTANCE OF 79.00 FEET;

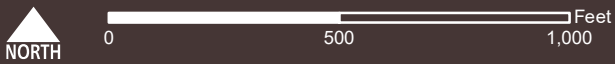
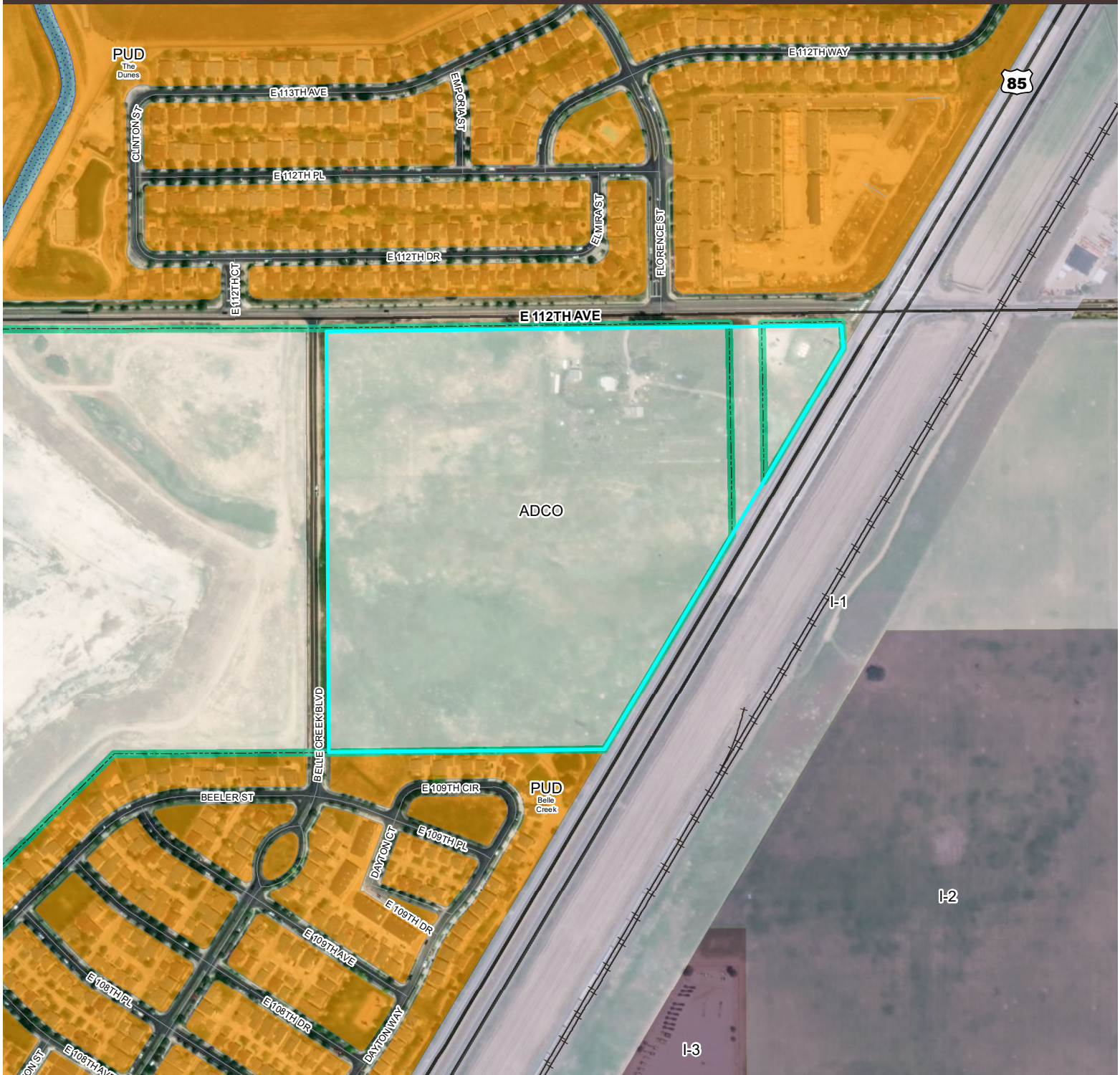
THENCE S30°44'00"W, ALONG SAID WEST RIGHT-OF-WAY LINE, WHICH IS ALSO THE ANNEXATION BOUNDARY OF COMMERCE CITY, RECORDED AT REC. NO. C0412997, A DISTANCE OF 470.06 FEET;









THENCE N00°18'29"W, ALONG THE EAST LINE OF SAID ANNEXATION BOUNDARY OF COMMERCE CITY. RECORDED AT REC. NO. B781151, A DISTANCE OF 480.00 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS 1.551 ACRES (67,556 SQUARE FEET), MORE OR LESS.

TOTAL ANNEXATION AREA CONTAINS 36.615 ACRES (1,594,956 SQUARE FEET), MORE OR LESS.

PREPARED BY: BRIAN J. DENNIS, PLS# 38069
FOR AND ON BEHALF OF
GALLOWAY & COMPANY, INC.
1155 KELLY OHNSON BLVD. SUITE 305
COLORADO SPRINGS, CO 80920
PROJECT NO. QKT004205.10



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|  Subject Property |  I-1 - Light Intensity Industrial District |  PUD - Planned Unit Development District |
| Zoning District |  I-2 - Medium Intensity Industrial District |  ADCO - Unincorporated Adams County |
| |  I-3 - Heavy Intensity Industrial District |  City Limit Boundary |
| | |  IGA Annexation Growth Boundary |