

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

AN-238-16:

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:

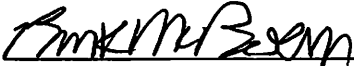
1. It is desirable and necessary that the above-described territory be annexed to the City of Commerce City.
2. Not less than one-sixth (1/6) of the perimeter of the area proposed to be annexed is contiguous with the City of Commerce City.
3. A community of interest exists between the territory proposed 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:
 - a.) 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.
 - b.) 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. Accompanying this Petition is a minimum of four (4) annexation maps.

Petitioners hereby request that the City of Commerce City approve the annexation of the area proposed to be annexed.

OWNER SIGNATURE

Owner's Printed Name: Brian McBroom, City Manager

Owner's Signature: 

Address: 7887 E. 60th Avenue, Commerce City, CO 80022

Date Signed: 6.9.16

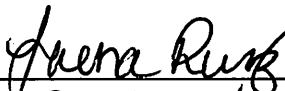
NOTARY CERTIFICATE

STATE OF Colorado)
COUNTY OF Adams) ss.

Subscribed and sworn to before me this 9th day of June, 2016, by
Brian McBroom
(Insert Owner or Owners' Name)

Witness my hand and official seal.

Notary Public:

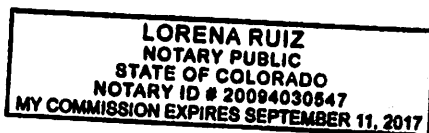


Address:

7887 E 60th Ave Commerce City CO 80022
Street Number Street Name City State Zip Code

(SEAL)

My Commission Expires: 9/11/17



AN-238-16 ANNEXATION DESCRIPTION:

A PART OF THE NORTH ONE-HALF OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 6, THENCE NORTH 88°22'31" EAST ALONG THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 6, A DISTANCE OF 1394.23 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN AND SANTA FE RAILROAD AND THE POINT OF BEGINNING; THENCE NORTH 41°24'17" EAST ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2264.83 FEET TO THE EASTERLY LINE OF THE BURLINGTON DITCH; THENCE ALONG SAID EASTERLY LINE THE FOLLOWING TEN (10) COURSE AND DISTANCES: THENCE 1) SOUTH 45°08'23" EAST A DISTANCE OF 90.48 FEET; THENCE 2) SOUTH 23°09'58" EAST A DISTANCE OF 78.48 FEET; THENCE 3) SOUTH 19°19'44" EAST A DISTANCE OF 275.54 FEET; THENCE 4) SOUTH 04°28'12" EAST A DISTANCE OF 213.24 FEET; THENCE 5) SOUTH 21°45'53" EAST A DISTANCE OF 196.69 FEET; THENCE 6) SOUTH 13°14'59" EAST A DISTANCE OF 116.30 FEET; THENCE 7) SOUTH 17°06'12" EAST A DISTANCE OF 164.49 FEET; THENCE 8) SOUTH 04°29'23" EAST A DISTANCE OF 143.24 FEET; THENCE 9) SOUTH 06°27'20" WEST A DISTANCE OF 252.74 FEET; THENCE 10) SOUTH 13°13'47" WEST A DISTANCE 197.73 FEET TO THE EAST-WEST CENTERLINE OF SAID SECTION 6, ALSO BEING ON THE PRESENT CITY OF COMMERCE CITY LIMITS LINE AS SHOWN IN THE ANNEXATION MAP TO THE CITY OF COMMERCE CITY (AN-237-16) RECORDED IN RECEPTION NO.

_____, ADAMS COUNTY RECORDS; THENCE SOUTH 88°22'31" WEST ALONG SAID EAST-WEST CENTERLINE LINE AND ALONG SAID PRESENT CITY OF COMMERCE CITY LIMITS LINE, A DISTANCE OF 1786.95 FEET TO THE POINT OF BEGINNING. CONTAINS 1,653,204 SQUARE FEET OR 37.952 ACRES MORE OR LESS.