



**Commerce
CITY**

7887 East 60th Avenue
Commerce City, Colorado 80022
Phone (303) 289-3683 / Fax (303) 289-3731
<http://www.c3gov.com>

***Community
Development
Department***

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

___AN-231-13___

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:
 - 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



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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 (4) annexation maps.



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Petitioner(s) hereby request(s) that the City of Commerce City approve the annexation of the area proposed to be annexed.

Owner's Printed Name: GURINDER S. RANDEV

Owner's Signature: [Signature]

Address: 10730 POTOMAC ST BRIGHTON, CO. 80603
Street Number Street Name City State Zip Code

Date Signed: [Signature] 4/11/14

Owner's Printed Name: SARABPREET RANDEV

Owner's Signature: [Signature]

Address: 10730 POTOMAC ST CO BRIGHTON, CO. 80603
Street Number Street Name City State Zip Code

Date Signed: 4/11/14

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)

LORENA RUIZ
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID # 20094030547
MY COMMISSION EXPIRES SEPTEMBER 11, 2017

Subscribed and sworn to before me this 11 day of April, 2014, by
Mr. Gurinder Randev and Mrs. Sarabpreet Randev
(Insert Owner or Owners' Name)

Witness my hand and official seal.

Notary Public: Lorena Ruiz
Address: 7887 E. 60th Ave Commerce City CO 80022
Street Number Street Name City State Zip Code

(SEAL)

My Commission Expires: 9/11/2017

LEGAL DESCRIPTION AND DEDICATION:

PART OF THE WEST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SECTION 7, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NORTHWEST CORNER OF WEST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 7, THENCE NORTH $88^{\circ}59'35''$ EAST ALONG THE NORTH LINE OF THE WEST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 7, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH $88^{\circ}59'35''$ EAST ALONG SAID NORTH LINE A DISTANCE OF 168.00 FEET TO THE PERIMETER OF BLOCK 2, NORTH RANGE VILLAGE AS RECORDED IN FILE 18 AT PAGE 237, ADAMS COUNTY RECORDS; THENCE SOUTH $00^{\circ}00'00''$ WEST ALONG SAID PERIMETER, A DISTANCE OF 550.00 FEET; THENCE SOUTH $88^{\circ}59'35''$ WEST, ALONG SAID PERIMETER, A DISTANCE OF 168.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF POTOMAC STREET; THENCE NORTH $00^{\circ}00'00''$ EAST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 550.00 FEET TO THE POINT OF BEGINNING. CONTAINS 2.12 ACRES MORE OR LESS.