



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

RONQUELLO

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).



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: SAUL RODRIGUEZ RONQUILLO

Legal Owner's Signature: [Signature]

Title (if Owner is an entity): _____

Legal Owner's Address: 10285 E 112th Way Henderson CO 80640
Street Number Street Name City State Zip Code

Date Signed: 1-31-19

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

NOTARY CERTIFICATE

STATE OF Colorado
COUNTY OF Weld ss.

Subscribed and sworn to before me this 31 day of January, 2019 by
Saul Rodriguez Ronquillo
(Insert Owners' Name)

Witness my hand and official seal.

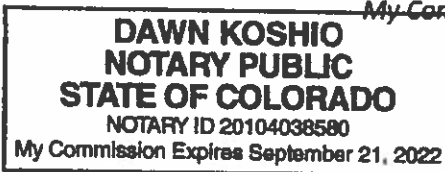
Notary Public:

Dawn Koshio

Address: 810 1st St, Ft. Lupton, CO 80621
Street Number Street Name City State Zip Code

(SEAL)

My Commission Expires: 09/21/2022





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.

RONQUILLO ANNEXATION
EXHIBIT A

ANNEXATION DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 9,
TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF ADAMS,
STATE OF COLORADO, DESCRIBED AS FOLLOWS:

CONSIDERING THE SOUTH LINE OF PARCEL 1 AS DESCRIBED IN DEED
RECORDED JANUARY 25, 2017 AS RECEPTION NO. 2017000007199 IN THE
RECORDS OF THE CLERK AND RECORDER FOR ADAMS COUNTY, COLORADO
TO BEAR NORTH 89°49'02" EAST, WITH ALL BEARINGS CONTAINED HEREIN
RELATIVE THERETO;
BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 7, BELLE CREEK
FILING NO. 3, AMENDMENT NO. 2 AS SHOWN ON THE PLAT RECORDED
AUGUST 25, 2016 AS RECEPTION NO. 2016000070326 IN THE RECORDS OF THE
CLERK AND RECORDER FOR ADAMS COUNTY, COLORADO; THENCE NORTH
13°22'45" EAST, COINCIDENT WITH THE WEST LINE OF SAID BELLE CREEK
FILING NO. 3, AMENDMENT NO. 2, AND THE EXISTING MUNICIPAL BOUNDARY
OF THE CITY OF COMMERCE CITY, A DISTANCE OF 332.29 FEET TO THE
NORTHEAST CORNER OF PARCEL NO. 2 AS DESCRIBED IN SAID DEED
RECORDED AS RECEPTION NO. 2017000007199; THENCE DEPARTING SAID
MUNICIPAL BOUNDARY, SOUTH 89°46'58" WEST, COINCIDENT WITH THE
NORTH LINE OF SAID PARCEL, A DISTANCE OF 438.38 FEET TO THE EAST
RIGHT-OF-WAY LINE OF BRIGHTON ROAD AND THE EXISTING MUNICIPAL
BOUNDARY OF THE CITY OF COMMERCE CITY AS SHOWN ON ANNEXATION
PLAT RECORDED JUNE 29, 1998 IN FILE 18 AT MAP NO. 881 AS RECEPTION NO.
C0412997 IN THE RECORDS OF THE CLERK AND RECORDER FOR ADAMS
COUNTY, COLORADO; THENCE SOUTH 24°50'47" WEST, COINCIDENT WITH SAID
EAST RIGHT-OF-WAY LINE AND SAID EXISTING MUNICIPAL BOUNDARY, A
DISTANCE OF 356.21 FEET TO THE SOUTHWEST CORNER OF PARCEL NO. 2 AS
DESCRIBED IN SAID DEED RECORDED AS RECEPTION NO. 2017000007199, AND
THE NORTH LINE OF TRACT A, BELL CREEK FILING NO. 3, AMENDMENT NO. 2;
THENCE NORTH 89°49'02" EAST, COINCIDENT WITH THE SOUTH LINE OF SAID
PARCEL NO. 2, ALSO BEING THE NORTH LINE OF SAID TRACT A, AND SAID
EXISTING MUNICIPAL BOUNDARY, A DISTANCE OF 511.17 FEET TO THE TRUE
POINT OF BEGINNING.
SAID PARCEL CONTAINS 153,287 SQUARE FEET OR 3.519 ACRES, MORE OR
LESS.

DESCRIPTION PREPARED BY:

CURTIS D. HOOS, PLS 37971

FOR AND ON BEHALF OF:

AMERICAN WEST LAND SURVEYING CO.

A COLORADO CORPORATION