

**RESOLUTION MAKING FINDINGS OF FACT BY THE CITY COUNCIL OF THE  
CITY OF COMMERCE CITY AND ITS CONCLUSION RELATIVE TO ELIGIBILITY  
OF ANNEXATION TO THE CITY OF COMMERCE CITY OF THE PROPERTY  
WITH PIN NO. 172109400015 AND 172109400016 GENERALLY LOCATED AT 10550  
BRIGHTON ROAD, HENDERSON, COLORADO IN AN-257-20**

**NO. 2020-81**

WHEREAS, pursuant to the laws of the State of Colorado, a public hearing was held on the petitions for annexation filed with the City of Commerce City for that property described on attached Exhibit "A" in Case No. AN-257-20; and

WHEREAS, public notice of such public hearing was given as required by law; and

WHEREAS, the public hearing on the said annexation petitions was conducted in accordance with the requirements of law; and

WHEREAS, pursuant to C.R.S. §31-12-110, this City Council, sitting as the governing body of the City of Commerce City, Colorado, is required to set forth its findings of fact and its conclusion as to the eligibility of that property described on attached Exhibit "A" for annexation to the City of Commerce City.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Commerce City, Colorado as follows:

1. The City Council makes the following findings of fact:
  - a. A plan for the area was adopted by the City Council pursuant to C.R.S. §31-12105(1)(e).
  - b. Not less than one-sixth of the perimeter of the area proposed to be annexed as described on the attached Exhibit "A" is contiguous with the existing boundaries of the City of Commerce City as required by law.
  - c. A community of interest exists between the area proposed to be annexed as described on the attached Exhibit "A" and the City of Commerce City and the area is urbanized or will be urbanized in the near future.
  - d. The area proposed to be annexed as described on attached Exhibit "A" is integrated or is capable of being integrated with the City of Commerce City.
  - e. 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:
    - 1) is divided into separate tracts or parcels without the written consent of the landowner or landowners thereof, unless such tracts or parcels are separated by a dedicated street, road or other public way;
    - 2) comprises 20 acres or more and which together with the buildings and improvements situated thereon, has an assessed value in excess of \$200,000 for ad valorem tax purposes for the year preceding the annexation; or

- 3) is included with the territory proposed to be annexed without the written consent of the landowner or landowners.
  - f. No annexation proceedings have been effectively commenced for the annexation of part or all of that territory proposed to be annexed, as described on attached Exhibit "A", to another municipality.
  - g. The proposed annexation of that real estate described on attached Exhibit "A" will not result in the detachment of area from any school district and attachment of the same to another school district.
  - h. The petitions for annexation of that real estate described on attached Exhibit "A" meet the requirements of law and are in proper order for annexation of the property proposed to be annexed including the requirements of C.R.S. §31-12-105, as amended.
  - i. 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.
  - j. The entire width of any street or alley to be annexed is included within the annexation.
2. The City Council reaches the following conclusions based on its findings:
- a. That property described on attached Exhibit "A" is eligible for annexation to the City of Commerce City and all requirements of law have been met for such annexation, including the requirements of C.R.S. §31-12-104, as amended, and C.R.S. §31-12105, as amended.
  - b. No election is required pursuant to C.R.S. §31-12-107(2) or any other law of the State of Colorado or the City of Commerce City.
  - c. No additional terms or conditions are to be imposed as a part of this annexation.
  - d. An ordinance annexing that property described on attached Exhibit "A" to the City of Commerce City shall be considered by this City Council pursuant to C.R.S. §31-12111.

RESOLVED AND PASSED THIS 16TH DAY OF NOVEMBER 2020.

CITY OF COMMERCE CITY, COLORADO

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Benjamin A. Huseman, Mayor

ATTEST

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Dylan A. Gibson, City Clerk

**Exhibit A**  
**AN-257-20 Annexation Description**

**ANNEXATION DESCRIPTION:**

THE UNDERSIGNED, BEING THE OWNER OF A PARCEL OF LAND, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 09, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE SOUTHEAST QUARTER CORNER OF SAID SECTION 09;  
THENCE NORTH 00°17'09" WEST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 09, A DISTANCE OF 657.86 FEET TO THE POINT **POINT OF BEGINNING**;

THENCE ALONG SAID CITY LIMITS THE FOLLOWING THREE (3) COURSES:

THENCE SOUTH 89°29'55" WEST, A DISTANCE OF 879.15 FEET;

THENCE NORTH 23°26'20" EAST, A DISTANCE OF 317.18 FEET;

THENCE NORTH 77°54'29" WEST, A DISTANCE OF 40.00 FEET;

THENCE DEPARTING SAID PERIMETER, NORTH 18°59'04" EAST, A DISTANCE OF 75.07 FEET;

THENCE NORTH 77°54'29" WEST, A DISTANCE OF 292.66 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF BRIGHTON BOULEVARD AND A POINT ON THE CITY OF COMMERCE CITY EXISTING CITY LIMITS (ANNEXATION AN-144-98) RECEPTION NO. C0412997 ADAMS COUNTY RECORDERS OFFICE;

THENCE NORTH 24°30'16" EAST ALONG SAID EAST LINE AND EXISTING CITY LIMITS LINE, A DISTANCE OF 250.86 FEET TO A POINT ON THE CITY OF COMMERCE CITY EXISTING CITY LIMITS (ANNEXATION AN-158-99) RECEPTION NO. C0645017 ADAMS COUNTY RECORDERS OFFICE;

THENCE ALONG SAID EXISTING CITY LIMITS LINE THE FOLLOWING TWO (2) COURSES:

1) NORTH 89°40'02" EAST, A DISTANCE OF 946.50 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 09;

2) SOUTH 00°17'09" EAST ALONG SAID EAST LINE, A DISTANCE OF 657.75 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 581,968 SQUARE FEET OR 13.36 ACRES, MORE OR LESS.