



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-258-23

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: QuikTrip Corporation

Legal Owner's Signature: [Signature]

Title (if Owner is an entity): Troy DeVos, Director of Real Estate

Legal Owner's Address: 12000 Washington Street, Ste 175 Thornton CO 80241
Street Number Street Name City State Zip Code

Date Signed: 2/17/2023

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

NOTARY CERTIFICATE

STATE OF)
) ss.
COUNTY OF)

Subscribed and sworn to before me this 17th day of February, 2023 by

Troy C. DeVos
(Insert Owners' Name)

Witness my hand and official seal.

Notary Public: [Signature]

Address: 12000 Washington St. Ste 175, Thornton, CO 80241
Street Number Street Name City State Zip Code

(SEAL)

My Commission Expires: December 6, 2025

JESSICA GLAVAS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20214047350
MY COMMISSION EXPIRES DECEMBER 06, 2025

ANNEXATION LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. BEARINGS ARE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 28, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO, MONUMENTED AS SHOWN;

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 28;

THENCE S 89°42'38" W, ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 28, A DISTANCE OF 75.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF TOWER ROAD, SAID POINT ALSO BEING THE ANNEXATION BOUNDARY OF COMMERCE CITY AND **THE POINT OF BEGINNING**;

THENCE DEPARTING SAID RIGHT OF WAY LINE AND SAID ANNEXATION BOUNDARY OF COMMERCE CITY, CONTINUING S 89°42'38" W, ALONG SAID SOUTH LINE, A DISTANCE OF 1241.84 FEET TO THE SOUTHEAST CORNER OF DENVER INTERNATIONAL AIRPARK SUBDIVISION FILING NO. 1 RECORDED AT RECEPTION NO. C0291825 OF THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE WITH SAID EASTERLY LINE OF DENVER INTERNATIONAL AIRPARK SUBDIVISION FILING NO. 1, AND SAID NON-TANGENT CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 53°11'58", HAVING A RADIUS OF 345.00 FEET, AN ARC LENGTH OF 320.34 FEET, AND WHOSE CHORD BEARS N 40°36'11" E, A CHORD DISTANCE OF 308.95 FEET;

THENCE CONTINUING WITH SAID EASTERLY LINE OF DENVER INTERNATIONAL AIRPARK SUBDIVISION FILING NO. 1, N 67°12'00" E, A DISTANCE OF 90.10 FEET TO THE BEGINNING OF A CURVE TO THE LEFT;

THENCE CONTINUING WITH SAID EASTERLY LINE OF DENVER INTERNATIONAL AIRPARK SUBDIVISION FILING NO. 1, AND SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 30°25'12", HAVING A RADIUS OF 105.00 FEET, AN ARC LENGTH OF 55.75 FEET, AND WHOSE CHORD BEARS N 51°52'14" E, A CHORD DISTANCE OF 55.10 FEET;

THENCE CONTINUING WITH SAID EASTERLY LINE OF DENVER INTERNATIONAL AIRPARK SUBDIVISION FILING NO. 1, N 36°46'01" E, A DISTANCE OF 130.08 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE CONTINUING WITH SAID EASTERLY LINE OF DENVER INTERNATIONAL AIRPARK SUBDIVISION FILING NO. 1, AND SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 21°32'56", HAVING A RADIUS OF 245.00 FEET, AN ARC LENGTH OF 92.14 FEET, AND WHOSE CHORD BEARS, N 47°10'25" E, A CHORD DISTANCE OF 91.60 FEET;

THENCE CONTINUING WITH SAID EASTERLY LINE OF DENVER INTERNATIONAL AIRPARK SUBDIVISION FILING NO. 1, N 58°21'10" E, 208.87 FEET TO THE BEGINNING OF A CURVE TO THE LEFT;

THENCE CONTINUING WITH SAID EASTERLY LINE OF DENVER INTERNATIONAL AIRPARK SUBDIVISION FILING NO. 1, AND SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF

48°32'45", HAVING A RADIUS OF 155.00 FEET, AN ARC LENGTH OF 131.33 FEET, AND WHOSE CHORD BEARS N 33°56'09" E, A CHORD DISTANCE OF 127.44 FEET;

THENCE CONTINUING WITH SAID EASTERLY LINE OF DENVER INTERNATIONAL AIRPARK SUBDIVISION FILING NO. 1, N 09°52'09" E, A DISTANCE OF 50.77 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF EAST 81ST AVENUE AND THE ANNEXATION BOUNDARY OF COMMERCE CITY;

THENCE WITH SAID RIGHT OF WAY LINE AND SAID ANNEXATION BOUNDARY OF COMMERCE CITY, N 89°42'38" E, A DISTANCE OF 505.59 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF TOWER ROAD;

THENCE WITH SAID RIGHT OF WAY LINE AND SAID BOUNDARY OF COMMERCE CITY, S 00°28'33" E, A DISTANCE OF 731.61 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 14.60 ACRES (635,908 SQUARE FEET), MORE OR LESS.

PREPARED BY:

BRIAN J. DENNIS, PLS 38069

FOR AND ON BEHALF OF

GALLOWAY & COMPANY, INC

1155 KELLY JOHNSON BLVD. STE. 305

COLORADO SPRINGS, CO 80920