



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**

Parcels 0172300000272_East 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, whichever is applicable:
 - a.) 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
 - b.) 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: Public Service Company of Colorado

Owner's Signature: Richard J. Grady

Address: 1123 West 3rd Avenue, Denver, Colorado 80223

Street Number Street Name City State Zip Code

Date Signed: 3/24/2014

Owner's Printed Name: _____

Owner's Signature: _____

Address: _____

Street Number Street Name City State Zip Code

Date Signed: _____

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

NOTARY CERTIFICATE

STATE OF Colorado

COUNTY OF Denver

)
) ss.
)

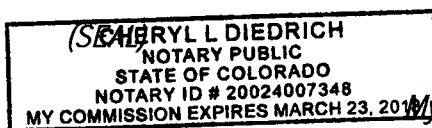
Subscribed and sworn to before me this 24th day of March, 2014, by
Richard J. Grady, as Manager, Siting and Land Rights, Right of Way's Permits Dept
(Insert Owner or Owners' Name) of Public Service Company of Colorado, a Colorado corporation

Witness my hand and official seal.

Notary Public: Cathy L. Diedrich

Address: 8086 Grady Circle, Castle Rock, CO 80108

Street Number Street Name City State Zip Code



Commission Expires: _____



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PETITIONERS hereby constitute and appoint Carolynne White, our true and lawful attorney-in-fact, on our behalf and in our names in all matters lawfully arising out of this Petition and in respect of any and all proceedings conducted in connection herewith by or before the City Council of the City of Commerce City, County of Adams.

AFFIDAVIT OF CIRCULATOR

STATE OF

COUNTY OF

)
) ss.

Carolynne White

being duly sworn, upon oath, deposes and states:

1. That the affiant circulated the Petition for Annexation for the purposes of obtaining the signature(s) of the above Petitioner(s).
2. That each signature thereon is the signature of the person whose name it purports to be.

[Signature]
Circulator

NOTARY CERTIFICATE

STATE OF COLORADO)
CITY &) ss.
COUNTY OF DENVER)

Subscribed and sworn to before me this 25th day of MARCH, 2014, by

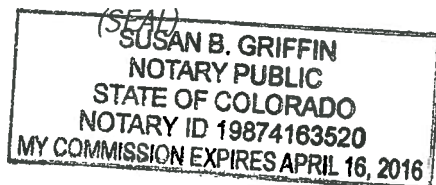
CAROLYNNE WHITE
(Insert Name of Circulator)

Witness my hand and official seal.

Notary Public:

Address:

410 17th ST. #2200 DENVER CO 80202
Street Number Street Name City State Zip Code



My Commission Expires:

4/16/16

Exhibit A

The typed legal description as it appears on the Annexation Map (see attached) is included below. A copy of the typed legal description is also included on a CD-ROM attached as part of this exhibit. The legal description for PIN 172300000272_East that is to be annexed was prepared by Norman L. Simonson, PLS 28288 of SEH, Inc.

ANNEXATION DESCRIPTION

A PARCEL OF LAND LYING IN THE NORTHWEST ONE-QUARTER (NW1/4) OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST ONE-QUARTER (NW1/4); THENCE S00°13'40"W, 654.23 FEET, ALONG THE WEST LINE OF SAID NORTHWEST ONE-QUARTER (NW1/4), TO THE NORTHWEST CORNER OF THE SOUTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER (S1/2 NW1/4 NW 1/4) OF SAID SECTION 14, THE POINT OF BEGINNING, SAID POINT BEING ON THE EXISTING COMMERCE CITY LIMITS, ACCORDING TO ANNEXATION MAP AN-228-13, RECORDED AT RECEPTION NUMBER _____, ADAMS COUNTY RECORDS;

THENCE S78°14'06"E, 525.00 FEET, ALONG SAID COMMERCE CITY LIMITS;

THENCE S78°41'26"W, 525.00 FEET, ALONG SAID COMMERCE CITY LIMITS, TO THE SOUTHWEST CORNER OF THE NORTH 210 FEET OF THE SOUTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER (S1/2 NW1/4 NW1/4) OF SAID SECTION 14;

THENCE LEAVING SAID COMMERCE CITY LIMITS, N89°52'31"E, 1753.24 FEET, ALONG A LINE THAT LIES 210.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER (S1/2 NW1/4 NW1/4) OF SAID SECTION 14, TO THE WEST LINE OF THAT PARCEL OF LAND DESCRIBED IN BOOK 3946, PAGE 239, ADAMS COUNTY RECORDS;

THENCE N00°07'41"E, 210.00 FEET, ALONG SAID WEST LINE, TO SAID NORTH LINE;

THENCE S89°52'31"W, 1752.87 FEET, ALONG SAID NORTH LINE, TO THE POINT OF BEGINNING.

CONTAINING 314,130 SQUARE FEET (7.211 ACRES), MORE OR LESS.

AN-229-13

ANNEXATION MAP, TO THE CITY OF COMMERCE CITY, COLORADO
(FOR ANNEXATION PURPOSES ONLY)
A PART OF THE NW1/4 OF SECTION 14, T2S, R66W, 6TH P.M.
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 1 OF 2

ANNEXATION DESCRIPTION:

A PARCEL OF LAND LYING IN THE NORTHWEST ONE-QUARTER (NW1/4) OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST ONE-QUARTER (NW1/4); THENCE S00°13'40"W, 654.23 FEET, ALONG THE WEST LINE OF SAID NORTHWEST ONE-QUARTER (NW1/4), TO THE NORTHWEST CORNER OF THE SOUTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER (S1/2 NW1/4 NW1/4) OF SAID SECTION 14, THE POINT OF BEGINNING, SAID POINT BEING ON THE EXISTING COMMERCE CITY LIMITS, ACCORDING TO ANNEXATION MAP AN-228-13, RECORDED AT RECEPTION NUMBER _____, ADAMS COUNTY RECORDS;

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THENCE LEAVING SAID COMMERCE CITY LIMITS, N89°52'31"E, 1753.24 FEET, ALONG A LINE THAT LIES 210.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER (S1/2 NW1/4 NW1/4) OF SAID SECTION 14, TO THE WEST LINE OF THAT PARCEL OF LAND DESCRIBED IN BOOK 3946, PAGE 239, ADAMS COUNTY RECORDS;

THENCE N00°07'41"E, 210.00 FEET, ALONG SAID WEST LINE, TO SAID NORTH LINE;

THENCE S89°52'31"W, 1752.87 FEET, ALONG SAID NORTH LINE, TO THE POINT OF BEGINNING.

CONTAINING 314,130 SQUARE FEET (7.211 ACRES), MORE OR LESS.

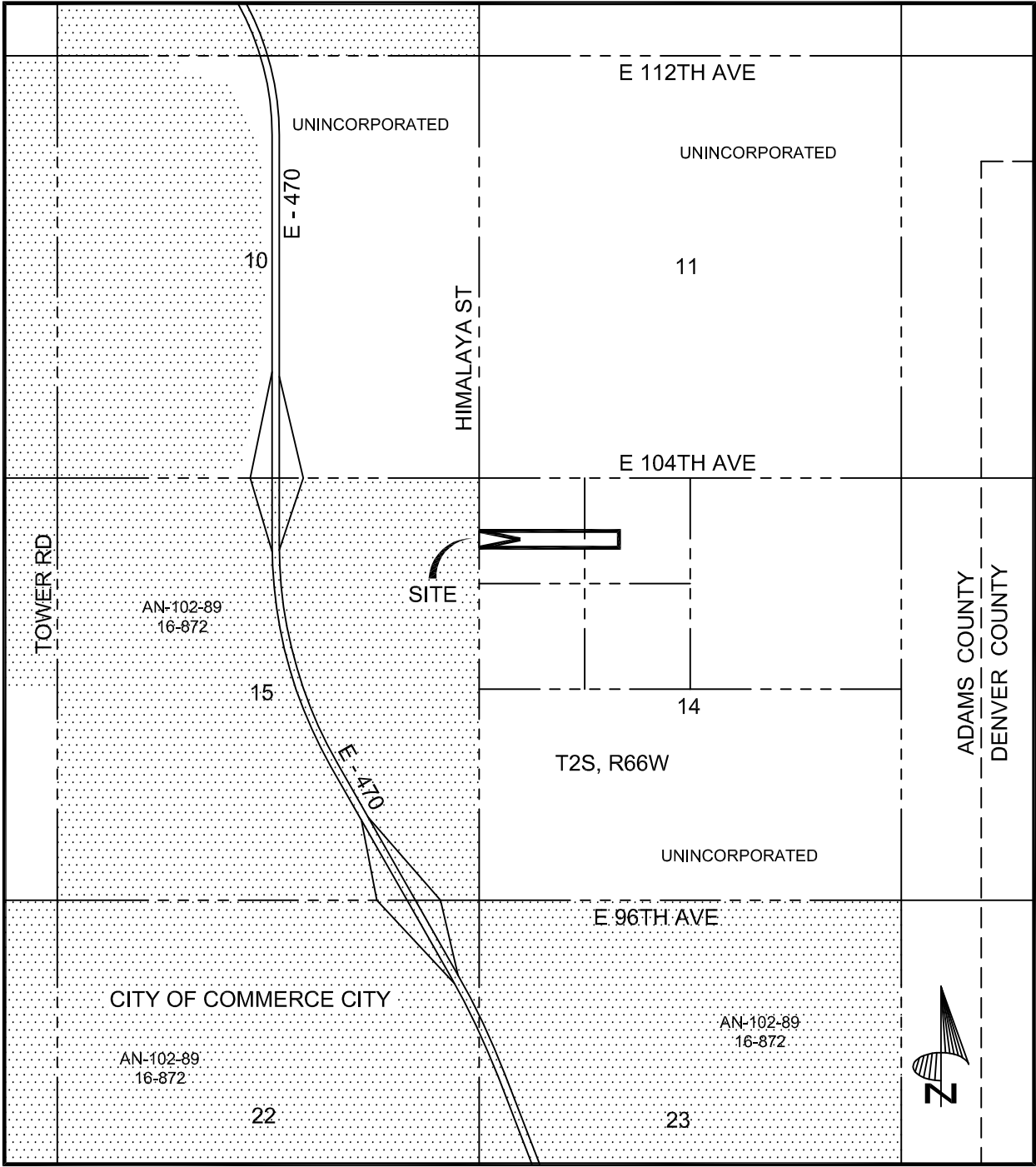
EXECUTED THIS ____ DAY OF _____, AD 20 ____

OWNER: PUBLIC SERVICE COMPANY OF COLORADO

(SIGNATURE) (PRINT NAME)

MORTGAGE OR LIEN HOLDER:

(SIGNATURE) (PRINT NAME)



VICINITY MAP

1" = 2000'

NOTES:

BASIS OF BEARINGS:
BEARINGS ARE BASED ON THE NORTH LINE OF SECTION 15 BEING N89°44'14"E AS SHOWN ON THE CITY OF COMMERCE CITY CONTROL DIAGRAM.

THIS ANNEXATION MAP IS NOT A BOUNDARY SURVEY, LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT AND IS FOR ANNEXATION PURPOSES ONLY.

NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

LEGEND:

————— DENOTES BOUNDARY OF LAND BEING ANNEXED

————— DENOTES CITY OF COMMERCE CITY LIMITS

STATEMENT OF SURVEY

I, NORMAN L. SIMONSON, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS SURVEY WAS PREPARED BY ME AND ON BEHALF OF SEH, INC. 390 UNION BOULEVARD, SUITE 630, LAKEWOOD, COLORADO 80228.

I FURTHER STATE THAT THE ABOVE DESCRIBED LAND IS CONTIGUOUS TO THE CITY OF COMMERCE CITY AND MEETS THE REQUIREMENTS SET FORTH IN CRS 31-12-104-(1)(a) THAT ONE-SIXTH OR MORE OF THE PERIMETER TO BE ANNEXED IS CONTIGUOUS WITH THE ANNEXING MUNICIPALITY.

CONTIGUITY STATEMENT

- TOTAL PERIMETER OF AREA CONSIDERED FOR ANNEXATION = 4,766.11 FEET
- ONE-SIXTH OF THE TOTAL PERIMETER OF AREA = 794.35 FEET
- PERIMETER OF THE AREA CONTIGUOUS WITH EXISTING CITY LIMITS = 1,050.00 FEET

THE TOTAL CONTIGUOUS PERIMETER IS 22.03%, WHICH MEETS OR EXCEEDS THE 1/6 AREA REQUIRED.

NORMAN L. SIMONSON, PLS 28288
FOR AND ON BEHALF OF
SEH, INC.
390 UNION BOULEVARD, SUITE 630
LAKEWOOD, COLORADO 80228

CITY COUNCIL CERTIFICATE

APPROVAL BY CITY OF COMMERCE CITY, CITY COUNCIL THIS ____ DAY OF _____, AD 20 ____

ATTEST:

CITY CLERK

MAYOR

ADAMS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS MAP WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER, IN THE STATE OF COLORADO, AT ____ . M. ON THE ____ DAY OF _____, AD 20 ____

BY: _____
DEPUTY COUNTY CLERK AND RECORDER

RECEPTION NO. _____

AN-229-13

ANNEXATION MAP, TO THE CITY OF COMMERCE CITY, COLORADO
(FOR ANNEXATION PURPOSES ONLY)
A PART OF THE NW1/4 OF SECTION 14, T2S, R66W, 6TH P.M.
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 2 OF 2

(UNPLATTED)

NORTH LINE, SECTION 15
N89°44'14"E (BASIS OF BEARINGS)

NW CORNER, SECTION 14
POINT OF COMMENCEMENT

(UNPLATTED)

(UNPLATTED)

(UNPLATTED)

POINT OF BEGINNING
NW CORNER,
S1/2 NW1/4 NW1/4,
SECTION 14

ANNEXATION MAP
AN - 228 - 13
FILE __, MAP __
REC. NO. _____

ANNEXATION MAP
AN - 102 - 89
FILE 17, MAP 828
REC. NO. C0383363

HIMALAYA ST

WEST LINE, NW1/4, SEC. 14

(UNPLATTED)

(UNPLATTED)

NW1/4,
SEC 14,
T2S, R66W

(UNPLATTED)

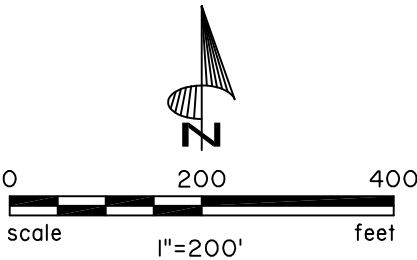
(UNPLATTED)



NORMAN L. SIMONSON, PLS 28288
FOR AND ON BEHALF OF
SEH, INC.
390 UNION BOULEVARD, SUITE 630
LAKEWOOD, COLORADO 80228



390 Union Boulevard
Suite 630
Lakewood, Colorado 80228
Phone: 303-586-5800
FAX: 303-586-5801
www.sehinc.com



LEGEND:

- DENOTES BOUNDARY OF LAND BEING ANNEXED
- ////// DENOTES EXISTING COMMERCE CITY LIMITS