



**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-234 -15 **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: Manuel Ornelas

Owner's Signature: [Signature]

Address: 4709 Washington St. Denver CO 80216
Street Number Street Name City State Zip Code

Date Signed: [Signature] 01-16-2015

Owner's Printed Name: Deborah A Ornelas

Owner's Signature: [Signature]

Address: 4709 Washington St. Denver CO 80216
Street Number Street Name City State Zip Code

Date Signed: 01-16-2015

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

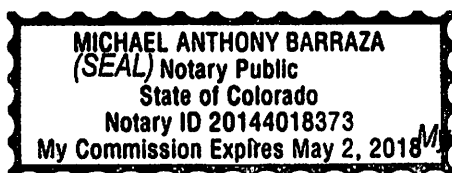
NOTARY CERTIFICATE

STATE OF Colorado)
) ss.
COUNTY OF Adams)

Subscribed and sworn to before me this 16 day of January, 2015, by
Manuel Ornelas & Deborah A. Ornelas
(Insert Owner or Owners' Name)

Witness my hand and official seal.

Notary Public: Michael Anthony Barraza
Address: 411 E Bramley Ln Brighton CO 80601
Street Number Street Name City State Zip Code



Commission Expires: 5-2-2018



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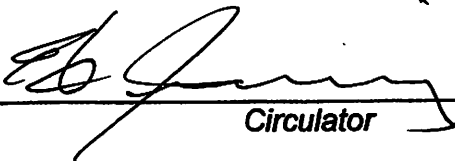
PETITIONERS hereby constitute and appoint Edgar Jennings, our true and lawful attorney-in-fact, on our behalf and in our names in all matters lawfully arising out of this Petition and in respect of any and all proceedings conducted in connection herewith by or before the City Council of the City of Commerce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

AFFIDAVIT OF CIRCULATOR

STATE OF Colorado)
COUNTY OF Denver) ss.

Edgar Jennings 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.


Circulator

NOTARY CERTIFICATE

STATE OF Colorado)
COUNTY OF Denver) ss.

Subscribed and sworn to before me this 17th day of January, 2015, by
Edgar Jennings
(Insert Name of Circulator)

Witness my hand and official seal.

Notary Public:



Address:

730 Colorado Blvd Denver CO 80206
Street Number Street Name City State Zip Code

(SEAL)
JUSTIN K. BEHM
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20134039917
MY COMMISSION EXPIRES 07-01-2017

My Commission Expires:

7/1/2017

ANNEXATION NARRATIVE
For
Lots 3 through 14, Block 47, IRONDALE, Adams County, CO

This proposed annexation consists of 0.8609 acres and is located within the NW¼ of section 28, township 2 south, range 67 west. This property is an enclave, that is, it is bounded on all sides by properties lying within the City of Commerce City.

It is proposed to rezone this property to I-2, which is compatible with the present uses and zoning of nearby properties and is also in conformance with the City's comprehensive plan.

There are no known ecological or land use conditions which may be hazardous such as oil and gas operations, dumps and landfills, underground storage tanks, steep slopes, wetlands, irrigation ditches, bodies of water or flood areas.

The subject property lies within, or will be serviced by the following districts.

Water and Wastewater: A portion of this property lies within the South Adams County Water and Sanitation District. An application to be included within this district, for that portion not already included, is being prepared and will be submitted to the district. A copy of the Water Resource Agreement will be provided when available.

Fire: This property is located within the fire protection district of the South Adams County Fire Department.

School: This property is located within the Adams County School District No. 14.