



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

Carbajal

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: Gilberto Rene CARBAJAL FLORES

Legal Owner's Signature: *[Signature]*

Title (if Owner is an entity): OWNER

Legal Owner's Address: 10731 XANADU ST Commerce City CO 80022
Street Number Street Name City State Zip Code

Date Signed: 11-5-2024

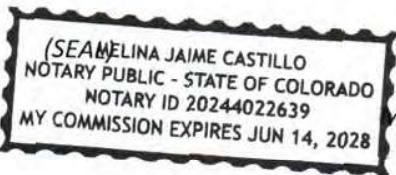
If necessary, attach a separate sheet that contains the names, addresses, and signatures of additional property owners.

NOTARY CERTIFICATE

STATE OF) Colorado
) ss.
 COUNTY OF) Adams

Subscribed and sworn to before me this 5th day of November, 2024 by
Gilberto Rene Carbajal Flores
(Insert Owners' Name)

Witness my hand and official seal. Notary Public: *[Signature]*



Address: 18220 E. 104th St. 101 Commerce City CO 80022
Street Number Street Name City State Zip Code

My Commission Expires: 06/14/2028

EXHIBIT "A" LAND DESCRIPTION

A PARCEL OF LAND, BEING ALL OF LOTS 43 TO 48 INCLUSIVE, BLOCK 46, ALL OF THE 7.57 FOOT RIGHT OF WAY RECORDED DECEMBER 21, 2021 UNDER RECEPTION NUMBER 2021000147383, TOGETHER WITH THAT PORTION OF THE 15 FOOT ALLEY VACATED IN RESOLUTION FOR STREET VACATION RECORDED DECEMBER 28, 1992 IN BOOK 4004 AT PAGE 550, IRONDALE, AND SITUATED IN THE NORTHWEST ONE-QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 28, BEING A FOUND 2.5" ALUMINUM CAP IN A MONUMENT BOX, FROM WHENCE THE CENTER QUARTER OF SAID SECTION 28, BEING A FOUND 3.25" ALUMINUM CAP IN A MONUMENT BOX, BEARS NORTH 89°25'25" EAST A DISTANCE OF 2641.02 FEET WITH ALL BEARINGS HEREIN RELATIVE THERETO;

THENCE NORTH 35°45'44" EAST, A DISTANCE OF 1401.01 FEET TO THE CENTERLINE OF THE VACATED 15 FOOT ALLEY, OF WHICH IS PART OF THE CITY OF COMMERCE CITY, AND THE POINT OF BEGINNING;

THENCE NORTH 00°19'36" EAST ALONG THE CENTERLINE OF SAID VACATED ALLEY, A DISTANCE OF 150.02 FEET TO THE SOUTH RIGHT OF WAY LINE OF EAST 86TH AVENUE, OF WHICH IS PART OF THE CITY OF COMMERCE CITY; THENCE NORTH 89°25'25" EAST ALONG THE SOUTH RIGHT OF WAY OF EAST 86TH AVENUE AND THE CITY OF COMMERCE CITY BOUNDARY, A DISTANCE OF 132.52 FEET TO THE NORTHEAST CORNER OF SAID LOT 48;

THENCE NORTH 00°19'36" EAST ALONG THE CITY OF COMMERCE CITY BOUNDARY, A DISTANCE OF 30.00 FEET;

THENCE NORTH 89°25'25" EAST ALONG THE CITY OF COMMERCE CITY BOUNDARY, A DISTANCE OF 60.00 FEET TO THE EAST RIGHT OF WAY OF ROSEMARY STREET;

THENCE SOUTH 00°19'36" WEST ALONG THE EAST RIGHT OF WAY OF ROSEMARY STREET AND THE CITY OF COMMERCE CITY BOUNDARY, A DISTANCE OF 180.02 FEET;

THENCE SOUTH 89°25'25" WEST ALONG THE CITY OF COMMERCE CITY BOUNDARY, A DISTANCE OF 192.52 FEET TO THE POINT OF BEGINNING;

CONTAINING 30,679 SQUARE FEET, 0.704 ACRES OF LAND, MORE OR LESS.

PREPARED BY:

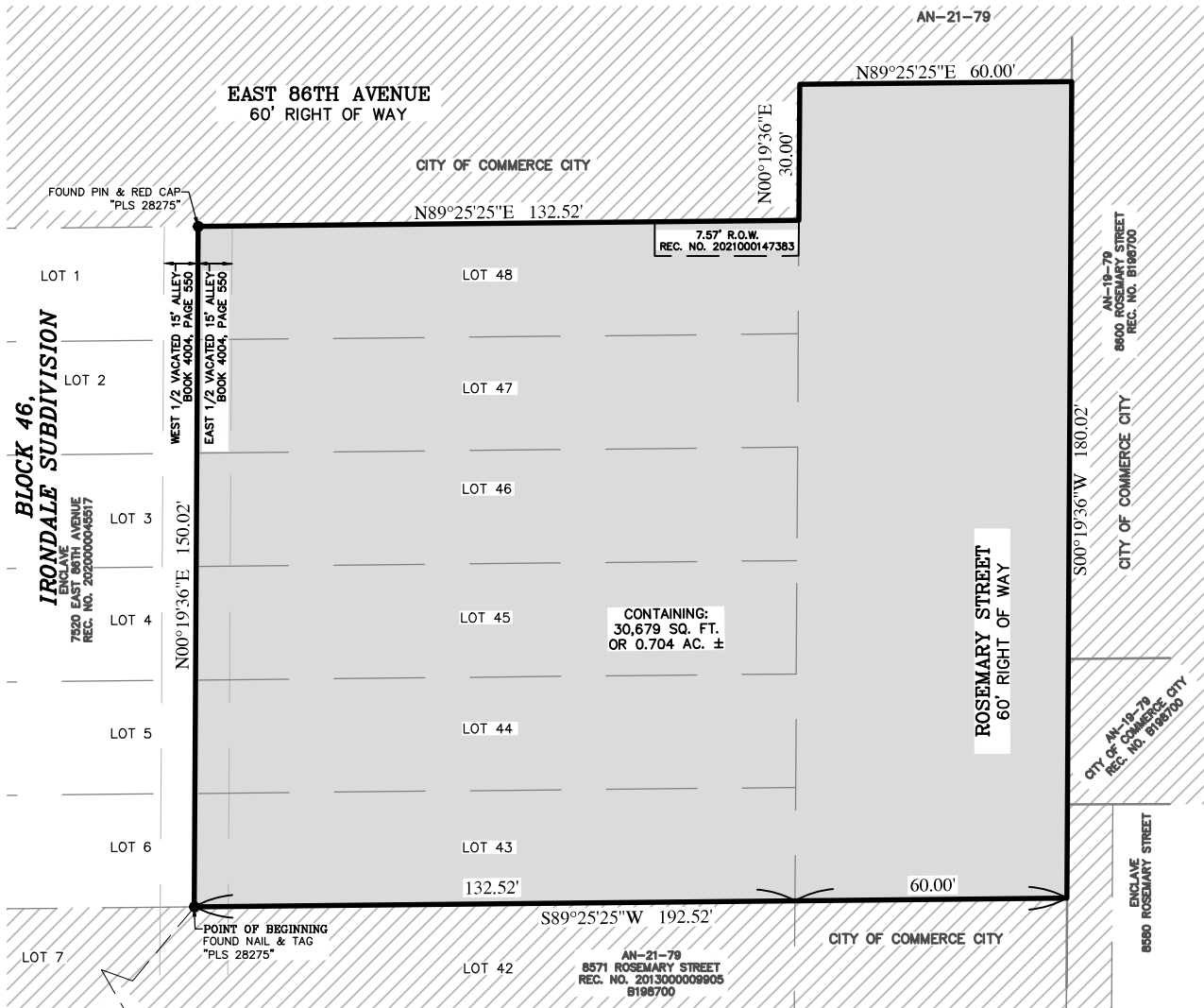
JEFFREY J. MACKENNA P.L.S. 34183
FOR FALCON SURVEYING, INC.
9940 WEST 25TH AVENUE
LAKEWOOD COLORADO, 80215
(303)202-1560

DATE: 09/27/2023



EXHIBIT "A"

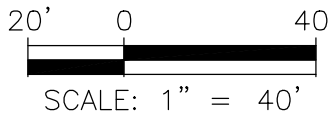
SITUATED IN THE NW 1/4, SECTION 28, T2S, R67W, OF THE 6TH P.M.
COUNTY OF ADAMS, STATE OF COLORADO



**BLOCK 46,
IRONDALE SUBDIVISION**
ENCLAVE
7820 EAST 86TH AVENUE
REC. NO. 202000045817

**THE LINE,
N35°45'24"E
1401.01'**
BASIS OF BEARINGS
N89°25'25"E 2641.02'
S LINE NW 1/4 SEC 28

CENTER 1/4 CORNER SEC28-T2S-R67W
FOUND 3.25" ALUMINUM CAP
"PLS 38252"



POINT OF COMMENCEMENT
WEST 1/4 CORNER SEC28-T2S-R67W
FOUND 2.5" ALUMINUM CAP
"GEOSURV PLS 22097"

LEGEND

	FOUND SECTION CORNER
	FOUND MONUMENT
	SECTION LINE
	PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
	PARCEL TO BE ANNEXED
	CITY OF COMMERCE CITY

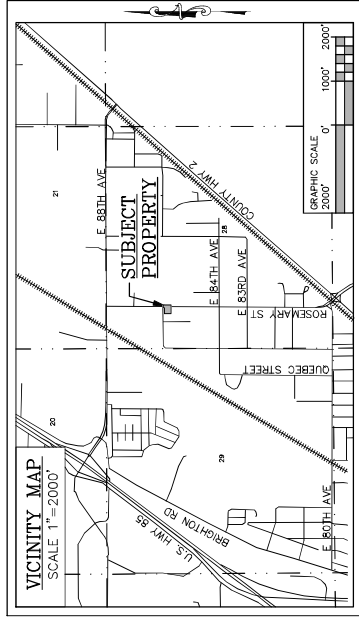
PREPARED BY:
JEFFREY J. MACKENNA P.L.S. 34183 DATE:
FOR FALCON SURVEYING, INC. 09/27/2023
9940 WEST 25TH AVENUE
LAKEWOOD COLORADO, 80215
(303)202-1560

THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED SURVEY.
IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION.

AN-255-22-24, ANNEXATION MAP TO THE CITY OF COMMERCE CITY, COLORADO

A PARCEL OF LAND SITUATED IN THE NORTHWEST 1/4 OF SECTION 28,
TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
COUNTY OF ADAMS, STATE OF COLORADO

SHEET 1 OF 2



ANNEXATION DESCRIPTION

A PARCEL OF LAND, BEING ALL OF LOTS 43, TO 48, INCLUSIVE, BLOCK 46, ALL OF THE 7.57 FOOT RIGHT OF WAY RECORDED DECEMBER 21, 2021 UNDER RECEPTION NUMBER 2021000147363, TOGETHER WITH THAT PORTION OF THE 15 FOOT ALLEY VACATED IN RESOLUTION FOR STREET VACATION RECORDED DECEMBER 28, 1992 IN BOOK 4004 AT PAGE 550, IRONDALE, AND SITUATED IN THE NORTHWEST ONE-QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 28, BEING A FOUND 2.5" ALUMINUM CAP IN A MONUMENT BOX, BEARS NORTH 89°25'25" EAST A DISTANCE OF 2641.02 FEET WITH ALL BEARINGS HEREIN RELATIVE THERETO;

THENCE NORTH 35°45'44" EAST, A DISTANCE OF 1401.01 FEET TO THE CENTERLINE OF THE VACATED 15 FOOT ALLEY, OF WHICH IS PART OF THE CITY OF COMMERCE CITY, AND THE POINT OF BEGINNING;

THENCE NORTH 001°19'36" EAST ALONG THE CENTERLINE OF SAID VACATED ALLEY, A DISTANCE OF 150.02 FEET TO THE SOUTH RIGHT OF WAY LINE OF EAST 86TH AVENUE, OF WHICH IS PART OF THE CITY OF COMMERCE CITY;

THENCE NORTH 89°25'25" EAST ALONG THE SOUTH RIGHT OF WAY OF EAST 86TH AVENUE AND THE CITY OF COMMERCE CITY BOUNDARY, A DISTANCE OF 132.52 FEET TO THE NORTHEAST CORNER OF SAID LOT 48;

THENCE NORTH 001°19'36" EAST ALONG THE CITY OF COMMERCE CITY BOUNDARY, A DISTANCE OF 30.00 FEET; TO THE EAST RIGHT OF WAY OF ROSEMARY STREET;

THENCE SOUTH 001°19'36" WEST ALONG THE EAST RIGHT OF WAY OF ROSEMARY STREET AND THE CITY OF COMMERCE CITY BOUNDARY, A DISTANCE OF 180.02 FEET;

THENCE SOUTH 89°25'25" WEST ALONG THE CITY OF COMMERCE CITY BOUNDARY, A DISTANCE OF 192.52 FEET TO THE POINT OF BEGINNING;

CONTAINING 30,679 SQUARE FEET, 0.704 ACRES OF LAND, MORE OR LESS.

EXECUTED THIS ____ DAY OF _____, A.D. 20____

BY: _____
OWNER(S) SIGNATURE AND PRINTED NAME

MORTGAGEE OR LIEN HOLDER(S) SIGNATURE AND PRINTED NAME



9940 WEST 25TH AVENUE
LAKEWOOD, CO 80215
303-202-1560
WWW.FALCONSURVEYING.COM
DATE: 04/02/2024 JOB NO. 220728
DRAWN BY: JHS/CAC CHK'D BY: JMW
DATE OF FIELD SURVEY: 08/04/2022

NOTE:

ALL DISTANCES CONTAINED HEREIN ARE IN US SURVEY FEET. ONE US SURVEY FOOT IS DEFINED AS 1200/3937 METERS BY THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.

BASIS OF BEARINGS

BASIS OF BEARINGS: THE GPS DERIVED SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, AS EVIDENCED BY THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 28 (BEING A FOUND 2.5" ALUMINUM CAP) FROM WHENCE THE CENTER CORNER OF SAID SECTION 28 (BEING A FOUND 3.25" ALUMINUM CAP) BEARS NORTH 89°25'25" EAST A DISTANCE OF 2641.02 FEET WITH ALL BEARINGS HEREIN RELATIVE THERETO.

SURVEYOR'S CERTIFICATE

I, JEFFREY J. MACKENNA, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE PROFESSIONAL STANDARDS OF MY KNOWLEDGE, INFORMATION AND BELIEF. THIS SURVEY IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE BUT IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

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.

TOTAL PERIMETER OF AREA CONSIDERED FOR ANNEXATION = 745.08
ONE-SIXTH OF TOTAL PERIMETER OF AREA = 124.18
PERIMETER OF AREA CONTIGUOUS WITH EXISTING CITY LIMITS = 595.06
THE TOTAL CONTIGUOUS PERIMETER IS 79.9%, WHICH MEETS OR EXCEEDS THE 1/6 AREA REQUIREMENT.

JEFFREY J. MACKENNA
PLS. 34183
9940 W. 25TH AVE.
LAKEWOOD, CO 80215

CITY COUNCIL CERTIFICATE

APPROVAL BY CITY OF COMMERCE CITY, CITY COUNCIL THIS _____ DAY OF _____, A.D. _____

ATTEST:

CITY CLERK

MAYOR

ADAMS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS MAP WAS FILED FOR RECORD IN THE OFFICE OF ADAMS COUNTY CLERK AND RECORDER, IN THE STATE OF COLORADO, AT _____, M. ON THE _____ DAY OF _____, A.D. _____

BY: _____
DEPUTY CLERK AND RECORDER

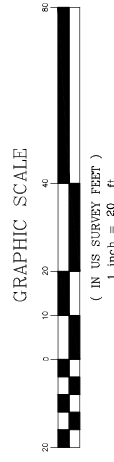
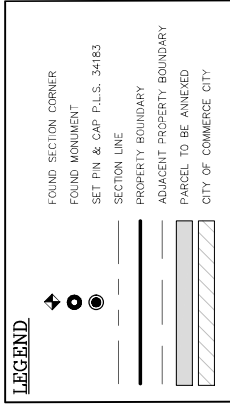
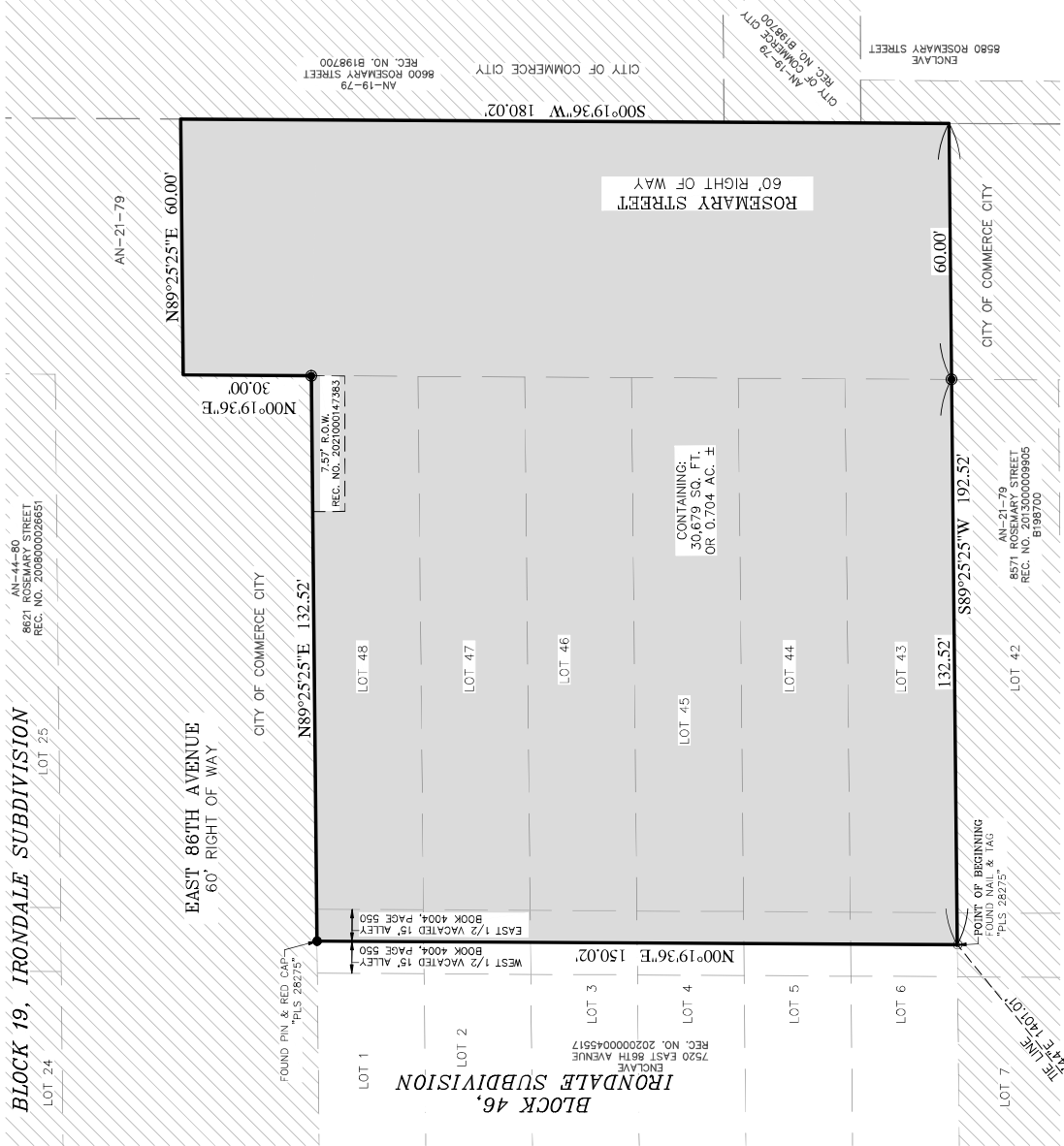
RECEPTION NO.:

AN-255-22-24, ANNEXATION MAP

TO THE CITY OF COMMERCE CITY, COLORADO

A PARCEL OF LAND SITUATED IN THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO

SHEET 2 OF 2



Jeffrey J. Mackenna
 JEFFREY J. MACKENNA
 DATE: 04/02/24
 PLS 34183



9940 WEST 25TH AVENUE
 LAKEWOOD, CO 80215
 303-202-1560
 WWW.FALCONSURVEYING.COM
 DATE: 04/02/24 JOB NO. 220722
 DRAWN BY: JHS/CAC CHK'D BY: JLM
 DATE OF FIELD SURVEY: 05/04/2022

AN-14-86
 8621 ROSEMARY STREET
 REC. NO. 2008000028651

BLOCK 19, IRONDALE SUBDIVISION
 LOT 24
 LOT 25

AN-21-79

N89°25'25"E 60.00'

EAST 86TH AVENUE
 60' RIGHT OF WAY

CITY OF COMMERCE CITY

AN-19-79
 8600 ROSEMARY STREET
 REC. NO. B198700

N00°19'36"E 30.00'

7.47' 6" N.W. CORNER
 REC. NO. 202100047383

N89°25'25"E 132.52'

LOT 48

LOT 47

LOT 46

CONTAINING:
 30,679 SQ. FT.
 OR 0.704 AC. ±

LOT 44

LOT 43

60.00'

AN-21-79
 8571 ROSEMARY STREET
 REC. NO. 200300009805
 B198700

LOT 42

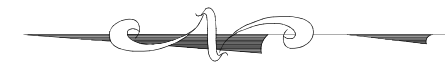
S89°25'25"W 192.52'

CITY OF COMMERCE CITY

LOT 41

BASIS OF BEARINGS N89°25'25"E 2641.02'
 SOUTH LINE OF THE NORTHWEST 1/4 SECTION 28
 TOWNSHIP 2 SOUTH, RANGE 67, WEST

CENTER QUARTER CORNER SECTION 28
 TOWNSHIP 2 SOUTH, RANGE 67 WEST
 FOUND 3.25" ALUMINUM CAP
 0.3' BELOW GRADE PLS 38252' (2019)



POINT OF COMMENCEMENT
 WEST QUARTER CORNER SECTION 28
 TOWNSHIP 2 SOUTH, RANGE 67 WEST
 FOUND 2.5" ALUMINUM CAP
 1.0' BELOW GRADE ELEMENT BOX
 "GROSSBURY PLS 22097" (1989)