

AN26-0001, ANNEXATION MAP
TO THE CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO
LOCATED IN THE SW 1/4, SECTION 28, T2S, R67W, 6TH P.M.,
SHEET 1 OF 2

ANNEXATION DESCRIPTION

PARCEL A:
THAT PART OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE SIXTH
PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING 173 FEET SOUTH OF THE NORTHWEST CORNER OF FORMER BLOCK 88,
IRONDALE; THENCE EAST 70 FEET; THENCE SOUTH 173 FEET;
THENCE WEST 70 FEET; THENCE NORTH 173 FEET TO THE TRUE POINT OF BEGINNING,
COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL B:
THAT PART OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE SIXTH
PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID BLOCK 88, IRONDALE;
THENCE SOUTH 173 FEET TO A POINT; THENCE EAST 70 FEET TO THE TRUE POINT
OF BEGINNING; THENCE SOUTH 173 FEET; THENCE EAST 110 FEET; THENCE NORTH
173 FEET; THENCE WEST 110 FEET TO THE TRUE POINT OF BEGINNING,
COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL C:
THAT PART OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE SIXTH
PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING 180 FEET EAST AND 173 FEET SOUTH OF NORTHWEST CORNER OF THE
SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 2
SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; THENCE SOUTH 173
FEET; THENCE EAST 440 FEET; THENCE NORTH 173 FEET; THENCE WEST 440 FEET
TO THE POINT OF BEGINNING,
COUNTY OF ADAMS, STATE OF COLORADO.

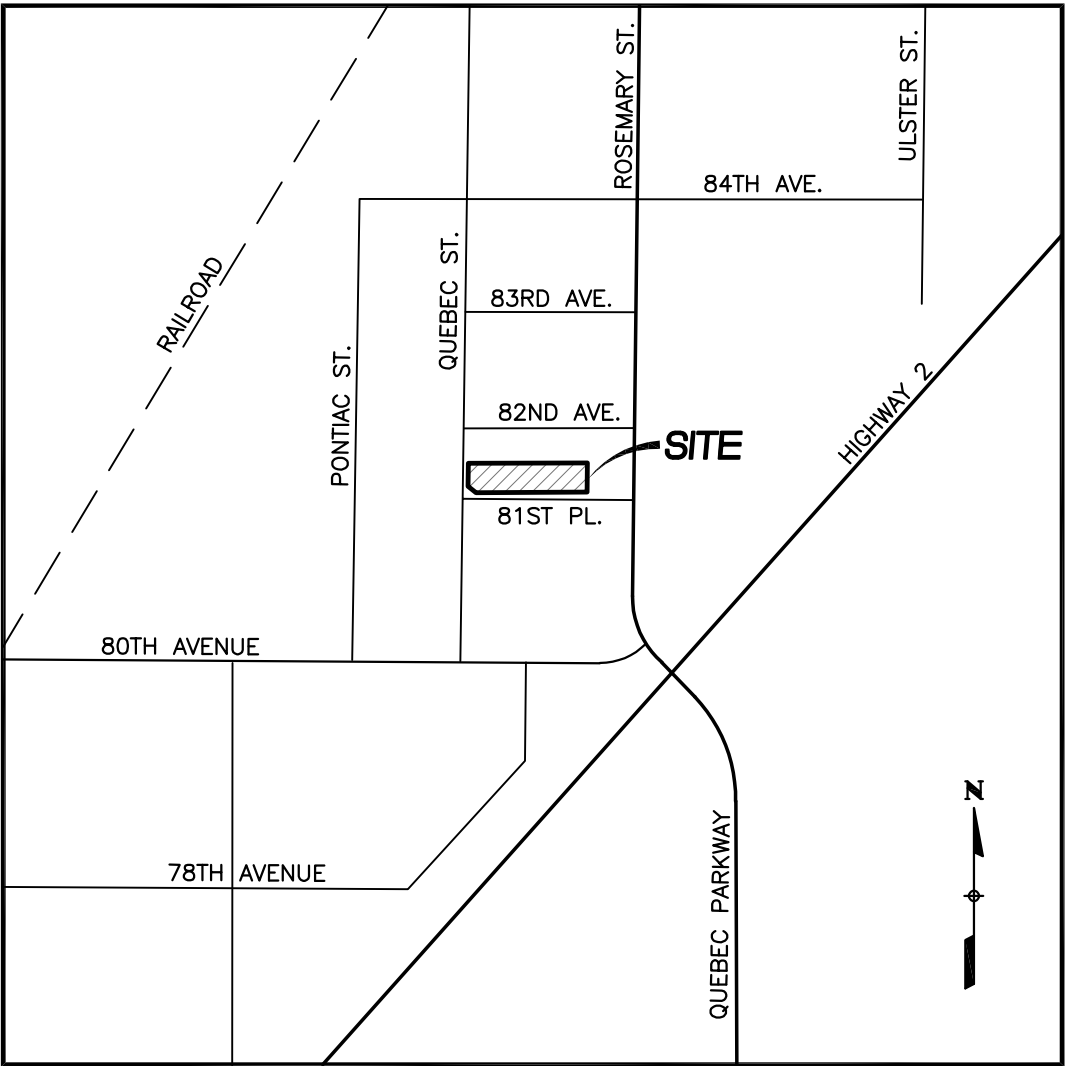
EXCEPT THOSE PORTIONS CONVEYED TO THE CITY OF COMMERCE CITY IN WARRANTY
DEEDS RECORDED JANUARY 9, 2007 AT RECEPTION NO. 2007000003364 AND
RECEPTION NO. 2007000003366 AND RECEPTION NO. 2007000003371.

CONTAINING A TOTAL AREA OF 93,550 SQUARE FEET OR 2.15 ACRES, MORE OR LESS.

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

MARIO ESCAMILLA MORENO

YOLANDA DE LA CRUZ SALAS



VICINITY MAP
SCALE: 1"=1000'

OWNER/DEVELOPER

MARIO ESCAMILLA MORENO AND
YOLANDA DE LA CRUZ SALAS
8151 E. 81ST PLACE
COMMERCE CITY, CO 80022

ARCHITECT

STUDIO 646 ARCHITECTURE
301 COMMERCIAL ROAD, SUITE B
GOLDEN, CO 80401
303-954-0971
CONTACT: ANDY STEIN

CIVIL ENGINEER/SURVEYOR

VERMILION PEAK ENGINEERING
1745 SHEA CENTER DRIVE, 4TH FLOOR
HIGHLANDS RANCH, CO 80129
720-402-6070
CONTACT: BRIAN KROMBEIN, PE, PLS

CONTIGUITY STATEMENT

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 = 1522.16 FEET
 - ONE-SIXTH OF TOTAL PERIMETER OF AREA = 253.69 FEET
 - PERIMETER OF THE AREA CONTIGUOUS WITH EXISTING CITY LIMITS = 851.93 FEET
- THE TOTAL CONTIGUOUS PERIMETER IS 56.0%, WHICH MEETS OR EXCEEDS THE 1/6
AREA REQUIRED.

BRIAN KROMBEIN, PROFESSIONAL LAND SURVEYOR DATE _____
PLS NO. 38344
FOR AND ON BEHALF OF VERMILION PEAK ENGINEERING LLC
1745 SHEA CENTER DRIVE, 4TH FLOOR
HIGHLANDS RANCH, CO 80129

BASIS OF BEARINGS

THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST
1/4 OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 67 WEST IS
ASSUMED TO BEAR S00°29'23"W AS SHOWN HEREON.

CITY COUNCIL CERTIFICATE

APPROVAL BY CITY OF COMMERCE CITY, CITY COUNCIL THIS __ DAY OF

_____, A.D._____.

ATTEST:

CITY CLERK

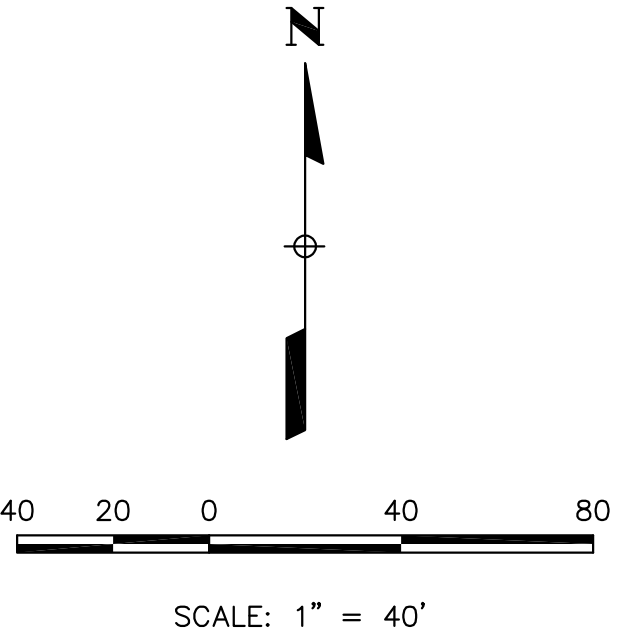
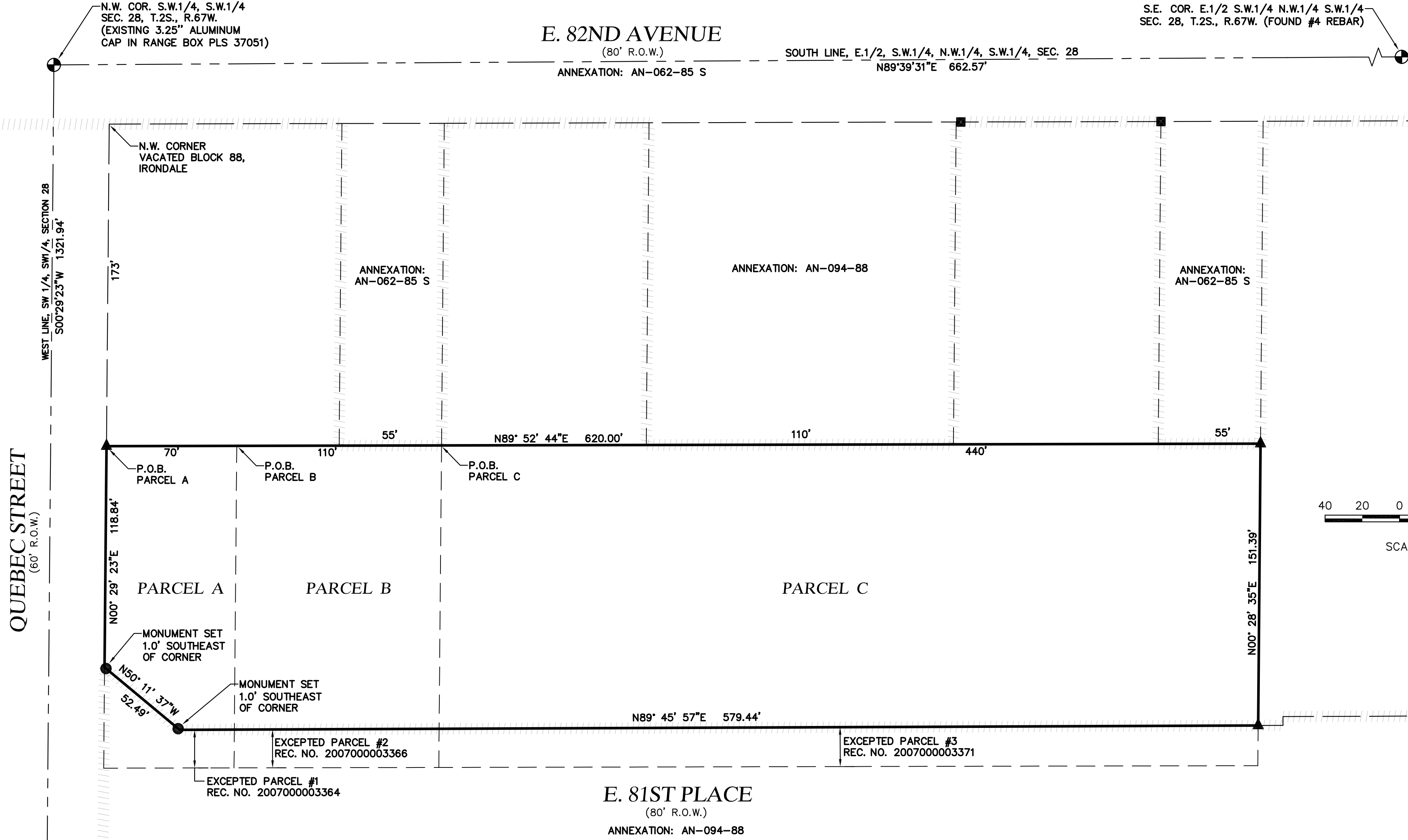
MAYOR

ANNEXATION MAP
8151 E. 81ST AVENUE
JOB NO. 25001
DATE: JUNE 12, 2026
SHEET 1 OF 2



RECEPTION NO. _____

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LOCATED IN THE SW 1/4, SECTION 28, T2S, R67W, 6TH P.M.,
SHEET 2 OF 2



LEGEND	
	PROPERTY BOUNDARY
	RIGHT-OF-WAY LIMITS
	EXISTING LOT LINE
	EXISTING CITY BOUNDARY WITH ADAMS COUNTY
	ALIQUOT MONUMENT AS DESCRIBED
	NO. 5 REBAR & CAP - PLS 6973
	NO. 5 REBAR & CAP - PLS 6973
	NO. 5 REBAR & 1.5" ALUM. CAP 1.0' W.C. - PLS 6973

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SHEET 2 OF 2

