

ORDINANCE NO. AN26-0003

AN ORDINANCE ANNEXING THE PROPERTY GENERALLY LOCATED AT THE NORTHWEST CORNER OF EAST 88TH AVENUE AND TOWER ROAD TO THE CITY OF COMMERCE CITY, COLORADO IN CASE AN26-0003

WHEREAS, this is a city initiated annexation, no annexation petition is required for the City of Commerce City (“Annexor”) in Case AN26-0003, for the property generally located at the northwest corner of East 88 Avenue and Tower Road (the “Property”), seeking annexation to and by the City of contiguous unincorporated territory situated, lying and being in the County of Adams, State of Colorado, as described in Exhibit A, attached hereto and incorporated herein

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COMMERCE CITY, COLORADO, AS FOLLOWS:

SECTION 1. Findings. The recitals to this ordinance are incorporated as findings of the City Council. Further, the City Council of the City of Commerce City, Colorado, finds and determines that, pursuant to the findings set forth in Resolution No. 2026-032, the annexation of the Property meets all requirements of law, including the applicable provisions of Section 30 of Article II of the State Constitution and C.R.S. § 31-12-104 and §31-12-105, and the annexation policy of the City does not require an election pursuant to C.R.S. §31-12-107(2); and it is in the best interests of the City.

SECTION 2. Annexation. The Property, as particularly, described in the attached hereto as Exhibit A, is hereby annexed to and included within the corporate limits of the City of Commerce City, Colorado, pursuant to C.R.S. § 31-12-111 upon completion of the conditions contained in C.R.S. § 31-12-113, including without limitation, all required filings for recording with Adams County Clerk and Recorder as forth therein. Upon the Effective Date of this ordinance as set for below, the City Council directs staff to complete all necessary procedures required for annexation of the Property to the City including: (1) filing for recording three certified copies of this ordinance and the maps of the Property containing a legal description of the Property (“Annexation Maps”) with the Adams County Clerk and Recorder, and (2) filing the original of this ordinance together with a copy of the Annexation Maps with the City Clerk.

SECTION 4. Effective Date. This ordinance shall not take effect and this ordinance and annexation map shall not be filed or recorded with the Adams County Clerk and Recorder pursuant to C.R.S. 31-12-113 unless and until the Property is brought within the City’s zoning code and map by passage of an appropriate zoning ordinance. In the event such zoning approval is not granted within eighty-nine (89) days of the second reading of this ordinance, then this ordinance shall become null, void, and of no effect.

INTRODUCED, PASSED ON FIRST READING AND PUBLIC NOTICE ORDERED THIS 6TH DAY OF JULY 2026.

PASSED ON SECOND AND FINAL READING AND PUBLIC NOTICE ORDERED
THIS 3RD DAY OF AUGUST, 2026.

CITY OF COMMERCE CITY, COLORADO

Steve J. Douglas, Mayor

ATTEST

Stephen J. Ruger, City Clerk