

- a. *Not less than one-sixth of the perimeter of the area proposed to be annexed as described in the Petition is contiguous with the existing boundaries of the City of Commerce City as required by law.*

Just under one half of the boundary, 642.42 feet of the property, the entire west property line, is contiguous with the existing boundaries of Commerce City.

b) *A community of interest exists between the area proposed to be annexed as described in the Petition and the City of Commerce City and the area is urbanized or will be urbanized in the near future.*

The area will be urbanized through the I-1 zoning and construction of a vehicle maintenance facility.

c) *The area proposed to be annexed as described in the Petition is integrated or is capable of being integrated with the City of Commerce City.*

The area proposed is integrated with the City of Commerce City.

d) *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:*

*i. is divided into separate tracts or parcels without the written consent of the landowner or landowners thereof, unless such tracts or parcels are separated by a dedicated street, road or other public way;*

The property is not and will not be separated into separate tracts, it is a continuous single lot on the north side of E 80<sup>th</sup> Avenue.

*ii. comprises 20 acres or more and which together with the buildings and improvements situated thereon, has an assessed value in excess of \$200,000 for ad valorem tax purposes for the year preceding the annexation;*

The property does not comprise 20 acres or more (1.16 acres) and has not improvements assessed in excess of \$200,000.

*or iii. is included with the territory proposed to be annexed without the written consent of the landowner or landowners.*

The landowners consent to the annexation.

e) *No annexation proceedings have been effectively commenced for the annexation of part or all of that territory proposed to be annexed, as described in the Petition, to another municipality.*

The property has not been nor proposed to be annexed into another municipality.

*f) The proposed annexation of that real estate described in the Petition will not result in the detachment of area from any school district and attachment of the same to another school district.*

The proposed annexation will not detach the property from any school district.

*g) The petitions for annexation of that real estate described in the Petition meet the requirements of law and are in proper order for annexation of the property proposed to be annexed including the requirements of C.R.S. §31-12-105, as amended.*

The petitions for annexation meet the requirements of law and are in proper order for annexation in accordance with C.R.S. §31-12-105

*h) 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.*

The proposed annexation will not have an effect of extending a municipal boundary more than three miles in any direction from any point of the City boundary in any one year.