



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**

Application # AN24-0024 **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).

X



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: ADAMS CROSSING, LLC

Legal Owner's Signature: *[Handwritten Signature]*

Title (if Owner is an entity): Vice Chairman of Woodbury Corporation, Manager of Adams Crossing, LLC.

Legal Owner's Address: 2733 E Parleys Way, Suite 300 Salt Lake UT 84109
Street Number Street Name City State Zip Code

Date Signed: January 15, 2026

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

NOTARY CERTIFICATE

STATE OF) Utah
) ss.
 COUNTY OF) Salt Lake

Subscribed and sworn to before me this 15th day of January, 2026, by
D. Randall Woodbury
 (Insert Owners' Name)

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

Address: 2733 E. Parleys Way, LLC, UT 84105
Street Number Street Name City State Zip Code



My Commission Expires: _____

EXHIBIT "A"

ADAMS CROSSING COMMERCE CITY ANNEXATION

LEGAL DESCRIPTION

TWO (2) PARCELS OF LAND LOCATED IN SECTION 31, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ASSUMED TO BEAR NORTH 00°28'32" WEST, A DISTANCE OF 2,653.87 FEET, BEING MONUMENTED AT THE SOUTHEAST QUARTER CORNER OF SAID SECTION 31 BY A 3-1/4" ALUMINUM CAP STAMPING ILLEGIBLE AND AT THE EAST QUARTER CORNER OF SAID SECTION 31 BY A 3-1/4" ALUMINUM CAP STAMPED "ALPHA ENGINEERING PLS 1233".

PARCEL 1

COMMENCING AT THE SOUTHEAST QUARTER CORNER OF SAID SECTION 31:

THENCE ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 31, NORTH 00°28'32" WEST, A DISTANCE OF 1677.66 FEET TO THE **POINT OF BEGINNING**, ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 987.49 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 51°19'48" EAST;

THENCE, DEPARTING SAID EAST LINE, SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 28°22'46", AN ARC LENGTH OF 489.11 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1,190.73 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 78°07'55" WEST;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°46'22", AN ARC LENGTH OF 223.88 FEET;

THENCE SOUTH 21°17'39" WEST, A DISTANCE OF 281.14 FEET;

THENCE SOUTH 24°30'30" WEST, A DISTANCE OF 191.07 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 279.33 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 60°45'19" WEST;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 56°37'02", AN ARC LENGTH OF 276.02 FEET;

THENCE SOUTH 85°50'29" WEST, A DISTANCE OF 353.52 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 615.66 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 14°04'39" EAST;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 34°03'15", AN ARC LENGTH OF 365.92 FEET TO A POINT OF CUSP ON THE EASTERLY RIGHT-OF-WAY OF CAMERON DRIVE RECORDED IN RIGHT-OF-WAY AGREEMENT ADAMS COUNTY RECORDS IN BOOK 968 AT PAGE 486;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY NORTH 41°25'28" EAST, A DISTANCE OF 2,014.12 FEET TO SAID EAST LINE OF THE SOUTHEAST QUARTER;

THENCE SOUTH 00°28'32" EAST, ALONG SAID EAST LINE, A DISTANCE OF 66.31 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 9.831 ACRES, (428,225 SQUARE FEET), MORE OR LESS.



PARCEL 2

COMMENCING AT THE SOUTHEAST QUARTER CORNER OF SAID SECTION 31:

THENCE ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 31, NORTH 00°28'32" WEST, A DISTANCE OF 30.00 FEET TO THE **POINT OF BEGINNING** AND A POINT ON THE PRESENT CITY OF COMMERCE CITY LIMITS PER AN-82-87 ADAMS COUNTY RECORDS, RECORDED AT RECEPTION NO. B781151 AND THE SOUTHERLY BOUNDARY OF THAT CERTAIN WARRANTY DEED ADAMS COUNTY RECORDS IN BOOK 5441 AT PAGE 81;

THENCE ALONG SAID AN-82-87, SOUTH 89°29'53" WEST, A DISTANCE OF 1,356.06 FEET;

THENCE DEPARTING SAID AN-82-87 AND ALONG THE EASTERLY BOUNDARY OF SAID WARRANTY DEED, NORTH 41°29'42" EAST, A DISTANCE OF 166.71 FEET;

THENCE DEPARTING SAID EASTERLY BOUNDARY, NORTH 48°09'17" WEST, A DISTANCE OF 15.95 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 495.66 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 48°07'34" EAST;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 32°54'34", AN ARC LENGTH OF 284.69 FEET;

THENCE NORTH 85°50'29" EAST, A DISTANCE OF 342.54 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 399.29 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 04°08'29" WEST;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 57°23'33", AN ARC LENGTH OF 399.96 FEET;

THENCE NORTH 24°30'30" EAST, A DISTANCE OF 198.95 FEET;

THENCE NORTH 21°17'39" EAST, A DISTANCE OF 283.13 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1,310.73 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 67°25'20" WEST;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°47'10", AN ARC LENGTH OF 246.75 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 867.49 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 79°48'44" EAST;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°21'06", AN ARC LENGTH OF 262.71 FEET TO A POINT ON THE PRESENT CITY OF COMMERCE CITY LIMITS PER AN-89-88 ADAMS COUNTY RECORDS, RECORDED AT RECEPTION NO. B799284 AND THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 31;

THENCE ALONG SAID AN-89-88 AND EAST LINE, SOUTH 00°28'32" EAST, A DISTANCE OF 1,431.73 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 13.930 ACRES, (606,787 SQUARE FEET), MORE OR LESS.

CONTAINING A TOTAL AREA OF 23.761 ACRES, (1,035,012 SQUARE FEET), MORE OR LESS.

PREPARED BY:

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