

The Denver Post, LLC

PUBLISHER'S AFFIDAVIT

City and County of Denver)
State of Colorado)

The undersigned Nicole Maestas being first duly sworn under oath, states and affirms as follows:
1. He/she is the legal Advertising Reviewer of The Denver Post, LLC, publisher of The Denver Post and Your Hub.
2. The Denver Post and Your Hub are newspapers of general circulation that have been published continuously and without interruption for at least fifty-two weeks in Denver County and meet the legal requisites for a legal newspaper under Colo. Rev. Stat. 24-70-103.
3. The notice that is attached hereto is a true copy, published in The Denver Post on the following date(s):

December 6, 13, 20, 27, 2024

Nicole Maestas
Signature

Subscribed and sworn to before me this 31 day of December, 2024.

Rosann R Wunsch
Notary Public

(SEAL)

ROSANN R WUNSCH
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20024002315
MY COMMISSION EXPIRES FEBRUARY 26, 2028

NOTICE OF PUBLIC HEARING

AH-255-22-24

Notice is hereby given that a public hearing will be held by the City Council of Commerce City in a hybrid format, on January 6, 2025, at 6:00 p.m., or as soon thereafter. Persons wishing to testify in person will need to appear at the Council Chambers, Commerce City Civic Center, 7867 East 60th Avenue. Advance registration for in-person testimony is not required. Persons wishing to testify virtually must register in advance. Registration information can be found at https://www.c3gov.com/government/city-council/virtual-meetings or by phone or email requests submitted to the City Clerk at 303-227-8791 or dgibson@c3gov.com. The hearings will also be broadcast on Channel 8 in Commerce City and livestreamed at https://www.c3gov.com/video.

The purpose of the public hearing will be to determine whether that property legally described on attached Exhibit "A" meets the applicable requirements of the statutes of the State of Colorado and is eligible for annexation to the City of Commerce City.

Any interested person may appear at the public hearing and be heard regarding the matter under consideration and/or may submit in writing prior to the public hearing any matter relative to the public hearing.

Notice is further given that, prior to final approval of this annexation proceeding, minor amendments may be made to the legal description for the property which is the subject of this annexation proceeding, based upon the evidence presented at the public hearing.

A copy of the petition initiating the annexation proceeding is on file in the office of the city clerk of the City of Commerce City, 7867 East 60th Avenue Commerce City, Colorado, 80022.

Dated this December 4, 2024.

CITY OF COMMERCE CITY, COLORADO
Dylan Gibson, City Clerk

Published in the Denver Post;

First Publication: December 6, 2024
Second Publication: December 13, 2024
Third Publication: December 20, 2024
Last Publication: December 27, 2024

A RESOLUTION FINDING SUBSTANTIAL COMPLIANCE OF THE ANNEXATION PETITION IN CASE AH-255-22-24 KNOWN AS THE CARBAJAL AUTO ANNEXATION AND SETTING A PUBLIC HEARING TO DETERMINE ELIGIBILITY FOR SUCH ANNEXATION

NO. 2024-139

WHEREAS, there was presented to and filed with the City Council of the City of Commerce City, Colorado ("City"), a written petition dated November 5, 2024 by Gilberto R. Carbajal Flores in case No. AH-255-22-24 ("Petition") seeking annexation to and by the City of contiguous unincorporated territory consisting of approximately 8.0 acres situated, lying and being in the County of Adams, State of Colorado, as described in the Petition and generally located at 8561 Rosemary Street, commonly known as the Carbajal Auto Annexation;

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

SECTION 1. Findings. The Petition in Case No. AH-255-22-24 is found to be in substantial compliance with the applicable laws of the State of Colorado, pursuant to C.R.S. § 31-12-107(1).

SECTION 2. Notice of Hearing. The City Council will hold a public hearing for the purpose of determining if the proposed annexation complies with section 30 of article II of the state constitution, C.R.S. § 31-12-104, as amended, and C.R.S. § 31-12-105, as amended, or such provisions thereof as may be required to establish eligibility for annexation to the City under the terms of Part I of the Municipal Annexation Act of 1965, as amended, at the following time, date and place:

6:00 p.m. Monday, January 6, 2025
City Council Chambers 7867 East 60th Avenue
Commerce City, Colorado 80022

*This hearing may be held partially or entirely electronically; more information is available at:

Any person may appear at such hearing and present evidence related to the proposed annexation, subject to any applicable registration requirements. Upon completion of the hearing, the City Council of the City of Commerce City shall set forth, by resolution, its findings of fact and its conclusion based thereon for the annexation will reference to the matters required by C.R.S. § 31-12-110. If the City Council concludes, by resolution, that all statutory requirements have been met and that the proposed annexation is eligible and legal under the laws of the State of Colorado, the City Council shall consider an ordinance making the proposed annexation effective.

RESOLVED AND PASSED THIS 2ND DAY OF DECEMBER 2024
CITY OF COMMERCE CITY, COLORADO

Steven J. Douglas, Mayor
ATTEST
Dylan A. Gibson, City Clerk

EXHIBIT A

A PARCEL OF LAND, BEING ALL OF LOTS 43 TO 48 INCLUSIVE, BLOCK 46, ALL OF THE 7.57 FOOT FRONT OF WAY RECORDED DECEMBER 21, 2021 UNDER RECEPTION NUMBER 2621000147383, TOGETHER WITH THAT PORTION OF THE 15 FOOT ALLEY VACATED IN RESOLUTION FOR STREET VACATION RECORDED DECEMBER 28, 1992 IN BOOK 4004 AT PAGE 590, HONDALD, 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 1.5" 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 2641.92 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.

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 2641.92 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.

Please note: The Denver Post will no longer be issuing paper tears. There will only be a digital copy.