

Commerce City City Clerk
7887 E. 60th Ave.,
Commerce City, CO, 80022

Public Notice
Legal Notice No. CCX1780
First Publication: Aug. 14, 2025
Last Publication: Sep. 4, 2025
Publisher: Commerce City Sentinel Express

AFFIDAVIT OF PUBLICATION

See Proof on Next Page

State of Colorado }
County of Adams } ss

This Affidavit of Publication for the Commerce City Sentinel Express, a Weekly newspaper, printed and published for the County of Adams, State of Colorado, hereby certifies that the attached legal notice was published in said newspaper once in each week, for 4 successive week(s), the last of which publication was made on 09/4/2025, and that copies of each number of said paper in which said Public Notice was published were delivered by carriers or transmitted by mail to each of the subscribers of said paper, according to their accustomed mode of business in this office.

PUBLICATION DATES: August 14, 21, 28, September 4, 2025

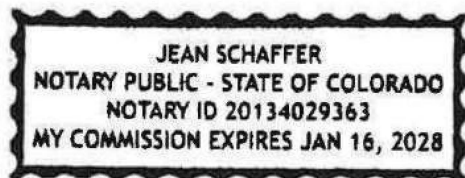


For The Commerce City Sentinel Express

State of Colorado }
County of Adams } ss

The above Affidavit and Certificate of Publication was subscribed and sworn to before me by the above named Erin Adams, director of said newspaper, who is personally known to me to be the identical person in the above certificate on 09/4/2025. Erin Adams has verified to me that she has adopted an electronic signature to function as her signature on this document.

20134029363-745742
Jean Schaffer
Notary Public
My commission ends January 16, 2028



NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held by the City Council of Commerce City in a hybrid format, on September 15, 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, 7887 E 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, 7887 East 60th Avenue Commerce City, Colorado, 80022.

Dated this August 5, 2025.

CITY OF COMMERCE CITY, COLORADO
/s/ Dylan Gibson, City Clerk

A RESOLUTION FINDING SUBSTANTIAL COMPLIANCE OF THE ANNEXATION PETITION IN CASE AN24-0001 KNOWN AS THE ESTRADA ANNEXATION AND SETTING A PUBLIC HEARING TO DETERMINE ELIGIBILITY FOR SUCH ANNEXATION

NO. 2025- 078

WHEREAS, there was presented to and filed with the City Council of the City of Commerce City, Colorado ("City"), a written petition dated October 3 rd , 2024 by ESTRADA DOMINGUEZ IRENE in case No. AN-24-0001 ("Petition") seeking annexation to and by the City of contiguous unincorporated territory consisting of approximately 1.16 acres situated, lying and being in the County of Adams, State of Colorado, as described in the Petition and addressed 6801 E 80 TH Avenue and generally located at the northwest corner of East 80 th Avenue and Newport Street, commonly known as the Estrada annexation;

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

SECTION 1. Findings. The Petition in Case No. AN-24-0001 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 1 of the Municipal Annexation Act of 1965, as amended, at the following time, date and place:

6:00 p.m.
Monday, September 15th, 2025
City Council Chambers
7887 East 60th Avenue
Commerce City, Colorado 80022

*This hearing may be held partially or entirely electronically; more information is available at <https://www.c3gov.com/government/city-council/virtual-meetings>.

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 with reference to the matters required by C.R.S. § 32- 1-110. 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 4TH DAY OF AUGUST 2025.

CITY OF COMMERCE CITY, COLORADO

Steve J. Douglas, Mayor
ATTEST

Dylan A. Gibson, City Clerk

EXHIBIT A

ANNEXATION DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6 TH PRINCIPAL MERIDIAN, BEING PART OF PLOTS 1 AND 2, FIRST ADDITION TO HENEBRYDALE, AND PART OF THE 80 TH AVENUE RIGHT OF WAY, COUNTY OF ADAMS, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 29; THENCE S89°48'01"W ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 29 A DISTANCE OF 1558.80 FEET TO THE POINT OF BEGINNING ; THENCE S89°48'01"W CONTINUING ALONG SAID SOUTH LINE A DISTANCE OF 89.36 FEET; THENCE N00°27'58"E A DISTANCE OF 602.42 FEET TO A POINT ON THE SOUTH LINE OF LOT C, HODAP AND BURDS; THENCE N89°48'06"E ALONG SAID SOUTH LINE OF LOT C A DISTANCE OF 89.55 FEET; THENCE S00°29'04"W A DISTANCE OF 602.42 FEET TO THE POINT OF BEGINNING ;

CONTAINING 53,884 SQUARE FEET OR 1.237 ACRES, MORE OR LESS.

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