

The Denver Post, LLC

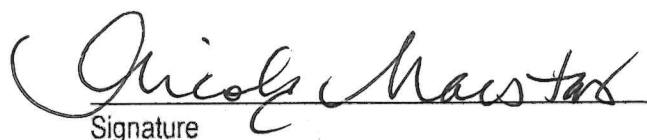
## PUBLISHER'S AFFIDAVIT

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):

May 19, 24, 31 & June 7, 2025

  
Signature

Subscribed and sworn to before me this  
10 day of June, 2025.

  
Notary Public

(SEAL)

**JULIANA DASHWOOD**  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20244034234  
MY COMMISSION EXPIRES SEPTEMBER 11, 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 June 16, 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 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 303-277-8791 or [dylan@cityofcommerce.com](mailto:dylan@cityofcommerce.com). The hearings will also be broadcast on Channel 8 in Commerce City and livestreamed at <https://www.c3gov.com/c3live>.

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 May 16, 2025.

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

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|                     |              |
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### A RESOLUTION FINDING SUBSTANTIAL COMPLIANCE OF THE ANNEXATION PETITION IN CASE AN-25-0001 KNOWN AS THE ACKARD ANNEXATION AND SETTING A PUBLIC HEARING TO DETERMINE ELIGIBILITY FOR SUCH ANNEXATION

NO. 2025-045

WHEREAS, there was presented in and filed with the City Council of the City of Commerce City, Colorado ("City"), a written petition dated January 9, 2025 by WARDHILL LLC in case NO. AN-25-0001 ("Petition") seeking annexation to and by the City of Commerce City of certain unincorporated territory consisting of approximately 312 acres situated, lying and being in the County of Adams, State of Colorado, as described in the Petition and addressed 7023 East 112th Avenue and generally located at the northeast corner of East 112th Avenue and Himalaya Road, commonly known as the Ackard 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. AN-25-0001 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, June 16, 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. § 31-12-116. 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 5TH DAY OF MAY 2025.

CITY OF COMMERCE CITY, COLORADO

ATTEST

Steve J. Douglas, Mayor

Dylan A. Gibson, City Clerk

### EXHIBIT A

A PARCEL OF LAND LOCATED IN THE WEST HALF OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

RASIS OF BEARINGS: THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN IS ASSUMED TO BEAR NORTH 00°11'50" EAST, BASED ON NAD83 (2011) COLORADO STATE PLANE NORTH CENTRAL (502) COORDINATES, AS MONUMENTED AT THE SOUTHWEST CORNER OF SECTION 2 BY A FOUND 2" ALUMINUM CAP, STAMPED "WESTERN STATES SURVEYING INC. 1994 125 BAWN 5312510611 1.5 29490" AND AT THE WEST QUARTER CORNER OF SECTION 2 BY A FOUND 3.75" ALUMINUM CAP, STAMPED "WESTERN STATES SURVEYING INC. 1994 125 BAWN 5312510611 1.5 29490" AND AT THE WEST QUARTER CORNER OF SECTION 2 BY A FOUND 3.75" ALUMINUM CAP, STAMPED "WESTERN STATES SURVEYING INC. 1994 125 BAWN 5312510611 1.5 29490".

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 2:

THENCE NORTH 00°11'50" EAST ALONG SAID WEST LINE, A DISTANCE OF 30.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF EAST 112TH AVENUE, AND A POINT ON THE COMMERCE CITY CITY LIMITS ACCORDING TO ANNEXATION MAP AN-25-19 RECORDED AT RECEPTION NO. 2020060002728 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER, AND A POINT ON ANNEXATION MAP AN-181-89, RECORDED AT RECEPTION NO. 8906001 IN SAID RECORDS, SAME BEING THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 00°11'50" EAST ALONG SAID WEST LINE, AND THE COMMERCE CITY CITY LIMITS ACCORDING TO SAID ANNEXATION MAP AN-181-89, A DISTANCE OF 259.56 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 2;

THENCE NORTH 00°11'40" EAST ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2, A DISTANCE OF 2584.67 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF EAST 120TH AVENUE; THENCE NORTH 89°28'09" EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 2648.85 FEET;

THENCE DEPARTING SAID RIGHT-OF-WAY LINE AND ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2, SOUTH 89°21'13" WEST A DISTANCE OF 2603.15 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 2;

THENCE ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 2, SOUTH 89°12'42" WEST A DISTANCE OF 1054.23 FEET TO THE NORTHEAST CORNER OF PARCEL 1 AS DESCRIBED IN THAT CERTAIN DOCUMENT RECORDED AT RECEPTION NO. 200600000818 IN AFOREMENTIONED ADAMS COUNTY RECORDS;

THENCE DEPARTING SAID EAST LINE AND ALONG THE NORTH LINE OF SAID PARCEL 1, NORTH 89°47'04" WEST A DISTANCE OF 308.73 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 1;

THENCE ALONG THE WEST LINE OF SAID PARCEL 1 AND THE WEST LINE OF THAT PARCEL AS DESCRIBED IN THAT CERTAIN DOCUMENT RECORDED AT RECEPTION NO. 20060315000264480 OF SAID ADAMS COUNTY RECORDS, SOUTH 89°10'57" EAST A DISTANCE OF 1700.81 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL RECORDED AT RECEPTION NO. 20060315000264480;

THENCE ALONG THE BOUNDARY OF SAID PARCEL RECORDED AT RECEPTION NO. 20060315000264480, THE FOLLOWING TWO (2) COURSES:  
1. SOUTH 89°47'17" EAST, A DISTANCE OF 257.31 FEET;  
2. SOUTH 60°12'50" WEST, A DISTANCE OF 550.98 FEET TO THE NORTHEAST CORNER OF PARCEL 2 AS DESCRIBED IN THAT CERTAIN DOCUMENT RECORDED AT RECEPTION NO. 20060000080818 OF SAID ADAMS COUNTY RECORDS;

THENCE ALONG THE BOUNDARY OF SAID PARCEL 2, THE FOLLOWING FOUR (4) COURSES:  
1. NORTH 89°49'51" WEST, A DISTANCE OF 59.36 FEET;  
2. SOUTH 00°14'41" WEST, A DISTANCE OF 79.45 FEET;  
3. SOUTH 45°12'38" EAST, A DISTANCE OF 42.12 FEET;  
4. SOUTH 89°50'10" EAST, A DISTANCE OF 30.04 FEET TO A POINT ON THE WESTERLY BOUNDARY OF AFOREMENTIONED PARCEL 1 DESCRIBED AT RECEPTION NO. 20060315000264480;

THENCE ALONG SAID WESTERLY BOUNDARY, SOUTH 80°12'42" WEST, A DISTANCE OF 138.82 TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF EAST 112TH AVENUE;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, SOUTH 89°51'43" WEST, A DISTANCE OF 220.02 FEET TO THE SOUTHEAST CORNER OF COLORADO INTERSTATE CORPORATION SUBDIVISION NO. 5 U24A, RECORDED AT RECEPTION NO. A024065 OF AFOREMENTIONED ADAMS COUNTY RECORDS;

THENCE ALONG THE BOUNDARY OF SAID COLORADO INTERSTATE CORPORATION SUBDIVISION NO. 5 U24A, THE FOLLOWING THREE (3) COURSES:  
1. NORTH 09°05'17" WEST, A DISTANCE OF 143.00 FEET TO THE NORTHEAST CORNER THEREOF;  
2. SOUTH 89°51'43" WEST, A DISTANCE OF 100.08 FEET TO THE NORTHWEST CORNER THEREOF;  
3. SOUTH 45°12'38" EAST, A DISTANCE OF 143.08 FEET TO THE SOUTHWEST CORNER THEREOF, SAME BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID EAST 112TH AVENUE;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, SOUTH 89°51'43" WEST, A DISTANCE OF 2275.82 FEET TO THE POINT OF BEGINNING, SAID PARCEL CONTAINING 13,453.026 SQUARE FEET OR 308.839 ACRES OF LAND.

PREPARED BY:  
STACY LYNN JACOBS, PLS  
COLORADO REG. NO. 34595  
FOR AND ON BEHALF OF:  
MANHARD CONSULTING

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