

City of Commerce City
7190 Colorado Blvd., 6th Floor
Commerce City, Colorado, 80022

Public Notice
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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 04/2/2026, 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: March 12, 19, 26, April 2, 2026



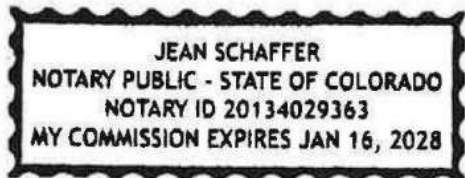
For The Commerce City Sentinel Express

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 04/2/2026. Erin Adams has verified to me that she has adopted an electronic signature to function as her signature on this document.

20134029363-432402

Jean Schaffer
Notary Public
My commission ends January 16, 2028



Public Notice

NOTICE OF PUBLIC HEARING

AN24-0004

Notice is hereby given that a public hearing will be held by the City Council of Commerce City in a hybrid format, on April 20, 2026, 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/Meetings or by phone or email requests submitted to the City Clerk at 303-227-8791 or sruger@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 March 3, 2026.

CITY OF COMMERCE CITY, COLORADO
/s/ Steve Ruger, City Clerk

A RESOLUTION FINDING SUBSTANTIAL COMPLIANCE OF THE ANNEXATION PETITION IN CASE AN24-0004 KNOWN AS THE ADAMS CROSSING ANNEXATION AND SETTING A PUBLIC HEARING TO DETERMINE ELIGIBILITY FOR SUCH ANNEXATION

NO. 2026-011

WHEREAS, there was presented to and filed with the City Council of the City of Commerce City, Colorado ("City") a written petition by Adams Crossing, LLC in case No. AN24-0004 ("Petition") seeking annexation to and by the City of contiguous unincorporated territory consisting of approximately 23.76 acres situated, lying and being in the County of Adams, State of Colorado, as described in the Petition and generally located at the northwest corner of East 120th Avenue and Chambers Road, commonly known as the Adams Crossing 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. AN24-0004 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, April 20, 2026

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 2ND DAY OF MARCH 2026.

CITY OF COMMERCE CITY, COLORADO

Steve J. Douglas, Mayor

ATTEST
Stephen J. Ruger, City Clerk

**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:

JAMES E. LYNCH

COLORADO LICENSED PROFESSIONAL LAND SURVEYOR NO. 37933 FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

300 E. MINERAL AVENUE, SUITE 1, LITTLETON, CO 80122

(303) 718-1898

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