

A RESOLUTION FINDING SUBSTANTIAL COMPLIANCE OF THE ANNEXATION PETITION IN CASE AN24-0005 KNOWN AS THE NORTHWEST CORNER OF EAST 96TH AVENUE AND PICADILLY ROAD ANNEXATION AND SETTING A PUBLIC HEARING TO DETERMINE ELIGIBILITY FOR SUCH ANNEXATION

NO. 2025-033

WHEREAS, there was presented to and filed with the City Council of the City of Commerce City, Colorado (“City”), a written petition dated February 13, 2025 by Cowley Management LLC in case No. AN24-0005 (“Petition”) seeking annexation to and by the City of contiguous unincorporated territory consisting of approximately 270.44 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 96th Avenue and Picadilly Road, commonly known as the northwest corner of East 96th Avenue and Picadilly Road 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. AN24-0005 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 7, 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. § 31-12-110. 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 3RD DAY OF MARCH 2025.

CITY OF COMMERCE CITY, COLORADO

Steven J. Douglas, Mayor

ATTEST

Dylan A. Gibson, City Clerk