

Colorado Community Media
750 W. Hampden Ave. Suite 225
Englewood, CO 80110

City of Commerce City - City Clerk***
7887 E 60th Avenue
Commerce City CO 80022

Public Notice

NOTICE OF FILING OF PETITION FOR THE
INCLUSION OF REAL PROPERTY WITHIN
THE LIMITS OF THE CITY OF
COMMERCE CITY E-470 COMMERCIAL
AREA GENERAL IMPROVEMENT DISTRICT

Pursuant to C.R.S 31-25-618, notice is hereby given that a petition for the inclusion of real property within the limits of the Commerce City E-470 Commercial Area General Improvement District (the "District") has been filed by Anderson Ranch. The legal description of the real property proposed to be included within the boundaries of the District is described as follows:

NIGID23-0001

THAT PART OF EAST ONE-HALF OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 18, THENCE SOUTH 88°47'00" WEST ALONG THE NORTH LINE OF SAID SOUTHEAST ONE-QUARTER, A DISTANCE OF 30.01 FEET TO THE WEST RIGHT-OF-WAY LINE OF CHAMBERS ROAD ALSO BEING A POINT ON THE PRESENT COMMERCE CITY LIMITS LINE AS SHOWN ON THE ANNEXATION MAP RECORDED IN FILE 16, MAP 783, ADAMS COUNTY RECORDS (AN-99-88) AND THE POINT OF BEGINNING, THENCE SOUTH 00°14'15" WEST, 1329.89 FEET ALONG SAID WEST RIGHT-OF-WAY LINE AND ALONG SAID PRESENT COMMERCE CITY LIMITS LINE (AN-99-88) TO THE SOUTH LINE OF THE NORTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 18; THENCE SOUTH 88°53'10" WEST, 2628.93 FEET ALONG THE PRESENT COMMERCE CITY LIMITS LINE AS SHOWN ON THE ANNEXATION MAP RECORDED IN FILE 16, MAP 245, ADAMS COUNTY RECORDS (AN-159-00) AND ALONG SAID SOUTH LINE TO THE SOUTHWEST CORNER OF SAID NORTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER; THENCE NORTH 00°13'10" EAST, 1325.16 FEET ALONG THE WEST LINE OF SAID NORTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER AND ALONG THE PRESENT COMMERCE CITY LIMITS LINE (AN-159-00) TO THE SOUTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (CENTER CORNER SECTION 18); THENCE ALONG THE PROLONGED LINE OF NORTH 00°13'10" EAST, 1340.64 FEET ALONG THE PRESENT COMMERCE CITY LIMITS LINE AS SHOWN ON THE ANNEXATION MAP RECORDED IN FILE 16, MAP 783, ADAMS COUNTY RECORDS (AN-99-88) AND ALONG THE WEST LINE OF SAID SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER TO THE NORTHWEST CORNER OF SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER; THENCE NORTH 89°00'51" EAST, 1329.82 FEET ALONG THE ALONG THE PRESENT COMMERCE CITY LIMITS LINE (AN-99-88) AND ALONG THE NORTH LINE OF SAID SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER TO THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 18; THENCE NORTH 88°47'00" EAST, 1299.73 FEET ALONG SAID PRESENT COMMERCE CITY LIMITS LINE (AN-99-88) AND ALONG THE NORTH LINE OF THE NORTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 18 TO THE POINT OF BEGINNING, CONTAINS 5,267,997 SQUARE FEET OR 120.937 ACRES MORE OR LESS

AFFIDAVIT OF PUBLICATION

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 1 successive week(s), the last of which publication was made 8/1/2024, 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.



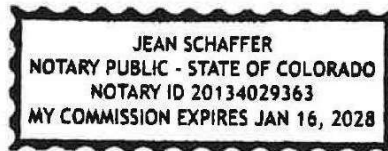
For the Commerce City Sentinel Express

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 Linda Shapley, publisher of said newspaper, who is personally known to me to be the identical person in the above certificate on 8/1/2024. Linda Shapley has verified to me that she has adopted an electronic signature to function as her signature on this document.

20134029363-987784

Jean Schaffer
Notary Public
My commission ends January 16,
2028



On August 19, 2024 immediately following the Commerce City City Council Meeting, the Board of Directors of the District shall hold a hybrid public hearing in the City Council Chambers at 7887 East 60th Avenue, in Commerce City, Colorado, or virtually via Zoom Webinar, at 6:00 p.m. or as soon thereafter (approximately 10:00 PM). Attendance and registration information can be found at www.c3gov.com/council or by phone or email requests submitted to the Board Secretary at 303-227-8791 or dglbson@c3gov.com. Advance registration for testifying is required. Any persons objecting to the inclusion of the property within the boundaries of the District shall appear at the hearing and show cause why the petition should not be granted.

DATED: July 19, 2024

/s/Brittany Rodriguez
Ex Officio Assistant Secretary
Commerce City E-470 Commercial Area
General Improvement District

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