

## 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 11/6/2025, 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:** October 16, 23, 30, November 6, 2025

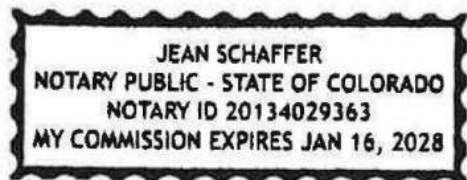


For The Commerce City Sentinel Express

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 11/6/2025. Erin Adams has verified to me that she has adopted an electronic signature to function as her signature on this document.

20134029363-532306  
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 November 17, 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](mailto: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 October 7, 2025.

CITY OF COMMERCE CITY, COLORADO  
/s/ Kim Garland, Acting City Clerk

Published in the  
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First Publication October 16, 2025  
Second Publication October 23, 2025  
Third Publication October 30, 2025  
Last Publication November 6, 2025

**A RESOLUTION FINDING SUBSTANTIAL COMPLIANCE OF THE ANNEXATION PETITION IN CASE AN25-0003 KNOWN AS THE COMMERCE PLACE ANNEXATION AND SETTING A PUBLIC HEARING TO DETERMINE ELIGIBILITY FOR SUCH ANNEXATION**

NO. 2025-086

WHEREAS, there was presented to and filed with the City Council of the City of Commerce City, Colorado ("City"), a written petition dated August 12, 2025 by Commerce Place, Inc. in case No. AN25-0003 ("Petition") seeking annexation to and by the City of contiguous unincorporated territory consisting of approximately 35.62 acres situated, lying and being in the County of Adams, State of Colorado, as described in the Petition and generally located at the southeast corner of East 104th Avenue and Brighton Road, commonly known as the Commerce Place 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. AN25-0003 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, November 17, 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. § 321-110. 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 6TH DAY OF OCTOBER 2025.

CITY OF COMMERCE CITY, COLORADO

Steve J. Douglas, Mayor

ATTEST

Kim Garland, Acting City Clerk

## EXHIBIT "A"

LOCATED IN THE NORTHEAST QUARTER OF SECTION 15, AND THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6 TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 15 AND THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 15 TO BEAR NORTH 89°37'13" EAST, A DISTANCE OF 2644.44 FEET BETWEEN A FOUND 3-1/4" ALUMINUM CAP IN A RANGE BOX STAMPED "COLO. DEPT. OF TRANSPORTATION PLS 23516" AT THE NORTHEAST CORNER OF SECTION 16 AND A FOUND 3-1/4" ALUMINUM CAP IN A RANGE BOX STAMPED "COLO. DEPT. OF TRANSPORTATION PLS 23516" AT THE NORTH 1/4 CORNER OF SECTION 15, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT SAID NORTHEAST CORNER, THENCE ALONG THE WEST LINE OF THE NORTHEAST CORNER OF SECTION 16, SOUTH 00°12'53" EAST, A DISTANCE OF 30.00 FEET TO THE SOUTH LINE OF THE CURRENT CITY OF COMMERCE CITY LIMITS PER ANNEXATION

MAP AN-145-98, RECORDED IN THE ADAMS COUNTY CLERK AND RECORDER AT FILE 17 MAP 882, SAID POINT ALSO BEING THE POINT OF BEGINNING;  
THENCE ALONG SAID SOUTH LINE, NORTH 89°37'13" EAST, A DISTANCE OF 444.50 FEET; THENCE DEPARTING SAID SOUTH LINE, AND THE CURRENT COMMERCE CITY CITY LIMITS, SOUTH 18°49'12" WEST, A DISTANCE OF 79.80 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 85; THENCE SOUTH 41°00'42" WEST, A DISTANCE OF 564.97 FEET TO A POINT OF CURVATURE; THENCE 498.50 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2765.00 FEET, AN INCLUDED ANGLE OF 10°19'47" AND SUBTENDED BY A CHORD - BEARING SOUTH 46°27'05" WEST, A DISTANCE OF 497.82 FEET TO THE SOUTH LINE OF THE PARCEL OF LAND AS DESCRIBED IN THE RECORDS OF ADAMS COUNTY AT RECEPTION NO. 2015000079859, DATED SEPTEMBER 25, 2015;  
THENCE ALONG SAID SOUTH LINE, SOUTH 89°36'08" WEST, A DISTANCE OF 1613.54 FEET TO THE EASTERLY - RIGHT-OF-WAY LINE OF BRIGHTON ROAD, ALSO BEING A LINE CONTIGUOUS WITH THE CURRENT CITY OF COMMERCE CITY LIMITS PER SAID ANNEXATION MAP; THENCE ALONG SAID EASTERLY LINE, NORTH 23°20'29" EAST, A DISTANCE OF 671.48 FEET; THENCE DEPARTING SAID EASTERLY LINE AND ALONG THE SOUTH LINE OF PARCEL J AS DESCRIBED IN THE RECORDS OF ADAMS COUNTY AT BOOK 5759, PAGES 113-14, DATED NOVEMBER 16, 1998, NORTH 89°29'36" EAST, A DISTANCE OF 89.84 FEET; THENCE ALONG THE WEST LINE OF SAID PARCEL, NORTH 00°26'55" WEST, A DISTANCE OF 45.00 FEET; THENCE ALONG THE NORTH LINE OF SAID PARCEL, SOUTH 89°44'40" WEST, A DISTANCE OF 69.85 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF BRIGHTON ROAD, ALSO BEING A LINE CONTIGUOUS WITH THE CURRENT CITY OF COMMERCE CITY LIMITS PER SAID ANNEXATION MAP; THENCE ALONG SAID EASTERLY LINE, NORTH 23°20'29" EAST, A DISTANCE OF 196.26 FEET TO THE SOUTH LINE OF THE CURRENT CITY OF COMMERCE CITY LIMITS PER SAID ANNEXATION MAP; THENCE ALONG SAID SOUTH LINE, NORTH 89°36'04" EAST, A DISTANCE OF 1562.91 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 1,551,411 SQ.FT. OR 35.62 ACRES, MORE OR LESS.

Legal Notice No. CCX1840

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