



ANNEXATION PETITION

PETITION FOR ANNEXATION OF UNINCORPORATED TERRITORY IN THE COUNTY OF ADAMS, STATE OF COLORADO, TO THE CITY OF COMMERCE CITY, STATE OF COLORADO

ESTRADA

ANNEXATION

TO THE MAYOR AND THE CITY COUNCIL OF THE CITY OF COMMERCE CITY, COLORADO:

The undersigned, in accordance with the Municipal Annexation Act of 1965, Chapter 31, Article 12, of the Colorado Revised Statutes, 1973, as amended, hereby petition the City Council of the City of Commerce City for annexation to the City of Commerce City of the following described unincorporated territory located in the County of Adams, State of Colorado, to wit:

LEGAL DESCRIPTION - SEE EXHIBIT A

And in support of the said Petition, your Petitioner(s) allege(s) that:

1. It is desirable and necessary that the above-described territory be annexed to the City of Commerce City.
2. Not less than one-sixth (1/6) of the perimeter of the area proposed to be annexed is contiguous with the City of Commerce City.
3. A community of interest exists between the territory proposed to be annexed and the City of Commerce City.
4. The territory to be annexed is urban or will be urbanized in the near future.
5. The territory proposed to be annexed is integrated or is capable of being integrated with the City of Commerce City.
6. No land held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate - check whichever statement is applicable:
 - ☒ Is divided into separate parts or parcels without the written consent of the landowner(s) thereof, except and unless where such tracts or parcels are already separated by a dedicated street, road or other public way.
 - ☐ Comprises 20 acres or more, which together with the buildings and improvements situated thereon, has an assessed value in excess of two-hundred thousand dollars for an ad valorem tax purpose for the year preceding the annexation is included within the territory proposed to be annexed, without the written consent of the landowner or landowner thereof. (CRS 31-12-105).



7. No annexation proceedings have been commenced by another municipality and are currently pending for the annexation of part or all of the area proposed herein to be annexed to the City of Commerce City.
8. The proposed annexation will not have the effect of extending a municipal boundary more than three miles in any direction from any point of the City boundary in any one year.
9. The entire width of any street or alley to be annexed is included within the annexation.
10. All requirements of CRS 31-12-104, as amended, and CRS 31-12-105, as amended, exist or have been met.
11. Petitioner should insert one of the following - check whichever statement is applicable:
 - ☒ X The signer(s) of the Petition comprise(s) one-hundred percent (100%) of the landowners in the area and own one-hundred percent (100%) of the territory included in the area proposed to be annexed, exclusive of streets and alleys, and of any land owned by the annexing municipality; or
 - ☐ The signers of the Petition comprise more than fifty percent (50%) of the landowners in the area to be annexed and are the landowners of more than fifty percent (50%) of the territory included in the area proposed to be annexed, excluding public streets and alleys and any land owned by the annexing municipality.
12. The mailing address of each signer, the legal description of the land owned by each signer and the date of signing of each signature are all shown on this Petition.
13. Attached to this Petition is the Affidavit of the Circulator of this Petition affirming that each signature hereon is the signature of the person whose name it represents.
14. Accompanying this Petition is a minimum of four annexation maps.



Petitioner(s) hereby request(s) that the City of Commerce City approve the annexation of the area proposed to be annexed. If any Petitioner is a legal entity (e.g., corporation, LLC, LLP, etc.), this Petition must be signed by person(s) authorized to execute this Petition on behalf of the Petitioner. Petitioner may be required to submit evidence of authority.

Legal Owner's Printed Name: Irene Estrada

Legal Owner's Signature: Irene Estrada

Title (if Owner is an entity): _____

Legal Owner's Address: 2870 Hearney St Denver CO 80207
Street Number Street Name City State Zip Code

Date Signed: 10/3/2024

If necessary, attach a separate sheet that contains the names, addresses, and signatures of additional property owners.

NOTARY CERTIFICATE

STATE OF)
) ss.
COUNTY OF)

Subscribed and sworn to before me this 3rd day of October, 2024 by

Irene Estrada
(Insert Owners' Name)

Witness my hand and official seal.

Notary Public:

Araceli Estrada

Address:

4994 Wheeling St Denver CO 80239
Street Number Street Name City State Zip Code

(SEAL)

My Commission Expires:

10/25/2025

Araceli Estrada

NOTARY PUBLIC

STATE OF COLORADO

NOTARY ID# 20174029758

MY COMMISSION EXPIRES 10/25/2025



EXHIBIT A

Page 1 of 2

ANNEXATION DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING PART OF PLOTS 1 AND 2, FIRST ADDITION TO HENEBRYDALE, AND PART OF THE 80TH AVENUE RIGHT OF WAY, COUNTY OF ADAMS, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 29; THENCE S89°48'01"W ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 29 A DISTANCE OF 1558.80 FEET TO THE **POINT OF BEGINNING**; THENCE S89°48'01"W CONTINUING ALONG SAID SOUTH LINE A DISTANCE OF 89.36 FEET; THENCE N00°27'58"E A DISTANCE OF 602.42 FEET TO A POINT ON THE SOUTH LINE OF LOT C, HODAP AND BURDS; THENCE N89°48'06"E ALONG SAID SOUTH LINE OF LOT C A DISTANCE OF 89.55 FEET; THENCE S00°29'04"W A DISTANCE OF 602.42 FEET TO THE **POINT OF BEGINNING**;

CONTAINING 53,884 SQUARE FEET OR 1.237 ACRES, MORE OR LESS.

ESTRADA ANNEXATION TO THE CITY OF COMMERCE CITY

AN-24-0001

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 29, T2S, R67W OF THE
6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 1 OF 1



VICINITY MAP

1" = 1000'



ANNEXATION DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING PART OF PLOTS 1 AND 2, FIRST ADDITION TO HENEBRYDALE, AND PART OF THE 80TH AVENUE RIGHT OF WAY, COUNTY OF ADAMS, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 29; THENCE S89°48'01"W ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 29 A DISTANCE OF 1558.80 FEET TO THE POINT OF BEGINNING; THENCE S89°48'01"W CONTINUING ALONG SAID SOUTH LINE A DISTANCE OF 89.36 FEET; THENCE N00°27'58"E A DISTANCE OF 602.42 FEET TO A POINT ON THE SOUTH LINE OF LOT C, HODAP AND BURDS; THENCE N89°48'06"E ALONG SAID SOUTH LINE OF LOT C A DISTANCE OF 89.55 FEET; THENCE S00°29'04"W A DISTANCE OF 602.42 FEET TO THE POINT OF BEGINNING;

CONTAINING 53,884 SQUARE FEET OR 1.237 ACRES, MORE OR LESS.

PROPERTY OWNER'S CERTIFICATE

KNOW ALL PERSONS BY THESE PRESENTS, THAT DOMINGEZ IRENE ESTRADA, BEING THE SOLE OWNER OF THE LAND DESCRIBED HEREIN, HAS CAUSED SAID LAND TO BE ANNEXED UNDER THE NAME OF ESTRADA ANNEXATION TO THE CITY OF COMMERCE CITY,

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL THIS ____ DAY OF _____, 20____.

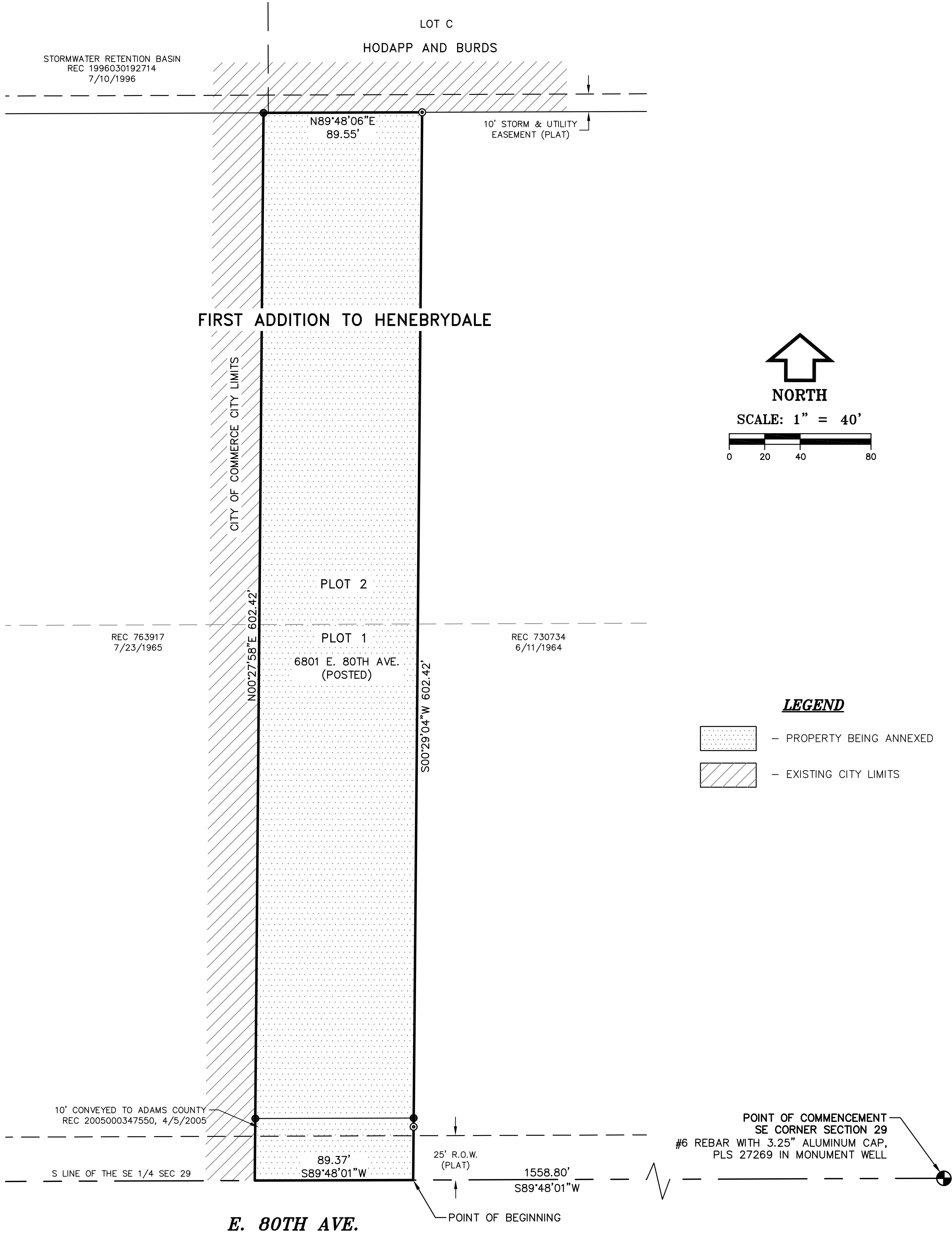
DOMINGEZ IRENE ESTRADA

STATE OF COLORADO)
COUNTY OF _____) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____
ON THIS ____ DAY OF _____, 20____. WITNESS MY HAND
AND SEAL.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC



CONTIGUITY

TOTAL PERIMETER OF PROPERTY _____ 1383.74'
1/6 TOTAL PERIMETER OF PROPERTY _____ 230.62'
PERIMETER CONTIGUOUS TO THE CITY OF COMMERCE CITY _____ 691.97'

TOTAL AREA BEING ANNEXED: 53,884 SQ. FT. OR 1.237 ACRES, MORE OR LESS

NOTES:

1) THIS MAP WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT AND DOES NOT CONSTITUTE A TITLE SEARCH BY EHRHART LAND SURVEYING, LLC OF THE PROPERTY SHOWN AND DESCRIBED HEREON TO DETERMINE RIGHT-OF-WAY, EASEMENTS AND ENCUMBRANCES OF RECORD AFFECTING THIS TRACT OF LAND.

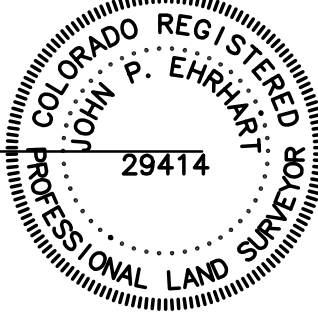
2) NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE SURVEYOR'S STATEMENT SHOWN HEREON.

3) LINEAL UNITS USED ARE U.S. SURVEY FEET

4) LOT, EASEMENT, AND RIGHT-OF-WAY INFORMATION INFORMATION WAS TAKEN FROM THE PLAT OF FIRST ADDITION TO HENEBRYDALE RECORDED MAY 24, 1917 AT RECEPTION NO. 42779; THE PLAT OF HODAPP AND BURDS RECORDED JULY 10, 1996 AT RECEPTION NO. 1996030192714; AND LAND SURVEY PLAT FOR THE SUBJECT PROPERTY RECORDED FEBRUARY 4, 2020 AT RECEPTION NO. 2020-097.

SURVEYING CERTIFICATE:

I, JOHN P. EHRHART, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS ANNEXATION MAP OF LAND TO BE ANNEXED TO THE CITY OF COMMERCE CITY WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THIS MAP ACCURATELY REPRESENTS SAID SURVEY TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY ME TO DETERMINE OWNERSHIP, FURTHERMORE THIS CERTIFIES THAT AT LEAST ONE-SIXTH (1/6) OF THE PROPERTY SHOWN HEREON IS CONTIGUOUS WITH THE BOUNDARY OF THE CITY OF COMMERCE CITY.



APPROVAL CERTIFICATES

ACCEPTED FOR FILING BY THE CITY OF COMMERCE CITY, COLORADO THIS ____ DAY OF _____ A.D., 20____.

MAYOR

CITY CLERK

ORDINANCE NUMBER: _____

ADAMS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF ADAMS COUNTY CLERK AND RECORDER, IN THE STATE OF COLORADO,
AT _____M. ON THE ____ DAY OF _____, AD 20____.

COUNTY CLERK AND RECORDER

BY: _____
DEPUTY

RECEPTION NO. _____

EHRHART
LAND SURVEYING

P.O. Box 930 • Erie, Colorado 80516
(303) 828-3340
www.coloradols.com

SHEET:

1 OF 1

DATE:

8/19/24

DRAWN BY:

JPE

PROJECT:

S235140