



All future submittals must be uploaded by midnight on Sunday to begin staff review the following day. Any submittal received after midnight on Sunday will not begin review until the following Monday.

BOOKMARKS ARE REQUIRED FOR ALL SUBMITTALS. PROJECT WILL BE REJECTED IF SUBMITTAL GUIDELINES ARE NOT MET.

# Staff Review Comments

Community and Economic Development  
Development Application Review

Project Number: DA2024-0068  
Project Description: Martinez Annexation

## 2nd Staff Review

### Development Application Status

For the next submittal:  
Development applications must be uploaded to [arvadapermits.org](http://arvadapermits.org) by midnight on Sunday nights. This applies to all submittals.  
Applications received by midnight on Sundays will begin the four week "Standard Review" process on Monday morning and will be returned no later than the fourth Friday following the Monday start date.  
Applications will be accepted on all other days of the week. However, the review process will begin on the following Monday.

**More Information**  
Additional information about the development review process can be found at [arvada.org/develop](http://arvada.org/develop).

### PDF Submittal Guide

The following protocol must be followed when creating submittal documents for review by City staff for various types of development projects. Failure to follow this protocol may result in the rejection of future submittals. Please see the Bluebeam Document Management Guide at [arvada.org/develop](http://arvada.org/develop) for additional guidance.

**1. Subsequent project submittals must be combined into a single PDF document in the following order:**  
Project Narrative/Development Overview Letter  
Plans  
Reports  
Legal Documents/Title Commitment  
Miscellaneous Documents

**2. A Response Document attached separately from the Submittal Documents, which addresses each comment made by staff.**

**3. All sections of documents submitted to the City must be bookmarked for ease of locating information within the plan sets. Bookmarks must include the general title or description of the page contents and the page number. (e.g. - Site Plan Cover - Page 5; Grading Plan - Page 10; Landscape Plan - Page 12, etc.)**

**4. All uploaded documents must be named with the naming convention listed below.**

*Documents submitted by the applicant shall be titled as:*  
Review Iteration\_Submittal Documents  
Review Iteration\_Applicant Response

*Documents returned by staff shall be titled as:*  
Review Iteration\_Staff Review Comments

*Applicant Submittal Example:*  
1st Submittal Documents  
2nd Submittal Documents  
2nd Submittal Applicant Response

*Staff Comment Examples:*  
1st Review\_Staff Comments  
2nd Review\_Staff Comments

### REVIEW COMMENT LEGEND

<div></div>	= Building Inspection Team
<div></div>	= Engineering and Traffic (Development Team)
<div></div>	= Engineering (Public Works Team)
<div></div>	= Fire Protection District
<div></div>	= Land Division
<div></div>	= Landscaping (Development Planning Team)
<div></div>	= Landscaping (Parks & Urban Design Team)
<div></div>	= Planning
<div></div>	= Stormwater (Public Works Team)
<div></div>	= Traffic Engineering (Public Works Team)
<div></div>	= Utilities

## Martinez Annexation – Project Overview

### For 2024 Annexation Petition

*Purpose.* Orlando Martinez, the owner (“Owner”) of 5044 Carr Street, Arvada (“Property”), is submitting this annexation petition to annex the Property and portions of the adjoining streets into the City of Arvada (“City”) to obtain water service from the City of Arvada.

To date, the Property has been served by a well, which is now failing. The Property has no access to municipal water. The Property is located in unincorporated Jefferson County and is not in the service area for any water district. The City no longer offers out-of-service-area contracts. Annexation would allow the Property access to water from the City of Arvada.

*Size of annexation.* The Property is located in unincorporated Jefferson County less than a quarter mile outside the City’s boundary. The Property is approximately 0.9 acres and is residential, consistent with the surrounding parcels. The Property is bordered by Carr Street to the west and W. 51<sup>st</sup> Avenue to the north. Annexation will require the City to annex certain small portions of Carr Street and W. 51<sup>st</sup> Avenue to connect the Property to the existing City limits. In total, the approximate acreage of the annexed property, including both the Property and the portions of the adjoining streets, will be about 1.17 acres.

*Comprehensive Plan Designation.* The Property is currently located in an area designated as suburban residential under the City of Arvada’s Comprehensive Plan.

*Use and zoning.* The Property is currently zoned as R-2 (Residential) under Jefferson County regulations. Upon annexation, the Property is expected to be zoned to the City’s equivalent zoning, R-6 (Residential). There will be no development of the Property except as necessary in connection with connecting to the City’s water system; this application is only for annexation and does not include other development proposals.

*Construction activities associated with project.* If annexed, the Owner will work to connect the Property to the City’s water system, which may require limited construction.

*Current Service; Future plans.* The Property has a failing well; sewer service is provided by Clear Creek Valley Water & Sanitation. The Property will continue to be used for residential purposes. Any further development of the Property will go through appropriate City approvals, as necessary.

Depiction of Project

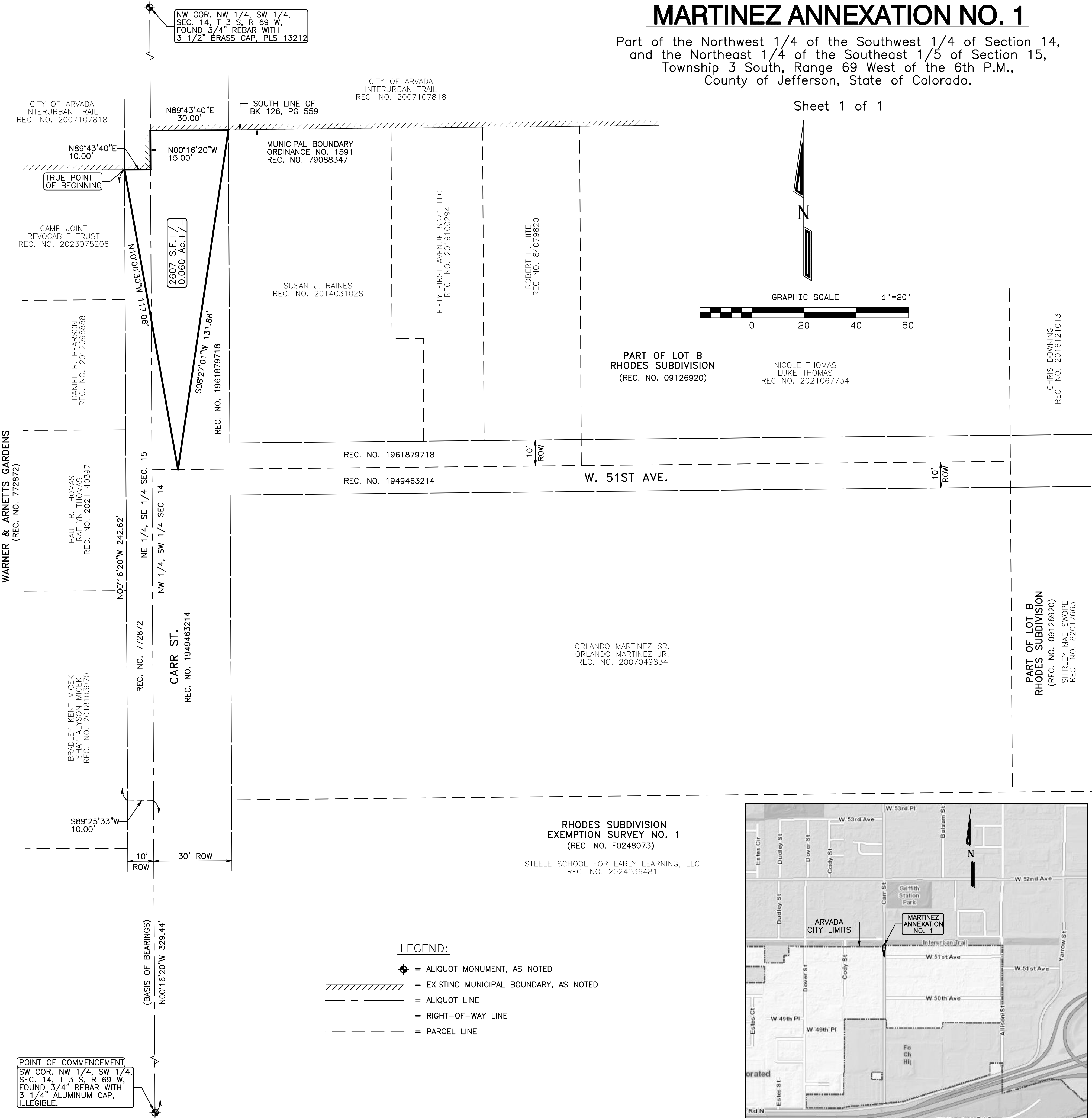
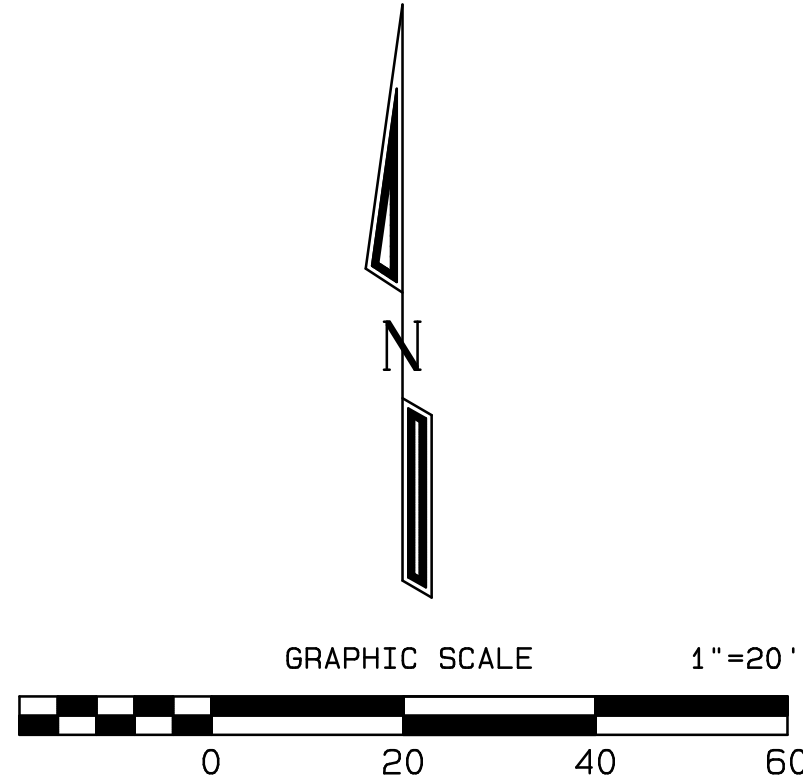




# MARTINEZ ANNEXATION NO. 1

Part of the Northwest 1/4 of the Southwest 1/4 of Section 14,  
and the Northeast 1/4 of the Southeast 1/5 of Section 15,  
Township 3 South, Range 69 West of the 6th P.M.,  
County of Jefferson, State of Colorado.

Sheet 1 of 1



## PROPERTY DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, AND THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE 6TH P.M., COUNTY OF JEFFERSON, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 14; THENCE NORTH 00°16'20" WEST, COINCIDENT WITH THE WEST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 14, A DISTANCE OF 329.44 FEET; THENCE SOUTH 89°25'33" WEST, A DISTANCE OF 10.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF CARR STREET; THENCE NORTH 00°16'20" WEST, A DISTANCE OF 242.62 FEET TO THE NORTHEAST CORNER OF LOT 13, AS SHOWN ON THE PLAT OF WARNER & ARNETTS GARDENS RECORDED APRIL 27, 1907 AS RECEPTION NO. 772872 IN THE RECORDS OF THE CLERK AND RECORDER FOR JEFFERSON COUNTY, COLORADO ALSO BEING THE SOUTH LINE OF THE EXISTING MUNICIPAL BOUNDARY OF THE CITY OF ARVADA AS DESCRIBED IN ORDINANCE NO. 1591 RECORDED SEPTEMBER 27, 1979 AS RECEPTION NO. 79088347 IN THE RECORDS OF THE CLERK AND RECORDER FOR JEFFERSON COUNTY, COLORADO, AND THE TRUE POINT OF BEGINNING;

THENCE NORTH 89°43'40" EAST, COINCIDENT WITH THE EASTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 13, AND THE SOUTH LINE OF SAID MUNICIPAL BOUNDARY, A DISTANCE OF 10.00 FEET TO THE WEST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 14; THENCE NORTH 00°16'20" WEST, COINCIDENT WITH SAID WEST LINE, AND THE SOUTH LINE OF SAID MUNICIPAL BOUNDARY, A DISTANCE OF 15.00 FEET TO THE SOUTH LINE OF THAT PARCEL OF LAND DESCRIBED IN DEED RECORDED OCTOBER 23, 1903 IN BOOK 126 AT PAGE 559 IN THE RECORDS OF THE CLERK AND RECORDER FOR JEFFERSON COUNTY, COLORADO; THENCE NORTH 89°43'40" EAST, COINCIDENT WITH SAID SOUTH LINE, AND THE SOUTH LINE OF SAID MUNICIPAL BOUNDARY, A DISTANCE OF 30.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF CARR STREET; THENCE SOUTH 08°27'01" WEST, DEPARTING SAID MUNICIPAL BOUNDARY, A DISTANCE OF 131.88 FEET; THENCE NORTH 10°06'30" WEST, A DISTANCE OF 117.08 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINS 2607 SQUARE FEET OR 0.060 ACRES, MORE OR LESS.

## NOTES:

1) BASIS OF BEARING: THE WEST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE 6TH P.M., IN JEFFERSON COUNTY, COLORADO IS ASSUMED TO BEAR NORTH 00°16'20" WEST BEING MONUMENTED ON THE SOUTH END BY A 3/4" REBAR WITH 3 1/4" BRASS CAP, ILLEGIBLE, AND ON THE NORTH END BY A 3/4" REBAR WITH 3 1/2" BRASS CAP, PLS 13212 IN MONUMENT BOX, WITH ALL BEARINGS SHOWN HEREON RELATIVE THERETO.

2) CERTIFICATION DEFINED: THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE PRACTICE OF LAND SURVEYING, CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OF FINDINGS WHICH ARE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESS OR IMPLIED.

3) ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTIONS BASED UPON A 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 CERTIFICATION SHOWN HEREON.

4) ALL DISTANCES SHOWN HEREON ARE REPORTED IN U.S. SURVEY FEET.

5) THE CITY OF ARVADA IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE SURVEY DATA SHOWN HEREIN. THE CITY OF ARVADA'S REVIEW IS FOR GENERAL COMPLIANCE WITH ARVADA'S LAND DEVELOPMENT CODE. THE CITY OF ARVADA, THROUGH THE ACCEPTANCE OF THE ANNEXATION MAP, ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/OR ACCURACY OF THE ANNEXATION MAP. THE ACCURACY OF SURVEY INFORMATION INCLUDING BOUNDARY INFORMATION, MONUMENTATION, LOT LINES, ETC. IS THE SOLE RESPONSIBILITY OF THE LICENSED SURVEYOR NAMED HEREIN.

## SURVEYOR'S STATEMENT:

I, CURTIS D. HOOS, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT AN ANNEXATION MAP WAS MADE BY ME OR DIRECTLY UNDER MY SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, AND BASED ON MY KNOWLEDGE, INFORMATION AND BELIEF THE ACCOMPANYING ANNEXATION MAP ACCURATELY AND PROPERLY SHOWS THE PROPERTY DETERMINED BY THIS SURVEY. ENCROACHMENTS, EASEMENTS, RIGHT OF WAY OR PASSAGEWAYS ACROSS SAID PROPERTY THAT ARE IN EVIDENCE OR KNOWN TO ME ARE AS SHOWN TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF. THIS SURVEY, AND THE INFORMATION SHOWN HEREON ARE NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

CURTIS D. HOOS PLS 37971  
FOR AND ON BEHALF OF:  
AMERICAN WEST LAND SURVEYING CO.  
A COLORADO CORPORATION

## CONTIGUITY STATEMENT:

THE ABOVE DESCRIBED LAND IS CONTIGUOUS TO THE CITY OF ARVADA AND MEETS THE REQUIREMENTS SET FORTH IN COLORADO REVISED STATUTES §31-12-104--(1)(A) THAT ONE-SIXTH OR MORE OF THE PERIMETER TO BE ANNEXED IS CONTIGUOUS WITH THE ANNEXING MUNICIPALITY.

TOTAL PERIMETER OF AREA CONSIDERED FOR ANNEXATION = 303.96 L.F.

ONE-SIXTH OF TOTAL PERIMETER OF AREA = 50.66 L.F.

PERIMETER OF THE AREA CONTIGUOUS WITH EXISTING CITY LIMITS = 55.00 L.F.

THE TOTAL CONTIGUOUS PERIMETER IS 18%, WHICH EXCEEDS THE 1/6 AREA REQUIRED.

## APPROVAL CERTIFICATE:

APPROVED FOR FILING BY THE CITY OF ARVADA THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

MAYOR \_\_\_\_\_ ATTEST: \_\_\_\_\_  
CITY CLERK

ORDINANCE NUMBER(S) \_\_\_\_\_

## CLERK AND RECORDER'S CERTIFICATE:

RECEPTION NUMBER \_\_\_\_\_

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF JEFFERSON COUNTY, AT GOLDEN COLORADO

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_ AT \_\_\_\_\_ O.CLOCK.

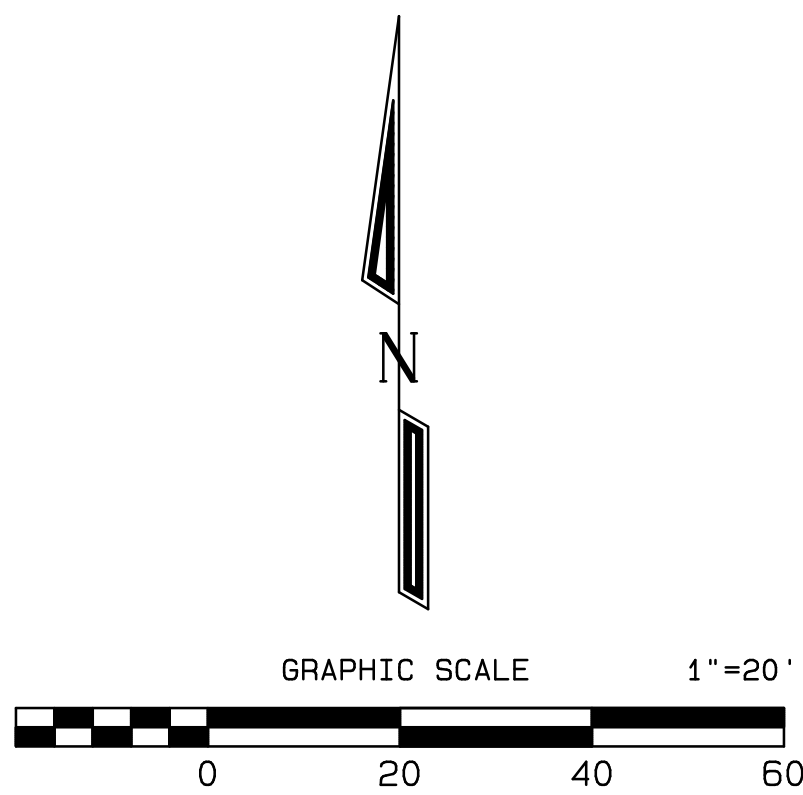
BY: \_\_\_\_\_ DEPUTY CLERK  
JEFFERSON COUNTY CLERK AND RECORDER



# MARTINEZ ANNEXATION NO. 2

Part of the Northwest 1/4 of the Southwest 1/4 of Section 14,  
and the Northeast 1/4 of the Southeast 1/5 of Section 15,  
Township 3 South, Range 69 West of the 6th P.M.,  
County of Jefferson, State of Colorado.

Sheet 1 of 1



NICOLE THOMAS  
LUKE THOMAS  
REC. NO. 2021067734

PART OF LOT B  
RHODES SUBDIVISION  
(REC. NO. 09126920)

S89°25'43"W 299.87'

REC. NO. 1961879718

REC. NO. 1902850492

W. 51ST AVE.

REC. NO. 1949463214

48,685 S.F. +/-  
1.118 Ac. +/-

ORLANDO MARTINEZ SR.  
ORLANDO MARTINEZ JR.  
REC. NO. 2007049834

N89°25'33"E 330.08'  
RHODES SUBDIVISION  
EXEMPTION SURVEY NO. 1  
(REC. NO. F0248073)

STEELE SCHOOL FOR EARLY LEARNING, LLC  
REC. NO. 2024036481

## LEGEND:

- = ALIQUOT MONUMENT, AS NOTED
- = EXISTING MUNICIPAL BOUNDARY, AS NOTED
- = ALIQUOT LINE
- = RIGHT-OF-WAY LINE
- = PARCEL LINE

POINT OF COMMENCEMENT  
SW COR. NW 1/4, SW 1/4,  
SEC. 14, T 3 S, R 69 W,  
FOUND 3/4" REBAR WITH  
3 1/4" BRASS CAP,  
ILLEGIBLE.

N89°25'33"E  
10.00'

10' ROW  
30' ROW

(BASIS OF BEARINGS)  
N00°16'20"W 329.44'

REC. NO. 772872  
CARR ST.  
REC. NO. 1949463214

PAUL R. THOMAS  
RAEYLN THOMAS  
REC. NO. 2021140397

DANIEL R. PEARSON  
REC. NO. 2012098888

CAMP JOINT  
REVOCABLE TRUST  
REC. NO. 2023075206

CITY OF ARVADA  
INTERURBAN TRAIL  
REC. NO. 2007107818

NW COR. NW 1/4, SW 1/4,  
SEC. 14, T 3 S, R 69 W,  
FOUND 3/4" REBAR WITH  
3 1/2" BRASS CAP, PLS 13212

SOUTH LINE OF  
BK 126, PG 559

MUNICIPAL BOUNDARY  
ORDINANCE NO. 1591  
REC. NO. 79088347

SUSAN J. RAINES  
REC. NO. 2014031028

FIFTY FIRST AVENUE 8371 LLC  
REC. NO. 2019100294

ROBERT H. HITE  
REC. NO. 84079820

## PROPERTY DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, AND THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE 6TH P.M., COUNTY OF JEFFERSON, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 14; THENCE NORTH 00°16'20" WEST, COINCIDENT WITH THE WEST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 14, A DISTANCE OF 329.44 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 89°25'33" EAST, COINCIDENT WITH THE SOUTH LINE OF THAT PARCEL OF LAND DESCRIBED IN DEED RECORDED MAY 2, 2007 AS RECEPTION NO. 2007049834 IN THE RECORDS OF THE CLERK AND RECORDER FOR JEFFERSON COUNTY, COLORADO AND THE WESTERLY EXTENSION THEREOF, A DISTANCE OF 330.08 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE NORTH 00°21'24" WEST, COINCIDENT WITH THE EAST LINE OF SAID PARCEL AND THE NORTHERLY EXTENSION THEREOF, A DISTANCE OF 137.14 FEET TO THE NORTH RIGHT-OF-WAY LINE OF WEST 51ST AVENUE AS DESCRIBED IN DEED RECORDED APRIL 21, 1926 AS RECEPTION NO. 1902850492 AND IN DEED RECORDED JUNE 27, 1949 AS RECEPTION NO. 463214 IN THE RECORDS OF THE CLERK AND RECORDER FOR JEFFERSON COUNTY, COLORADO; THENCE SOUTH 89°25'43" WEST, COINCIDENT WITH SAID RIGHT-OF-WAY LINE, A DISTANCE OF 299.87 FEET TO THE EAST RIGHT-OF-WAY LINE OF CARR STREET AS DESCRIBED IN SAID DEED; THENCE NORTH 00°16'20" WEST, COINCIDENT WITH SAID RIGHT-OF-WAY LINE, A DISTANCE OF 120.25 FEET TO THE SOUTH LINE OF THAT PARCEL OF LAND DESCRIBED IN DEED RECORDED OCTOBER 23, 1903 IN BOOK 126 AT PAGE 559 IN THE RECORDS OF THE CLERK AND RECORDER FOR JEFFERSON COUNTY, COLORADO; ALSO BEING THE EAST LINE OF MARTINEZ ANNEXATION NO. 1; THENCE SOUTH 08°27'01" WEST, COINCIDENT WITH SAID EAST LINE, A DISTANCE OF 131.88 FEET; THENCE NORTH 10°06'30" WEST, COINCIDENT WITH THE WEST LINE OF MARTINEZ ANNEXATION NO. 1, A DISTANCE OF 117.08 FEET TO THE WEST RIGHT-OF-WAY LINE OF CARR STREET AND THE NORTHEAST CORNER OF LOT 13, AS SHOWN ON THE PLAT OF WARNER & ARNETT'S GARDENS RECORDED APRIL 27, 1907 AS RECEPTION NO. 772872 IN THE RECORDS OF THE CLERK AND RECORDER FOR JEFFERSON COUNTY, COLORADO; THENCE SOUTH 00°16'20" EAST, DEPARTING THE BOUNDARY OF MARTINEZ ANNEXATION NO. 1 AND COINCIDENT WITH SAID RIGHT-OF-WAY LINE, A DISTANCE OF 242.62 FEET; THENCE NORTH 89°25'33" EAST, A DISTANCE OF 10.00 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINS 48,685 SQUARE FEET OR 1.118 ACRES, MORE OR LESS.

## NOTES:

1) BASIS OF BEARING: THE WEST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE 6TH P.M., IN JEFFERSON COUNTY, COLORADO IS ASSUMED TO BEAR NORTH 00°16'20" WEST BEING MONUMENTED ON THE SOUTH END BY A 3/4" REBAR WITH 3 1/4" BRASS CAP, ILLEGIBLE, AND ON THE NORTH END BY A 3/4" REBAR WITH 3 1/2" BRASS CAP, PLS 13212 IN MONUMENT BOX, WITH ALL BEARINGS SHOWN HEREON RELATIVE THERETO.

2) CERTIFICATION DEFINED: THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE PRACTICE OF LAND SURVEYING, CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OF FINDINGS WHICH ARE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESS OR IMPLIED.

3) ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTIONS BASED UPON A 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 CERTIFICATION SHOWN HEREON.

4) ALL DISTANCES SHOWN HEREON ARE REPORTED IN U.S. SURVEY FEET.

5) THE CITY OF ARVADA IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE SURVEY DATA SHOWN HEREIN. THE CITY OF ARVADA'S REVIEW IS FOR GENERAL COMPLIANCE WITH ARVADA'S LAND DEVELOPMENT CODE. THE CITY OF ARVADA, THROUGH THE ACCEPTANCE OF THE ANNEXATION MAP, ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/OR ACCURACY OF THE ANNEXATION MAP. THE ACCURACY OF SURVEY INFORMATION INCLUDING BOUNDARY INFORMATION, MONUMENTATION, LOT LINES, ETC. IS THE SOLE RESPONSIBILITY OF THE LICENSED SURVEYOR NAMED HEREIN.

## SURVEYOR'S STATEMENT:

I, CURTIS D. HOOS, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT AN ANNEXATION MAP WAS MADE BY ME OR DIRECTLY UNDER MY SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, AND BASED ON MY KNOWLEDGE, INFORMATION AND BELIEF, THE ACCOMPANYING ANNEXATION MAP ACCURATELY AND PROPERLY SHOWS THE PROPERTY DETERMINED BY THIS SURVEY, ENROACHMENTS, EASEMENTS, RIGHT OF WAY OR PASSAGEWAYS ACROSS SAID PROPERTY THAT ARE IN EVIDENCE OR KNOWN TO ME, ARE AS SHOWN TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF. THIS SURVEY, AND THE INFORMATION SHOWN HEREON ARE NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

CURTIS D. HOOS PLS 37971  
FOR AND ON BEHALF OF:  
AMERICAN WEST LAND SURVEYING CO.  
A COLORADO CORPORATION

## CONTIGUITY STATEMENT:

THE ABOVE DESCRIBED LAND IS CONTIGUOUS TO THE CITY OF ARVADA AND MEETS THE REQUIREMENTS SET FORTH IN COLORADO REVISED STATUTES §31-12-104-(1)(A) THAT ONE-SIXTH OR MORE OF THE PERIMETER TO BE ANNEXED IS CONTIGUOUS WITH THE ANNEXING MUNICIPALITY.

TOTAL PERIMETER OF AREA CONSIDERED FOR ANNEXATION = 1388.92 L.F.

ONE-SIXTH OF TOTAL PERIMETER OF AREA = 231.49 L.F.

PERIMETER OF THE AREA CONTIGUOUS WITH EXISTING CITY LIMITS = 248.96 L.F.

THE TOTAL CONTIGUOUS PERIMETER IS 18%, WHICH EXCEEDS THE 1/6 AREA REQUIRED.

## APPROVAL CERTIFICATE:

APPROVED FOR FILING BY THE CITY OF ARVADA THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_.

MAYOR \_\_\_\_\_ ATTEST: \_\_\_\_\_ CITY CLERK

ORDINANCE NUMBER(S) \_\_\_\_\_

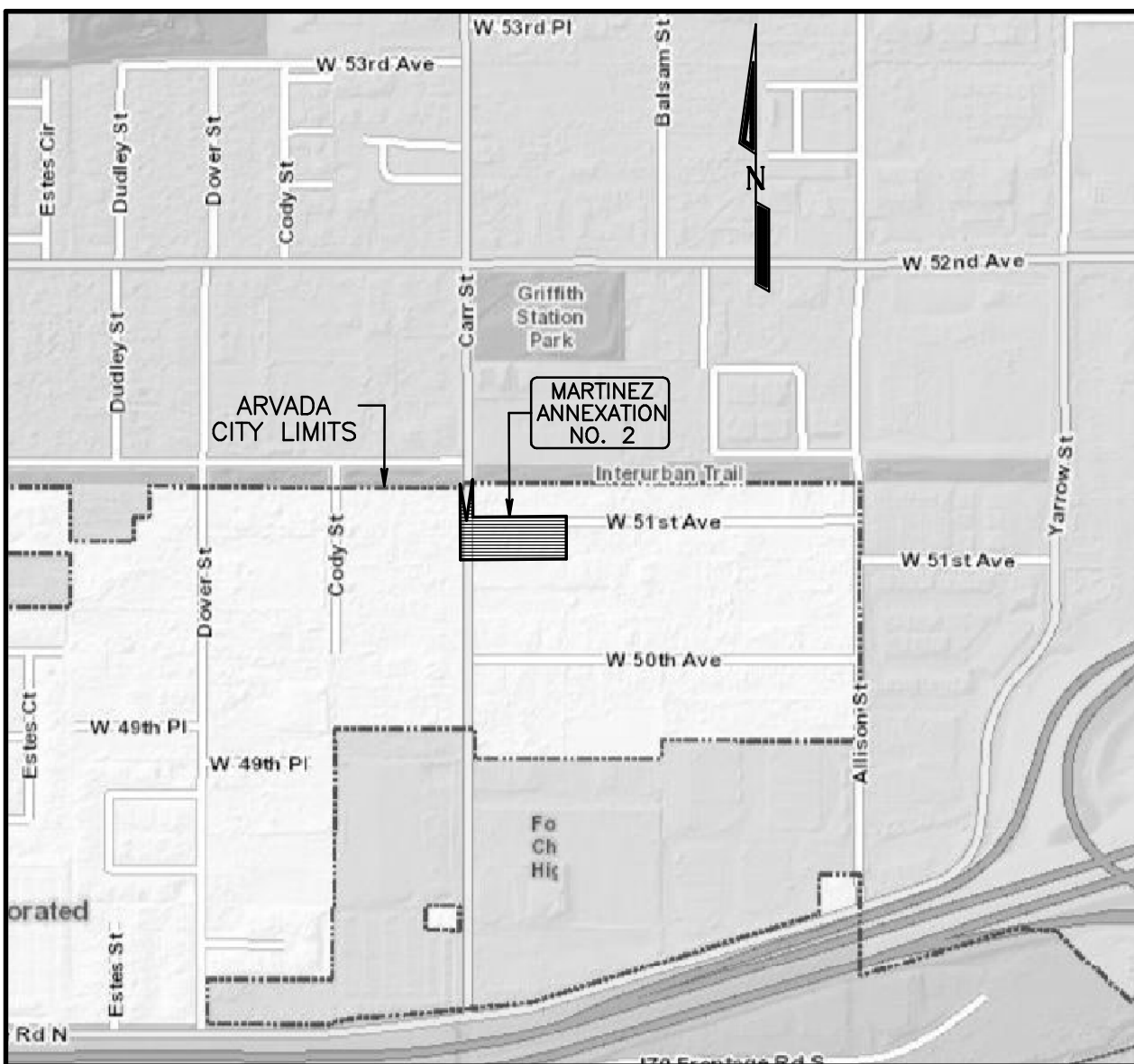
## CLERK AND RECORDER'S CERTIFICATE:

RECEPTION NUMBER \_\_\_\_\_

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF JEFFERSON COUNTY, AT GOLDEN COLORADO

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_\_ AT \_\_\_\_\_ O.CLOCK.

BY: \_\_\_\_\_ DEPUTY CLERK  
JEFFERSON COUNTY CLERK AND RECORDER



VICINITY MAP: 1" = 500'

**American West**  
**Land Surveying Co.**  
A Colorado Corporation  
PO Box 129, Brighton, CO 80601 • P:303-659-1532 F:303-655-0575 • amwestlls.com

REVISION	DATE	SCALE 1" = 20'
		DATE: OCT 23, 2024
		DRAWN BY: CH
		CHECKED BY: MJH
		CLIENT: MARTINEZ
		JOB NO: 24-
		FILE: Z:\Q - S\Rhodes\5044 CARR_ST_ANNEX_N02.pro

## **PETITION FOR ANNEXATION**

NAME OF ANNEXATION: *Martinez Annexation No. 1*

APPROXIMATE LOCATION: *5044 Carr St*

PETITION FOR ANNEXATION OF UNINCORPORATED  
TERRITORY IN THE COUNTY OF **JEFFERSON**  
STATE OF COLORADO, TO THE CITY OF ARVADA,  
STATE OF COLORADO

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

The undersigned in accordance with the Municipal Annexation Act of 1965, Chapter 31, Article 12, C.R.S. 1973, as amended, hereby petitions the City Council of the City of Arvada for annexation to the City of Arvada of the following described unincorporated territory located in the County of Jefferson, State of Colorado, to wit:

### LEGAL DESCRIPTION (See Exhibit A)

In support of the said Petition, your Petitioners allege that:

1. It is desirable and necessary that the above-described territory be annexed to the City of Arvada.
2. No less than one-sixth of the perimeter of the area proposed to be annexed is contiguous with the City of Arvada.
3. A community of interest exists between the territory proposed to be annexed and the City of Arvada.
4. The territory proposed to be annexed is urban or will be urbanized in the future.
5. The territory proposed to be annexed is integrated or is capable of being integrated with the City of Arvada.
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:

- a. is divided into separate parts or parcels without the written consent of the landowner or landowners thereof.
  - b. comprising twenty 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 landowners thereof.
7. No annexation proceedings have been commenced by another municipality for the annexation of part or all of the area proposed herein to be annexed to Arvada.
8. Annexation of the territory proposed to be annexed will not result in detachment of area from any school district and the attachment of the same to another school district.
9. Annexation of the area proposed to be annexed will not have the effect of extending the City of Arvada's municipal boundary more than three miles in any direction from any point of such municipal boundary in any one year.
10. No portion of a platted street or alley lies within the boundaries of the area proposed to be annexed, unless the entire width of said street or alley has been included within the boundaries of the area to be annexed.
11. The Signers of the Petition comprise more than fifty percent of the landowners in the area to be annexed and are the landowners of more than fifty percent 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. All other requirements of Section 31-12-104 and 31-12-105, C.R.S., exist or have been met.
13. The mailing address of the Signer, the legal description of the land owned by such signer, and the date of signing of such signature are all shown on this Petition.
14. Attached to this Petition is the Affidavit of Circulator of this Petition that the signature hereon is the signature of the person whose name it purports to be.

***[Signature Pages to Follow]***

Your Petitioners further request that the City of Arvada approve the annexation of the area proposed to be annexed.

Owner's Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Owner's Name: County of Jefferson

Address: \_\_\_\_\_

Date of signing: \_\_\_\_\_



## AFFIDAVIT OF CIRCULATOR

STATE OF COLORADO     )

) ss.

COUNTY OF \_\_\_\_\_ )

\_\_\_\_\_, being duly sworn, upon oath, deposes  
and states:

1. That the affiant circulated the Petition for Annexation for the purpose of obtaining the signature(s) of the above Petitioner(s).
2. That each signature thereon is the signature of the person whose name it purports to be.

\_\_\_\_\_  
Circulator

## NOTARY CERTIFICATE

STATE OF COLORADO     )

) ss.

COUNTY OF \_\_\_\_\_ )

Subscribed and sworn to before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

(SEAL)

Witness my hand and seal: \_\_\_\_\_

My commission expires:

## **EXHIBIT A**

### **Legal Description of Property to be Annexed**

A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, AND THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE 6TH P.M., COUNTY OF JEFFERSON, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 14; THENCE NORTH 00°16'20" WEST, COINCIDENT WITH THE WEST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 14, A DISTANCE OF 329.44 FEET; THENCE SOUTH 89°25'33" WEST, A DISTANCE OF 10.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF CARR STREET; THENCE NORTH 00°16'20" WEST, A DISTANCE OF 242.62 FEET TO THE NORTHEAST CORNER OF LOT 13, AS SHOWN ON THE PLAT OF WARNER & ARNETTS GARDENS RECORDED APRIL 27, 1907 AS RECEPTION NO. 772872 IN THE RECORDS OF THE CLERK AND RECORDER FOR JEFFERSON COUNTY, COLORADO ALSO BEING THE SOUTH LINE OF THE EXISTING MUNICIPAL BOUNDARY OF THE CITY OF ARVADA AS DESCRIBED IN ORDINANCE NO. 1591 RECORDED SEPTEMBER 27, 1979 AS RECEPTION NO. 79088347 IN THE RECORDS OF THE CLERK AND RECORDER FOR JEFFERSON COUNTY, COLORADO, AND THE TRUE POINT OF BEGINNING;

THENCE NORTH 89°43'40" EAST, COINCIDENT WITH THE EASTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 13, AND THE SOUTH LINE OF SAID MUNICIPAL BOUNDARY, A DISTANCE OF 10.00 FEET TO THE WEST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 14; THENCE NORTH 00°16'20" WEST, COINCIDENT WITH SAID WEST LINE, AND THE SOUTH LINE OF SAID MUNICIPAL BOUNDARY, A DISTANCE OF 15.00 FEET TO THE SOUTH LINE OF THAT PARCEL OF LAND DESCRIBED IN DEED RECORDED OCTOBER 23, 1903 IN BOOK 126 AT PAGE 559 IN THE RECORDS OF THE CLERK AND RECORDER FOR JEFFERSON COUNTY, COLORADO; THENCE NORTH 89°43'40" EAST, COINCIDENT WITH SAID SOUTH LINE, AND THE SOUTH LINE OF SAID MUNICIPAL BOUNDARY, A DISTANCE OF 30.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF CARR STREET; THENCE SOUTH 08°27'01" WEST, DEPARTING SAID MUNICIPAL BOUNDARY, A DISTANCE OF 131.88 FEET; THENCE NORTH 10°06'30" WEST, A DISTANCE OF 117.08 FEET TO THE TRUE POINT OF BEGINNING.

## **PETITION FOR ANNEXATION**

NAME OF ANNEXATION: *Martinez Annexation No. 2*

APPROXIMATE LOCATION: *5044 Carr St*

PETITION FOR ANNEXATION OF UNINCORPORATED  
TERRITORY IN THE COUNTY OF **JEFFERSON**  
STATE OF COLORADO, TO THE CITY OF ARVADA,  
STATE OF COLORADO

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

The undersigned in accordance with the Municipal Annexation Act of 1965, Chapter 31, Article 12, C.R.S. 1973, as amended, hereby petitions the City Council of the City of Arvada for annexation to the City of Arvada of the following described unincorporated territory located in the County of Jefferson, State of Colorado, to wit:

### LEGAL DESCRIPTION (See Exhibit A)

In support of the said Petition, your Petitioners allege that:

1. It is desirable and necessary that the above-described territory be annexed to the City of Arvada.
2. No less than one-sixth of the perimeter of the area proposed to be annexed is contiguous with the City of Arvada.
3. A community of interest exists between the territory proposed to be annexed and the City of Arvada.
4. The territory proposed to be annexed is urban or will be urbanized in the future.
5. The territory proposed to be annexed is integrated or is capable of being integrated with the City of Arvada.
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:

- a. is divided into separate parts or parcels without the written consent of the landowner or landowners thereof.
  - b. comprising twenty 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 landowners thereof.
7. No annexation proceedings have been commenced by another municipality for the annexation of part or all of the area proposed herein to be annexed to Arvada.
8. Annexation of the territory proposed to be annexed will not result in detachment of area from any school district and the attachment of the same to another school district.
9. Annexation of the area proposed to be annexed will not have the effect of extending the City of Arvada's municipal boundary more than three miles in any direction from any point of such municipal boundary in any one year.
10. No portion of a platted street or alley lies within the boundaries of the area proposed to be annexed, unless the entire width of said street or alley has been included within the boundaries of the area to be annexed.
11. The Signers of the Petition comprise more than fifty percent of the landowners in the area to be annexed and are the landowners of more than fifty percent 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. All other requirements of Section 31-12-104 and 31-12-105, C.R.S., exist or have been met.
13. The mailing address of the Signer, the legal description of the land owned by such signer, and the date of signing of such signature are all shown on this Petition.
14. Attached to this Petition is the Affidavit of Circulator of this Petition that the signature hereon is the signature of the person whose name it purports to be.

***[Signature Pages to Follow]***



Your Petitioners further request that the City of Arvada approve the annexation of the area proposed to be annexed.

Owner's Signature: \_\_\_\_\_

Name: Orlando Martinez, Sr.

Title: Owner

Owner's Name: Orlando Sr Properties, LLC

Address: 10355 Montview Blvd.,  
Aurora, CO 80010

Date of signing: \_\_\_\_\_

Owner's Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Owner's Name: County of Jefferson

Address: \_\_\_\_\_

Date of signing: \_\_\_\_\_

## **AFFIDAVIT OF CIRCULATOR**

STATE OF COLORADO     )

) ss.

COUNTY OF \_\_\_\_\_ )

\_\_\_\_\_, being duly sworn, upon oath, deposes  
and states:

1. That the affiant circulated the Petition for Annexation for the purpose of obtaining the signature(s) of the above Petitioner(s).
2. That each signature thereon is the signature of the person whose name it purports to be.

\_\_\_\_\_  
Circulator

## **NOTARY CERTIFICATE**

STATE OF COLORADO     )

) ss.

COUNTY OF \_\_\_\_\_ )

Subscribed and sworn to before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

(SEAL)

Witness my hand and seal: \_\_\_\_\_

My commission expires:

## **EXHIBIT A**

### **Legal Description of Property to be Annexed**

#### **Parcel No. 1:**

A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, AND THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE 6TH P.M., COUNTY OF JEFFERSON, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 14; THENCE NORTH 00°16'20" WEST, COINCIDENT WITH THE WEST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 14, A DISTANCE OF 329.44 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 89°25'33" EAST, COINCIDENT WITH THE SOUTH LINE OF THAT PARCEL OF LAND DESCRIBED IN DEED RECORDED MAY 2, 2007 AS RECEPTION NO. 2007049834 IN THE RECORDS OF THE CLERK AND RECORDER FOR JEFFERSON COUNTY, COLORADO AND THE WESTERLY EXTENSION THEREOF, A DISTANCE OF 330.08 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE NORTH 00°21'24" WEST, COINCIDENT WITH THE EAST LINE OF SAID PARCEL AND THE NORTHERLY EXTENSION THEREOF, A DISTANCE OF 137.14 FEET TO THE NORTH RIGHT-OF-WAY LINE OF WEST 51ST AVENUE AS DESCRIBED IN DEED RECORDED APRIL 21, 1926 IN BOOK 285 AT PAGE 295, AND IN DEED RECORDED OCTOBER 20, 1961 IN BOOK 1417 AT PAGE 387 IN THE RECORDS OF THE CLERK AND RECORDER FOR JEFFERSON COUNTY, COLORADO; THENCE SOUTH 89°25'43" WEST, COINCIDENT WITH SAID RIGHT-OF-WAY LINE, A DISTANCE OF 299.87 FEET TO THE EAST RIGHT-OF-WAY LINE OF CARR STREET AS DESCRIBED IN SAID DEED; THENCE NORTH 00°16'20" WEST, COINCIDENT WITH SAID RIGHT-OF-WAY LINE, A DISTANCE OF 120.25 FEET TO THE SOUTH LINE OF THAT PARCEL OF LAND DESCRIBED IN DEED RECORDED OCTOBER 23, 1903 IN BOOK 126 AT PAGE 559 IN THE RECORDS OF THE CLERK AND RECORDER FOR JEFFERSON COUNTY, COLORADO; ALSO BEING THE EAST LINE OF MARTINEZ ANNEXATION NO. 1; THENCE SOUTH 08°27'01" WEST, COINCIDENT WITH SAID EAST LINE, A DISTANCE OF 131.88 FEET; THENCE NORTH 10°06'30" WEST, COINCIDENT WITH THE WEST LINE OF MARTINEZ ANNEXATION NO. 1, A DISTANCE OF 117.08 FEET TO THE WEST RIGHT-OF-WAY LINE OF CARR STREET AND THE NORTHEAST CORNER OF LOT 13, AS SHOWN ON THE PLAT OF WARNER & ARNETTS GARDENS RECORDED APRIL 27, 1907 AS RECEPTION NO. 772872 IN THE RECORDS OF THE CLERK AND RECORDER FOR JEFFERSON COUNTY, COLORADO; THENCE SOUTH 00°16'20" EAST, DEPARTING THE BOUNDARY OF MARTINEZ ANNEXATION NO. 1 AND COINCIDENT WITH SAID RIGHT-OF-WAY LINE, A DISTANCE OF 242.62 FEET; THENCE NORTH 89°25'33" EAST, A DISTANCE OF 10.00 FEET TO THE TRUE POINT OF BEGINNING.