

PETITION FOR ANNEXATION

TO: THE CITY COUNCIL OF THE CITY OF VICTOR, COLORADO

RE: PROPERTY KNOWN AS: _____

The undersigned landowners, in accordance with Title 31, Article 12, Part 1, C.R.S., known as the Municipal Annexation Act of 1965, hereby petition the City Council of the City of Victor, Colorado ("City Council") for annexation to the City of Victor (the "City") of the following described unincorporated area situate and being in the County of Teller, State of Colorado (the "Property"):

(See **Exhibit A** attached hereto and incorporated herein by reference)

In support of their Petition, Petitioners state as follows:

1. That it is desirable and necessary that the Property be annexed to the City of Victor, Colorado.

2. That the Property meets the requirements of C.R.S. §§ 31-12-104 and 105, in that:

a. Not less than one-sixth (1/6) of the perimeter of the Property is contiguous with the existing boundaries of the City, disregarding for contiguity purposes, as allowed by C.R.S. § 31-12-104(1)(a), the existence of any platted street or alley, any public right-of-way, any public or private transportation right-of-way or area, public lands (except county-owned open space), or any lakes, reservoirs, streams, or other natural or artificial waters located between the City and the Property. The contiguity required by C.R.S. § 31-12-104(1)(a) has not been established by use of any boundary of an area which was previously annexed to the City where the area, at the time of its annexation, was not contiguous at any point with the boundary of the City, and was not otherwise in compliance with C.R.S. § 31-12-104(1)(a), and was located more than three (3) miles from the nearest boundary of the City, nor was the contiguity required by C.R.S. § 31-12-104(1)(a) established by use of any boundary of territory which was subsequently annexed directly to, or which was indirectly connected through subsequent annexations of such an area.

b. The proposed annexation will not create any disconnected municipal satellites.

c. A community of interest exists between the Property and the City.

d. The Property is urban or will be urbanized in the near future and said area is integrated or is capable of being integrated with the City.

e. No land held in identical ownership, whether consisting of one (1) tract or parcel of real estate or two (2) or more contiguous tracts or parcels of real estate:

i. is divided into separate parts or parcels without the written consent of the landowner or landowners thereof, unless such tracts or parcels are separated by a dedicated street, road, or other public way.

ii. comprising twenty (20) acres or more and which, together with the buildings and improvements situated thereon, has a valuation for assessment in excess of two hundred thousand dollars (\$200,000.00) for *ad valorem* tax purposes for the year next preceding the annexation is included within the Property without the written consent of the landowner(s).

f. No annexation proceedings have been commenced for the annexation to another municipality of part or all of the Property.

g. The annexation of the Property will not result in the detachment of area from any school district and the attachment of same to another school district.

h. The annexation of the Property will not have the effect of extending the boundary of the City more than three (3) miles in any direction from any point of the City's boundary in any one year.

i. If a portion of a platted street or alley is to be annexed, the entire width of said street or alley is included within the Property.

j. Reasonable access will not be denied to landowners, owners of easements or the owners of franchises adjoining any platted street or alley to be annexed that will not be bordered on both sides by the City.

3. That attached hereto and incorporated herein by reference are four (4) prints of the annexation map, containing the following information:

a. A written legal description of the boundaries of the Property.

b. A map showing the boundary of the Property.

c. Within the annexation boundary map, a showing of the location of each ownership tract of unplatted land, and, with respect to any area which is platted, the boundaries and the plat numbers of plots or lots and blocks.

d. Next to the boundary of the Property, a drawing of the contiguous boundary of the City and the contiguous boundary of any other municipality abutting the Property.

4. That Petitioners are the landowners of more than fifty percent (50%) of the Property, exclusive of streets and alleys.

5. That all Petitioners signed this Petition no more than one hundred eighty (180) days prior to the date of the filing of this Petition.

6. That this Petition satisfies the requirements of Article II, § 30 of the Colorado Constitution in that it is signed by persons comprising more than fifty percent (50%) of the landowners of the Property who own more than fifty percent (50%) of the Property, excluding public streets and alleys and any land owned by the City of Victor.

7. That no election has been held within the last twelve (12) months for annexation of the Property to the City.

8. That upon the annexation ordinance becoming effective, the entire Property shall become subject to the ordinances, resolutions, rules and regulations of the City, except for general property taxes which shall become effective on January 1 of the next year following passage of the annexation ordinance.

9. That, by the date that is ninety (90) days after the effective date of the annexation ordinance, Petitioners will request that zoning be granted.

10. That this Petition and the annexation of the Property is specifically conditioned on the negotiation and execution by Petitioners and the City of a mutually acceptable annexation agreement.

11. That Petitioners reserve the right to withdraw this Petition at any time prior to the adoption of an annexation ordinance.

Therefore, the undersigned Petitioners respectfully request that the City Council approve the annexation of the Property to the City.

Name _____ Date _____ Mailing Address _____

Name _____ Date _____ Mailing Address _____

STATE OF COLORADO)
) ss.
COUNTY OF _____)

Subscribed, sworn to and acknowledged before me this _____ day of _____, 200__, by _____.

My Commission expires _____.

(SEAL)

Notary Public

VERIDVALL OF CIVICV.LOB

