

PETITION FOR ANNEXATION

"PATTERSON PARKWEST" ANNEXATION

TO THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO.

The undersigned, in accordance with Title 31, Article 12, Chapters 101 et. seq., Colorado Revised Statutes, 1973, as amended, hereby petitions the City Council of the City of Grand Junction for annexation to the City of Grand Junction of the territory described herein and shown on the map designated "Patterson Parkwest Annexation". Four (4) copies of said map are submitted herewith and by this reference are incorporated herein. The description of the territory hereby petitioned for annexation to the City of Grand Junction is set forth in "Exhibit A" attached hereto and incorporated herein by reference.

In support of this petition, the Petitioner(s) allege that:

- (1) It is desirable and necessary that the above described territory be annexed to the City of Grand Junction;
- (2) The requirements of Sections 31-12-104 and 31-12-105 of the Colorado Revised Statutes exist or have been met in that:
 - a. Not less than one-sixth (1/6) of the perimeter of the area proposed to be annexed is contiguous with the City of Grand Junction, Colorado;
 - b. A community of interest exists between the territory proposed to be annexed and the City of Grand Junction;
 - c. The territory sought to be annexed is integrated or is capable of being integrated with the City of Grand Junction;
- (3) In establishing the boundaries of the territory proposed to be annexed, 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, has been divided into separate parts or parcels of real estate without the written consent of the landowner or landowners thereof, except and unless where such tracts or parcels are already separated by a dedicated street, road or other public way;

- (4) In establishing the boundaries of the territory proposed to be annexed, 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 comprising twenty (20) acres or more which, together with the buildings and improvements situated thereon have an assessed valuation in excess of \$200,000 for Ad Valorem tax purposes for the year next preceding the filing of the written petition for annexation, has been included within the territory proposed to be annexed without the written consent of the landowner or landowners;
- (5) The territory proposed to be annexed does not include any area which is the same or substantially the same area in which an election for an annexation to the City of Grand Junction was held within the twelve months preceding the filing of this petition;
- (6) The territory proposed to be annexed does not include any area included in another annexation proceeding involving a city other than the City of Grand Junction;
- (7) The territory proposed to be annexed is not presently a part of any incorporated city, city and county, or town;
- (8) The property owned by each petitioner is described on each separate signature sheet and, when needed, described more fully in the exhibits attached hereto and incorporated herein by reference;
- (9) The signer(s) of this petition comprise(s) more than fifty (50) percent of the landowners and owning more than fifty (50) percent of the property, excluding public streets and alleys, and any land owned by the annexing municipality as set forth in "Exhibit A" attached hereto and incorporated herein by reference;

Accompanying this petition are the original and four copies of an annexation plat map containing the following information:

- (a) A written legal description of the boundaries of the area proposed to be annexed;
- (b) A map showing the boundary of the area proposed to be annexed;

- (c) Within the annexation boundary map, an identification of the location of each ownership tract in unplatted land use, if part or all of the area is platted, the boundaries and the plat numbers of plots or of lots and blocks. Also within the boundary map, identification of any special districts the area proposed to be annexed may be part of;
 - (d) Next to the boundary of the area proposed to be annexed, a drawing of the contiguous boundary of the annexing municipality and the contiguous boundary of any other municipality abutting the area proposed to be annexed;
 - (e) A surveyor's certificate prepared by a registered land surveyor that attests to the preparation of the map and certified at least one-sixth (1/6) contiguity to the City of Grand Junction;
 - (f) Acceptance block describing the acceptance action of the City of Grand Junction, and providing for the effective date, and City Clerk and Mayor attest signatures; and
 - (g) Notary public signature block, attesting to the authority of the Mayor to execute acceptance of the annexation.
- (10) Except as otherwise provided, no part of the territory sought to be annexed is more than three miles from a point on the municipal boundary, as such was established more than one year before this annexation will become effective.

THEREFORE, the undersigned respectfully petition to the City Council of the City of Grand Junction to annex the territory described and referred to in "Exhibit A," to the City of Grand Junction in accordance with and pursuant to the statutes of the State of Colorado.

AFFIDAVIT OF CIRCULATOR

STATE OF COLORADO }
 } ss.
COUNTY OF MESA }

_____, being first duly sworn, states upon oath that he is the circulator of the petition to which this affidavit is attached and knows of his own knowledge that the signature of each landowner appearing on said petition is the signature of the person whose name it purports to be.

(Signature of Circulator)

The foregoing Affidavit was subscribed and sworn to before me this _____ day of _____, 19_____, by

Witness my hand and official seal.

My commission expires: _____

(Notary Public)

EXHIBIT "A"

PATTERSON PARKWEST ANNEXATION

The West four acres of the East 3/4 of the South 1/2 SE1/4 SE1/4 Section 4, T1S R1W and all of Patterson Parkwest Subdivision as recorded in Book 13, Page 473 of the records of the Mesa County Clerk and Recorder.

The West four acres of the East 3/4 of the South 1/2 SE1/4 SE1/4 Section 4, T1S R1W.

_____ Name	_____ Address
_____ Signature	_____ Date

Lot 2 Patterson Parkwest Subdivision.

_____ Name	_____ Address
_____ Signature	_____ Date