

PETITION FOR ANNEXATION

The undersigned, in accordance with Article 12, Chapter 31, CRS, as amended, hereby petition the City Council of the City of Sterling, Colorado, for annexation to the City of Sterling the unincorporated territory more particularly described below, to be known as _____ to the City of Sterling, Logan County, Colorado and in support of said Petition, the petitioners allege that:

1. It is desirable and necessary that the following described territory be annexed to the City of Sterling; (See Exhibit A attached hereto and made a part hereof)
2. Not less than one-sixth (1/6) of the perimeter of the area to be annexed is contiguous with the City of Sterling, Colorado;
3. A community of interest exists between the territory proposed to be annexed and the City of Sterling, Colorado;
4. The territory proposed 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 Sterling, Colorado;
6. The signatures of this petition comprise one hundred percent (100%) of the land owners or interest holders of the territory to be included in the area proposed to be annexed and said landowners and interest owners attesting to the facts and agreeing to the conditions herein contained will negate the necessity of any annexation election;
7. 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;
 - a) Is divided into separate parts or parcels without the written consent of the landowners or interest holders thereof, unless such tracts or parcels are separated by a dedicated street, road or other public way;
 - b) Comprising twenty (20) acres or more and which, together with the buildings and improvements situated thereon has an assessed value in excess of two hundred fifty thousand dollars (\$250,000.00) for ad valorem tax purposes for the year preceding the annexation, is included within the territory proposed to be

annexed without the written consent of the landowner or interest owners of same.

8. No part of the area proposed to be annexed is more than three (3) miles from a point on the municipal boundary, as such was established more than one (1) year before this annexation will take place;
9. The area proposed to be annexed comprises more than ten (10) acres and the Board of County Commissioners of Logan County may approve a waive to the requirements of an Annexation Impact Report (AIR) as provided for in Section 31-12-105.5, CRS, as amended;
10. The area proposed to be annexed is located within Logan County, Northern Colorado Water Conservancy District, Logan County Pest Control District and the Lower South Platte Water Conservancy District, the Sterling Fire Protection District and no others;
11. The mailing address of each signer, the legal description of the land owned by each signer and the date of the signing of each signature are all shown on this petition;
12. Accompanying this petition are four (4) prints of the annexation 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, such map prepared and containing the seal of a registered land surveyor;
 - c. Within the annexation boundary map there is shown the location of each ownership tract in unplatted land; and if part or all of the area is to be platted, then the boundaries and the plat number of plots or of lots and blocks are shown;
 - d. Next to the boundary area proposed to be annexed is drawn the contiguous boundary of the City of Sterling and the contiguous boundary of any other municipality abutting the area proposed to be annexed;
 - e. The dimensions of the contiguous boundaries area shown on the map.

- 13. The territory to be annexed is not presently a part of any incorporated city, city and county or town;
- 14. The undersigned agree to the following conditions, which shall be covenants running with the land, and which shall, at the option of the City, appear on the annexation map;
 - a. Water rights shall be provided pursuant to City ordinances;
 - b. The owners shall participate in providing drainage plans and improvements;
 - c. The undersigned hereby waive any and all “vested rights” previously created pursuant to Section 24-68-103, CRS, as amended;
 - d. The undersigned and the City may enter into a Pre-Annexation Agreement prior to the effective date of this annexation, which agreement shall be additional conditions as effectively as if set forth in this petition.

15. Petitioner represents that (check one)

_____ No part of the property to be annexed is included within any site specific development plan approved by Logan County, Colorado.

_____ A site specific development plan has been approved by Logan County, Colorado, which has created a vested right.

Date_____

By_____

By_____

STATE OF COLORADO)
) ss.
COUNTY OF LOGAN)

The foregoing petition was executed and acknowledged before me this _____ day of _____ 200__, by _____

Witness my hand and official seal.

My commission expires: _____

Notary Public