

CITY OF PUEBLO
ANNEXATION INFORMATION SHEET

Attached is a blank Petition for Annexation to be completed and filed with the City Clerk of the City of Pueblo together with an original and twenty-four (24) prints of an annexation map and satisfactory evidence of the names and addresses of all the owners of land within the area proposed to be annexed. All petitioners must sign the Petition for Annexation within 180 days before the date of filing with the City Clerk. Prior to filing with the City Clerk all documents must be reviewed by the City's Director of Land Use.

TO BE COMPLETED BY PETITIONERS

Name of Annexation **Wildhorse Annexation 2**

Location and size in acres: Sections 9 and 10, Township 20 South,
Range 65, West of the 6th P.M., County of Pueblo, Colorado,
98.98 acres.
100 % of Owners 1; Less than 100% of owners 0
School District No. 60/70; Special District: (1)

Annexation Agreement: The City requires the Petitioner to enter into an Annexation Agreement prior to the effective date of the annexation. Such Agreement shall constitute conditions of annexation as effectively as if set forth in the Petition For Annexation.

For Office Use Only: Date Reviewed by Director of Land Use _____
Date Petition Filed _____ Filing Fee \$ _____ Paid _____
Resolution Finding Substantial Compliance adopted _____,
Date of Public Hearing _____; Notice of Public Hearing Published: _____,
_____, _____, and _____.
Copy of published Notice and Petition For Annexation sent by Registered Mail on _____
to Pueblo County Board of County Commissioners, Pueblo County
Attorney, School District _____, Southeastern Water Conservancy District, Pueblo Library
District, Other _____ and special district _____.

Upon receipt of this Annexation Information Sheet, Petition For Annexation, 24 prints of the annexation map, and evidence of ownership, the City Clerk will forward copies of the Annexation Information Sheet and Petition for Annexation together with the evidence of ownership and 20 prints of the annexation map to the Director of Land Use and refer the Petition For Annexation to the City Council as a communication.

- (1) Pueblo City/County Library District
South East Water Conservancy District
Lower Arkansas Valley Water Conservancy District
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**CITY OF PUEBLO
PETITION FOR ANNEXATION**

TO THE CITY COUNCIL OF PUEBLO, COLORADO:

Pursuant to the Municipal Annexation Act of 1965 and C.R.S. §31-12-107(1) the undersigned landowners within the area proposed for annexation hereby petition the City Council of the City of Pueblo for annexation to the City of Pueblo (herein "City") of the following described unincorporated area located in the County of Pueblo, State of Colorado:

See Attached Exhibit A

As ground for this annexation, Petitioners state:

1. It is desirable and necessary that the area herein described be annexed to the City.
2. Not less than one-sixth of the perimeter of the area proposed to be annexed is contiguous with existing boundaries of the City.
3. This petition for annexation has been signed by persons comprising more than fifty percent (50%) of the landowners in the area proposed to be annexed and owning more than fifty percent (50%) of the area, excluding public street, alleys, and any land owned by the City.
4. A community of interest exists between the area proposed to be annexed and the City.
5. The area proposed to be annexed is urban or will be urbanized in the near future.
6. The area proposed to be annexed is integrated with or is capable of being integrated with the City.
7. 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 landowners thereof, unless such tracts or parcels are separated by a dedicated street, road or other public way; or,
 - (b) comprises twenty (20) acres or more and which, together with the buildings and improvements situated thereon has an assessed value in excess of \$200,000.00 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 landowners.

8. The mailing address of each signer, the legal description of the land owned by each landowner and the date of signing of each signature are shown on this petition.
9. Attached to this petition is the affidavit of the circulator of this petition that each signature hereon is the signature of the person whose name it purports to be.
10. Accompanying this petition are an original and twenty-four (24) prints of an 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 shall be prepared by and contain the seal of a Colorado registered engineer or 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 platted, the boundaries and the plat numbers of plots or of lots and blocks;
 - (d) Next to the boundary of the area proposed to be annexed, a drawing of the contiguous boundary of the City and the area proposed to be annexed with the dimension of such boundary.
11. The area proposed to be annexed is not presently a part of any incorporated city or town.
12. No part of the area proposed to be annexed is more than three miles in any direction from any point of the boundaries of the City as such was established more than one year before this annexation will take place.
13. As condition of and in consideration of the City annexing the area proposed to be annexed, Petitioners, for themselves and their heirs, personal representatives, successors and assigns:
 - (a) Waive and release all previously acquired or existing vested property rights attached to or established with respect to the area proposed to be annexed and acknowledge and agree that the annexation of the area proposed to be annexed is not a site-specific development plan and no vested property right shall attach to or be established with respect to the area proposed to be annexed.
 - (b) Acknowledge and agree that upon the annexation of the area proposed to be annexed and, subject to the provisions of the Annexation Agreement, the area shall become subject to the Charter, ordinances, resolutions, rules and regulations of the City, but that the City shall have no obligation to furnish or extend municipal services; including, but not limited to sanitary sewer services, to the area proposed to be annexed.

- (c) "Vested property right" and "site specific development plan" shall have the same meaning as set forth in Chapter 12 of Title XVII of the 1971 Code of Ordinances of the City and Article 60, Title 24, C.R.S.

14. Petitioners consent and agree to the following conditions:

- (a) Petitioners and the City shall enter into an Annexation Agreement prior to the effective date of this annexation.
- (b)
- (c)
- (d)
- (e)

WHEREFORE, Petitioners request that the City Council of Pueblo approve the annexation of the above described area to the City of Pueblo (all Petitioners must sign this Petition within 180 days prior to the date of filing with the City Clerk.

SIGNATURE

MAILING ADDRESS

LEGAL DESCRIPTION

DATE OF SIGNING



Wildhorse Land and
Holdings, a Limited
Liability Company.

See Attached

5/25/21

P.O. Box 64140

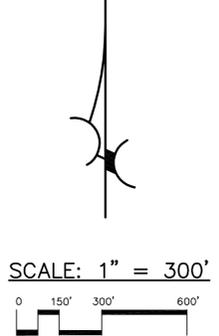
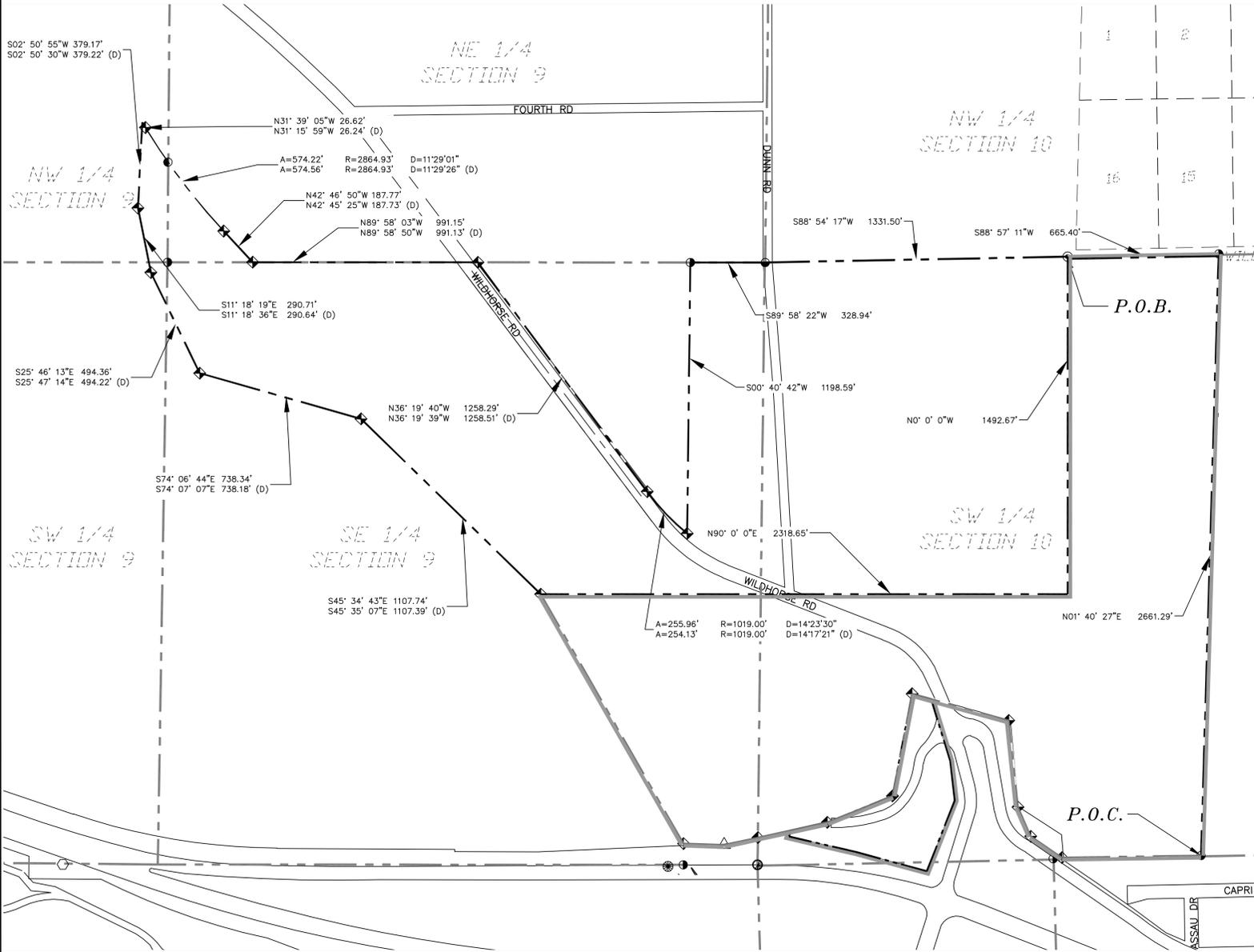
Colorado Springs, CO, 80962

* Colorado



WILDHORSE ANNEXATION 2 ANNEXATION TO THE CITY OF PUEBLO

A PORTION OF THE SE 1/4 OF THE NW 1/4, A PORTION OF THE NE 1/4 OF THE SW 1/4 AND A PORTION OF THE E 1/2 OF SECTION 9 AND A PORTION OF THE W 1/2 OF THE SW 1/4, A PORTION OF THE W 1/2 OF THE E 1/2 OF THE SW 1/4 OF SECTION 10, TOWNSHIP 20 SOUTH, RANGE 65 WEST, OF THE 6TH P.M. IN THE COUNTY OF PUEBLO, STATE OF COLORADO.



BASIS OF BEARINGS:
Bearings based on the east line of the SE 1/4 of Section 9, monumented at the E 1/2 corner with a 2 1/2" aluminum cap P.L.S. No. 16128 and at the SE corner with a No. 6 Rebar P.L.S. No. unreadable, assumed to bear S 00°42'45"W.

1. AREA TO BE ANNEXED

A portion of three Parcels of land located in sections 9 and 10, Township 20 South, Range 65 West, of the 6th Principal Meridian in the County of Pueblo and State of Colorado, being more particularly described as follows:

Commencing at the SE corner of the W 1/2 of the E 1/2 of the SW 1/4 of said Section 10; thence N01 degrees 40 minutes 27 seconds E, a distance of 2661.29 feet to the Northeast corner of the W 1/2 of E 1/2 of the SW 1/4 of section 10; thence S 88 degrees 57 minutes 11 seconds W, along the north line, a distance of 665.40 feet, to the Northwest corner of the W 1/2 of the E 1/2 of the SW 1/4 of Section 10 and point of beginning; thence S 88 degrees 54 minutes 17 seconds W, along the north line, a distance of 1331.50 feet, to the Northeast corner of the E 1/2 of the SW 1/4 of section 9; thence S 89 degrees 58 minutes 22 seconds W, along the north line, a distance of 328.94 feet to the NW corner of the E 1/2 of the E 1/2 of the SW 1/4 of Section 9; thence S 0 degrees 40 minutes 42 seconds W, along the west line, a distance of 1198.56 feet to a point on a non tangent curve, having a radius of 1019.00 feet, a radial line bears N 39 degrees 18 minutes 39 seconds E from said point; thence northwesterly along the arc of last said curve through a central angle of 14 degrees 23 minutes 30 seconds, a distance of 255.96 feet; thence N 36 degrees 19 minutes 40 seconds W, tangent to last said curve, a distance of 1258.29 feet, to a point on the north line of the SE 1/4 of said Section 9; thence N 89 degrees 58 minutes 03 seconds W, along said north line, a distance of 991.15 feet to a point on the center line of the Kansas and Colorado Railroad abandoned right of way; thence N 42 degrees 46 minutes 50 seconds, along said center line, distance of 187.77 feet to the beginning of a curve to the right having a radius of 2864.93 feet; thence northwesterly, continuing along said center line, along the arc of said curve, through a central angle of 11 degrees 29 minutes 01 seconds, a distance of 574.22 feet; thence N 31 degrees 39 minutes 05 seconds W continuing along said center line a distance of 26.62 feet; thence S 02 degrees 50 minutes 55 seconds W, leaving said center line, a distance of 379.17 feet; thence S 11 degrees 18 minutes 19 seconds E, a distance of 290.71 feet; thence S 25 degrees 46 minutes 13 seconds E, a distance of 494.36 feet; thence S 74 degrees 06 minutes 44 seconds E, a distance of 738.34 feet; thence S 45 degrees 34 minutes 43 seconds E, a distance of 1107.74 feet to the present city limits line; thence N 90 degrees 0 minutes 0 seconds E continuing along said city limits line, a distance of 2318.65 feet; thence N 0 degrees 0 minutes 0 seconds W, continuing along said city limits line, a distance of 1492.67 feet to the point of beginning.

Containing 98.98 acres, more or less.

2. PROPOSED NEW CITY LIMITS LINE:

Commencing at the SE corner of the W 1/2 of the E 1/2 of the SW 1/4 of said Section 10; thence N01 degrees 40 minutes 27 seconds E, a distance of 2661.29 feet to the Northeast corner of the W 1/2 of E 1/2 of the SW 1/4 of section 10; thence S 88 degrees 57 minutes 11 seconds W, along the north line, a distance of 665.40 feet, to the Northwest corner of the W 1/2 of the E 1/2 of the SW 1/4 of Section 10 and point of beginning; thence S 88 degrees 54 minutes 17 seconds W, along the north line, a distance of 1331.50 feet, to the Northeast corner of the E 1/2 of the SW 1/4 of section 9; thence S 89 degrees 58 minutes 22 seconds W, along the north line, a distance of 328.94 feet to the NW corner of the E 1/2 of the E 1/2 of the SW 1/4 of Section 9; thence S 0 degrees 40 minutes 42 seconds W, along the west line, a distance of 1198.56 feet to a point on a non tangent curve, having a radius of 1019.00 feet, a radial line bears N 39 degrees 18 minutes 39 seconds E from said point; thence northwesterly along the arc of last said curve through a central angle of 14 degrees 23 minutes 30 seconds, a distance of 255.96 feet; thence N 36 degrees 19 minutes 40 seconds W, tangent to last said curve, a distance of 1258.29 feet, to a point on the north line of the SE 1/4 of said Section 9; thence N 89 degrees 58 minutes 03 seconds W, along said north line, a distance of 991.15 feet to a point on the center line of the Kansas and Colorado Railroad abandoned right of way; thence N 42 degrees 46 minutes 50 seconds, along said center line, distance of 187.77 feet to the beginning of a curve to the right having a radius of 2864.93 feet; thence northwesterly, continuing along said center line, along the arc of said curve, through a central angle of 11 degrees 29 minutes 01 seconds, a distance of 574.22 feet; thence N 31 degrees 39 minutes 05 seconds W continuing along said center line a distance of 26.62 feet; thence S 02 degrees 50 minutes 55 seconds W, leaving said center line, a distance of 379.17 feet; thence S 11 degrees 18 minutes 19 seconds E, a distance of 290.71 feet; thence S 25 degrees 46 minutes 13 seconds E, a distance of 494.36 feet; thence S 74 degrees 06 minutes 44 seconds E, a distance of 738.34 feet; thence S 45 degrees 34 minutes 43 seconds E, a distance of 1107.74 feet to the present city limits line;

3. CERTIFICATION OF PERIMETER:

At least one-sixth of the boundary of the land described in paragraphs one (1) above, is now existing City Limits Line.

NORTHSTAR ENGINEERING AND SURVEYING, INC.
111 E. 5th Street
Pueblo, Colorado 81003



Michael Leland Cuppy
Colorado Registered Professional
Land Surveyor No. 38485
For and on Behalf of NorthStar Engineering & Surveying Inc.

LEGEND	
●	FOUND 3 1/4" DIAMETER ALUMINUM CAP, PLS 33200
○	FOUND 2" DIAMETER ALUMINUM CAP, PLS 16128
○	FOUND 2" DIAMETER ALUMINUM CAP, PLS 33200
◆	FOUND YELLOW PLASTIC CAP, PLS 16128
●	FOUND YELLOW PLASTIC CAP, PLS 10093
△	FOUND YELLOW PLASTIC CAP, PLS ILLEGIBLE
●	FOUND 1 1/2" ALUMINUM CAP, PLS 16128
○	FOUND BENT NO. 6 REBAR NO CAP
●	FOUND 3 1/4" DIAMETER BRASS CAP IN CONCR
○	FOUND 3 1/4" DIAMETER ALUMINUM CAP, PLS 3
(D)	DEED
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
---	EXISTING CITY LIMITS LINE
- - -	PROPOSED CITY LIMITS LINE

NORTHSTAR
ENGINEERING AND SURVEYING, INC.

111 E. 5TH ST. PUEBLO, CO 81003

(719)544-6823
(719)544-6825 FAX

TITLE: WILDHORSE ANNEXATION 2

SCALE: 1" = 300'	DRAWN BY: DMB	FILE: 1804400_ANNEX.DWG
DATE: 05-25-21	CHECKED BY: MLC	JOB NO. 1804400

ANNEXATION TO THE CITY OF PUEBLO

IMPACT REPORT FOR Wildhorse Annexation 2

The following items are the requirements as set forth for an Annexation Impact Report pursuant to the Colorado Revised Statutes Section 31-12-108.5:

(a) A map or maps of the municipality and adjacent territory to show the following information:

(I) The present and proposed boundaries of the municipality in the vicinity of the proposed annexation;

Refer to the Wildhorse Annexation 2, attached as Exhibit 1.

(II) The present streets, major trunk water mains, sewer interceptors and outfalls, other utility lines and ditches, and the proposed extension of such streets and utility lines in the vicinity of the proposed annexation;

Wildhorse Road and Dunn Avenue are currently located on the site. Municipal Water is currently in Wildhorse Road right-of-way (16" PVC) that runs from the south end of the site to the northwest of the annexation area and is adequately sized for service to the annexation area. Pueblo Boulevard and other utilities that are not currently extended north to the proposed annexed area will be required to be extended north upon subdivision of said area. There is currently no sanitary or storm sewer on the site.

(III) The existing and proposed land use pattern in the areas to be annexed;

Existing land use pattern in the areas adjacent to the annexed area are primarily agricultural. The proposed land use for the annexed area will be primarily commercial with limited residential.

(b) A copy of any draft or final pre-annexation agreement, if available;

Not applicable

- (c) A statement setting forth the plans of the municipality for extending to, or otherwise providing for within the area to be annexed, municipal services performed by or on behalf of the municipality at the time of annexation;

The City of Pueblo will provide police and fire protection to this annexed area. This site's main entrance will be the proposed extension of Pueblo Boulevard. This road will be utilized by the workers that will enter the site on a sporadic schedule during the construction period. Employees will enter the site on a daily basis once operational and, maintenance/delivery trucks may also need access when operational.

- (d) A statement setting forth the method under which the municipality plans to finance the extension of the municipal services into the area to be annexed;

Fire and police services will be funded through the City's General Fund.

- (e) A statement identifying existing districts within the area to be annexed;

The property is within the boundaries of the Pueblo Regional Library District, School District No. 60, Pueblo County School District 70, and the Lower Arkansas Valley Water Conservancy District.

- (f) A statement on the effect of annexation upon local public-school district systems, including the estimated number of students generated and the capital construction required to educate such students.

This annexation will consist of commercial and minor residential use. Direct impact to the school system will occur from this residential development. It is estimated the possible number of students will be 96. School District No. 60 has a goal of providing a minimum of 115 ft² of space per student and 8-10 acres of usable acres for elementary schools designed for 400 students. The annexation will have a minimal impact on the need to add classroom space or associated school. Employees at the commercial sites will likely live in a variety of areas both within and outside of School District No. 60 and Pueblo County School District 70 boundaries. The annexation will have a positive impact on the property tax base for School Districts, with a minimal impact on the need to add classroom space or associated school facilities.

Wildhorse Annexation Roadway Alignments and Classifications

