

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: Pastora Ranch Annexation No. 2

Location and size in acres: Section 21, Township 21 South,
Range 65, West of the 6th P.M., County of Pueblo, Colorado,
136.00 acres.

100 % of Owners 1; Less than 100% of owners _____
School District No. 60; Special District: * See below

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.

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Pueblo Regional Library District
Lower Arkansas Valley Water Conservancy District
Pueblo Conservancy District

**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 that 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)

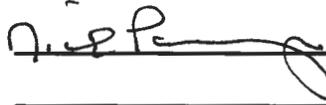
WHEREFORE, Petitioners request that the City Council of Pueblo approve the annexation of the above described area to the City of Pueblo (all Petitioners must sign this Petition within 180 days prior to the date of filing with the City Clcrk.

SIGNATURE

**MAILING
ADDRESS**

**LEGAL
DESCRIPTION**

**DATE OF
SIGNING**



200 W. City Center Dr.

SE1/4 of the NW1/4 Except

7/20/22

Suite 200

W1/2 of W1/2 of W1/2 of SE1/4

Pueblo, CO 81003

Lots 5-8, Blocks 17-24.

All of Blocks 25-40 of

Liberty Heights Subdivision

CIRCULATOR'S OATH

STATE OF COLORADO)
) ss.
COUNTY OF PUEBLO)

The undersigned of lawful age being first duly sworn upon oath deposes and states that I circulated the foregoing Petition For Annexation and that each signature therein is the signature of the person whose name it purports to be.

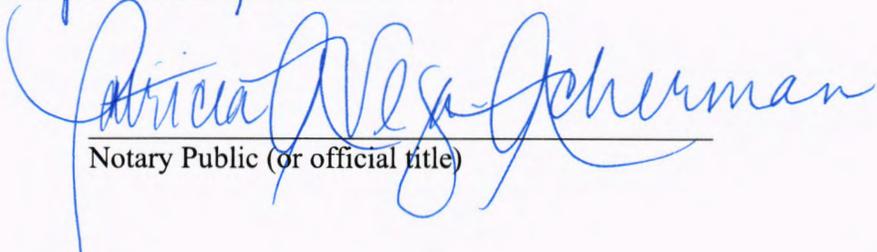


Circulator's Signature

Subscribed and affirmed, or sworn to, before me in the County of Pueblo,
State of Colorado, this 20th day of July,
2022,
By JAY FISHER.

Witness my hand and official seal
My commission expires: Sept 15, 2024.

(SEAL)



Notary Public (or official title)

PATRICIA A. VEGA-ACKERMAN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20164035042
MY COMMISSION EXPIRES SEPT. 15, 2024

Exhibit A

Annexation A

Area to be Annexed:

All of the SE1/4 of the NW1/4 excepting therefrom the W1/2 of the W1/2 of the W1/2 of the SE1/4 of the NW1/4 of Section 21, Township 21 South, Range 65 West, of the 6th P.M.

And

All of Blocks 1, 2, and 3, and Lots 1, 2, 3, and 4 of Blocks 14, 15, and 16 in the Liberty Heights Subdivision of the NE1/4 of the SW1/4 of Section 21, Township 21 South, Range 65 West. Of the 6th P.M.

Containing 54 acres, more or less.

Proposed New City Limits Line:

Beginning at the N1/16 corner of Section 21, Township 21 South, Range 65 West, of the 6th P.M., being a point on the present city limits line; thence South along the North-South centerline of aforementioned Section 21 a distance of 1,346.60 feet to the center quarter corner of Section 21, thence continuing South along the North-South centerline of Section 21 a distance of 806.44' to the North Line of Lot 5, Block 16 in the Liberty Heights Subdivision if extended East, being a point on the present city limits line and the point of terminus.

Annexation B

Area to be Annexed:

Lots 5, 6, 7, and 8, Blocks 17, 18, 19, 20, 21, 22, 23, and 24, and all of Blocks 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, and 40 in the Liberty Heights Subdivision of the S1/2 of the SW 1/4 of Section 21, Township 21 South, Range 65 West of the 6th P.M.

Containing 82 acres, more or less.

Proposed New City Limits Line:

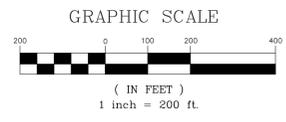
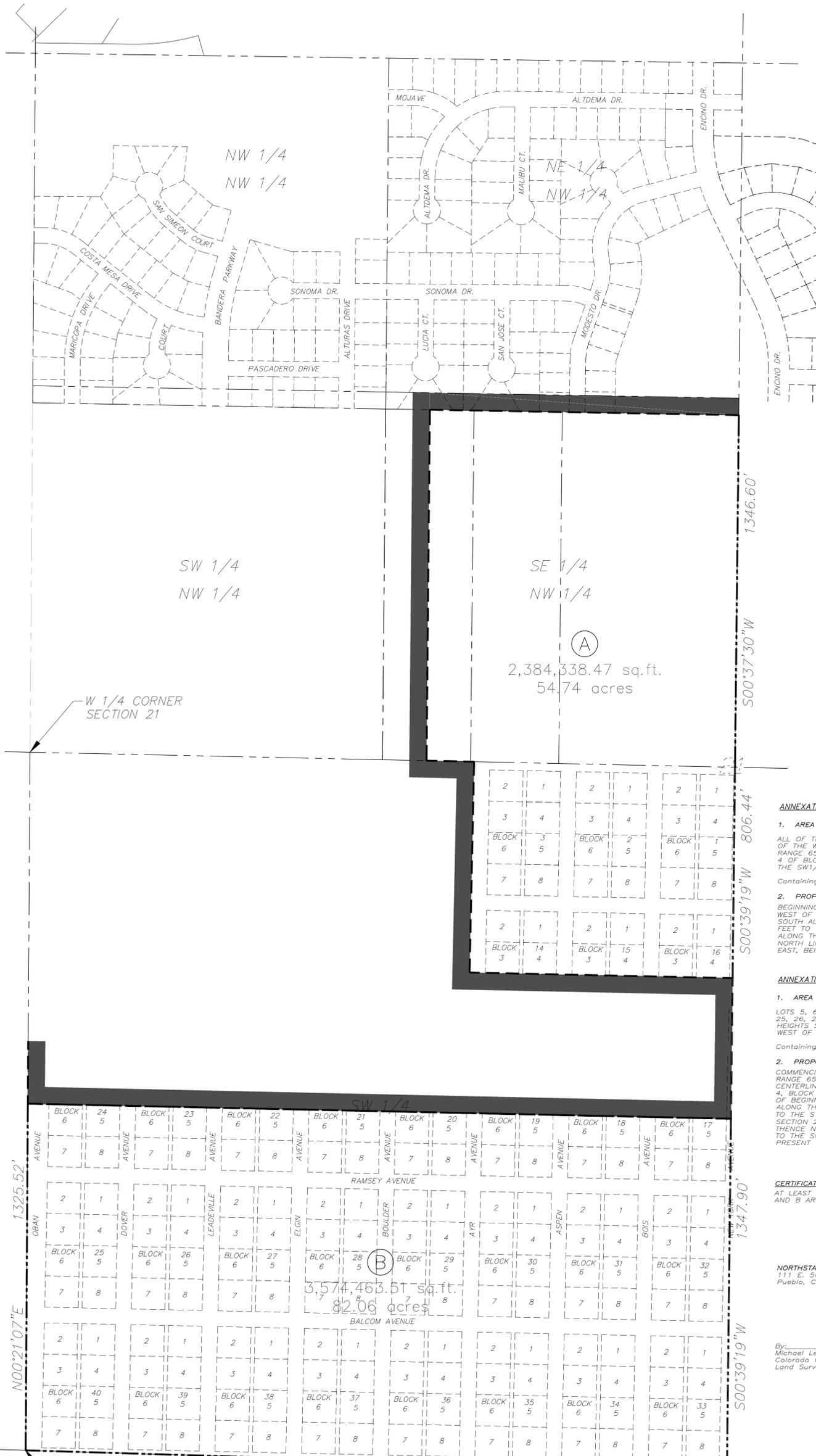
Commencing at the center quarter corner of Section 21, Township 21 South, Range 65 West, of the 6th P.M., thence South along the North-South centerline of Section 21 a distance of 1344.07 feet to the South line of Lot 4, Block 17 in the Liberty Heights Subdivision if extended East to the point of beginning, being a point on the present city limits line. Thence South along

the North-South centerline of Section 21 a distance of 1347.90 feet to the S1/4 corner of Section 21, thence West along the South line of Section 21 a distance of 2671.14 feet to the SW corner of Section 21, thence North along the West line of Section 21 a distance of 1325.52 feet to the South line of Lot 3, Block 24 if extended West, being a point on the present city limits line and the point of terminus.

At least one-sixth of the boundary of the land described in Annexations A and B above is now existing city limits line. The complete annexation is within 3 miles of present city limits.

ANNEXATION TO THE CITY OF PUEBLO

A PORTION OF THE LIBERTY HEIGHTS SUBDIVISION OF THE W 1/2 AND A PORTION OF THE SE 1/4 OF THE NW 1/4
SECTION 21, TOWNSHIP 21 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
COUNTY OF PUEBLO, STATE OF COLORADO



LEGEND
 EXISTING CITY LIMITS LINE
 PROPOSED CITY LIMITS LINE

ANNEXATION A

1. AREA TO BE ANNEXED:
ALL OF THE SE 1/4 OF THE NW 1/4 EXCEPTING THEREFROM THE W 1/2 OF THE W 1/2 OF THE W 1/2 OF THE SE 1/4 OF THE NW 1/4 OF SECTION 21, TOWNSHIP 21 SOUTH, RANGE 65 WEST OF THE 6TH P.M. AND ALL OF BLOCKS 1, 2, AND 3, AND LOTS 1, 2, 3, 4 OF BLOCKS 14, 15, AND 16 IN THE LIBERTY HEIGHTS SUBDIVISION OF THE SW 1/4 OF SECTION 21, TOWNSHIP 21 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
Containing 54 acres, more or less.

2. PROPOSED NEW CITY LIMITS LINE:
BEGINNING AT THE N 1/16 CORNER OF SECTION 21, TOWNSHIP 21 SOUTH, RANGE 65 WEST OF THE 6TH P.M., BEING A POINT ON THE PRESENT CITY LIMITS LINE; THENCE SOUTH ALONG THE NORTH-SOUTH CENTERLINE OF SECTION 21 A DISTANCE OF 1,346.60 FEET TO THE CENTER QUARTER CORNER OF SECTION 21; THENCE CONTINUING SOUTH ALONG THE NORTH-SOUTH CENTERLINE OF SECTION 21 A DISTANCE OF 806.44' TO THE NORTH LINE OF LOT 5, BLOCK 16 IN THE LIBERTY HEIGHTS SUBDIVISION IF EXTENDED EAST, BEING A POINT ON THE PRESENT CITY LIMITS LINE AND THE POINT OF TERMINUS.

ANNEXATION B

1. AREA TO BE ANNEXED:
LOTS 5, 6, 7, AND 8, BLOCKS 17, 18, 19, 20, 21, 22, 23, AND 24, AND ALL OF BLOCKS 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, AND 40 IN THE LIBERTY HEIGHTS SUBDIVISION OF THE SW 1/4 OF SECTION 21, TOWNSHIP 21 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
Containing 82 acres, more or less.

2. PROPOSED NEW CITY LIMITS LINE:
COMMENCING AT THE CENTER QUARTER CORNER OF SECTION 21, TOWNSHIP 21 SOUTH, RANGE 65 WEST OF THE 6TH P.M., THENCE SOUTH ALONG THE NORTH-SOUTH CENTERLINE OF SECTION 21 A DISTANCE OF 1344.07 FEET TO THE SOUTH LINE OF LOT 4, BLOCK 17 IN THE LIBERTY HEIGHTS SUBDIVISION IF EXTENDED EAST TO THE POINT OF BEGINNING; BEING A POINT ON THE PRESENT CITY LIMITS LINE; THENCE SOUTH ALONG THE NORTH-SOUTH CENTERLINE OF SECTION 21 A DISTANCE OF 1347.90 FEET TO THE S 1/4 CORNER OF SECTION 21; THENCE WEST ALONG THE SOUTH LINE OF SECTION 21 A DISTANCE OF 2671.14 FEET TO THE SW CORNER OF SECTION 21; THENCE NORTH ALONG THE WEST LINE OF SECTION 21 A DISTANCE OF 1325.52' FEET TO THE SOUTH LINE OF LOT 3, BLOCK 24 IF EXTENDED WEST, BEING A POINT ON THE PRESENT CITY LIMITS LINE AND THE POINT OF TERMINUS.

CERTIFICATION OF PERIMETER:
AT LEAST ONE-SIXTH OF THE PERIMETER OF THE LAND DESCRIBED IN ANNEXATIONS A AND B ARE CONTIGUOUS WITH THE EXISTING CITY LIMITS LINE.

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

By: Michael Leland Cuppy
Colorado Registered Professional
Land Surveyor No. 38485

NORTHSTAR ENGINEERING AND SURVEYING, INC.
111 E. 5TH ST. PUEBLO, CO 81003 (719)544-6823 (719)544-6825 FAX

TITLE: PASTORA RANCH ANNEXATION
SCALE: 1" = 200' DRAWN BY: JMF FILE: 0106205ANX.DWG
DATE: 06/10/22 CHECKED BY: MLC JOB NO. 0106205