



COMMUNITY DEVELOPMENT DEPARTMENT ANNEXATION PETITION

The undersigned hereby petition the City Council of the City of Westminster to annex the territory described herein and shown on the map, filed herewith, designated _____ Annexation."

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

1. It is desirable and necessary that the above-described territory be annexed to the City of Westminster.
2. The requirements of Section 30 of Article II of the State Constitution and 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 Westminster;
 - b. A community of interest exists between the territory proposed to be annexed and the City of Westminster;
 - c. The territory sought to be annexed is urban or will be urbanized in the near future; and
 - d. The territory sought to be annexed is integrated or is capable of being integrated with the City of Westminster.
 - e. 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, shall be divided into separate parts or parcels of real estate without the written consent of the land owner or land owners thereof unless such tracts or parcels are separated by a dedicated street, road, or other public way.
 - f. In establishing the boundaries of any area 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 annexation, shall be included within the territory proposed to be annexed without the written consent of the land owners, unless such tract of land is situated entirely within the outer boundaries of the annexing municipality as they exist at the time of annexation. In the application of this paragraph, contiguity shall not be affected by a dedicated street, road or other public way.
 - g. The territory proposed to be annexed does not include any area included in another annexation proceeding involving a city other than the City of Westminster and is not presently a part of any incorporated city, city and county, or town.
 - h. The territory proposed to be annexed will not result in the detachment of the territory from any school district; or a resolution of the board of directors of the school district to which such area will be attached approving the proposed annexation is attached hereto; and
 - i. The proposed annexation would not have the effect of extending the boundary of the Westminster city limits by more than three (3) miles in any direction in any one year.
3. The signer(s) of this petition comprise(s) the landowners of more than fifty percent (50%) of the landowners in the area and own more than fifty percent (50%) of the area proposed to be annexed, excluding public streets and alleys and any land owned by the annexing municipality.

4. All landowners that are party to this petition agree in writing, by way of this petition, to waive any preexisting vested property rights pursuant to WMC 11-5-18(l)(4).
5. Accompanying this petition are a digital-PDF copy, and four (4) copies* of an annexation map containing the following information: (*Four copies required by State statute, but the City requires a digital-PDF copy.)
 - 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, a showing of 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 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 certifies at least one-sixth (1/6) contiguity to the City of Westminster.
 - f. An approval block for the City of Westminster in form and substance as provided in the City's most current Plan Submittal Requirements.

Signature of Petitioner

X _____ **
 Name _____
 Title _____
 Company _____ ***

X _____ **
 Name _____
 Title _____
 Company _____ ***

Mailing Address of Signer

Mailing Address of Signer

Date of Signing _____

Date of Signing _____

Subscribed and sworn to before me this
 ___ day of _____, 20___.

Subscribed and sworn to before me this
 ___ day of _____, 20___.

Witness my hand and Official Seal.
 My Commission expires _____

Witness my hand and Official Seal.
 My Commission expires _____

 Notary Public

 Notary Public

Signature of Petitioner

** A signature is not valid if dated more than 180 days prior to filing the Petition with the City Clerk.

*** If legal entity, provide proof of authorization to sign

ATTACHMENTS

- Exhibit A - Affidavit of Circular (Required)
- Exhibit B - Written Legal Description(s) of the Land Owned by Each Petitioner (Required)
- Exhibit C - Fire District Withdrawal Petition (If Applicable)