

## PETITION TO ANNEX TERRITORY TO THE CITY OF LONGMONT

The undersigned owner(s) of real property, pursuant to C.R.S. § 31-12-107, Municipal Annexation Act of 1965, petition the council of the City of Longmont, Colorado, for annexation of certain territory, and state:

1. That the territory generally located at 0 N 87th St and containing 6.76 acres, more or less, is more particularly described in the attached legal description.
2. That the petitioning owners represent more than 50 percent of the area described above, excluding public streets and alleys.
3. That petitioners further allege that:
  - A. It is desirable and necessary that such area be annexed to the City of Longmont.
  - B. The requirements of C.R.S. §§ 31-12-104 and 31-12-105 exist or have been met, including:
    - i. Not less than one-sixth of the perimeter of the area proposed to be annexed is contiguous with the City of Longmont, more specifically the perimeter of the area is 2368 feet, of which 824 feet are contiguous to the existing municipal boundary of the City of Longmont.
    - ii. A community of interest exists between the area proposed to be annexed and the City of Longmont.
    - iii. Said area is urban or will be urbanized in the near future, and is integrated or capable of being integrated with the City of Longmont.
    - iv. No land, unless separated by a dedicated public way, held in identical ownership is divided into separate parcels unless the owners of said tract have consented in writing to said annexation.
    - v. No land or contiguous parcels of land, except as may be situated entirely within the outer boundaries of the City of Longmont, held in identical ownership and comprising 20 acres or more and which, together with improvements, has an assessed valuation in excess of \$200,000.00 for ad valorem tax purposes for the year next preceding the annexation, is included in this petition without the written consent of the landowners.
    - vi. No proceedings for annexation of the area has been commenced for annexation to another municipality.
    - vii. The annexation of the area would not have the effect of extending the city boundary more than three (3) miles in any one year.
    - viii. No partial width of any public right-of-way is included in the area proposed to be annexed.
4. As an express condition of annexation, the owners consent to inclusion into the Northern Colorado Water Conservancy District (District) and the Municipal Subdistrict (Subdistrict), Northern Colorado Water Conservancy District pursuant to C.R.S. § 37-45-136 (3.6). The owners acknowledge that, upon inclusion into the District and Subdistrict, the owners property will be subject to the same mill levies and special assessments as are levied or will be levied on other similarly situated property in the District and Subdistrict at the time of inclusion of owners land. The owners agree to waive any right to an election which may exist to require an election pursuant to article X, section 20 of the Colorado Constitution before the District and Subdistrict can impose such mill levies and special assessments as it has the authority to impose. The owners also agree to waive, upon inclusion, any right which may exist to a refund pursuant to article X, section 20 of the Colorado Constitution.
5. The petitioners below comprise the owners of more than 50 percent of the territory proposed

to be annexed excluding public streets and alleys, and are in fact owners of 100 percent of the territory proposed to be annexed, except as listed below.

OWNER	PROPERTY LEGAL DESCRIPTION	ACRES	PERCENT OF TOTAL AREA PROPOSED FOR ANNEXATION
Charles Ward (Charles and Elinor Ward Living Trust)	See Legal Descriptions Attached	<del>6.76</del> 7.11	<del>100%</del> 41% <i>CCW</i>
<b>TOTALS</b>			

The undersigned request the City of Longmont approve the annexation of the area proposed to be annexed; the undersigned also request the zoning of

for the property.

DATE*	OWNER SIGNATURE
1-9-24	<i>Charles C. Ward</i>

\*Date of signing must be within 180 days of filing with the City.

#### NOTARIZATION OR AFFIDAVIT OF CIRCULATOR

The undersigned circulator of the herein Petition certifies each signature therein is the person whose name it purports to be.

*Ayme Renteria*

Circulator, STATE OF Colorado

STATE OF Colorado )

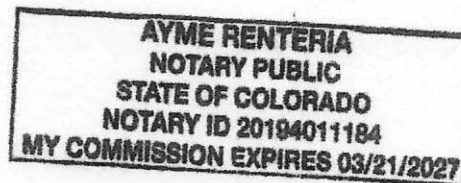
) ss

COUNTY OF Boulder )

Subscribed and acknowledged to before me this 9th day of January, 2024

My Commission expires 03/21/2027

Notary Public: Ayme Renteria



## PETITION TO ANNEX TERRITORY TO THE CITY OF LONGMONT

The undersigned owner(s) of real property, pursuant to C.R.S. § 31-12-107, Municipal Annexation Act of 1965, petition the council of the City of Longmont, Colorado, for annexation of certain territory, and state:

1. That the territory generally located at 8840 Quail Road and containing 0.97 acres, more or less, is more particularly described in the attached legal description.
2. That the petitioning owners represent more than 50 percent of the area described above, excluding public streets and alleys.
3. That petitioners further allege that:
  - A. It is desirable and necessary that such area be annexed to the City of Longmont.
  - B. The requirements of C.R.S. §§ 31-12-104 and 31-12-105 exist or have been met, including:
    - i. Not less than one-sixth of the perimeter of the area proposed to be annexed is contiguous with the City of Longmont, more specifically the perimeter of the area is 809 feet, of which 235 feet are contiguous to the existing municipal boundary of the City of Longmont.
    - ii. A community of interest exists between the area proposed to be annexed and the City of Longmont.
    - iii. Said area is urban or will be urbanized in the near future, and is integrated or capable of being integrated with the City of Longmont.
    - iv. No land, unless separated by a dedicated public way, held in identical ownership is divided into separate parcels unless the owners of said tract have consented in writing to said annexation.
    - v. No land or contiguous parcels of land, except as may be situated entirely within the outer boundaries of the City of Longmont, held in identical ownership and comprising 20 acres or more and which, together with improvements, has an assessed valuation in excess of \$200,000.00 for ad valorem tax purposes for the year next preceding the annexation, is included in this petition without the written consent of the landowners.
    - vi. No proceedings for annexation of the area has been commenced for annexation to another municipality.
    - vii. The annexation of the area would not have the effect of extending the city boundary more than three (3) miles in any one year.
    - viii. No partial width of any public right-of-way is included in the area proposed to be annexed.
4. As an express condition of annexation, the owners consent to inclusion into the Northern Colorado Water Conservancy District (District) and the Municipal Subdistrict (Subdistrict), Northern Colorado Water Conservancy District pursuant to C.R.S. § 37-45-136 (3.6). The owners acknowledge that, upon inclusion into the District and Subdistrict, the owners property will be subject to the same mill levies and special assessments as are levied or will be levied on other similarly situated property in the District and Subdistrict at the time of inclusion of owners land. The owners agree to waive any right to an election which may exist to require an election pursuant to article X, section 20 of the Colorado Constitution before the District and Subdistrict can impose such mill levies and special assessments as it has the authority to impose. The owners also agree to waive, upon inclusion, any right which may exist to a refund pursuant to article X, section 20 of the Colorado Constitution.
5. The petitioners below comprise the owners of more than 50 percent of the territory proposed

to be annexed excluding public streets and alleys, and are in fact owners of 100 percent of the territory proposed to be annexed, except as listed below.

OWNER	PROPERTY LEGAL DESCRIPTION	ACRES	PERCENT OF TOTAL AREA PROPOSED FOR ANNEXATION
Charles Ward (8840 Quail LLC)	See Legal Descriptions Attached	0.97	<del>100%</del> 5.6% <i>CEN</i>
<b>TOTALS</b>			

The undersigned request the City of Longmont approve the annexation of the area proposed to be annexed; the undersigned also request the zoning of

for the property.

DATE*	OWNER SIGNATURE
1-9-24	<i>Charles C. Ward</i>

\*Date of signing must be within 180 days of filing with the City.

#### NOTARIZATION OR AFFIDAVIT OF CIRCULATOR

The undersigned circulator of the herein Petition certifies each signature therein is the person whose name it purports to be.

*Ayme Renteria*  
Circulator, STATE OF Colorado

STATE OF Colorado )

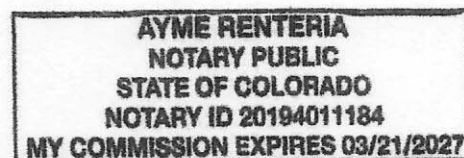
) ss

COUNTY OF Boulder )

Subscribed and acknowledged to before me this 9th day of January, 2024

My Commission expires 03/21/2027

Notary Public: Ayme Renteria





## PETITION TO ANNEX TERRITORY TO THE CITY OF LONGMONT

The undersigned owner(s) of real property, pursuant to C.R.S. § 31-12-107, Municipal Annexation Act of 1965, petition the council of the City of Longmont, Colorado, for annexation of certain territory, and state:

1. That the territory generally located at 8902 Quail Rd., Longmont and containing 4.73 acres, more or less, is more particularly described in the attached legal description.
2. That the petitioning owners represent more than 50 percent of the area described above, excluding public streets and alleys.
3. That petitioners further allege that:
  - A. It is desirable and necessary that such area be annexed to the City of Longmont.
  - B. The requirements of C.R.S. §§ 31-12-104 and 31-12-105 exist or have been met, including:
    - i. Not less than one-sixth of the perimeter of the area proposed to be annexed is contiguous with the City of Longmont, more specifically the perimeter of the area is 2,025 feet, of which 1339 feet are contiguous to the existing municipal boundary of the City of Longmont.
    - ii. A community of interest exists between the area proposed to be annexed and the City of Longmont.
    - iii. Said area is urban or will be urbanized in the near future, and is integrated or capable of being integrated with the City of Longmont.
    - iv. No land, unless separated by a dedicated public way, held in identical ownership is divided into separate parcels unless the owners of said tract have consented in writing to said annexation.
    - v. No land or contiguous parcels of land, except as may be situated entirely within the outer boundaries of the City of Longmont, held in identical ownership and comprising 20 acres or more and which, together with improvements, has an assessed valuation in excess of \$200,000.00 for ad valorem tax purposes for the year next preceding the annexation, is included in this petition without the written consent of the landowners.
    - vi. No proceedings for annexation of the area has been commenced for annexation to another municipality.
    - vii. The annexation of the area would not have the effect of extending the city boundary more than three (3) miles in any one year.
    - viii. No partial width of any public right-of-way is included in the area proposed to be annexed.
4. As an express condition of annexation, the owners consent to inclusion into the Northern Colorado Water Conservancy District (District) and the Municipal Subdistrict (Subdistrict), Northern Colorado Water Conservancy District pursuant to C.R.S. § 37-45-136 (3.6). The owners acknowledge that, upon inclusion into the District and Subdistrict, the owners property will be subject to the same mill levies and special assessments as are levied or will be levied on other similarly situated property in the District and Subdistrict at the time of inclusion of owners land. The owners agree to waive any right to an election which may exist to require an election pursuant to article X, section 20 of the Colorado Constitution before the District and Subdistrict can impose such mill levies and special assessments as it has the authority to impose. The owners also agree to waive, upon inclusion, any right which may exist to a refund pursuant to article X, section 20 of the Colorado Constitution.
5. The petitioners below comprise the owners of more than 50 percent of the territory proposed

to be annexed excluding public streets and alleys, and are in fact owners of 100 percent of the territory proposed to be annexed, except as listed below.

OWNER	PROPERTY LEGAL DESCRIPTION	ACRES	PERCENT OF TOTAL AREA PROPOSED FOR ANNEXATION
Michael L Kaessner	See Legal Descriptions Attached	5.08	400% 29.3%
Linda Lee Kaessner			
TOTALS			

8/14/2024

mdk LLK

The undersigned request the City of Longmont approve the annexation of the area proposed to be annexed; the undersigned also request the zoning of \_\_\_\_\_ for the property.

DATE*	OWNER SIGNATURE	OWNER ADDRESS
01/10/2024	<u>Linda Lee Kaessner</u>	484 Bluebird Ln, Sheridan, WY 82801
01/10/2024	<u>Michael L. Kaessner</u>	484 Bluebird Ln, Sheridan, WY 82801

\*Date of signing must be within 180 days of filing with the City.

#### NOTARIZATION OR AFFIDAVIT OF CIRCULATOR

The undersigned circulator of the herein Petition certifies each signature therein is the person whose name it purports to be.

Linda & Michael Kaessner

Circulator, STATE OF Wyo Colorado

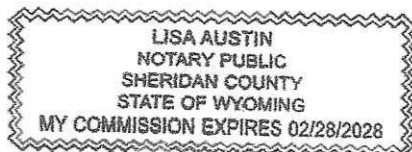
STATE OF Wyoming )  
 ) ss

COUNTY OF Sheridan )

Subscribed and acknowledged to before me this 10<sup>th</sup> day of January, 2024

My Commission expires 2/28/28

Notary Public: Lisa Austin





## DESCRIPTION

FOUR PARCELS OF LAND SITUATED IN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 2 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

### **PARCEL 1** 8800 Quail Road

**COMMENCING** AT THE NORTHWEST QUARTER OF SAID SECTION 17 WHENCE THE WEST ONE-SIXTEENTH CORNER OF SAID SECTION 17 BEARS NORTH 89°34'37" WEST, WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE SOUTH 85°13'02" EAST, A DISTANCE OF 394.66 FEET TO A POINT ON THE APPARENT SOUTH RIGHT-OF-WAY LINE OF QUAIL ROAD SAID POINT BEING THE WEST LINE OF THE PARCEL OF LAND DESCRIBED AT RECEPTION NO. 2257059 IN THE RECORDS OF THE BOULDER COUNTY CLERK AND RECORDER'S OFFICE AND THE **POINT OF BEGINNING**;

THENCE SOUTH 89°34'37" EAST, BEING 30 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 17, A DISTANCE OF 414.04 FEET TO THE WEST LINE OF THAT PARCEL DESCRIBED AT RECEPTION NO. 3150341 IN SAID RECORDS OF THE BOULDER COUNTY CLERK AND RECORDER'S OFFICE, SAID POINT TO BE KNOWN HEREINAFTER AS **POINT "A"**;

THENCE SOUTH 00°09'09" EAST, A DISTANCE OF 653.82 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF CLOVER BASIN DRIVE AS SHOWN ON THE PLAT OF CLOVER CREEK FILING NO. 1 RECORDED AT RECEPTION NO. 1589630 IN SAID RECORDS OF THE BOULDER COUNTY CLERK AND RECORDER'S OFFICE;

THENCE NORTH 89°43'15" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE OF CLOVER BASIN DRIVE, A DISTANCE OF 226.31 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL DESCRIBED AT RECEPTION NO. 2257059;

THENCE ALONG THE PERIMETER OF SAID PARCEL THE FOLLOWING THREE (3) COURSES:

1. NORTH 00°25'23" EAST, A DISTANCE OF 460.43 FEET;
2. NORTH 89°34'37" WEST, A DISTANCE OF 194.30 FEET;
3. NORTH 00°25'23" EAST, A DISTANCE OF 193.93 FEET TO THE **POINT OF BEGINNING**.

(SAID PARCEL CONTAINS AN AREA OF 183,558 SQUARE FEET OR 4.20 ACRES, MORE OR LESS.)

### **PARCEL 2A** 0 North 87th Street

**COMMENCING** AT SAID **"POINT A"** BEING THE WEST LINE OF SAID PARCEL DESCRIBED AT RECEPTION NO. 3150341 IN SAID RECORDS OF THE BOULDER COUNTY CLERK AND RECORDER'S OFFICE;

THENCE SOUTH 89°34'37" EAST, BEING 30 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 17, A DISTANCE OF 234.74 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL DESCRIBED AT RECEPTION NO. 3150341 AND THE **POINT OF BEGINNING**;

THENCE CONTINUING SOUTH 89°34'37" EAST, BEING 30 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 17, A DISTANCE OF 294.39 FEET TO A POINT ON



THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 17, SAID POINT TO BE KNOWN HEREINAFTER AS **POINT "B"**;

THENCE SOUTH 00°11'58" EAST ALONG SAID WEST LINE, A DISTANCE OF 655.51 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF CLOVER BASIN DRIVE AS SHOWN ON SAID PLAT OF CLOVER CREEK FILING NO. 1 RECORDED AT RECEPTION NO. 1589630 IN SAID RECORDS OF THE BOULDER COUNTY CLERK AND RECORDER'S OFFICE;

THENCE NORTH 89°23'45" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE OF CLOVER BASIN DRIVE, A DISTANCE OF 530.01 FEET TO THE SOUTHEAST CORNER OF A PARCEL DESCRIBED AT RECEPTION NO. 2257059 IN SAID RECORDS OF THE BOULDER COUNTY CLERK AND RECORDER'S OFFICE;

THENCE NORTH 00°09'09" WEST, ALONG THE EAST LINE OF SAID PARCEL, A DISTANCE OF 483.83 FEET TO SOUTHWEST CORNER OF SAID PARCEL DESCRIBED AT RECEPTION NO. 3150341;

THENCE ALONG THE PERIMETER OF SAID PARCEL THE FOLLOWING TWO (2) COURSES:

1. SOUTH 89°34'37" EAST, A DISTANCE OF 234.71 FEET;
2. NORTH 00°08'34" WEST, A DISTANCE OF 170.00 FEET TO THE **POINT OF BEGINNING**;

(SAID PARCEL CONTAINS AN AREA OF 306,871 SQUARE FEET OR 7.05 ACRES, MORE OR LESS.)

**PARCEL 2B** 8840 Quail Road

**BEGINNING** AT SAID "**POINT A**" BEING THE NORTHWEST CORNER OF SAID PARCEL DESCRIBED AT RECEPTION NO. 3150341 IN SAID RECORDS OF THE BOULDER COUNTY CLERK AND RECORDER'S OFFICE;

THENCE SOUTH 89°34'37" EAST, BEING 30 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 17, A DISTANCE OF 234.74 FEET TO A POINT ON THE WEST LINE OF A PARCEL DESCRIBED AT RECEPTION NO. 3159413 IN SAID RECORDS OF THE BOULDER COUNTY CLERK AND RECORDER'S OFFICE;

THENCE ALONG THE PERIMETER OF SAID PARCEL THE FOLLOWING THREE (3) COURSES:

1. SOUTH 00°08'34" EAST, A DISTANCE OF 170.00 FEET;
2. NORTH 89°34'37" WEST, A DISTANCE OF 234.71 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL RECORDED AT RECEPTION NO. 2257059;

THENCE NORTH 00°09'09" WEST, THENCE ALONG THE EAST LINE OF SAID PARCEL, A DISTANCE OF 170.00 FEET TO THE **POINT OF BEGINNING**.

(SAID PARCEL CONTAINS AN AREA OF 39.901 SQUARE FEET OR 0.92 ACRES, MORE OR LESS.)

**PARCEL 3** 8902 Quail Road

**BEGINNING** AT SAID "**POINT B**" BEING ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17;

THENCE NORTH 00°11'58" WEST ALONG SAID EAST LINE, A DISTANCE OF 30.00 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 17;

THENCE SOUTH 89°34'08" EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, A DISTANCE OF 329.96 FEET TO THE NORTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED AT RECEPTION NO. 3994572;

THENCE SOUTH 00°12'25" EAST ALONG THE WEST LINE OF SAID PARCEL RECORDED AT RECEPTION NO. 3994572 AND THE WEST LINE OF GRANDVIEW HEIGHTS SECOND FILING RECORDED AT RECEPTION NO. 1806751, A DISTANCE OF 679.28 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF CLOVER BASIN DRIVE AS SHOWN ON THE PLAT OF CLOVER CREEK FILING NO. 1 RECORDED AT RECEPTION NO. 1589630 IN SAID RECORDS OF THE BOULDER COUNTY CLERK AND RECORDER'S OFFICE;

THENCE SOUTH 89°21'01" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE OF CLOVER BASIN DRIVE, A DISTANCE OF 330.04 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL RECORDED AT RECEPTION NO. 3159413.

THENCE NORTH 00°11'58" WEST ALONG SAID EAST LINE A DISTANCE OF 655.51 FEET TO THE **POINT OF BEGINNING.**

(SAID PARCELS CONTAINS AN AREA OF 225,182 SQUARE FEET OR 5.17 ACRES, MORE OR LESS.)

BASIS OF BEARINGS: BEARINGS ARE STATE PLANE GRID BASED ON THE NORTH LINE OF NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 2 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN BASED ON COLORADO NORTH STATE PLANE COORDINATE SYSTEM BEARINGS. BEING MONUMENTED AT THE WEST ONE-SIXTEENTH QUARTER CORNER OF SECTION 17 BY A FOUND 2" ALUMINUM CAP, STAMPING ILLEGIBLE, 0.7' BELOW EXISTING GRADE AND BEING MONUMENTED AT THE NORTHWEST CORNER OF SECTION 17 BY A FOUND 2" ALUMINUM CAP, STAMPED: "LS 6716", IN RANGE BOX, 0.4' BELOW EXISTING GRADE, BEARING NORTH 89°34'37" WEST.

JOSEPH GUTIERREZ, PLS 38821  
FOR AND ON BEHALF OF:  
HARRIS KOCHER SMITH  
1120 LINCOLN ST., STE 1000  
DENVER, CO 80203  
303.623.6300