

PETITION FOR ANNEXATION
TO
CITY/TOWN OF Grand Lake, COLORADO

TO: THE CITY/TOWN CLERK AND THE CITY/TOWN COUNCIL OF THE CITY/TOWN OF
Grand Lake, COLORADO

RE: ANNEXATION OF LAND COMMONLY KNOWN AS The Love Tract

THE UNDERSIGNED PETITIONER(S) in accordance with Title 31, Article 12, Part 1, of the Colorado Revised Statutes, as amended (commonly known as the Municipal Annexation Act of 1965), hereby petitions the City/Town of Grand Lake, Colorado, for annexation to the City/Town of Grand Lake of the unincorporated area more particularly described hereafter, and in support of this Petition, the undersigned Petitioner(s) allege(s) and state(s) the following:

1. That it is desirable and necessary that such area described in **Exhibit A**, attached hereto and incorporated herein by reference, be annexed to the City/Town of Grand Lake.
2. That the area sought to be annexed to the City/Town of Grand Lake meets all the requirements of Sections 31-12-104 and 31-12-105, C.R.S., as amended, of the Municipal Annexation Act of 1965, in that:
 - (a) Not less than one-sixth (1/6th) of the perimeter of the area proposed to be annexed is contiguous with the City/Town of Grand Lake.
 - (b) A community of interest exists between the area proposed to be annexed and the City/Town of Grand Lake.
 - (c) The area proposed to be annexed is urban or will be urbanized in the near future.
 - (d) The area proposed to be annexed is integrated with, or is capable of being integrated with the City/Town of Grand Lake.
 - (e) No land within the area proposed to be annexed and which is 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, meets either of the following:
 - (1) Such separate tract or parcel is being divided by the requested annexation without the written consent of the landowner or landowners thereof, unless such tracts or parcels are separated by a dedicated street, road or other public way, and to the extent a tract or parcel is so divided, this petition is intended to evidence such consent; or
 - (2) If such a separate tract or parcel comprises twenty (20) acres or more and which, together with the buildings and improvements situated thereon, such tract or parcel has an assessed value in excess of Two Hundred Thousand Dollars (\$200,000.00) for ad valorem tax purposes for the year next preceding the annexation, is included within the area proposed to be annexed without the written consent of the landowner or landowners thereof.
 - (f) The annexation of the area proposed to be annexed will not result in the detachment of area from any school district and the attachment of such area to another school district.
 - (g) No annexation proceedings have been commenced for the annexation to another municipality of any part or all of the area proposed to be annexed to the City/Town hereunder nor is any part of said area presently a part of any incorporated city, town or city and county.
 - (h) The requirements of Sections 31-12-104 and 31-12-105, C.R.S., as amended, exist or have been met.
 - (i) The annexation of the area proposed to be annexed will not have the effect of extending the boundary of the City/Town of Grand Lake more than three miles in any direction from any point of the City's/Town's boundary in any one year.

- (j) In establishing the boundaries of the area proposed to be annexed, where a portion of a platted street or alley is annexed, the entire width of said street or alley is included with the area annexed.
- (k) Reasonable access shall not be denied to landowners, owners of easements, or the owners of franchises adjoining a platted street or alley to be annexed by the City/Town but is not bounded on both sides by the City/Town.

(l) [Please Check the Appropriate Line:]

The area proposed to be annexed comprises **more than ten (10) acres** and, therefore, the City's/Town's preparation of an Impact Report as provided for in Section 31-12-108.5, C.R.S., as amended, is required unless waived by the board of county commissioners for _____ County, Colorado in accordance with Section 31-12-108.5, C.R.S.

OR

The area proposed to be annexed comprises **ten (10) acres or less** and, therefore, the City's/Town's preparation of an Impact Report as provided for in Section 31-12-108.5, C.R.S., as amended, is not required

3. That accompanying this Petition are four (4) copies 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, prepared by and containing the seal of a land surveyor;
- (c) with 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, then the boundaries and the plat numbers of plots or of lots and blocks are shown; and
- (d) next to the boundary of the area proposed to be annexed is drawn the contiguous boundary of the City/Town, and the contiguous boundary of any other municipality abutting the area proposed to be annexed and the dimensions thereof.

4. That the Petitioner(s) signed this Petition for Annexation not more than 180 days prior to the date of the filing of this Petition for Annexation with the City/Town Clerk.

5. That the undersigned Petitioner(s) comprises at least fifty percent (50%) of all of the landowners of the area to be proposed to be annexed, exclusive of streets and alleys.

6. That upon the Annexation Ordinance becoming effective, all lands within the area sought to be annexed shall become subject to all ordinances, resolutions, rules and regulations of the City/Town of Grand Lake, except for general property taxes of the City/Town of Grand Lake which shall become effective on January 1 of the next succeeding year following passage of the Annexation Ordinance.

7. That this Petition for Annexation includes the signature(s) of all Petitioner(s) proposing the annexation, the mailing address of each Petitioner, the legal description of the land owned by each Petitioner, and the date of signing of each signature. The legal description of land owned by each undersigned Petitioner is identified in **Exhibit A**.

THEREFORE, THE PETITIONER(S), as the owner(s) of the property described in Exhibit A, respectfully requests that the City/Town Council of the City/Town of Grand Lake, Colorado, approve the annexation of the area proposed to be annexed, and the Petitioner(s) do(es) hereby consent to the annexation of the property described in Exhibit A.

PETITIONER:

Genette Simpkins Revocable Living Trust
RLT, a _____ (type of entity)

By:

Genette Simpkins
Name: Genette Simpkins

Title: Trustee

Date of Signature: 01/31, 2023

As the Owner of Property Described in Exhibit A.

Mailing Address:

45-238 Kokokahi Pl
Kaneohe, HI 96744

AFFIDAVIT OF CIRCULATOR

The undersigned, being of lawful age, who being first fully sworn upon oath, deposes and says that the undersigned was a circulator of the foregoing Petition for Annexation of lands to the City/Town of Grand Lake, Colorado, and that the signature immediately above this Affidavit was witnessed by affiant and is the true signature of the person whose it purports to be.

By:

Genette Simpkins
Circulator

STATE OF Hawaii)
COUNTY OF Honolulu) ss.

City of

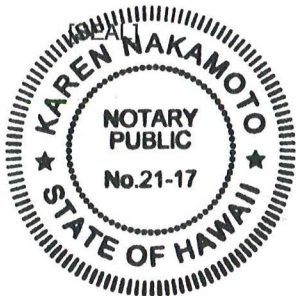
The foregoing Affidavit of Circulator was subscribed and sworn to before me this 31st day of January, 2023 by Genette Simpkins.

Witness my hand and official seal.

My commission expires: 4/11/2025

By:

Karen Nakamoto
Notary Public



Doc. Date: NA # Pages: 3
Karen Nakamoto First Circuit
Doc. Description: Petition for Annexation
To City/Town of Grand Lake, Colorado
Karen Nakamoto 1/31/2023
Notary Signature Date

NOTARY CERTIFICATION