



Annexation Petition/Plat Application Requirements

REVIEW CRITERIA: .7.6.203: CONDITIONS FOR ANNEXATION:

- A. The area proposed to be annexed is a logical extension of the City's boundary;
- B. The development of the area proposed to be annexed will be beneficial to the City. Financial considerations, although important, are not the only criteria and shall not be the sole measure of benefit to the City;
- C. There is a projected available water surplus at the time of request;
- D. The existing and projected water facilities and/or wastewater facilities of the City are expected to be sufficient for the present and projected needs for the foreseeable future to serve all present users whether within or outside the corporate limits of the City;
- E. The annexation can be effected at the time the utilities are extended or at some time in the future;
- F. The City shall require as a condition of annexation the transfer of title to all ground water underlying the land proposed to be annexed. Should such ground water be separated from the land or otherwise be unavailable for transfer to the City, the City, at its discretion, may either refuse annexation or require payment commensurate with the value of such ground water as a condition of annexation. The value of such ground water shall be determined by the Utilities based on market conditions as presently exist;
- G. All rights of way or easements required by the Utilities necessary to serve the proposed annexation, to serve beyond the annexation, and for system integrity, shall be granted to the Utilities. Utilities, at the time of utility system development, shall determine such rights of way and easements;
- H. If the proposed annexation to the City overlaps an existing service area of another utility, the applicant shall petition the PUC (Public Utilities Commission) or other governing authority to revise the service area such that the new service area will be contiguous to the new corporate boundary of the City.

PETITION REFERRAL TO CITY COUNCIL: Upon submission of the annexation petition to Land Use Review, a determination of eligibility will be made by Land Use Review and the City Attorney's office. The Clerk will then submit the petition for City Council acceptance. The time for City Council acceptance is three to six (3-6) weeks.

SUBMITTAL CHECKLIST: The following items will need submitted for review of an Annexation Petition.

Applicant	Planner
<input type="checkbox"/> General Development Application Form	<input type="checkbox"/>
<input type="checkbox"/> Vicinity Map showing the parcel outlined with adjacent streets within the neighborhood	<input type="checkbox"/>
<input type="checkbox"/> Annexation Petition (<i>original and two copies</i>)	<input type="checkbox"/>
<input type="checkbox"/> Legal Description of the boundaries of the proposed area to be annexed. Subdivision names must be noted as shown on the recorded plat and include the Book and Page or Reception Number. Any exceptions must be completely written out in metes and bounds. Easements not on the parcel should not be included.	<input type="checkbox"/>
<input type="checkbox"/> Annexation Plat (<i>3 copies</i>)	<input type="checkbox"/>
<input type="checkbox"/> All plans, documents, and reports uploaded to Dropbox folder (Planner to send folder invite link through email)	<input type="checkbox"/>

PLAN CONTENT REQUIREMENTS: The content of the annexation plat must include the following:

General Information

<input type="checkbox"/> Indication of standardized scale, both fractional and bar (i.e. 1" = 20')	<input type="checkbox"/>
<input type="checkbox"/> North arrow	<input type="checkbox"/>
<input type="checkbox"/> Any Conditions of Record established at the time of zoning	<input type="checkbox"/>
<input type="checkbox"/> Vicinity Map (does not have to be to scale). The map should show the proposed site outlined with the existing adjacent streets within the neighborhood.	<input type="checkbox"/>
<input type="checkbox"/> Notes describing any covenants/easements permitting the use of the land by adjacent property owners.	<input type="checkbox"/>
<input type="checkbox"/> Provide an area for the Land Use Review file number in the lower right-hand corner of all sheets.	<input type="checkbox"/>
<input type="checkbox"/> Note the sheet number in the lower right-hand corner (i.e. 1 of 10, 2 of 10, etc.)	<input type="checkbox"/>
<input type="checkbox"/> Date of preparation	<input type="checkbox"/>

PLAN CONTENT REQUIREMENTS: *Continued from previous page.*

Applicant

Planner

<input type="checkbox"/> Name of Annexation	<input type="checkbox"/>
<input type="checkbox"/> Location of each ownership parcel with the name(s) or the owner(s) for all unplatted land in the proposed annexation.	<input type="checkbox"/>
<input type="checkbox"/> Legal description along with the acreage of the annexation. Description required to include a description of the relationship of the annexation to known monuments.	<input type="checkbox"/>
<input type="checkbox"/> The plat boundaries, lot and block number(s) and the name(s) or owner(s) for all of the platted land in the proposed annexation.	<input type="checkbox"/>
<input type="checkbox"/> A drawing of the contiguous boundary of the City of Colorado Springs and the contiguous boundary of any other municipality abutting the area proposed to be annexed.	<input type="checkbox"/>
<input type="checkbox"/> Surveyor's statement and certification. Certification by a registered land surveyor to the effect that the plat shows the described tracts of land to the best of their knowledge and belief.	<input type="checkbox"/>
<input type="checkbox"/> Notarized signature of the owners of the property(ies). <i>Note: This requirement may be waived by Land Use Review after consultation with the Attorney's office for annexations where less than 100% of the owners are petitioning to annex the property.</i>	<input type="checkbox"/>
<input type="checkbox"/> Approval blocks for signatures of the Director of Public Works and Community Development and subsequent to a statement that the subject annexation approved for filing as of the date and signature. Signature lines for the City Clerk and Mayor subsequent to a statement that the annexation is approved pursuant to an ordinance adopted by the City on the date of the City Council meeting.	<input type="checkbox"/>
<input type="checkbox"/> Certificate of filing for County Clerk and Deputy	<input type="checkbox"/>
<input type="checkbox"/> Calculation of contiguous city boundary and perimeter boundary of the annexation request	<input type="checkbox"/>
<input type="checkbox"/> Plat names of platted land adjacent to the proposed annexation	<input type="checkbox"/>