



March 11, 2024

Town of Castle Rock  
Development Services  
200 S. Wilcox Street  
Castle Rock, CO 80104

## **URBAN MOMENT ANNEXATION | PETITION**

The undersigned, being "Landowners" as defined in the C.R.S. § 31-12-103(6), in accordance with Article 12, Chapter 31, C.R.S., as amended, hereby petition the Town of Castle Rock for annexation to the Town of Castle Rock of the following described unincorporated Property located in the County of Douglas, State of Colorado, and further state:


1. The legal description of the land which Landowner(s) request to be annexed to the municipality is attached hereto as **Exhibit A**, hereinafter referred to as the "Property".
2. It is desirable and necessary that such area to be annexed to the municipality.
3. The requirements of Sections 31-12-104 exist or have been met:
  - a. Not less than one-sixth (1/6) of the perimeter of the area proposed to be annexed is contiguous with the Town of Castle Rock
  - b. A community of interest exists between the Property proposed to be annexed and Town of Castle Rock. The Property to be annexed is urban or will be urbanized soon; and the Property proposed to be annexed is integrated or is capable of being integrated with the Town of Castle Rock.
4. None of the limitations provided in C.R.S. 31-15-105 are applicable and the requirements of the statute have been met because of the following:
  - a. The annexation of the Property will not result in the Property being divided into separate parts or parcels under identical ownership.
  - b. No land area within the Property 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 20 acres or more, which together with the buildings and improvements situated thereon, has an assessed value in excess of \$200,000 for an ad valorem tax purpose for the year preceding the annexation is included within the Property proposed to be annexed, without the written consent of the landowner or landowners thereof.
  - c. No annexation proceedings have been commenced for annexation of any part of the Property by any other municipality.
  - d. The annexation of the Property will not result in the detachment of any area from any school district or the attachment of same to another school district.
  - e. The annexation of the Property will not have the effect of extending a boundary of the Town more than three miles in any direction from any point of the Town boundary in the past 12 months.
  - f. The entire width of all streets or alleys within the area to be annexed are included in the annexation.
  - g. Annexation by the Town of the Property will not have the effect of, and will not result in, the denial of reasonable access to landowners, owners of an easement, or owners of a franchise adjoining a platted street or alley in the unincorporated area adjacent to the Property.



5. The signers of the petition comprise more than fifty percent of the landowners in the area and own more than fifty percent of the area proposed to be annexed, excluding public streets and alleys and any land owned by the annexing municipality;
6. The landowner(s) request that the Town of Castle Rock approve the annexation of the Property.
7. This petition is accompanied by four (4) copies of an annexation boundary map in the form required by C.R.S. 31-12-101(1)(d) and attached as Exhibit B.

LANDOWNERS:

Castle Rock Ventures LLC  
Springville, UT 84663

  
\_\_\_\_\_  
Castle Rock Ventures LLC  
By: Mike Morley  
Its: Manager



Affidavit of Circulator

STATE OF Utah )  
~~COLORADO~~ )  
Utah ) ss.  
COUNTY OF DOUGLAS )

Mike Morley, being first duly sworn, states as follows:

1. I have circulated the Petition for Annexation to the Town of Castle Rock as set forth herein.
2. I know the persons whose names are subscribed to the foregoing petition on behalf of the Landowner.
3. The signatures on the foregoing Petition were affixed in my presence and each signature is a true, genuine, and correct signature of the person it purports to be.
4. To the best of my knowledge and belief, the person whose names are affixed to the foregoing Petition are authorized to sign such document on behalf of the Landowner.

CIRCULATOR

[Signature]

STATE OF Utah )  
~~COLORADO~~ )  
Utah ) ss.  
COUNTY OF DOUGLAS )

The foregoing instrument was subscribed and sworn before me this 14th day of March, 2024, by Taff Morley.

Witness my official hand and seal.  
My commission expires: 3.19.2024

(SEAL)



[Signature]  
Notary Public



Exhibit A - Legal Description

Parcel 1, Terra Monte, According to the Plat Thereof Recorded July 29, 2019 under Reception No. 2019045663, County of Douglas, State of Colorado.