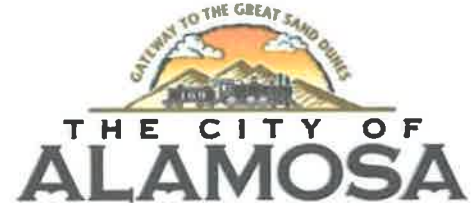


City of Alamosa
Public Works Department
300 Hunt Avenue
Alamosa, Colorado, 81101
(719) 589-6631
daspinwall@ci.alamosa.co.us



CITY OF ALAMOSA, COLORADO ANNEXATION APPLICATION

(100% PETITION)

Please fill out this application fully, and submit it along with all other materials, as required by the City of Alamosa and by Section 31 of Colorado Revised Statutes.

1. Submittal Requirements:

- ☒ a. Application Fee (non-refundable): Base Fee = \$750 + \$25 per acre or fraction thereof up to a maximum fee of \$3000, Enclaves = \$375 + \$25 per acre or fraction thereof up to a maximum fee of \$1500
- ☒ b. Preliminary Annexation Map and Survey - which meets the requirements of section 31-12-107(d)(I-IV) C.R.S.
- ☒ c. Annexation Petition.
- ☒ d. Draft "Annexation Agreement".
- ☒ e. Preliminary Development Plans (Site Plan, General Land Use Plan, etc.)
- ☐ n/a f. Fiscal and Infrastructure Impact Analysis. Required for annexation of development that includes more than 16 dwelling units or more than 25,000 square feet of gross floor area of nonresidential uses. Refer to §21-6-101(c) of the Alamosa Uniform Development Code for the required contents.
- ☐ n/a g. Traffic Impact Analysis. Required for annexation of development that includes more than 16 dwelling units or more than 25,000 square feet of gross floor area of nonresidential uses. Refer to §21-6-102(c) of the Alamosa Uniform Development Code for the required contents.
- ☒ h. Proposed Development Schedule.
Pending City Approvals

PETITION FOR ANNEXATION

The undersigned landowners ("Petitioners"), in accordance with the Municipal Annexation Act of 1965 [Article 12, Chapter 31, C.R.S., as amended] hereby petition the City Council of the City of Alamosa, Colorado, for annexation to the City of Alamosa of the unincorporated territory more particularly described below, and in support of said Petition, you Petitioners allege that:

(1) It is desirable and necessary that the following described territory be annexed to the City of Alamosa, Colorado:

The approximate 42.99 Acres South of Montana Azul filing No. 6 & Montana Azul Estates with approximately 25.84 Acres being west of Craft Drive and approximately 14.42 acres being east of Craft Drive with the balance being the Craft Drive ROW.

The Petitioners are owners of 100% of the property* located within such area proposed to be annexed.

(2) Not less than one-sixth (1/6) of the perimeter of the area proposed to be annexed is contiguous with the City of Alamosa, Colorado.

(3) A community of interest exists between the area proposed to be annexed and the City of Alamosa, Colorado.

(4) The area to be annexed is urban or shall be urbanized in the near future.

(5) No land in the area proposed to be annexed which is held in identical ownership and consisting of either a single tract or parcel or two or more contiguous tracts or parcels:

(a) Have been divided into separate parcels without the written consent of the landowners thereof.

(b) Comprising twenty (20) or more acres and having an assessed valuation for ad valorem tax purposes in excess of \$200,000, has been included in the area proposed to be annexed without the written consent of the landowner(s).

(6) No part of the area proposed to be annexed is more than three (3) miles from a point in the municipal boundary, as such was established more than one (1) year before this annexation shall take place.

(7) The area proposed to be annexed to located solely within unincorporated Alamosa County, Colorado.

(8) The undersigned request that the City of Alamosa, Colorado approve the annexation of the area proposed to be annexed.

(9) The signature of each signer, the mailing address of each such signer, the legal description of the land owned by each such signer and the date of signing of each signature are all shown on the signature sheets which are attached to and made a part of this Petition.

(10) There is attached hereto the affidavit of each circulation of this Petition, whether consisting of one or more sheets, that each signature here on is the signature of the person whose name it purports to be.

(11) 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;

Please see Attached Exhibit A for the Legal Description

(b) A map showing the boundary of the area proposed to be annexed;

(c) Within the annexation boundary map there is shown the location of each ownership tract in un-platted land, and, if part or all of the area proposed to be annexed is platted, then the boundaries and the plat numbers of the plots or of lots and blocks.


(d) Next to the boundary of the area proposed to be annexed is drawn the contiguous boundary of the City of Alamosa, and the contiguous boundary of any other municipality abutting the area proposed to be annexed.

(12) The area proposed to be annexed is not presently a part of any incorporated city, city and county, or town.

(13) The petitioner(s) hereto acknowledge the fact that the City of Alamosa is not legally obligated to annex the described area, and that if the City does annex the described area, the annexation shall be contingent upon the conditions and agreement of the petitioner(s) to the conditions as set forth in a proposed "Annexation Agreement", which the petitioner(s) agree to enter into prior to the effective date of this annexation.

Wherefore, the Petitioners request that the City Council of the City of Alamosa, Colorado, approve the annexation of the area described herein.

*If not owners of 100% of the real property to be annexed, address requirements in CRS §31-12-107(1)(c)(III).

Landowners	Signature	Date of Signature
By: <u>Arturo T. Alvarado</u> Executive Director		<u>3/22/2022</u>
Are you a resident of the area to be annexed? () Yes (x) No		
Mailing Address: <u>7305 Lowell Blvd., Suite 200 Westminster, CO 80030</u>		

Legal Description of land owned by signators:

INSERT PROPERTY DESCRIPTION OF LAND OWNED BY THIS PETITIONER.
REPEAT FOR ALL PETITIONERS

- X i. Impact Report- Required if the area proposed to be annexed is greater than ten (10) acres in size, an impact report as provided for in section 31-12-108.5 C.R.S., as amended, is required unless waived by City and County.
- X j. Disclosure of Property Ownership and Ownership and Encumbrance Report (O&E), and Agency Affidavit if applicable
- X k. Final Annexation Map and Survey - One mylar and three copies, which meets the requirements of section 31-12-107(d)(I-IV) C.R.S.
- X l. One CAD/Shapefile of annexation boundary.

2. General location of the area proposed to be annexed:

South of Montana Azul filing No. 6 & South of Montana Azul Estates

3. Acreage to be annexed:

Approximately 42.99 Total Acres with 25.84 Acres west of Craft Drive and approx. 14.42 Acres being east of Craft Drive & the balance being the Craft Drive ROW

4. Existing Use and Zoning of area proposed to be annexed:

Rural Vacant

5. Desired City of Alamosa Zoning Classification, upon annexation:

RH

6. List all existing vested property rights that may exist on the area to be annexed, if

any. (Existing county approvals)

Unknown at this time, but such vested property rights as reflected in the records of the City and County, if any.


7. Special Districts: List any special districts the area proposed for annexation is located within (School Districts, Fire Districts, Water Districts):

Alamosa School District • Mosquito Control District • Alamosa Ambulance District • Fire District • Rio Grande Water Conservation District • San Luis Valley Water Conservancy District.

8. Signatures of all owners and all lien holders and addresses:
(Attach additional sheets if necessary)

Name:  3/22/2022
Arturo T. Alvarado, Executive Director
Address: CRHDC 7305 Lowell Blvd., Suite 200 Westminster, CO 80030

Staff Use Only

The application, annexation petition and all application materials were submitted on the 3rd day of
March, 2022  3/22/2022
City Staff Date



Community Resources and Housing Development Corporation

7305 Lowell Boulevard | Suite 200

Westminster, CO 80030

303.428.1448 | www.CRHDC.org

CITY OF ALAMOSA, COLORADO ANNEXATION APPLICATION

EXHIBIT A

Legal Description

A tract of land located in the East Half (E½) of Section 8, Township 37 North, Range 10 East, New Mexico Principal Meridian, Alamosa County, Colorado, more particularly described as follows: Beginning at the Center Quarter Corner of Section 8 as monumented by a No. 6 rebar with an attached 3¼" Aluminum Cap set by PLS No. 26966, thence N 00°30'39" W along the north south center line of Section 8 a distance of 75.00 feet to the Southwest corner of the Sierra Vista Addition to the City of Alamosa as per the plat recorded under Reception No. 312877 in the records of the Alamosa County Clerk and Recorder, thence N 89°49'53" E along the south line of said Addition a distance of 2619.85 feet to the Southeast corner of said Addition; thence S 00°09'38" E a distance of 75.00 feet to the East Quarter Corner of said Section 8 as monumented by a No. 6 rebar with an attached 3¼" Aluminum cap set by PLS No. 22583 at the position originally established by PLS No. 5442; thence S 00°24'01" E along the east line of Section 8 a distance of 640.13 feet; thence S 89°46'53" W a distance of 2617.61 feet to a point on the north south centerline of Section 8 and the southwest corner of this described tract, thence N 00°33'12" W along said north south centerline a distance of 640.13 feet to the Center Quarter Corner and the True Point of Beginning, containing 42.99 acres, more or less.

This tract is subject to any and all existing easements of whatsoever nature, including but not limited to a 75 foot wide easement granted to Public Service Company of Colorado as shown in the deeds recorded in Book 177 at Page 384 and in Book 178 at Page 46 near the north and east boundaries, an easement for the existing 80 foot wide Craft Drive extension and an easement for the existing 80 foot wide County Road 108 South.

Phase 3-6

+/- 25.84 Ac
units: 226
parking: 518

Phase 1 & 2

+/- 14.42 Ac
units: 119
parking: 237



Legend:

	Single-Family	(S)
	Duplex	(S)
	7-Plex	(R)
	36-Plex	(R)
	Townhomes	(S)
	clubhouse	

For Sale(S):

Single-family	37
- parking -	148
Duplex	44
- parking -	92
Townhomes	24
- parking -	56

total units= 105
total parking= 296

For Rent(R):

36-plex x 2	72
- parking -	158
7-plex x 7	49
- parking -	64

total units= 121
total parking = 222
detention area: +/- 2.0 Ac

Phase 1 & 2

For Sale(S):

Single-family	13
- parking -	32
Duplex	40
- parking -	74
Townhomes	24
- parking -	56

total units= 77
total parking = 162

For Rent(R):

7-plex x 6	42
- parking -	75
total units =	42
total parking =	75

detention area: +/- 1.2 Ac



STATE OF COLORADO

DEPARTMENT OF
STATE

CERTIFICATE

I, SCOTT GESSLER, SECRETARY OF STATE OF THE STATE OF
COLORADO HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS
OFFICE,

COMMUNITY RESOURCES AND HOUSING DEVELOPMENT CORPORATION
(COLORADO NONPROFIT CORPORATION)

BECAME INCORPORATED UPON FILING ARTICLES OF INCORPORATION
DATED FEBRUARY 08, 1971.

I FURTHER CERTIFY THAT SAID ENTITY HAS COMPLIED WITH ALL
APPLICABLE REQUIREMENTS OF THIS OFFICE, AND IS IN GOOD
STANDING WITH THIS OFFICE.

Dated: September 19, 2013

SECRETARY OF STATE

ARTICLES OF INCORPORATIONOFCOLORADO RURAL HOUSING DEVELOPMENT CORPORATION

The undersigned, acting as incorporator of a corporation under the Colorado Non-Profit Corporation Act, adopts the following Articles of Incorporation for such Corporation:

ARTICLE I

The name of the Corporation is COLORADO RURAL HOUSING DEVELOPMENT CORPORATION

ARTICLE II

The period of its duration shall be perpetual.

ARTICLE III

The purpose or purposes for which the Corporation is organized are:

Generally, to conduct, engage in and carry on activities and programs which are organized exclusively for charitable and educational purposes, as such terms are defined in Section 501 (c) (3) of the Internal Revenue Code of 1954 (or the corresponding provision of any future United States Internal Revenue law); and specifically, to organize, establish and carry out a program to provide and assist low and moderate income families and migrants working in the State of Colorado to obtain adequate housing, social services, and employment opportunities.

ARTICLE IV

A. No part of the income or net earnings of the Corporation shall inure to the benefit of, or be distributable to, any member, director or officer of the Corporation or any other private individual (except that reasonable compensation may be paid for services rendered to or for the Corporation effecting one or more of its purposes, and reimbursement may be made for any expenses incurred for the Corporation by any officer, director, agent or employee or any other person or

corporation, pursuant to and upon authorization of the Board of Directors); and provided further that no member, director or officer of the Corporation or any other private individual shall be entitled to share in any distribution of any of the corporate assets on dissolution of the Corporation or otherwise. No substantial part of the activities of the Corporation shall consist of carrying on propaganda or otherwise attempting to influence legislation. The Corporation shall not participate or intervene in any political campaign on behalf of any candidate for public office.

B. No part of the assets of the Corporation shall inure to the benefit of or be distributable to any organization whose income or net earnings or any part thereof inure to the benefit of any private shareholder or other individual or any substantial part of the activities of which consists of carrying on propaganda or otherwise attempting to influence legislation.

C. Upon dissolution of the Corporation, all of its assets shall be paid over or transferred to one or more exempt organizations of the kind described in Section 501(c)(3) of the Internal Revenue Code.

D. Notwithstanding any other provision hereof, this Corporation shall not conduct or carry on any activities not permitted to be conducted or carried on by an organization which is tax exempt under the provisions of Section 501(c)(3) of the Internal Revenue Code of 1954, as amended from time to time.

ARTICLE V

The address of the initial registered office of the Corporation is 230 Equitable Building, Denver, Colorado 80202 (Denver County), and the name of its initial registered agent at such address is Michael J. Driver.

ARTICLE VI

The number of directors constituting the initial Board of Directors of the Corporation is three (3) and the names and addresses of the persons who are to serve as the initial directors are:

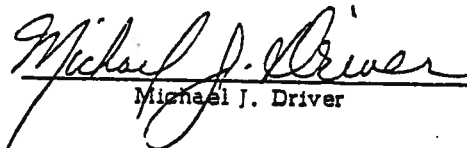
1. Abelardo Delgado
2580 Linley Court
Denver, Colorado
2. Danny Holguin
3133 Irving Street
Denver, Colorado
3. Blake H. McFeely
230 Equitable Building
Denver, Colorado 80202

ARTICLE VII

The name and address of the incorporator is:

Michael J. Driver 230 Equitable Building
Denver, Colorado 80202

DATED: February 8, 1971.


Michael J. Driver

STATE OF COLORADO)

CITY AND COUNTY OF DENVER)

ss.

I, Danny Holguin, a Notary Public, hereby certify that Michael J. Driver, known to me to be the person whose name is subscribed to the annexed and foregoing Articles of Incorporation, appeared before me this day in person and, being by me first duly sworn, acknowledged and declared that he signed said Articles of Incorporation as his free and voluntary act and deed for the uses and purposes therein set forth and that the statements therein contained are true.

My commission expires: August 8, 1974

Witness my hand and notarial seal this 8th day of February, 1971.


NOTARY PUBLIC

1693983

8.001

STATE OF COLORADO }
COUNTY OF WELD }

I HEREBY CERTIFY THAT THIS INSTRUMENT
WAS FILED FOR RECORD IN MY OFFICE AT
9:35 O'CLOCK P.M. JUL 20 1976
AND IS DULY RECORDED IN BOOK NO. 772
PAGE.....

W. Lee Smith Jr.
By *Deborah J. Denny* RECORDER
DEPUTY

800 4024

Joe Quares
119 Bridge St.
Burlington, N.

JUL-20-76 00037 1693983 9 - 1

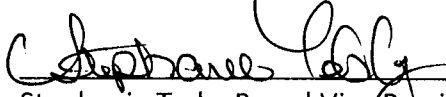


Community Resources
& Housing Development
CORPORATION

"Your Path to Home Ownership"

Statement of Authority
Community Resources and Housing Development Corporation
December 13, 2018

This letter will serve to certify that Arturo Alvarado is hereby appointed Executive Director of Community Resources and Housing Development Corporation and its affiliate organizations and has been give the authority by the Board of Directors to transact and execute agreements and contracts on behalf of this corporation and its affiliates. This authorization is inherent in the position and structure that the Board of Directors has created and approved and in according with its by-laws and articles of incorporation governing the 501(c)(3) nonprofit corporation.


Stephanie Tedy, Board Vice President

12/13/2018
Date

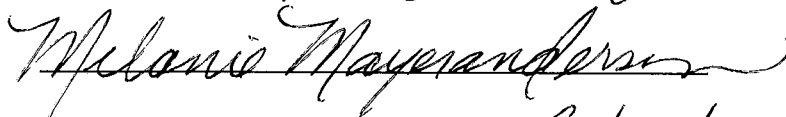
STATE OF COLORADO, COUNTY OF Adams SS.:

On this day, personally appeared before me

Stephanie Tedy
to me known to be the person(s) described in and who executed the within and foregoing instrument, and acknowledged that he/she signed the same as his/her voluntary act and deed, for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed

this 13 day of December, 2018.



Notary Public in and for the State of Colorado.
My commission expires 08/08/2021.

MELANIE MAYERANDERSON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20174033346
MY COMMISSION EXPIRES 08/08/2021



Community Resources and Housing Development Corporation

7305 Lowell Boulevard | Suite 200

Westminster, CO 80030

303.428.1448 | www.CRHDC.org

CITY OF ALAMOSA, COLORADO ANNEXATION APPLICATION

EXHIBIT A

Legal Description

A tract of land located in the East Half (E½) of Section 8, Township 37 North, Range 10 East, New Mexico Principal Meridian, Alamosa County, Colorado, more particularly described as follows: Beginning at the Center Quarter Corner of Section 8 as monumented by a No. 6 rebar with an attached ¾" Aluminum Cap set by PLS No. 26966, thence N 00°30'39" W along the north south center line of Section 8 a distance of 75.00 feet to the Southwest corner of the Sierra Vista Addition to the City of Alamosa as per the plat recorded under Reception No. 312877 in the records of the Alamosa County Clerk and Recorder, thence N 89°49'53" E along the south line of said Addition a distance of 2619.85 feet to the Southeast corner of said Addition; thence S 00°09'38" E a distance of 75.00 feet to the East Quarter Corner of said Section 8 as monumented by a No. 6 rebar with an attached ¾" Aluminum cap set by PLS No. 22583 at the position originally established by PLS No. 5442; thence S 00°24'01" E along the east line of Section 8 a distance of 640.13 feet; thence S 89°46'53" W a distance of 2617.61 feet to a point on the north south centerline of Section 8 and the southwest corner of this described tract, thence N 00°33'12" W along said north south centerline a distance of 640.13 feet to the Center Quarter Corner and the True Point of Beginning, containing 42.99 acres, more or less.

This tract is subject to any and all existing easements of whatsoever nature, including but not limited to a 75 foot wide easement granted to Public Service Company of Colorado as shown in the deeds recorded in Book 177 at Page 384 and in Book 178 at Page 46 near the north and east boundaries, an easement for the existing 80 foot wide Craft Drive extension and an easement for the existing 80 foot wide County Road 108 South.

Payee Development Services Department

000016165

Vendor ID DEVE SERV

Account #:

03/23/2022

Invoice	Description	Discount	Amount
Annexation App F...	Annexation Area(42.99 Acres)/Base Charge...	\$0.00	\$1,824.75
Total :		\$0.00	\$1,824.75

COMMUNITY RESOURCES AND
HOUSING DEVELOPMENT
CORPORATION

BANK OF THE WEST
DENVER, COLORADO 80217
80-214-1070

000016165

ACCOUNTS PAYABLE

CHECK DATE

CHECK AMOUNT

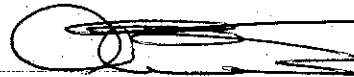
7305 LOWELL BLVD., SUITE 200
WESTMINSTER, CO 80030
(303) 428-1448

03/23/2022

\$1,824.75

PAY *****One Thousand Eight Hundred Twenty Four and 75/100 Dollars

TO THE ORDER OF Development Services Department
c/o Deacon Aspinwall
300 Hunt Avenue
Alamosa, CO 81101



⑈000016165⑈ ⑆107002147⑆ 058039157⑈

Payee Development Services Department

000016165

Vendor ID DEVE SERV

Account #:

03/23/2022

Invoice	Description	Discount	Amount
Annexation App F...	Annexation Area(42.99 Acres)/Base Charge...	\$0.00	\$1,824.75
Total :		\$0.00	\$0.00



City of Alamosa
Public Works Department
300 Hunt Avenue
Alamosa, Colorado, 81101
(719) 589-6631
daspinwall@ci.alamosa.co.us

LAND USE APPLICATION

This form provides the basic information about a project proposal. This application form is only one of the items required for a complete project submittal. It is the responsibility of the applicant to ensure that all other required materials are submitted. A checklist of submittal items is attached for your use. It is also the responsibility of the applicant to clearly demonstrate through narrative, visual representations, and other materials that the proposed activity complies with the City of Alamosa's Unified Development Code. Incomplete or substandard applications may cause delays. All applications shall include digital files as well as the hard copy unless otherwise determined by staff.

Project Type	
<input checked="" type="checkbox"/> Annexation and Initial Zoning (\$750+\$25/acre up to \$3,000)	<input type="checkbox"/> Enclave Annexation and Initial Zoning (\$375+\$12.50/acre up to \$1,500)
<input type="checkbox"/> Conditional Use Permit (\$100)	<input type="checkbox"/> Cost Recovery Zone Application (\$50/hour + recording and publishing fees)
<input type="checkbox"/> Rezoning (\$100)	<input type="checkbox"/> Variance (\$100)
<input type="checkbox"/> Home Occupation Permit (\$50)	<input type="checkbox"/> Planned Development/Campus Master Plan
<input type="checkbox"/> Site Plan Review	<input type="checkbox"/> Preliminary/Final (\$1,200)
<input type="checkbox"/> Residential (\$0)	<input type="checkbox"/> Modification or Amendment (\$500)
<input type="checkbox"/> Non-Residential or Multifamily (\$50)	<input type="checkbox"/> Subdivision, Minor
<input type="checkbox"/> Subdivision, Major (>5 lots)	<input type="checkbox"/> 2-5 New Lots (\$150)
<input type="checkbox"/> Preliminary (\$500)	<input type="checkbox"/> Lot Line Vacation/Adjustment (\$150)
<input type="checkbox"/> Final (\$0)	<input type="checkbox"/> Replat (\$150)
<input type="checkbox"/> Encroachment Application (\$50)	<input type="checkbox"/> Vested Property Rights Plan (\$50/hour + recording and publishing fees)
<input type="checkbox"/> Temporary Use Permit (\$50)	<input type="checkbox"/> Zoning Verification (\$0)
<input type="checkbox"/> Outdoor Dining (\$50)	<input type="checkbox"/> Limited Use Permit (\$0)
<input type="checkbox"/> Other: (\$50/hour + recording and publishing fees)	<input type="checkbox"/> Non-Conforming To Conforming Special Review (\$100)

Site Information

Legal Description: See Attached Exhibit A

Project Name: Tierra Azul

Project Address: See Attached Exhibit A Current Zoning: Rural Vacant

Project Description: Annexation

Project Contact Information

Applicant Name: Community Resources & Housing Development Corporation **Mailing Address:** 7305 Lowell Blvd #200, Westminster, CO 80030
Phone: 303- 428-1448 (General Office Phone Number) **Email:** arturo@crhdc.org

Agent Name: Arturo T. Alvarado/Executive Director (CRHDC) **Mailing Address:** 7305 Lowell Blvd #200, Westminster, CO 80030
Phone: 303- 428-1448 (General Office Phone Number) **Email:** arturo@crhdc.org

Property Owner Name: Community Resources & Housing Development Corporation **Mailing Address:** 7305 Lowell Blvd #200, Westminster, CO 80030
Phone: 303- 428-1448 (General Office Phone Number) **Email:** arturo@crhdc.org

ACKNOWLEDGEMENT AND AUTHORIZATION

The undersigned authorizes the Public Works Department to proceed with processing this application under the requirements of the City of Alamosa Uniform Development Code (UDC). The undersigned acknowledges that the information provided herein is accurate to the fullest extent of their knowledge. Further, it is understood that any documentation required or submitted in conjunction with this application process may become part of the public record and public domain. A complete application may require a disclosure of property ownership and agency affidavit.

Applicant:



Date: 3/22/2022

DEPARTMENT USE ONLY

Application Received By: Deacon Appinwall **Date:** 3/22/2022
Fee Required: \$ 1,824.75 **Paid On:** 3/28/2022 **Receipt #:** 00110260
Application accepted as complete on for processing: D PAS

CITY OF ALAMOSA
719-589-2272
300 HUNT AVE. / P.O. BOX 419
ALAMOSA, CO 81101-2601

DATE : 3/28/2022 1:01 PM
OPER : BL
TKBY : BL
TERM : 2
REC# : R00110260

152 PLAN REVIEW & PW 1824.75
MISC(ANNEX-VARIANCE-PLAT-ETC)
ANNEXATION FEE CRHDC 1824.75

Paid By:COMMUNITY RESOURCES & HOUSING
CK 1824.75 REF:16165

APPLIED 1824.75
TENDERED 1824.75

CHANGE 0.00