

ANNEXATION PETITION

TO THE MAYOR AND BOARD OF TRUSTEES OF THE TOWN OF LYONS, COLORADO:

The undersigned, in accordance with Title 31, Article 12, Chapters 101 et seq., Colorado Revised Statutes, hereby petition the Board of Trustees of the Town of Lyons for annexation into the Town of Lyons the territory described herein and described and shown on the map designated "Annexation Map". Four (4) copies of said map are submitted herewith and by this reference are incorporated herein. The description of the territory hereby petitioned for annexation into the Town is set forth in Exhibit "A" attached hereto and incorporated herein by reference (Exhibit "A" must be an original printed property description on 8-1/2 x 11 white paper.)

In support of this petition, the petitioner(s) allege(s) that:

1. It is desirable and necessary that the above-described territory be annexed to the Town of Lyons.
2. The requirements of Section 31-12-104 and 31-12-105 of the Colorado Revised Statutes exist or have been met in that:
 1. Not less than one-sixth (1/6) of the perimeter of the area proposed to be annexed is contiguous with the Town of Lyons.
 2. A community of interest exists between the territory proposed to be annexed and the Town of Lyons.
 3. The territory sought to be annexed is urban or will be urbanized in the near future.
 4. The territory sought to be annexed is integrated or is capable of being integrated with the Town of Lyons.
 3. In establishing the boundaries of the territory proposed to be annexed, no land held in identical ownership, whether consisting of the tract or parcel of real estate or two or more contiguous tracts or parcels of real estate, has/have been divided into separate parts of parcels of real estate without the written consent of the landowner or landowners thereof, except and unless where such tracts or parcels are already separated by a dedicated street, road, or other public way.
 4. In establishing the boundaries of the territory proposed to be annexed, no land 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 twenty (20) acres or more which, together with the building and improvements situated thereon have an assessed valuation in excess of \$200,000 for ad valorem tax purposes for the year next preceding the filing of the written petition for annexation, has/have been included within the territory proposed to be annexed without the written consent of the land owner or land owners.
 5. The territory proposed to be annexed does not include any area which is the same or substantially the same area in which an election for an annexation to the Town of Lyons was held within the twelve months preceding the filing of this petition.

6. The territory proposed to be annexed does not include any area included in another annexation proceeding involving a town other than the Town of Lyons.
7. The territory proposed to be annexed is not presently a part of any incorporated town, city or city and county or if the property is part of another town or city or city and county, it will be disconnected from such municipality prior to consideration of the annexation.
8. The property owned by each petitioner (when there is more than one petitioner) is described on each separate exhibit fully describing the property.
9. If a portion of a platted street or alley is to be annexed, the entire width of said street or alley is included within the area proposed to be annexed.
10. The proposed annexation would not have the affect of extending a municipal boundary more than three (3) miles in any direction from any point of any such municipal boundary in any one year.
11. The undersigned is the owner(s) of one hundred percent (100%) of the territory included in the area proposed to be annexed exclusive of streets and alleys.

Accompanying this petition are the original and four copies of an annexation plat map containing the following information:

1. A written legal description of the boundaries of the area proposed to be annexed.
2. A map showing the boundary of the area proposed to be annexed.
3. Within the annexation boundary map, an identification of the location of each ownership tract in un-platted land and, if part or all of the area is platted, the boundaries and the plat numbers of plots or of lots and blocks. Also, within the boundary map, identification of any special districts the area proposed to be annexed may be part of.
4. Next to the boundary of the area proposed to be annexed, a drawing of the contiguous boundary of the annexing municipality and the contiguous boundary of any other municipality abutting the area proposed to be annexed.
5. A surveyor's certificate prepared by a registered land surveyor that attests to the preparation of the map and certifies at least one-sixth (1/6) contiguity to the Town of Lyons.
6. Acceptance block describing the acceptance action of the Town of Lyons and providing for the effective date and Town Clerk and Mayor attest signatures.

THEREFORE, the undersigned respectfully petition the Board of Trustees of the Town of Lyons to annex the territory described and referred to in Exhibit "A" to the Town of Lyons in accordance with and pursuant to the statutes of the State of Colorado.

Parcel #:	120320100005	Date:	April 14, 2025
Landowner(s) Name(s):	Phoenix Equity Group Inc	Landowner(s) Signature(s)	
Mailing Address(es): 55 Button Rock Rd, Lyons, CO 80540			

Parcel #:	Date:
Landowner(s) Name(s):	Landowner(s) Signature(s)
Mailing Address(es):	

Parcel #:	Date:
Landowner(s) Name(s):	Landowner(s) Signature(s)
Mailing Address(es):	

The foregoing signature(s) was/were subscribed and sworn to before me this 17 day of June, 2025 by David Merkley

Witness my hand and official seal.

My commission expires: Aug. 31, 2028

Jessica Robinson
Notary Public

