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<p><b>PETITION FOR INCORPORATION OF THE MUNICIPALITY OF NIWOT, COLORADO, ESTABLISHMENT OF A HOME RULE CHARTER COMMISSION, AND AUTHORIZATION TO SUBMIT QUESTIONS UNDER ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION</b></p>
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The undersigned petitioners, being not less than one hundred fifty (150) of the registered electors who are landowners and residents ("*Petitioners*"), of the territory in the County of Boulder and State of Colorado as described in **Exhibit A** attached hereto and incorporated herein ("*Territory*"), proposed to be incorporated into a Colorado municipality to be known as Niwot ("Niwot") and to be organized as a home rule municipality, hereby petition for:

(1) **Organization into a Municipality.** Organization of said Territory into a municipality pursuant to § 31-2-101, C.R.S. et seq.; and

- A. Territory: The description of the Territory is attached hereto and incorporated herein as **Exhibit A**, and the Territory does not contain any undivided tract of land consisting of 40 or more acres without the consent of the owners thereof.
  
- B. Map: An accurate map or plat of the Territory on a scale of no less than one inch to one thousand feet is attached hereto and incorporated herein as **Exhibit B**.

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- C. Name: The proposed name of the Colorado municipality to be incorporated is the City of Niwot, because under Colorado law a statutory municipality with a population of more than 2,000 that is incorporated under title 31 of the Colorado Revised Statutes is classified as a “city.” Petitioners further state that if the municipality later adopts a home-rule charter under Article XX of the Colorado Constitution, it will no longer be classified as a statutory “city,” and its official name and designation will be as provided in the charter. The community has expressed a preference that the designation “Town of Niwot” be considered in that event.
  
- D. Proof of Number of Inhabitants: Satisfactory proof of the number of inhabitants within the Territory based on the last preceding federal census is attached hereto and incorporated herein as **Exhibit C**, proving that the estimated number of inhabitants within the Territory is 4,306.
  
- E. Bond: Petitioners shall file a bond in an amount determined and approved by the court to cover expenses connected with the proceedings in case the incorporation of the Territory is not effected.

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**(2) Formation of Home Rule Charter Commission.** Pursuant to §§ 31-2-205 and 31-2-209, C.R.S., and related provisions of Part 2 of Article 2 of Title 31, Colorado Revised Statutes, Petitioners hereby request that, concurrently with incorporation, the question of forming a home rule charter commission for the proposed municipality of Niwot be submitted to the registered electors at the incorporation election. Petitioners state that this petition is signed by not less than five percent (5%) of the registered electors residing within the territory proposed to be incorporated, as required by § 31-2-209(2)(a), C.R.S. In accordance with applicable law, Petitioners request that, at the incorporation election, the registered electors vote upon: (a) the question of incorporation; (b) the question of whether a home rule charter commission should be formed; and (c) the election of charter commission members. Petitioners request that a nine-member charter commission be elected and empowered as provided by statute to prepare and submit a proposed home rule charter to the registered electors of the proposed municipality for approval or rejection in accordance with applicable law.

**(3) Request for Submission of Local Government Matters Under Article X, Section 20, Colorado Constitution.** Pursuant to § 31-2-101(1.5), C.R.S., Petitioners hereby request that, at the election for the incorporation of the proposed municipality of Niwot, the Election Commissioners shall also place upon the ballot the following local government matters arising under Section 20 of Article X of the Colorado Constitution, as applied to the proposed

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municipality. Petitioners request that the following ballot questions be submitted to the eligible electors of the proposed municipality exactly as set forth below:

Authorization to Levy a Sales and Use Tax

SHALL NIWOT TAXES BE INCREASED BY \$2,800,000 ANNUALLY IN THE FIRST FULL FISCAL YEAR, AND BY WHATEVER ADDITIONAL AMOUNTS ARE RAISED ANNUALLY THEREAFTER FROM A SALES AND USE TAX IMPOSED AT THE RATE OF TWO AND ONE-HALF PERCENT (2.5%), COMMENCING ON JANUARY 1, 2028, FOR THE PURPOSE OF FUNDING CAPITAL IMPROVEMENTS AND RELATED OPERATIONAL EXPENDITURES, INCLUDING BUT NOT LIMITED TO DEBT REPAYMENT, AND ANY LAWFUL MUNICIPAL PURPOSE WITH (I) THE SALES TAX TO BE IMPOSED ON THE SALE OF TANGIBLE PERSONAL PROPERTY AND TAXABLE SERVICES, EXCEPT FOR FOOD FOR DOMESTIC CONSUMPTION AND SUCH OTHER CATEGORIES TO BE EXEMPT AS DETERMINED BY THE GOVERNING BODY OF THE MUNICIPALITY, AND (II) THE USE TAX TO BE IMPOSED ON THE PRIVILEGE OF STORING, USING, OR CONSUMING TANGIBLE PERSONAL PROPERTY IN NIWOT, INCLUDING CONSTRUCTION AND BUILDING MATERIALS, WITH ALL SUCH TAXES TO BE ESTABLISHED BY ORDINANCE OF THE GOVERNING BODY OF THE MUNICIPALITY

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**PRIOR TO THE IMPOSITION OF THE SALES AND USE TAX AND CONSISTENT WITH THIS BALLOT MEASURE; AND SHALL NIWOT BE AUTHORIZED TO COLLECT, RETAIN, AND SPEND ALL REVENUES FROM SUCH TAXES AND ALL EARNINGS THEREON AS A VOTER APPROVED REVENUE CHANGE UNDER ARTICLE X, SECTION 20 OF THE STATE CONSTITUTION?**

\_\_\_ YES/FOR      \_\_\_ NO/AGAINST

Authorization to Levy a Property Tax

**SHALL NIWOT TAXES BE INCREASED BY \$900,000 ANNUALLY IN THE FIRST FULL FISCAL YEAR, AND BY SUCH ADDITIONAL AMOUNTS RAISED ANNUALLY THEREAFTER BY AN AD VALOREM PROPERTY TAX MILL LEVY IMPOSED AT THE RATE OF FOUR (4) MILLS FOR THE PURPOSE OF MEETING OPERATIONAL AND MAINTENANCE COSTS; AND SHALL THE REVENUE FROM SUCH MILL LEVY CONSTITUTE A VOTER APPROVED REVENUE CHANGE UNDER ARTICLE X, SECTION 20 OF THE STATE CONSTITUTION AND AN EXCEPTION TO THE LIMITATION SET FORTH IN SECTION 29-1-301 OF THE COLORADO REVISED STATUTES?**

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\_\_\_ YES/FOR      \_\_\_ NO/AGAINST

Authorization to Levy a Marijuana Special Sales Tax

SHALL NIWOT TAXES BE INCREASED BY \$60,000 ANNUALLY IN THE FIRST FULL FISCAL YEAR, AND BY SUCH AMOUNTS AS ARE RAISED ANNUALLY THEREAFTER, FROM A MARIJUANA SPECIAL SALES TAX IMPOSED AT THE RATE OF THREE PERCENT (3.0%), COMMENCING ON JANUARY 1, 2028, ON THE SALE OF RETAIL MARIJUANA AND RETAIL MARIJUANA PRODUCTS TO CONSUMERS, RETAIL MARIJUANA STORES, OR RETAIL MARIJUANA PRODUCT MANUFACTURERS, AS AUTHORIZED BY STATE LAW, IN ADDITION TO ANY OTHER SALES TAXES LEVIED BY NIWOT, WITH ALL SUCH TAXES TO BE ESTABLISHED BY ORDINANCE OF THE GOVERNING BODY OF THE MUNICIPALITY PRIOR TO THE IMPOSITION OF THE MARIJUANA SPECIAL SALES TAX AND CONSISTENT WITH THIS BALLOT MEASURE; AND SHALL NIWOT BE AUTHORIZED TO COLLECT, RETAIN, AND SPEND ALL REVENUES FROM SUCH TAXES AND ALL EARNINGS THEREON AS A VOTER

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APPROVED REVENUE CHANGE UNDER ARTICLE X, SECTION 20 OF THE STATE  
CONSTITUTION

\_\_\_ YES/FOR     \_\_\_ NO/AGAINST

Authorization to Increase Debt

SHALL NIWOT DEBT BE INCREASED UP TO \$15 MILLION, WITH A MAXIMUM REPAYMENT COST UP TO \$28 MILLION, FOR THE PURPOSE OF FUNDING THE REPAIR, RECONSTRUCTION, IMPROVEMENT, AND MAINTENANCE OF STREETS, ROADS, BRIDGES, DRAINAGE, SIDEWALKS, AND RELATED TRANSPORTATION INFRASTRUCTURE WITHIN THE MUNICIPALITY; SUCH DEBT TO BE EVIDENCED BY THE ISSUANCE OF REVENUE BONDS OR OTHER FINANCIAL OBLIGATIONS PAYABLE FROM SALES AND USE TAX REVENUES IF SUCH TAXES ARE APPROVED BY SEPARATE BALLOT MEASURE, TO BE ISSUED AT SUCH TIMES AND PRICES (AT, ABOVE OR BELOW PAR) AND IN SUCH MANNER AND CONTAINING SUCH TERMS CONSISTENT HERewith AS THE GOVERNING BODY OF THE MUNICIPALITY MAY DETERMINE; AND SHALL THE PROCEEDS OF SUCH DEBT AND ANY INVESTMENT

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**EARNINGS THEREON CONSTITUTE A VOTER-APPROVED REVENUE CHANGE UNDER ARTICLE X, SECTION 20 OF THE STATE CONSTITUTION?**

\_\_\_ YES/FOR     \_\_\_ NO/AGAINST

**Authorization to Retain and Spend All Revenues**

**SHALL NIWOT BE AUTHORIZED TO RETAIN AND SPEND THE FULL AMOUNT OF ALL REVENUE COLLECTED FROM ALL SOURCES NOT OTHERWISE EXCLUDED FROM FISCAL YEAR SPENDING, INCLUDING BUT NOT LIMITED TO STATE AND LOCAL GRANTS, FEES AND CHARGES, SALES AND USE TAXES, AND PROPERTY TAXES, COMMENCING IN 2027 AND EACH SUBSEQUENT YEAR, WITHOUT REGARD TO ANY STATE REVENUE OR EXPENDITURE LIMITATION INCLUDING THE LIMITATION CONTAINED IN ARTICLE X, SECTION 20 OF THE STATE CONSTITUTION?**

\_\_\_ YES/FOR     \_\_\_ NO/AGAINST

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**(4) Designation of Representatives of the Petition.** Pursuant to § 31-2-221, C.R.S., the following registered electors (not less than three and no more than five) of the Territory shall represent the signers of the petition for the initiation of a home rule charter:

1. Nicholas Little, 7537 Estate Circle, Niwot CO 80503
2. Paula Hemenway, 8428 Strawberry Lane, Niwot CO 80503
3. Deborah Fowler, 6516 Daylilly Court, Niwot CO 80503
4. Anthony Santelli, 8622 Skyland Drive, Niwot CO 80503
5. Heidi Storz, 7324 N 83<sup>rd</sup> Street, Niwot CO 80503

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**Exhibit A**  
**Description of the Territory**



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**PARCEL DESCRIPTION**

A PARCEL OF LAND LOCATED IN SECTIONS 29, 30, 31, AND 32, TOWNSHIP 2 NORTH, RANGE 69 WEST, AND SECTIONS 25, AND 36, TOWNSHIP 2 NORTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE WEST QUARTER CORNER OF SAID SECTION 29; THENCE N89°20'59"E ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 29 A DISTANCE OF 1320.67 FEET TO THE WEST SIXTEENTH CORNER OF SAID SECTION 29; THENCE ALONG THE BOUNDARY OF OUTLOT "A", QUIET RETREAT N.U.P.U.D. FOR THE FOLLOWING FOUR (4) COURSES:

- 1) S00°20'32"E A DISTANCE OF 1185.20 FEET;
- 2) S89°14'27"E A DISTANCE OF 2645.58 FEET;
- 3) N00°44'15"E A DISTANCE OF 628.47 FEET;
- 4) N89°32'25"E A DISTANCE OF 1209.99 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF NORTH 95<sup>TH</sup> STREET;

THENCE S00°44'20"W ALONG SAID WEST LINE A DISTANCE OF 1959.92 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF NIWOT ROAD; THENCE S89°32'44"W ALONG SAID NORTH LINE A DISTANCE OF 2335.57 FEET; THENCE ALONG THE EAST AND NORTH RIGHT OF WAY LINES OF NIWOT HILLS DRIVE FOR THE FOLLOWING EIGHT (8) COURSES:

- 1) S00°05'28"E A DISTANCE OF 123.00 FEET TO A POINT OF NON-TANGENT CURVATURE;
- 2) ALONG A 570.00 FOOT RADIUS CURVE TO THE LEFT (SAID CURVE HAVING A CENTRAL ANGLE OF 08°51'23", AND CHORD BEARING S04°36'22"E A DISTANCE OF 88.02 FEET) AN ARC LENGTH OF 88.11 FEET;
- 3) ALONG A 61.00 FOOT RADIUS CURVE TO THE LEFT (SAID CURVE HAVING A CENTRAL ANGLE OF 13°45'21", AND CHORD BEARING S15°54'48"E A DISTANCE OF 14.61 FEET) AN ARC LENGTH OF 14.65 FEET;
- 4) ALONG A 270.00 FOOT RADIUS CURVE TO THE LEFT (SAID CURVE HAVING A CENTRAL ANGLE OF 16°45'14", AND CHORD BEARING S31°10'09"E A DISTANCE OF 78.67 FEET) AN ARC LENGTH OF 78.95 FEET;
- 5) S39°32'46"E A DISTANCE OF 267.15 FEET TO A POINT OF CURVATURE;
- 6) ALONG A 460.00 FOOT RADIUS CURVE TO THE LEFT (SAID CURVE HAVING A CENTRAL ANGLE OF 75°44'11", AND CHORD BEARING S77°24'53"E A DISTANCE OF 564.74 FEET) AN ARC LENGTH OF 608.05 FEET;
- 7) N64°43'01"E A DISTANCE OF 118.34 FEET TO A POINT OF CURVATURE;
- 8) ALONG A 345.00 FOOT RADIUS CURVE TO THE RIGHT (SAID CURVE HAVING A CENTRAL ANGLE OF 42°31'42", AND CHORD BEARING N85°58'52"E A DISTANCE OF 250.24 FEET) AN ARC LENGTH OF 256.08 FEET TO A POINT ON THE BOUNDARY OF TRACT 1, NIWOT HILLS TDR/PUD SUBDIVISION;

THENCE ALONG THE BOUNDARY OF SAID TRACT 1 FOR THE FOLLOWING FOUR (4) COURSES:

- 1) N00°08'33"E A DISTANCE OF 139.17 FEET;
- 2) S86°56'22"E A DISTANCE OF 282.82 FEET;
- 3) S39°38'55"E A DISTANCE OF 231.46 FEET;
- 4) S00°09'04"W A DISTANCE OF 2084.19 FEET TO A POINT ON THE EAST-WEST CENTERLINE OF SAID SECTION 32;

THENCE S89°20'40"W ALONG SAID CENTERLINE A DISTANCE OF 4345.88 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 32; THENCE S00°06'17"E ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 32 A DISTANCE OF 1961.42 FEET TO THE SOUTHWEST

CORNER OF OUTLOT “A”, LEGEND RIDGE - FILING 1; THENCE ALONG THE BOUNDARY OF SAID OUTLOT “A” FOR THE FOLLOWING TWENTY-ONE (21) COURSES;

- 1) N89°30'17"E A DISTANCE OF 212.38 FEET;
- 2) N00°05'02"W A DISTANCE OF 242.05 FEET;
- 3) N89°39'34"E A DISTANCE OF 163.20 FEET TO A POINT OF NON-TANGENT CURVATURE;
- 4) THENCE ALONG A 50.00 FOOT RADIUS CURVE TO THE RIGHT (SAID CURVE HAVING A CENTRAL ANGLE OF 34°54'55", AND CHORD BEARING N00°20'26"W A DISTANCE OF 30.00 FEET) AN ARC LENGTH OF 30.47 FEET;
- 5) S89°59'42"W A DISTANCE OF 163.06 FEET;
- 6) N00°05'02"W A DISTANCE OF 260.94 FEET;
- 7) N89°54'58"E A DISTANCE OF 376.40 FEET;
- 8) N23°52'18"E A DISTANCE OF 639.57 FEET;
- 9) N34°13'01"E A DISTANCE OF 198.67 FEET;
- 10) N62°03'18"E A DISTANCE OF 203.46 FEET;
- 11) N70°47'46"E A DISTANCE OF 221.47 FEET;
- 12) N85°47'08"E A DISTANCE OF 679.41 FEET;
- 13) S79°41'33"E A DISTANCE OF 213.14 FEET;
- 14) S56°35'07"E A DISTANCE OF 210.26 FEET;
- 15) S33°28'55"E A DISTANCE OF 210.26 FEET;
- 16) S68°04'11"W A DISTANCE OF 200.00 FEET TO A POINT OF NON-TANGENT CURVATURE;
- 17) ALONG A 325.00 FOOT RADIUS CURVE TO THE RIGHT (SAID CURVE HAVING A CENTRAL ANGLE OF 36°34'43", AND CHORD BEARING S03°38'28"E A DISTANCE OF 203.98 FEET) AN ARC LENGTH OF 207.49 FEET;
- 18) S14°38'53"W A DISTANCE OF 100.00 FEET;
- 19) S75°21'07"E A DISTANCE OF 211.66 FEET;
- 20) S00°19'09"W A DISTANCE OF 548.91 FEET;
- 21) S89°39'47"E A DISTANCE OF 49.66 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 32;

THENCE S00°20'13"W ALONG SAID EAST LINE A DISTANCE OF 735.88 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF COLORADO STATE HIGHWAY 52; THENCE ALONG SAID NORTH RIGHT OF WAY LINE FOR THE FOLLOWING THREE (3) COURSES:

- 1) S89°53'54"W A DISTANCE OF 2574.36 FEET;
- 2) S00°05'02"E A DISTANCE OF 11.18 FEET;
- 3) S89°36'33"W A DISTANCE OF 971.67 FEET TO THE SOUTHWEST CORNER OF OUTLOT “A”, SOMERSET ESTATES BLOCKS 2, 3, 4, AND 5;

THENCE ALONG THE BOUNDARY OF SAID SOMERSET ESTATES BLOCKS 2, 3, 4, AND 5 FOR THE FOLLOWING ELEVEN (11) COURSES:

- 1) N00°05'02"W A DISTANCE OF 920.00 FEET;
- 2) N43°23'17"W A DISTANCE OF 493.64 FEET;
- 3) N82°10'22"W A DISTANCE OF 40.00 FEET;
- 4) S80°49'38"W A DISTANCE OF 232.88 FEET;
- 5) N68°10'28"W A DISTANCE OF 239.12 FEET;
- 6) N84°10'22"W A DISTANCE OF 875.00 FEET;
- 7) S79°49'38"W A DISTANCE OF 355.40 FEET;
- 8) N82°10'22"W A DISTANCE OF 320.00 FEET;
- 9) N89°26'44"W A DISTANCE OF 486.12 FEET TO A POINT OF NON-TANGENT CURVATURE;
- 10) ALONG A 790.00 FOOT RADIUS CURVE TO THE LEFT (SAID CURVE HAVING A CENTRAL ANGLE OF 02°38'13", AND CHORD BEARING S26°04'49"W A DISTANCE OF 36.36 FEET) AN ARC LENGTH OF 36.36 FEET;
- 11) N65°14'06"W A DISTANCE OF 80.00 FEET;



**EXHIBIT A – Page 3 of 5**

THENCE ALONG THE BOUNDARY OF SOMERSET ESTATES FOR THE FOLLOWING TWENTY-SEVEN COURSES:

- 1) N86°10'22"W A DISTANCE OF 221.31 FEET;
- 2) N72°10'22"W A DISTANCE OF 161.17 FEET;
- 3) N29°49'38"E A DISTANCE OF 60.94 FEET;
- 4) N00°10'22"W A DISTANCE OF 64.92 FEET;
- 5) N57°41'22"W A DISTANCE OF 79.01 FEET;
- 6) N73°41'22"W A DISTANCE OF 301.70 FEET;
- 7) N16°18'38"E A DISTANCE OF 15.13 FEET;
- 8) N73°41'22"W A DISTANCE OF 52.31 FEET;
- 9) N70°55'22"W A DISTANCE OF 60.00 FEET;
- 10) N16°17'08"W A DISTANCE OF 28.86 FEET;
- 11) N15°46'38"E A DISTANCE OF 60.00 FEET;
- 12) N51°39'38"E A DISTANCE OF 19.43 FEET;
- 13) S87°50'22"E A DISTANCE OF 120.77 FEET;
- 14) N16°18'38"E A DISTANCE OF 2.44 FEET;
- 15) N71°35'10"E A DISTANCE OF 111.81 FEET;
- 16) N71°35'10"E A DISTANCE OF 305.68 FEET;
- 17) N84°37'38"E A DISTANCE OF 227.34 FEET;
- 18) N59°32'38"E A DISTANCE OF 78.04 FEET;
- 19) N74°40'38"E A DISTANCE OF 26.22 FEET;
- 20) S75°48'22"E A DISTANCE OF 100.95 FEET;
- 21) N64°45'46"E A DISTANCE OF 301.82 FEET;
- 22) N39°26'57"E A DISTANCE OF 63.35 FEET;
- 23) N00°09'03"W A DISTANCE OF 59.47 FEET;
- 24) N28°14'57"E A DISTANCE OF 42.00 FEET;
- 25) N00°09'03"W A DISTANCE OF 56.64 FEET;
- 26) N18°57'57"E A DISTANCE OF 63.23 FEET;
- 27) N41°24'57"E A DISTANCE OF 98.72 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 31;

THENCE S89°50'57"W ALONG SAID NORTH LINE A DISTANCE OF 57.47 FEET TO A POINT ON THE NORTHWESTERLY BOUNDARY OF OUTLOT "B", HILLSIDE ESTATES; THENCE ALONG THE BOUNDARY OF SAID OUTLOT "B" FOR THE FOLLOWING FORTY-ONE (41) COURSES:

- 1) S41°24'57"W A DISTANCE OF 69.12 FEET;
- 2) S18°57'57"W A DISTANCE OF 79.00 FEET;
- 3) S00°09'03"E A DISTANCE OF 53.00 FEET;
- 4) S28°14'57"W A DISTANCE OF 42.00 FEET;
- 5) S00°09'03"E A DISTANCE OF 60.00 FEET;
- 6) S39°26'57"W A DISTANCE OF 38.00 FEET;
- 7) S65°18'57"W A DISTANCE OF 50.00 FEET;
- 8) S76°06'57"W A DISTANCE OF 93.00 FEET;
- 9) S60°23'57"W A DISTANCE OF 98.00 FEET;
- 10) S79°53'57"W A DISTANCE OF 58.00 FEET;
- 11) N75°47'03"W A DISTANCE OF 85.00 FEET;
- 12) S74°41'57"W A DISTANCE OF 50.00 FEET;
- 13) S59°33'57"W A DISTANCE OF 88.00 FEET;
- 14) S78°09'18"W A DISTANCE OF 92.71 FEET;
- 15) S84°38'57"W A DISTANCE OF 110.00 FEET;
- 16) S79°18'57"W A DISTANCE OF 175.00 FEET;
- 17) S65°30'57"W A DISTANCE OF 206.00 FEET;

- 18) N87°49'03"W A DISTANCE OF 172.00 FEET;
- 19) S51°40'57"W A DISTANCE OF 71.00 FEET;
- 20) S15°47'57"W A DISTANCE OF 102.00 FEET;
- 21) S25°37'03"E A DISTANCE OF 47.00 FEET;
- 22) S50°30'03"E A DISTANCE OF 45.00 FEET;
- 23) S70°54'03"E A DISTANCE OF 67.00 FEET;
- 24) S73°40'03"E A DISTANCE OF 148.00 FEET;
- 25) S58°48'03"E A DISTANCE OF 75.00 FEET;
- 26) S75°39'03"E A DISTANCE OF 60.00 FEET;
- 27) S87°01'03"E A DISTANCE OF 73.00 FEET;
- 28) S50°35'03"E A DISTANCE OF 30.00 FEET;
- 29) S00°09'03"E A DISTANCE OF 30.00 FEET;
- 30) S29°50'57"W A DISTANCE OF 82.00 FEET;
- 31) S68°59'57"W A DISTANCE OF 90.00 FEET;
- 32) N89°19'03"W A DISTANCE OF 138.00 FEET;
- 33) S70°11'57"W A DISTANCE OF 119.00 FEET;
- 34) S89°50'57"W A DISTANCE OF 120.00 FEET;
- 35) S69°29'57"W A DISTANCE OF 51.00 FEET;
- 36) S35°07'57"W A DISTANCE OF 74.00 FEET;
- 37) S40°47'57"W A DISTANCE OF 90.00 FEET;
- 38) S15°33'57"W A DISTANCE OF 33.00 FEET;
- 39) S18°35'03"E A DISTANCE OF 35.00 FEET;
- 40) S48°06'03"E A DISTANCE OF 25.92 FEET;
- 41) S89°49'57"W A DISTANCE OF 330.47 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF NORTH 79TH STREET;

THENCE S00°02'43"E ALONG SAID EAST LINE A DISTANCE OF 170.55 FEET; THENCE S89°41'31"W ALONG THE SOUTH LINE OF BLOCK 3, MONARCH PARK P.U.D. A DISTANCE OF 690.94 FEET; THENCE N00°23'37"W ALONG THE WEST LINE OF BLOCK 3, MONARCH PARK P.U.D. A DISTANCE OF 1543.58 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF MONARCH ROAD; THENCE S89°48'46"W ALONG SAID NORTH LINE A DISTANCE OF 109.86 FEET; THENCE ALONG THE BOUNDARY OF PROPERTY DESCRIBED IN DEED RECORDED OCTOBER 25, 2023 AT RECEPTION NO. 04026265 FOR THE FOLLOWING THREE (3) COURSES:

- 1) S00°23'37"E A DISTANCE OF 447.42 FEET;
- 2) S89°48'46"W A DISTANCE OF 210.08 FEET;
- 3) N00°11'14"W A DISTANCE OF 447.42 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF MONARCH ROAD;

THENCE S89°48'46"W ALONG SAID NORTH LINE A DISTANCE OF 297.06 FEET; THENCE ALONG THE BOUNDARY OF BLOCK 2, MONARCH PARK P.U.D. FOR THE FOLLOWING THREE (3) COURSES:

- 1) S00°07'40"E A DISTANCE OF 285.90 FEET;
- 2) S89°52'20"W A DISTANCE OF 1245.00 FEET;
- 3) N00°07'40"W A DISTANCE OF 284.61 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF MONARCH ROAD;

THENCE S89°48'46"W ALONG SAID NORTH LINE A DISTANCE OF 124.81 FEET TO A POINT ON THE NORTH-SOUTH CENTERLINE OF SAID SECTION 36; THENCE S00°13'29"W ALONG SAID CENTERLINE A DISTANCE OF 679.58 FEET TO THE NORTHWEST CORNER OF OUTLOT "A", MONARCH PARK P.U.D.; THENCE S89°53'06"E ALONG THE NORTH LINE OF SAID OUTLOT "A" A DISTANCE OF 517.72 FEET; THENCE S00°06'54"W ALONG THE EAST LINE OF SAID OUTLOT "A" A DISTANCE OF 586.97 FEET TO A POINT ON THE BOUNDARY OF LOT 1, BLOCK 1, MONARCH

PARK P.U.D.; THENCE ALONG THE BOUNDARY OF SAID LOT 1 FOR THE FOLLOWING SEVEN (7) COURSES:

- 1) S68°46'06"E A DISTANCE OF 350.00 FEET;
- 2) S21°08'06"E A DISTANCE OF 350.00 FEET;
- 3) S00°06'54"W A DISTANCE OF 302.00 FEET;
- 4) S39°06'54"W A DISTANCE OF 423.00 FEET;
- 5) N89°53'06"W A DISTANCE OF 420.00 FEET;
- 6) S00°06'54"W A DISTANCE OF 30.00 FEET;
- 7) N90°00'00"W A DISTANCE OF 288.00 FEET TO A POINT ON THE NORTH-SOUTH CENTERLINE OF SAID SECTION 36;

THENCE S00°13'14"W ALONG SAID CENTERLINE A DISTANCE OF 308.48 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 36, SAID POINT BEING THE SOUTHEAST CORNER OF REPLAT B, BOULDER TECH CENTER; THENCE ALONG THE BOUNDARY OF SAID REPLAT B FOR THE FOLLOWING FIVE (5) COURSES:

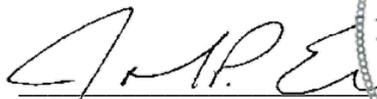
- 1) N89°59'31"W A DISTANCE OF 2031.47 FEET TO A POINT OF NON-TANGENT CURVATURE;
- 2) ALONG A 1850.00 FOOT RADIUS CURVE TO THE RIGHT (SAID CURVE HAVING A CENTRAL ANGLE OF 16°45'44", AND CHORD BEARING N72°23'31"W A DISTANCE OF 539.30 FEET) AN ARC LENGTH OF 541.23 FEET;
- 3) N37°51'31"W A DISTANCE OF 108.00 FEET;
- 4) N89°26'31"W A DISTANCE OF 26.65 FEET;
- 5) N00°37'54"E A DISTANCE OF 908.98 FEET TO A POINT ON THE SOUTHEASTERLY BOUNDARY OF THE BURLINGTON NORTHERN RAILROAD PROPERTY;

THENCE ALONG SAID SOUTHEASTERLY LINE FOR THE FOLLOWING THREE (3) COURSES:

- 1) N40°04'17"E A DISTANCE OF 8875.22 FEET;
- 2) N39°56'44"E A DISTANCE OF 2915.17 FEET TO A POINT OF CURVATURE;
- 3) ALONG A 3584.25 FOOT RADIUS CURVE TO THE RIGHT (SAID CURVE HAVING A CENTRAL ANGLE OF 07°29'19", AND CHORD BEARING N43°41'23"E A DISTANCE OF 468.13 FEET) AN ARC LENGTH OF 468.46 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF NORTH 83RD STREET; THENCE S00°19'34"E ALONG SAID WEST LINE A DISTANCE OF 2563.04 FEET TO A POINT ON THE EAST-WEST CENTERLINE OF SAID SECTION 30;

THENCE N89°43'46"E ALONG SAID CENTERLINE A DISTANCE OF 2646.80 FEET TO THE **POINT OF BEGINNING**;

CONTAINING 80,925,302 SQUARE FEET OR 1,857.789 ACRES, MORE OR LESS.

  
John P. Ehrhart, PLS 29414



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**PETITION FOR INCORPORATION OF THE MUNICIPALITY OF NIWOT,  
COLORADO, ESTABLISHMENT OF A HOME RULE CHARTER COMMISSION,  
AND AUTHORIZATION TO SUBMIT QUESTIONS UNDER ARTICLE X,  
SECTION 20 OF THE COLORADO CONSTITUTION**

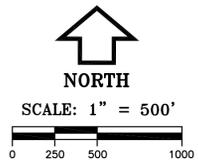
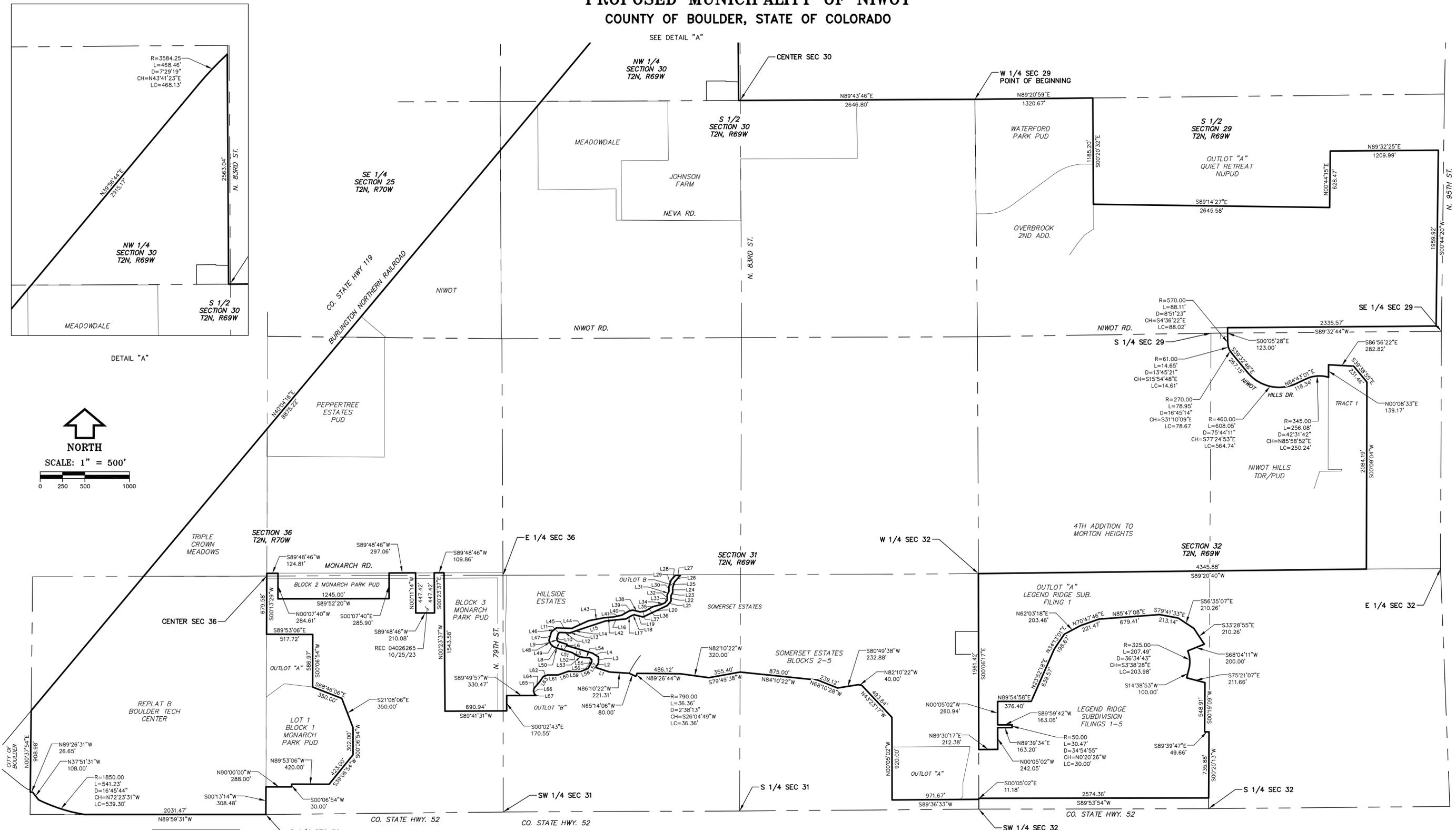
Petition Section \_\_\_ of \_\_\_

Page 16 of 30

**Exhibit B**

**Accurate map of Territory (scale of no less than 1 inch:1,000 ft.)**

# EXHIBIT B PROPOSED MUNICIPALITY OF NIWOT COUNTY OF BOULDER, STATE OF COLORADO



Line Table																					
Line #	Length	Direction																			
L1	161.17	N72°10'22"W	L11	19.43	N51°39'38"E	L21	63.35	N39°26'57"E	L31	42.00	S28°14'57"W	L41	92.71	S78°09'18"W	L51	148.00	S73°40'03"E	L61	120.00	S89°50'57"W	
L2	60.94	N29°49'38"E	L12	120.77	S87°50'22"E	L22	59.47	N00°09'03"W	L32	60.00	S00°09'03"E	L42	110.00	S84°38'57"W	L52	75.00	S58°48'03"E	L62	51.00	S69°29'57"W	
L3	64.92	N00°10'22"W	L13	2.44	N16°18'38"E	L23	42.00	N28°14'57"E	L33	38.00	S39°26'57"W	L43	175.00	S79°18'57"W	L53	60.00	S75°39'03"E	L63	74.00	S35°07'57"W	
L4	79.01	N57°41'22"W	L14	111.81	N71°35'10"E	L24	56.64	N00°09'03"W	L34	50.00	S65°18'57"W	L44	206.00	S65°30'57"W	L54	73.00	S87°01'03"E	L64	90.00	S40°47'57"W	
L5	301.70	N73°41'22"W	L15	305.68	N71°35'10"E	L25	63.23	N18°57'57"E	L35	93.00	S76°06'57"W	L45	172.00	N87°49'03"W	L55	30.00	S50°35'03"E	L65	33.00	S15°33'57"W	
L6	15.13	N16°18'38"E	L16	227.34	N84°37'38"E	L26	98.72	N41°24'57"E	L36	98.00	S60°23'57"W	L46	71.00	S51°40'57"W	L56	30.00	S00°09'03"E	L66	35.00	S18°35'03"E	
L7	52.31	N73°41'22"W	L17	78.04	N59°32'38"E	L27	57.47	S89°50'57"W	L37	58.00	S79°53'57"W	L47	102.00	S15°47'57"W	L57	82.00	S29°50'57"W	L67	25.92	S48°06'03"E	
L8	60.00	N70°55'22"W	L18	26.22	N74°40'38"E	L28	69.12	S41°24'57"W	L38	85.00	N75°47'03"W	L48	47.00	S25°37'03"E	L58	90.00	S68°59'57"W				
L9	28.86	N16°17'08"W	L19	100.95	S75°48'22"E	L29	79.00	S18°57'57"W	L39	50.00	S74°41'57"W	L49	45.00	S50°30'03"E	L59	138.00	N89°19'03"W				
L10	60.00	N15°46'38"E	L20	301.82	N64°45'46"E	L30	53.00	S00°09'03"E	L40	88.00	S59°33'57"W	L50	67.00	S70°54'03"E	L60	119.00	S70°11'57"W				



THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION.

EHRHART  
LAND SURVEYING

P.O. Box 930 • Erie, Colorado 80516  
(303) 828-3340  
www.colorados.com

PAGE:  
**1 OF 1**

DATE: 2/25/26

DRAWN BY: JPE

PROJECT: S265002

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**PETITION FOR INCORPORATION OF THE MUNICIPALITY OF NIWOT,  
COLORADO, ESTABLISHMENT OF A HOME RULE CHARTER COMMISSION,  
AND AUTHORIZATION TO SUBMIT QUESTIONS UNDER ARTICLE X,  
SECTION 20 OF THE COLORADO CONSTITUTION**

Petition Section \_\_\_ of \_\_\_

Page 18 of 30

**Exhibit C**

**Proof of Number of Inhabitants**

**Exhibit C**  
**Number of Inhabitants**  
**Affidavit of Pete Coventry**

I, Pete Coventry, have personal knowledge of the matters set forth in this affidavit and state as follows:

1. I am a Senior Geographic Information System (GIS) Analyst for GIS Solutions, LLC, in Longmont, Colorado. I have been involved in performing population estimates for the last 20 years in several capacities in both the public and private sectors.
2. I am familiar with the territory to be embraced within the limits of the Proposed Municipality of Niwot ("Niwot"), which is wholly situated within Boulder County, Colorado.
3. I am familiar with information and data from the Colorado State Demography Office (SDO). The SDO provides population estimates and forecasts for Colorado regions, counties, and municipalities. The SDO provides 2020 Census Statistical Geography dataset, which includes the Census Place boundary that encompasses the proposed territory.
4. Based upon a geographic inspection and analysis of the 2020 Census Statistical Geography dataset from the SDO's 2020 population estimate for Niwot, the estimated number of inhabitants within the territory of Niwot is **4,306**.

Exhibit C  
Number of Inhabitants  
Affidavit of Pete Coventry (page 2)

Dated this 27<sup>th</sup> day of  
February, 2026

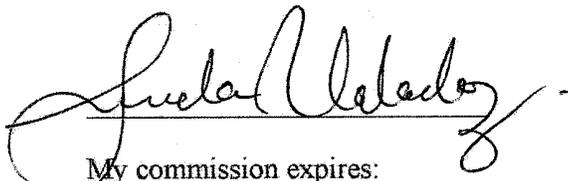
By:  \_\_\_\_\_

STATE OF COLORADO

)  
) ss.  
)

COUNTY OF BOULDER

Subscribed to and sworn before me this 27<sup>th</sup> day of February, 2026, by Pete Coventry.  
Witness my hand and official seal:

  
My commission expires:  
February 28, 2028

MARIA FERNANDA VALADEZ ROMERO  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20244008596  
MY COMMISSION EXPIRES FEBRUARY 28, 2028

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<p><b>PETITION FOR INCORPORATION OF THE MUNICIPALITY OF NIWOT, COLORADO, ESTABLISHMENT OF A HOME RULE CHARTER COMMISSION, AND AUTHORIZATION TO SUBMIT QUESTIONS UNDER ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION</b></p>
--

Petition Section \_\_\_ of \_\_\_  
Page 21 of 30

<b>1</b>	Signature	Residence Address (Number & Street)	Municipality	County
	Printed Name		Landowner in Territory <input type="checkbox"/> Yes (check box)	Date
<b>2</b>	Signature	Residence Address (Number & Street)	Municipality	County
	Printed Name		Landowner in Territory <input type="checkbox"/> Yes (check box)	Date
<b>3</b>	Signature	Residence Address (Number & Street)	Municipality	County
	Printed Name		Landowner in Territory <input type="checkbox"/> Yes (check box)	Date
<b>4</b>	Signature	Residence Address (Number & Street)	Municipality	County
	Printed Name		Landowner in Territory <input type="checkbox"/> Yes (check box)	Date
<b>5</b>	Signature	Residence Address (Number & Street)	Municipality	County
	Printed Name		Landowner in Territory <input type="checkbox"/> Yes (check box)	Date

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AND AUTHORIZATION TO SUBMIT QUESTIONS UNDER ARTICLE X,  
SECTION 20 OF THE COLORADO CONSTITUTION**

Petition Section \_\_\_ of \_\_\_  
Page 22 of 30

<b>6</b>	Signature	Residence Address (Number & Street)	Municipality	County
	Printed Name		Landowner in Territory <input type="checkbox"/> Yes (check box)	Date
<b>7</b>	Signature	Residence Address (Number & Street)	Municipality	County
	Printed Name		Landowner in Territory <input type="checkbox"/> Yes (check box)	Date
<b>8</b>	Signature	Residence Address (Number & Street)	Municipality	County
	Printed Name		Landowner in Territory <input type="checkbox"/> Yes (check box)	Date
<b>9</b>	Signature	Residence Address (Number & Street)	Municipality	County
	Printed Name		Landowner in Territory <input type="checkbox"/> Yes (check box)	Date
<b>10</b>	Signature	Residence Address (Number & Street)	Municipality	County
	Printed Name		Landowner in Territory <input type="checkbox"/> Yes (check box)	Date

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AND AUTHORIZATION TO SUBMIT QUESTIONS UNDER ARTICLE X,  
SECTION 20 OF THE COLORADO CONSTITUTION**

Petition Section \_\_\_ of \_\_\_  
Page 23 of 30

<b>11</b>	Signature	Residence Address (Number & Street)	Municipality	County
	Printed Name		Landowner in Territory <input type="checkbox"/> Yes (check box)	Date
<b>12</b>	Signature	Residence Address (Number & Street)	Municipality	County
	Printed Name		Landowner in Territory <input type="checkbox"/> Yes (check box)	Date
<b>13</b>	Signature	Residence Address (Number & Street)	Municipality	County
	Printed Name		Landowner in Territory <input type="checkbox"/> Yes (check box)	Date
<b>14</b>	Signature	Residence Address (Number & Street)	Municipality	County
	Printed Name		Landowner in Territory <input type="checkbox"/> Yes (check box)	Date
<b>15</b>	Signature	Residence Address (Number & Street)	Municipality	County
	Printed Name		Landowner in Territory <input type="checkbox"/> Yes (check box)	Date

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SECTION 20 OF THE COLORADO CONSTITUTION**

Petition Section \_\_\_ of \_\_\_  
Page 24 of 30

<b>16</b>	Signature	Residence Address (Number & Street)	Municipality	County
	Printed Name		Landowner in Territory <input type="checkbox"/> Yes (check box)	Date
<b>17</b>	Signature	Residence Address (Number & Street)	Municipality	County
	Printed Name		Landowner in Territory <input type="checkbox"/> Yes (check box)	Date
<b>18</b>	Signature	Residence Address (Number & Street)	Municipality	County
	Printed Name		Landowner in Territory <input type="checkbox"/> Yes (check box)	Date
<b>19</b>	Signature	Residence Address (Number & Street)	Municipality	County
	Printed Name		Landowner in Territory <input type="checkbox"/> Yes (check box)	Date
<b>20</b>	Signature	Residence Address (Number & Street)	Municipality	County
	Printed Name		Landowner in Territory <input type="checkbox"/> Yes (check box)	Date

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**PETITION FOR INCORPORATION OF THE MUNICIPALITY OF NIWOT,  
COLORADO, ESTABLISHMENT OF A HOME RULE CHARTER COMMISSION,  
AND AUTHORIZATION TO SUBMIT QUESTIONS UNDER ARTICLE X,  
SECTION 20 OF THE COLORADO CONSTITUTION**

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<b>21</b>	Signature	Residence Address (Number & Street)	Municipality	County
	Printed Name		Landowner in Territory <input type="checkbox"/> Yes (check box)	Date
<b>22</b>	Signature	Residence Address (Number & Street)	Municipality	County
	Printed Name		Landowner in Territory <input type="checkbox"/> Yes (check box)	Date
<b>23</b>	Signature	Residence Address (Number & Street)	Municipality	County
	Printed Name		Landowner in Territory <input type="checkbox"/> Yes (check box)	Date
<b>24</b>	Signature	Residence Address (Number & Street)	Municipality	County
	Printed Name		Landowner in Territory <input type="checkbox"/> Yes (check box)	Date
<b>25</b>	Signature	Residence Address (Number & Street)	Municipality	County
	Printed Name		Landowner in Territory <input type="checkbox"/> Yes (check box)	Date

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Petition Section \_\_\_ of \_\_\_  
Page 26 of 30

<b>26</b>	Signature	Residence Address (Number & Street)	Municipality	County
	Printed Name		Landowner in Territory <input type="checkbox"/> Yes (check box)	Date
<b>27</b>	Signature	Residence Address (Number & Street)	Municipality	County
	Printed Name		Landowner in Territory <input type="checkbox"/> Yes (check box)	Date
<b>28</b>	Signature	Residence Address (Number & Street)	Municipality	County
	Printed Name		Landowner in Territory <input type="checkbox"/> Yes (check box)	Date
<b>29</b>	Signature	Residence Address (Number & Street)	Municipality	County
	Printed Name		Landowner in Territory <input type="checkbox"/> Yes (check box)	Date
<b>30</b>	Signature	Residence Address (Number & Street)	Municipality	County
	Printed Name		Landowner in Territory <input type="checkbox"/> Yes (check box)	Date

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Petition Section \_\_\_ of \_\_\_  
Page 27 of 30

<b>31</b>	Signature	Residence Address (Number & Street)	Municipality	County
	Printed Name		Landowner in Territory <input type="checkbox"/> Yes (check box)	Date
<b>32</b>	Signature	Residence Address (Number & Street)	Municipality	County
	Printed Name		Landowner in Territory <input type="checkbox"/> Yes (check box)	Date
<b>33</b>	Signature	Residence Address (Number & Street)	Municipality	County
	Printed Name		Landowner in Territory <input type="checkbox"/> Yes (check box)	Date
<b>34</b>	Signature	Residence Address (Number & Street)	Municipality	County
	Printed Name		Landowner in Territory <input type="checkbox"/> Yes (check box)	Date
<b>35</b>	Signature	Residence Address (Number & Street)	Municipality	County
	Printed Name		Landowner in Territory <input type="checkbox"/> Yes (check box)	Date

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<b>36</b>	Signature	Residence Address (Number & Street)	Municipality	County
	Printed Name		Landowner in Territory <input type="checkbox"/> Yes (check box)	Date
<b>37</b>	Signature	Residence Address (Number & Street)	Municipality	County
	Printed Name		Landowner in Territory <input type="checkbox"/> Yes (check box)	Date
<b>38</b>	Signature	Residence Address (Number & Street)	Municipality	County
	Printed Name		Landowner in Territory <input type="checkbox"/> Yes (check box)	Date
<b>39</b>	Signature	Residence Address (Number & Street)	Municipality	County
	Printed Name		Landowner in Territory <input type="checkbox"/> Yes (check box)	Date
<b>40</b>	Signature	Residence Address (Number & Street)	Municipality	County
	Printed Name		Landowner in Territory <input type="checkbox"/> Yes (check box)	Date

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SECTION 20 OF THE COLORADO CONSTITUTION**

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<b>41</b>	Signature	Residence Address (Number & Street)	Municipality	County
	Printed Name		Landowner in Territory <input type="checkbox"/> Yes (check box)	Date
<b>42</b>	Signature	Residence Address (Number & Street)	Municipality	County
	Printed Name		Landowner in Territory <input type="checkbox"/> Yes (check box)	Date
<b>43</b>	Signature	Residence Address (Number & Street)	Municipality	County
	Printed Name		Landowner in Territory <input type="checkbox"/> Yes (check box)	Date
<b>44</b>	Signature	Residence Address (Number & Street)	Municipality	County
	Printed Name		Landowner in Territory <input type="checkbox"/> Yes (check box)	Date
<b>45</b>	Signature	Residence Address (Number & Street)	Municipality	County
	Printed Name		Landowner in Territory <input type="checkbox"/> Yes (check box)	Date

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<b>46</b>	Signature	Residence Address (Number & Street)	Municipality	County
	Printed Name		Landowner in Territory <input type="checkbox"/> Yes (check box)	Date
<b>47</b>	Signature	Residence Address (Number & Street)	Municipality	County
	Printed Name		Landowner in Territory <input type="checkbox"/> Yes (check box)	Date
<b>48</b>	Signature	Residence Address (Number & Street)	Municipality	County
	Printed Name		Landowner in Territory <input type="checkbox"/> Yes (check box)	Date
<b>49</b>	Signature	Residence Address (Number & Street)	Municipality	County
	Printed Name		Landowner in Territory <input type="checkbox"/> Yes (check box)	Date
<b>50</b>	Signature	Residence Address (Number & Street)	Municipality	County
	Printed Name		Landowner in Territory <input type="checkbox"/> Yes (check box)	Date

