

Petition for Annexation into Raleigh City Limits

Planning and Development Department • One Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2682



Section A Submittal Deadlines

Petitions for annexation are accepted by Planning and Development at any time. There are no fees required for submittal of an annexation petition. **The annexation will be scheduled for public hearing and becomes effective immediately upon adoption at the scheduled public hearing unless notified otherwise by the City Clerk.**

Section B Summary Information / Metes and Bounds Descriptions

Development Project Name: Banks 20: Phase 1

Street Address: 2816 Hodge Rd

City of Raleigh Subdivision approval #:
S- _____ or

Building Permit #:
_____ or

Group Housing #:
GH- _____ - _____ - _____

Wake County (PINs) Property Identification Number(s):

1742373502

Acreage of Annexation Site:
2.04

Linear Feet of New Public Streets within Annexation Boundaries:
300 LF

Annexation site is requesting connection to City of Raleigh Water ☒ and/or Sewer ☐

**For Sewer-Only
Requests:**

Applicant has received a contract for service from Raleigh Water: ☐ Yes. ☒ No

Number of proposed dwelling units: 0

Continue to page two >>

RECEIVED
JUL 21 2025
BY: metgesho

Section C Annexation Petition

State of North Carolina, County of Wake, Petition of Annexation of Property to the City of Raleigh, North Carolina

Part 1 The undersigned, being all the owners of the real property described in this application (Section B) respectfully request the annexation of said property to the City of Raleigh, North Carolina. **The petitioners understand and agree that all streets and utilities within the annexed area will be constructed and installed by the developer according to the Unified Development Ordinance and any utilities that must be extended to the annexed area are the responsibility of the developers or successive property owners.** The property to be annexed is:



Contiguous to the present corporate limits of the City of Raleigh, North Carolina, or



Not Contiguous to the municipal limits of the City of Raleigh, North Carolina and is located within three miles of the municipal limits of the City of Raleigh, North Carolina (pursuant to Chapter 989 of the Sessions Law of North Carolina, 1967).

Part 2 The undersigned certify that they have researched the assessment lien rolls of the City (located at <https://raleighnc.gov/services/doing-business/assessment-liens>), and that the property described in this application, including any portion thereof, _____ is / ^x is not (mark one) listed on any of the City's assessment lien rolls. If the property, or any portion thereof, is listed on the City's assessment lien rolls, the account number[s] for such assessment is _____.

Part 3 NC General Statutes require petitioners of both contiguous and satellite annexations to file a signed statement declaring whether vested rights have been established in accordance with G.S. §160D-108 and G.S. §160D-108.1 for properties subject to the petition.

Do you declare such vested rights for the property subject to this petition? ☐ Yes ☒ No

If yes, please submit proof that vested rights have been granted by governing board. I hereby declare that my failure to disclose existence of a vested right terminates any vested right previously acquired for this property.

Signed this _____ day of _____, 20____ by the owners of the property described in Section B.

Owner's Signature(s):

Signature Juan Carlos Ramirez Salas Date 07-18-2025

Signature Veronica Lujano Gandarilla Date 07-18-2025

Signature _____ Date _____

Signature _____ Date _____

Print Owner Name(s) and Information:

Name: Juan Carlos Ramirez Salas Phone: _____

Address: 2816 Hodge Rd Knightdale, NC 27545

Name: Veronica Lujano Gandarilla Phone: _____

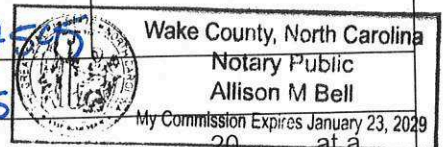
Address: 2816 Hodge Rd Knightdale, NC 27545

Above signature(s) attested by [Signature] 7/18/25

Received by the City Council of Raleigh, North Carolina, this _____ day of _____ Council meeting duly held.

Signature of the City Clerk and Treasure _____

Corporate Seal



RECEIVED
JUL 21 2025
BY: [Signature]

Unit Type/Unit Count:	Total Breakdown of Dwelling Units														
	Single-Family Home Unit Count <u>0</u>	Multifamily - Condo/Apartment Unit Count <u>0</u>	Multifamily – Townhouse Unit Count <u>0</u>												
	Complete only for Townhome Units:														
	Are there more than 6 units in one group of townhomes? <input type="checkbox"/> Y <input type="checkbox"/> N														
	Complete only for Condo/Apartment units:														
	Are buildings multi-story with stacked units? <input type="checkbox"/> Y <input type="checkbox"/> N	Will there be a community trash compactor? <input type="checkbox"/> Y <input type="checkbox"/> N	Unit Count +/- Description: <i>Example</i> 30 Studio + 1 Bath 50 1 BR + 1.5 Bath <table style="width: 100%; border: none;"> <tr> <td style="text-align: right;">Count</td> <td style="text-align: right;">Bedroom + Bath</td> <td></td> </tr> <tr> <td style="text-align: right;">_____</td> <td style="text-align: right;">_____ + _____</td> <td></td> </tr> <tr> <td style="text-align: right;">_____</td> <td style="text-align: right;">_____ + _____</td> <td></td> </tr> <tr> <td style="text-align: right;">_____</td> <td style="text-align: right;">_____ + _____</td> <td></td> </tr> </table>	Count	Bedroom + Bath		_____	_____ + _____		_____	_____ + _____		_____	_____ + _____	
	Count	Bedroom + Bath													
_____	_____ + _____														
_____	_____ + _____														
_____	_____ + _____														
Building Square Footage of Non-Residential Space: 0															
Specific proposed use (office, retail, warehouse, school, etc.): <u>Public R/W and HOA maintained park area</u>															
Projected market value at build-out (land and improvements): \$ <u>350,000</u>															
Applicant Contact Information															
Property Owner(s): <u>Juan Carlos Ramirez Salas and Veronica Lujano</u>															
Primary Mailing Address: <u>2816 Hodge Rd. Knightdale, NC 27545</u>															
Phone: _____	Email: _____														
Project Contact information (if different that property owner)															
Contact(s): <u>Ben Mayo, PE</u>															
Primary Mailing Address: <u>621 Hillsborough St. Ste. 500. Raleigh, NC 27603</u>															
Phone: <u>919-361-5000</u>	Email: <u>mayo@mcadamsco.com</u>														
Written metes and bounds description of property to be annexed: Attach additional sheets if necessary. An electronic copy in word format must be emailed to rezoning@raleighnc.gov .															

Section D Submittal Checklist

Please include all of the following (check off). If any information is missing from the application package, you will be asked to complete the application and re-submit the petition, so please check the list below carefully before you submit:

<input checked="" type="checkbox"/>	Annexation Petition Fee (see the Development Fee Guide webpage for current fee)	
<input type="checkbox"/>	If a request for sewer only , submit a copy of the contract for service with Raleigh Water	
<input checked="" type="checkbox"/>	Written metes and bounds description of the property to be annexed must be attached to this application. See page 1	
<input checked="" type="checkbox"/>	Electronic Word document of the written metes and bounds must be emailed to: rezoning@raleighnc.gov .	
<input checked="" type="checkbox"/>	Survey or Plat showing above written metes and bounds description of the property to be annexed must be submitted electronically in .pdf format, if possible. The survey or plat, if not already recorded, must be signed by a land surveyor licensed in the State of NC. The survey must be valid for the purposes of recording as set forth in NC General Statute § 47-30.	
<input checked="" type="checkbox"/>	City or County Property Map with parcels included in the annexation request clearly marked. An excerpt of a property map is acceptable, but the map number must appear on the excerpt. This map must show the existing and proposed city limits .	
<input type="checkbox"/>	Copy of Approved Preliminary Site Plan or Final Site Plan showing City Building Permit Transaction Number or Group Housing Number (GH-_____-13, etc.) or	Copy of Subdivision Plat submitted for lot recording approval with City file number (S-_____-13, etc.)
<input checked="" type="checkbox"/>	Projected Market Value of Development at build-out (land and improvements).	
<input checked="" type="checkbox"/>	General Annexation Area Data: Linear feet of public streets, total annexation area acreage, number of proposed residential units or square footage of commercial space, type of utility connections involved, specific land uses proposed.	
<input checked="" type="checkbox"/>	This application form completed, <u>dated and signed</u> by the property owner(s) and attested submitted by the deadlines noted in section B of this application , pages 1 and 2.	
Required, but often missing information. Please make sure to include the following:		
<input checked="" type="checkbox"/>	Correct Parcel Identification Number(s) (PIN). Call Wake County Geographic Information Services at 919-856-6360, if there is any question about the parcel identifier. This is very important. Please indicate if the property being requested for annexation is only a portion of an existing parcel.	
<input checked="" type="checkbox"/>	Owner's Signatures and Date of Signatures. See page 3 of this application. All real property owners must sign the application, and the <u>date of signature</u> MUST be filled in!	
<input type="checkbox"/>	Corporate Seal for property owned by a corporation.	
<input checked="" type="checkbox"/>	Rezoning Application , if the property is currently outside Raleigh's Extraterritorial Jurisdiction .	

PIN:1742373502 ANNEXATION DESCRIPTION

BEGINNING AT AN IRON PIPE ALONG THE WESTERN RIGHT OF WAY OF HODGE ROAD, SAID PIPE HAVING THE NC NAD83(2011) GRID COORDINATE OF N: 727654.97, E: 2143464.91; THENCE SOUTH 81°10'28" EAST A DISTANCE OF 31.11 FEET TO A POINT; THENCE WITH A CURVE TO THE LEFT WITH AN ARC LENGTH OF 186.34 FEET, A RADIUS OF 14147.43 FEET, A CHORD BEARING OF SOUTH 06°55'56" EAST, AND A CHORD LENGTH OF 186.33 FEET, TO A POINT; THENCE WITH A CURVE TO THE LEFT WITH AN ARC LENGTH OF 111.11 FEET, A RADIUS OF 2707.31 FEET, A CHORD BEARING OF SOUTH 08°29'07" EAST, AND A CHORD LENGTH OF 111.10 FEET, TO A POINT; THENCE NORTH 81°18'18" WEST A DISTANCE OF 326.40 FEET TO AN IRON PIPE; THENCE NORTH 02°23'26" WEST A DISTANCE OF 291.72 FEET TO AN IRON PIPE; THENCE SOUTH 81°10'28" EAST A DISTANCE OF 268.37 FEET TO AN IRON PIPE, BEING THE POINT OF BEGINNING. HAVING AN AREA OF 89096 SQUARE FEET OR 2.04 ACRES.