



**BACKGROUND PAPER FOR PROPOSED
RESOLUTION**

COUNCIL MEETING DATE: June 13, 2022

TO: President Heather Graham and Members of City Council
CC: Nicholas A. Gradisar, Mayor
VIA: Marisa Stoller, City Clerk
FROM: Scott Hobson, Acting Director of Planning and Community Development
SUBJECT: A RESOLUTION PRELIMINARILY DETERMINING THAT THE PETITION FOR THE ANNEXATION OF THE 1,337.40 ACRE AREA COMMONLY KNOWN AS THE JACKSON RANCH ANNEXATION 2, GENERALLY LOCATED SOUTHEAST OF STATE HIGHWAY 78 AND SOUTHWEST OF EL CAMINO SUBDIVISION, 17TH FILING AND SOUTH OF JACKSON RANCH ANNEXATION 1, IS VALID UNDER THE PROVISIONS OF COLORADO REVISED STATUTES SECTIONS 31-12-104(1)(a) and 31-12-107(1), TABLING FINAL ACTION ON THE PETITION FOR A PERIOD OF NOT MORE THAN 180 DAYS, AND REFERRING THE PETITION TO THE PLANNING AND ZONING COMMISSION FOR REVIEW AND RECOMMENDATION

SUMMARY:

The City Clerk received an annexation petition for a 1,337.40-acre area located southeast of State Highway 78 and southwest of El Camino Subdivision, 17th Filing. This Resolution will determine if the petition for annexation is valid under the provisions of Colorado Revised Statutes Sections 31-12-104(1)(a) and 31-12-107(1), tables final action on the petition for a period not more than 180 days and refer the petition to the Planning and Zoning Commission for review and recommendation.

PREVIOUS COUNCIL ACTION:

None.

BACKGROUND:

On May 12, 2022, the petitioner, RJPC, LLC ("Jackson Ranch"), submitted an annexation petition for the Jackson Ranch Annexation 2 totaling 1,337.40-acres. Two concurrent annexation petitions were submitted by RJPC Ranch, LLC for properties located south of Highway 78 and the El Camino residential development. Jackson Ranch Annexations 1-3 will be reviewed simultaneously to provide 1/6 contiguity with the city limits, which is necessary for annexation into the City Pueblo. Proposed land uses, within the second phase of annexation, include mixed residential development, a small mixed commercial neighborhood center, with integrated open space and trails. The total land area of all three annexations is 1,898.71 acres.

This Resolution preliminarily determines that the petition for annexation is valid under the provisions of the Colorado Revised Statutes Sections 31-12-104(1)(a) and 31-12-107(1). In accordance with the procedure established in the Pueblo Municipal Code, the final action on the petition is tabled for a period of not more than one hundred eighty (180) days and the petition is referred to the Planning and Zoning Commission for review and recommendation.

FINANCIAL IMPLICATIONS:

The filing of the annexation petition and the approval of the Resolution determining the property substantially complies with the provisions of Colorado Revised Statutes Sections 31-12-104(1)(a) and 31-12-107(1) and does not result in any direct financial impact to the City of Pueblo.

BOARD/COMMISSION RECOMMENDATION:

None at this point in the review process.

STAKEHOLDER PROCESS:

Copies of the Petition for Annexation will be sent by registered mail by the City Clerk, the Board of County Commissioners, the County Attorney of Pueblo County and to any school district or special district having territory within the area to be annexed. Copies of an Annexation Impact Report will be filed with all taxing entities as required by Colorado Revised Statutes.

ALTERNATIVES:

None.

RECOMMENDATION:

The City Planning staff has reviewed the annexation petition for compliance with Sections 31-12-104(1)(a) and 31-12-107(1) of the Colorado Revised Statutes and recommends that City Council preliminarily finds that the petition is valid according to Colorado Revised Statutes.

Attachments:

Proposed Resolution
Annexation Petition
Circulator's Oath
Annexation Plat

RESOLUTION NO. 14909

A RESOLUTION PRELIMINARILY DETERMINING THAT THE PETITION FOR THE ANNEXATION OF THE 1,337.40 ACRE AREA COMMONLY KNOWN AS THE JACKSON RANCH ANNEXATION 2, GENERALLY LOCATED SOUTHEAST OF STATE HIGHWAY 78 AND SOUTHWEST OF EL CAMINO SUBDIVISION, 17TH FILING, AND SOUTH OF JACKSON RANCH ANNEXATION 1, IS VALID UNDER THE PROVISIONS OF COLORADO REVISED STATUTES SECTIONS 31-12-104(1)(a) and 31-12-107(1), TABLING FINAL ACTION ON THE PETITION FOR A PERIOD OF NOT MORE THAN 180 DAYS, AND REFERRING THE PETITION TO THE PLANNING AND ZONING COMMISSION FOR REVIEW AND RECOMMENDATION

WHEREAS, a Petition for Annexation of the area described in Section 1 hereof has been filed with the City Clerk; NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF PUEBLO, that:

SECTION 1.

The Petition for Annexation ("Petition") of the following described area situated in Pueblo County, Colorado, is hereby found and determined to be in substantial compliance with the provisions of C.R.S. §31-12-104(1)(a) and §31-12-107(1):

1. AREA TO BE ANNEXED:

A parcel of land being a portion of Sections 19, 20, 29, 30, and 31, Township 21 South, Range 65 West of the 6th P.M. and being more particularly described as follows:

COMMENCING from the intersection of the southeasterly right of way line of Colorado State Highway No. 78 with the east-west centerline of said Section 19,
S 51° 35' 59" W along said southeasterly right of way line a distance of 980.91 feet to the POINT OF BEGINNING;

THENCE S 89° 42' 50" E a distance of 3661.91 feet;

THENCE N 88° 43' 55" E a distance of 2553.45 feet;

THENCE N 01° 27' 48" W a distance of 595.55 feet to a point on the north line of the Southwest Quarter of Section 20;

THENCE N 89° 55' 02" E along said north line of the Southwest Quarter, a distance of 75.02 feet to the Center Quarter Corner of said Section 20;

THENCE N 89° 55' 18" E a distance of 331.99 feet;

THENCE S 00° 58' 51" E a distance of 664.16 feet;

THENCE S 89° 59' 37" W a distance of 326.41 feet to a point on the east line of the Southwest Quarter of said Section 20;

THENCE S 01° 09' 11" E along said East line, a distance of 1991.43 feet to the South Quarter Corner of said Section 20;

THENCE S 00° 22' 16" E along the east line of the Northwest Quarter of Section 29, a distance of 2679.49 feet to the Center Quarter corner of said Section 29;

THENCE S 01° 23' 04" E along the east line of the Southwest Quarter of Section 29, a distance of 150.15 feet;

THENCE N 88° 49' 05" W a distance of 388.48 feet to the beginning of a curve;

THENCE 819.80 feet along a curve to the left, said curve having a central angle of 28° 54' 19", a radius of 1625.00 feet, and whose long chord bears S 76° 43' 46" W a distance of 811.13 feet to a point of tangency;

THENCE S 62° 16' 37" W a distance of 2279.84 feet to the beginning of a curve;

THENCE 381.37 feet along a curve to the right, said curve having a central angle of 26° 29' 09", a radius of 825.00 feet, and whose long chord bears S 75° 31' 11" W a distance of 377.98 feet to the beginning of a non-tangential curve;

THENCE 366.56 feet along the arc of a curve to the right, said curve having a central angle of 18° 45' 07", a radius of 1120.00 feet, and whose long chord bears S 26° 18' 16" W a distance of 364.93 feet to the point of tangency;

THENCE S 35° 40' 50" W a distance of 619.73 feet to the beginning of a curve;

THENCE 453.74 feet along the arc of a curve to the left, said curve having a central angle of 68° 24' 50", a radius of 380.00 feet, and whose long chord bears S 01° 28' 25" W a distance of 427.26 feet to the point of tangency;

THENCE S 32° 44' 00" E a distance of 453.11 feet;

THENCE S 20° 09' 44" E a distance of 370.00 feet to the beginning of a non-tangential curve,

THENCE 641.45 feet along the arc curve to the left, said curve having a central angle of 27° 38' 00", a radius of 1330.00 feet, and whose long chord bears S 56° 01' 15" W a distance of 635.25 feet to the point of tangency;

THENCE S 42° 12' 15" W a distance of 2446.55 feet;

THENCE N 47° 47' 45" W a distance of 410.00 feet to a point on the north line of the Southwest Quarter of Section 31;

THENCE N 89° 49' 44" W along said north line of the Southwest Quarter, a distance of 434.66 feet to the northeast corner of the Northwest Quarter of the Southwest Quarter of said Section 31;

THENCE N 89° 49' 44" W continuing along said north line of the Southwest Quarter, a distance of 1354.51 feet to the West Quarter corner of said Section 31;

THENCE N 00° 18' 14" W along the west line of the Northwest Quarter, a distance of 2655.51 feet to the Northwest Corner of said Section 31;

THENCE N 00° 16' 02" W along the west line of Section 30, a distance of 5308.78 feet to the Northwest Corner of Section 30;

THENCE N 89° 07' 42" E along the north line of the Northwest Quarter of said Section 30, a distance of 1344.92 feet to the Southeast corner of the Southwest Quarter of the Southwest Quarter of aforesaid Section 19;

THENCE N 01° 45' 37" W a distance of 1315.09 feet;

THENCE N 51° 36' 18" E a distance of 467.51 feet;

THENCE N 00° 17' 10" E a distance of 467.01 feet to the POINT OF BEGINNING.

The above described parcel of land contains 1337.40 acres more or less and is subject to any existing easements or rights of way of record.

2. PROPOSED NEW CITY LIMITS LINE:

A parcel of land being a portion of Sections 19, 20, 29, 30, and 31, Township 21 South, Range 65 West of the 6th P.M. and being more particularly described as follows:

COMMENCING from the intersection of the southeasterly right of way line of Colorado State Highway No. 78 with the east-west centerline of said Section 19, N 89° 35' 25" E along said east-west centerline a distance of 2878.86 feet to the east Quarter Corner of Section 19;

THENCE N 89° 55' 02" E along the east-west centerline of Section 20, a distance of 2551.97 feet to the POINT OF BEGINNING;

THENCE N 89° 55' 02" E along said north line of the Southwest Quarter, a distance of 75.02 feet to the Center Quarter Corner of said Section 20;

THENCE N 89° 55' 18" E a distance of 331.99 feet;

THENCE S 00° 58' 51" E a distance of 664.16 feet;

THENCE S 89° 59' 37" W a distance of 326.41 feet to a point on the east line of the Southwest Quarter of said Section 20;
THENCE S 01° 09' 11" E along said East line, a distance of 1991.43 feet to the South Quarter Corner of said Section 20;
THENCE S 00° 22' 16" E along the east line of the Northwest Quarter of Section 29, a distance of 2679.49 feet to the Center Quarter corner of said Section 29;
THENCE S 01° 23' 04" E along the east line of the Southwest Quarter of Section 29, a distance of 150.15 feet;
THENCE N 88° 49' 05" W a distance of 388.48 feet to the beginning of a curve;
THENCE 819.80 feet along a curve to the left, said curve having a central angle of 28° 54' 19", a radius of 1625.00 feet, and whose long chord bears S 76° 43' 46" W a distance of 811.13 feet to a point of tangency;
THENCE S 62° 16' 37" W a distance of 2279.84 feet to the beginning of a curve;
THENCE 381.37 feet along a curve to the right, said curve having a central angle of 26° 29' 09", a radius of 825.00 feet, and whose long chord bears S 75° 31' 11" W a distance of 377.98 feet to the beginning of a non-tangential curve;
THENCE 366.56 feet along the arc of a curve to the right, said curve having a central angle of 18° 45' 07", a radius of 1120.00 feet, and whose long chord bears S 26° 18' 16" W a distance of 364.93 feet to the point of tangency;
THENCE S 35° 40' 50" W a distance of 619.73 feet to the beginning of a curve;
THENCE 453.74 feet along the arc of a curve to the left, said curve having a central angle of 68° 24' 50", a radius of 380.00 feet, and whose long chord bears S 01° 28' 25" W a distance of 427.26 feet to the point of tangency;
THENCE S 32° 44' 00" E a distance of 453.11 feet;
THENCE S 20° 09' 44" E a distance of 370.00 feet to the beginning of a non-tangential curve,
THENCE 641.45 feet along the arc curve to the left, said curve having a central angle of 27° 38' 00", a radius of 1330.00 feet, and whose long chord bears S 56° 01' 15" W a distance of 635.25 feet to the point of tangency;
THENCE S 42° 12' 15" W a distance of 2446.55 feet;
THENCE N 47° 47' 45" W a distance of 410.00 feet to a point on the north line of the Southwest Quarter of Section 31;
THENCE N 89° 49' 44" W along said north line of the Southwest Quarter, a distance of 434.66 feet to the northeast corner of the Northwest Quarter of the Southwest Quarter of said Section 31;
THENCE N 89° 49' 44" W continuing along said north line of the Southwest Quarter, a distance of 1354.51 feet to the West Quarter corner of said Section 31;
THENCE N 00° 18' 14" W along the west line of the Northwest Quarter, a distance of 2655.51 feet to the Northwest Corner of said Section 31;
THENCE N 00° 16' 02" W along the west line of Section 30, a distance of 5308.78 feet to the Northwest Corner of Section 30;
THENCE N 89° 07' 42" E along the north line of the Northwest Quarter of said Section 30, a distance of 1344.92 feet to the Southeast corner of the Southwest Quarter of the Southwest Quarter of aforesaid Section 19;
THENCE N 01° 45' 37" W a distance of 1315.09 feet;
THENCE N 51° 36' 18" E a distance of 467.51 feet;
THENCE N 00° 17' 10" E a distance of 467.01 feet to the POINT OF TERMINUS

3. CERTIFICATION OF PERIMETER:

At least one-sixth of the boundary of the land described in paragraphs one (1) above, is now existing City Limits Line.

SECTION 2.

Final action on the Petition is hereby tabled for a period of not more than one hundred eighty (180) days and the Petition is hereby referred to the Planning and Zoning Commission for review and recommendation.

SECTION 3.

Upon receipt of the recommendation of the Planning and Zoning Commission, the City Council, without undue delay, shall make a final determination by Resolution whether the petition substantially complies with the applicable requirements of Section 31-12-107(1), C.R.S. and establish the date, time and place the City Council will hold a public hearing to determine if the proposed annexation complies with sections 31-12-104 and 31-12-105, C.R.S. or such parts thereof as may be required to establish eligibility for annexation.

SECTION 4.

The officers and staff of the City are authorized to perform any and all acts consistent with the intent of the Resolution.

SECTION 5.

This Resolution shall become effective immediately upon passage and approval.

INTRODUCED June 13, 2022

BY: Sarah Martinez
MEMBER OF CITY COUNCIL

APPROVED: 
PRESIDENT OF CITY COUNCIL

ATTESTED BY: 
CITY CLERK