



**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 479.63 ACRE AREA COMMONLY KNOWN AS THE JACKSON RANCH ANNEXATION 3, GENERALLY LOCATED SOUTHEAST OF STATE HIGHWAY 78 AND SOUTHWEST OF EL CAMINO SUBDIVISION, 17TH FILING AND SOUTH OF JACKSON RANCH ANNEXATIONS 1 AND 2, 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 479.63-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 3 totaling 479.63-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 third 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. 14910

A RESOLUTION PRELIMINARILY DETERMINING THAT THE PETITION FOR THE ANNEXATION OF THE 479.63 ACRE AREA COMMONLY KNOWN AS THE JACKSON RANCH ANNEXATION 3, GENERALLY LOCATED SOUTHEAST OF STATE HIGHWAY 78 AND SOUTHWEST OF EL CAMINO SUBDIVISION, 17TH FILING, AND SOUTH OF JACKSON RANCH ANNEXATIONS 1 AND 2, 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 Section 25, Township 21 South, Range 66 West of the 6th P.M. and being more particularly described as follows:

BEGINNING at the intersection of the southeasterly right of way line of Colorado State Highway No. 78 with the north line of said Section 25, S 89° 58' 48" E a distance of 967.53 feet to the northeast corner of said Section 25;

THENCE S 00° 16' 02" E along the east line of said Section 25 a distance of 5308.78 feet to the southeast corner of Section 25;

THENCE S 89° 47' 09" W a distance of 5365.25 feet to the southwest corner of said Section 25;

THENCE N 00° 07' 04" W along the west line of the Southwest Quarter of Section 25 distance of 1856.69 feet to the intersection of the southeasterly right of way line of Colorado State Highway No. 78 with the west line of Section 25;

THENCE along said southeasterly right of way line the following four courses:

1. N 51° 32' 15" E a distance of 816.00 feet;
2. N 51° 34' 04" E a distance of 2301.30 feet;
3. N 51° 34' 38" E a distance of 1317.36 feet;
4. N 51° 35' 57" E a distance of 1152.25 feet to the POINT OF BEGINNING.

The above described parcel of land contains 479.63 acres more or less.

2. PROPOSED NEW CITY LIMITS LINE:

A parcel of land being a portion of Section 25, Township 21 South, Range 66 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 north line of said Section 25, S 89° 58' 48" E a distance of 967.53 feet to the northeast corner of said Section 25;

THENCE S 00° 16' 02" E along the east line of said Section 25 a distance of 5308.78 feet to the southeast corner of Section 25 to the POINT OF BEGINNING;

THENCE S 89° 47' 09" W a distance of 5365.25 feet to the southwest corner of said Section 25;

THENCE N 00° 07' 04" W along the west line of the Southwest Quarter of Section 25 distance of 1856.69 feet to the intersection of the southeasterly right of way line of Colorado State Highway No. 78 with the west line of Section 25;

THENCE along said southeasterly right of way line the following four courses:

1. N 51° 32' 15" E a distance of 816.00 feet;
2. N 51° 34' 04" E a distance of 2301.30 feet;
3. N 51° 34' 38" E a distance of 1317.36 feet;
4. N 51° 35' 57" E a distance of 1152.25 feet to the intersection of the southeasterly right-of-way line with the north line of Section 25;

THENCE S 89° 58' 48" E along the north line of said Section 25, a distance of 967.53 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