



Annexation Procedure

- Annexation is governed by the Municipal Annexation Act of 1965 (CRS Title 31, Article 12)
- Substantial Compliance (December 2, 2024)
 - Determines if petition meets submittal and content requirements
- Annexation Eligibility
 - Determines if land meets minimum state statue qualifications to be annexed into a municipality
- Annexation Ordinance
 - Determines whether land should be annexed into the municipality



Associated Cases

Under Consideration tonight:

- Annexation Eligibility Hearing (Reso. 2025-002)
- Annexation Ordinance (AN-255-22-24)
- Annexation Zoning (Z-959-19-24)

Other Associated Cases:

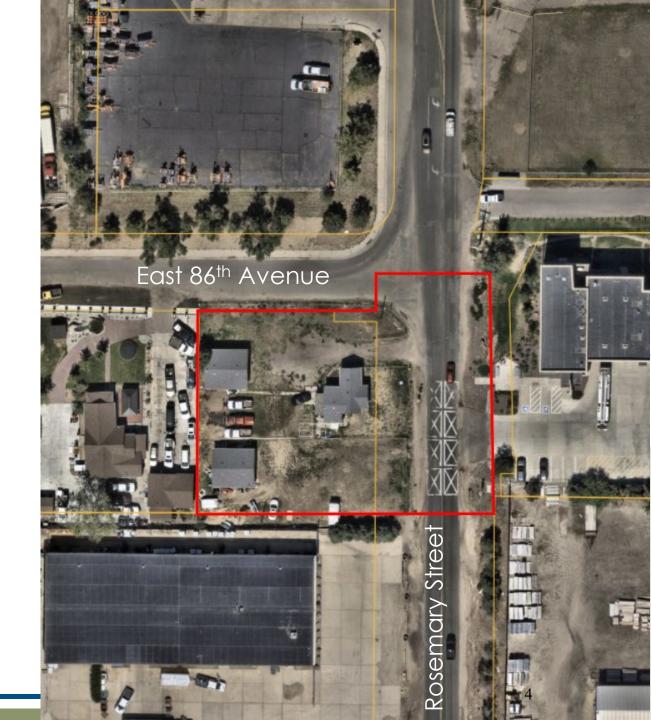
- Final Plat (\$23-0005)
- Development Plan (D-439-24)



Aerial

 Annexation includes 8581 Rosemary Street and Rosemary Street right-of-way





Case Summary

- Location: 8581 Rosemary Street (Southwest corner of East 86th Avenue and Rosemary Street) & ADCO ROW
- Request: Annexation of 0.70 acre property
- Character Area: Fusion District (Irondale)
- Irondale Plan Designation: Commercial/Industrial
- Located within IGA Growth Boundary



Annexation Eligibility Criteria

C.R.S. 31-12-104 (10 Criteria)

- Minimum 1/6th contiguity with existing city boundary
- A community of interest exists in that the proposed area is urbanized or will be urbanized in the near future
- The area is capable of being integrated into the City
- No other annexation proceedings have commenced on the properties
- Doesn't extend the municipal boundary more than 3 miles in any direction in any one year



Findings

Resolution 2025-002, if approved makes positive findings that the criteria in C.R.S. 31-12-104 have been met and the property is eligible to be annexed into the City.



