

Estrada Annexation – Eligibility Hearing Res 2025-079

September 15th , 2025



Annexation Procedure

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

Status of Annexation

Approved by City Council on August 4, 2025:

- Resolution of Substantial Compliance (Res. 2025-049)

Under consideration tonight:

- **Resolution of Eligibility for Annexation (No. 2025-079)**

Future City Council consideration:

- Annexation Ordinance
- Zoning

Aerial

- Annexation includes approximately 1.16 acres



Annexation Eligibility Criteria

C.R.S §31-12-104 and 105

- 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

Annexation Eligibility Criteria, continued

C.R.S §31-12-104 and 105

- No land held in identical ownership...
- No other annexation proceedings have commenced on the properties
- Will not result in the detachment of area from any school district and attachment of the same to another district

Annexation Eligibility Criteria, continued

C.R.S §31-12-104 and 105

- Petition meets the requirements of the law
- Does not extend the municipal boundary more than 3 miles in any direction in any one year
- The entire width of any street or alley to be annexed is included with the annexation.

Staff Recommendation

Staff recommends approval of Resolution 2025-079 adopting the annexation eligibility findings as outlined in C.R.S. 31-12-104 and 31-12-105

Staff is available to answer questions



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