



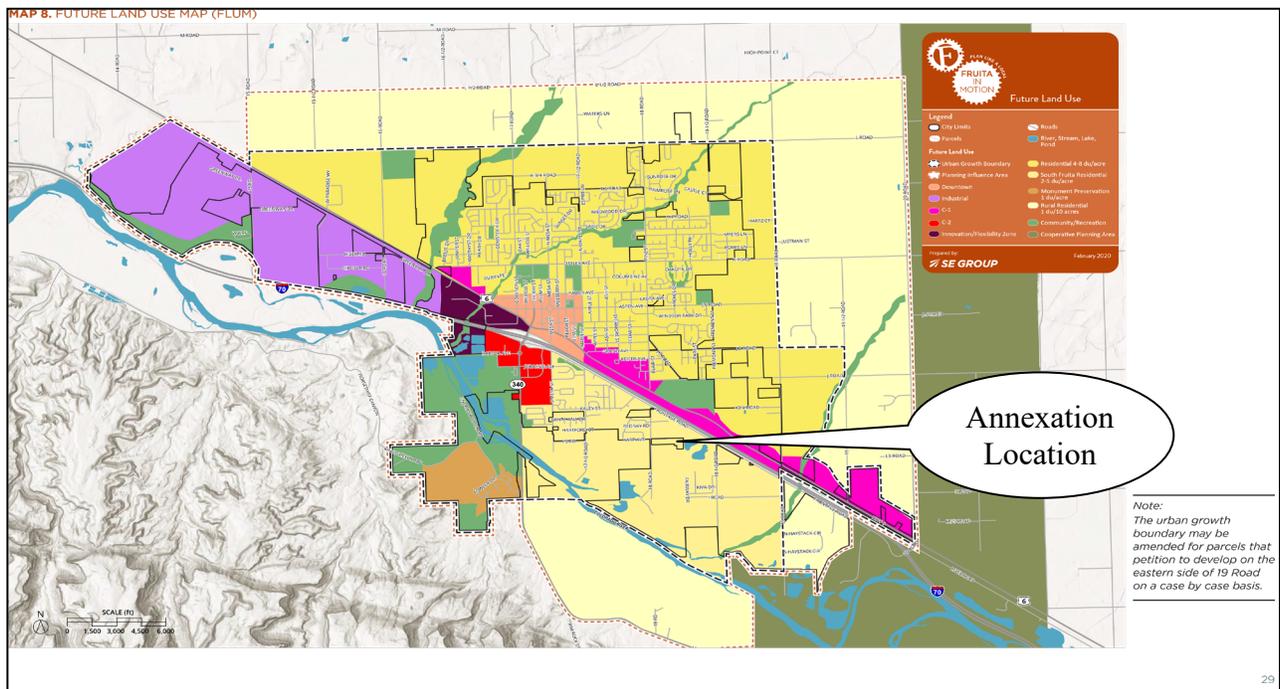
PLANNING & DEVELOPMENT DEPARTMENT
STAFF REPORT
JULY 12, 2022

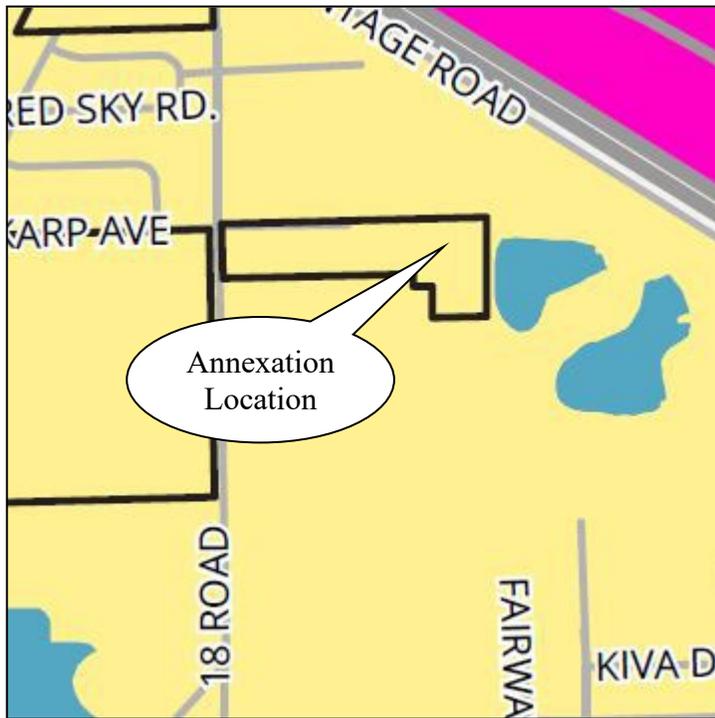
Application #: 2022-16
Project Name: Dogleg #2 Annexation
Application: Annexation
Property Owner: Dogleg LLC
Representative: APEX Consulting Engineers
Location: Parcel # 2697-213-00-094
Zone: Currently zoned Agricultural, Forestry and Transitional (AFT-County zoning)
Request: This is a request for approval of the annexation of approximately 4.54 acres into the Fruita City Limits.

PROJECT DESCRIPTION:

The property owner of Parcel # 2697-213-00-094, Dogleg LLC, applied to annex the property. Currently, the property is vacant and is north of a portion of the Adobe Creek Gold Course.

FUTURE LAND USE MAP (FLUM)

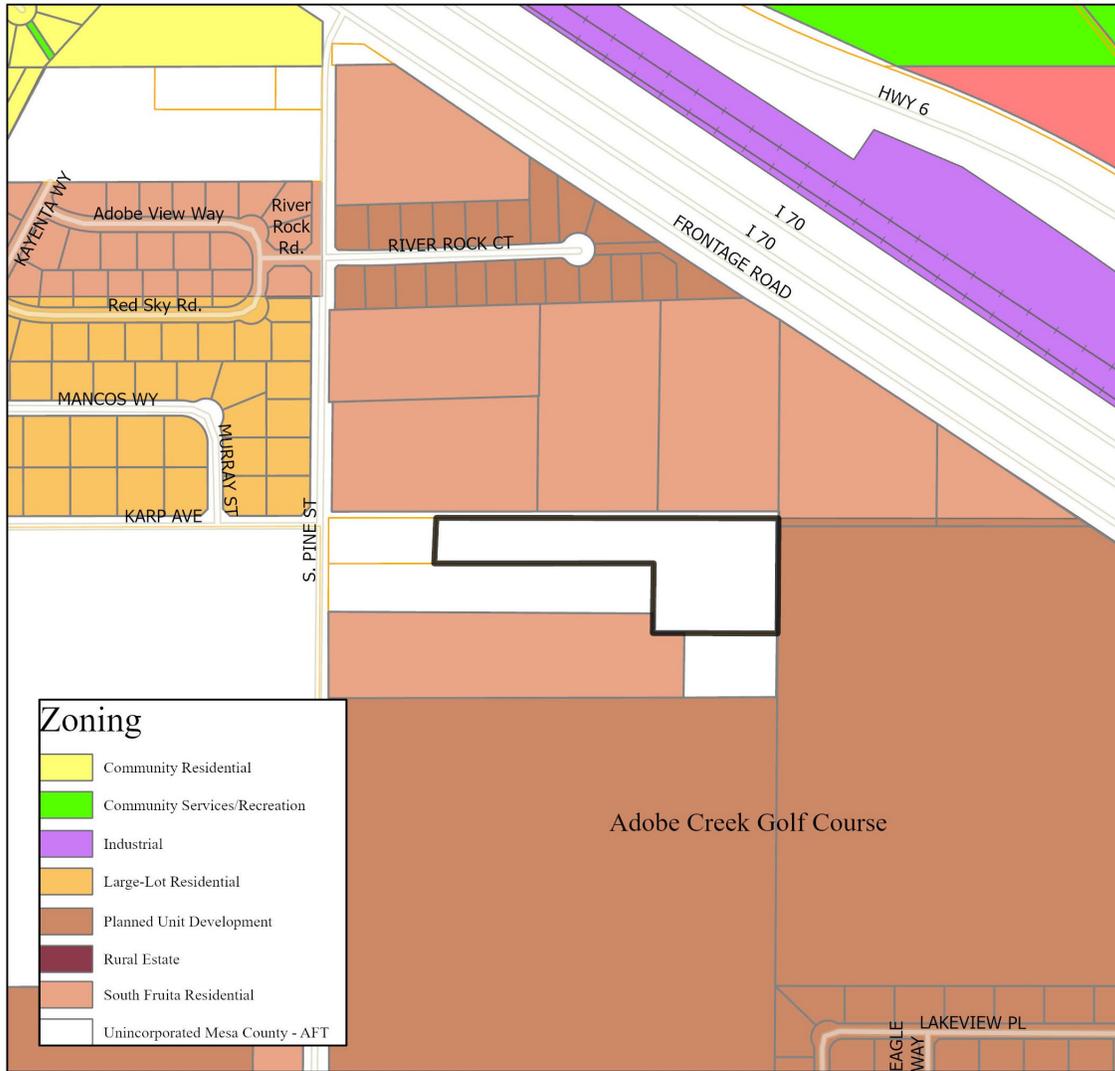




SURROUNDING LAND USES AND ZONING:

Surrounding land uses are primarily single family detached residential. The Adobe View Subdivision is to the northwest, the Beit Lechem Ministries to the north, and the Adobe Creek Gold Course to the west and south. The map below identifies the various zones in this area.

LOCATION AND ZONING MAP



2020 AERIAL PHOTOGRAPH



REVIEW OF APPLICABLE LAND USE CODE REQUIREMENTS:

ANNEXATION

Section 17.17.050 (A) - If the subject property is located within the city's Urban Growth Boundary (UGB) as defined by the Fruita Community Plan, annexation may be approved only after considering the following criteria:

1. The annexation meets the requirements of the applicable State Statutes;

This annexation request meets the requirements of state laws. The property has the required 1/6th contiguity with existing city limits which is required per Section 31-12-104 of the Colorado Revised Statutes (CRS).

The city limits border this property on the north by 981.5 feet, the east by 330 feet, and some additional contiguity on the southwest corner according to the annexation map submitted with the application. This meets the 1/6th contiguity requirement, and the annexation petition has been signed by the property owner.

Additionally, the Fruita Comprehensive Plan supports this area to be incorporated within the city limits. This criterion has been met.

2. The area is or can be efficiently served by city utilities and capital investments, including water, sewer, parks, drainage systems and streets;

Annexation of the subject property will not trigger an extension of city utility services. Review of adequate and appropriate city utilities will be evaluated at the time this property develops. The subject property is surrounded by either urban or rural development, however, not all the urban utilities are available to the subject property.

The property to the south is also being considered for annexation at this time and has the same representative in Dogleg LLC. With regards to access, the title policy acknowledges an ingress/egress (book 2677-page 3 reception #1937944) from I ½ Road to the subject property through Parcel #2697-213-00-094, however it remains unclear exactly the location of the easement and whether utilities may be used. To ensure the correct location, an access and utility easement must be created. This is to ensure that if the property does not develop as intended, the property will still have adequate access and a location for utilities like gas, electric, and water. If the property does develop as intended, the easement can be vacated by Plat.

The project narrative indicates there are two (2) total water shares owned by Dogleg LLC under accounts 52079 and 39212 with additional shares able to be secured if needed.

The project narrative states that irrigation shares are in the process of being obtained in accordance with city standards. Prior to annexation, the city will require a headgate report and water shares documentation to ensure the subject property can be efficiently served with irrigation water. It should also be noted that irrigation water shares are evaluated at the time the property develops. This criterion can be met.

3. The area is contiguous with existing urban development;

The subject property is contiguous to the city limits with the Adobe View subdivision and River Glen subdivision nearby. The larger, undeveloped parcels nearby are recommended for residential development as supported in the Fruita Comprehensive Plan. This criterion has been met.

4. The area is or can be efficiently served by police and other municipal services;

The subject property is within the service area for the Fruita Police Department, the Lower Valley Fire District. Since the subject property is already being served by these services, this criterion has been met.

5. The development is consistent with community goals, principles, and policies as expressed in the Fruita Comprehensive Plan;

Annexation within the Comprehensive Plan states that the city should, “Approve annexation of parcels within the UGB (Urban Growth Boundary) at the desired densities as described in the FLUM (Future Land Use Map). Annexation should help ensure that new development at the edge of the city is consistent with the goals and policies of this plan.”

Additionally, the city should “Ensure that new development pays its own way and does not burden the existing community with additional capital or operating costs. Ensure that new annexations at the city’s edge share appropriately in the costs of connecting all utility, park, drainage, pedestrian, and road systems.”

Furthermore, the city should “Avoid ‘leapfrog’ developments that leave discontinuous street and utility systems. Consider annexation proposals on the basis of the logical and cost-effective extension of utilities, pedestrian connections, parks, drainage, and road systems. Also consider the fiscal burden of the annexation in terms of major capital investments that would be needed by the City (wastewater, roads).”

A goal of the Comprehensive Plan is to prioritize infill development and in this case meets this intended goal although the property is not being developed at this time. Annexation will ensure that at the time of development, the city standards and criteria will need to be met.

Annexation of the property appears to be consistent with the Fruita Comprehensive Plan. These approval criteria are intended to implement the goals and policies of the Fruita Comprehensive Plan regarding annexations. It appears that the approval criteria either have been met or can be met, therefore, this annexation is consistent with the Fruita Comprehensive Plan.

6. The annexation is supported by local residents and landowners;

The Fruita Comprehensive Plan (Fruita In Motion: Plan Like A Local) was adopted by the Fruita City Council on February 4, 2020 (Resolution 2020-09). Fruita in Motion: Plan like a Local speaks to the community’s significant role in the planning process. Residents helped shape every element of the plan, from sharing what they valued about Fruita and identifying issues for the plan to address, to reviewing drafts, and providing feedback on goals and policies. The

process reached a large swath of the community, through traditional outreach (open houses, an advisory committee) and meeting people where they are, with booths at farmers markets, the art stroll, and other city events and the draft plan tour, where City staff met with HOAs and other local groups to share the plan and hear input from the community.

With regards to the subject property, 39 landowners were noticed of this annexation application. The number of property owners noticed of this application is set forth with the legal notice requirements contained in the Land Use Code. Staff has not received written public comments regarding this application.

The annexation is supported by the landowner and the landowner has signed the annexation petition. This is in accordance with C.R.S 31-12-107.

This criterion has been met.

7. Water and ditch rights can be provided, as applicable, in accordance with city policies;

The project narrative states that there are 2 total water shares owned by Dogleg LLC under accounts 52079 and 39212 and that additional shares will be secured during the subdivision land use application. It is city policy that 1-1.5 shares be provided per irrigated acre.

This application was sent to Grand Valley Irrigation Company (GVIC) for review and no review comments have been received at this time.

Additionally, this application was sent to Ute Water and review comments indicate no objections.

This criterion can be met.

8. The area will have a logical social and economic association with the city, and;

Annexation of the subject property will not provide much with respect to an economic association with the city at this time. However, growth and development within the city's UGB is planned and does make sense with respect to city services being extended. Annexation and future development of the subject property will insure that development pressures within the UGB are controlled by the Fruita Land Use Code and are provided urban level services. This criterion can be met.

9. The area meets or can meet the existing infrastructure standards set forth by the city.

Staff recommends approval of the annexation petition with the condition that there will be dedication of additional right of way and multi-purpose easements as follows:

1. I ½ Road to have a total of 30 feet dedicated from the centerline.
2. Provide an access and utility easement for the benefit of the parcel to the south (Parcel#2697-213-00-078)
3. Dedication of a 14-foot multipurpose easement adjacent to all the right of way adjoining the subject property.

This criterion can be met.

Based on this information, the annexation of the subject property meets or can meet the approval criteria that must be considered for annexations. It should be noted that there does not appear to be anything on the property that would be considered legal non-conforming as the property is vacant.

REVIEW COMMENTS:

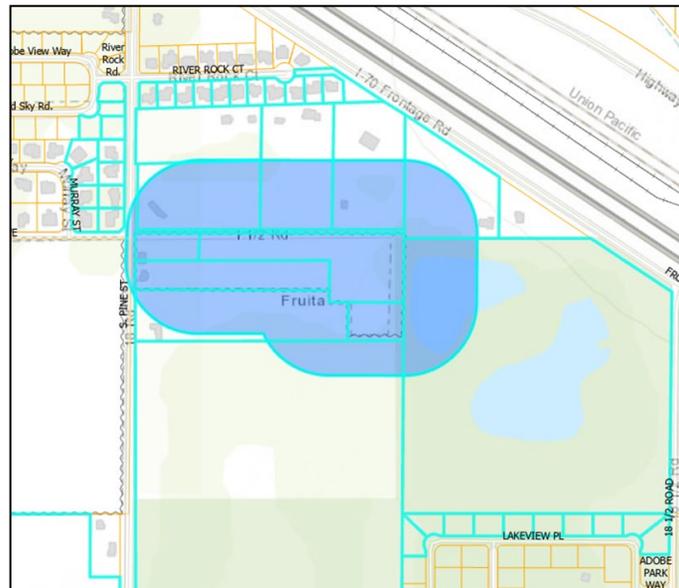
No reviewer expressed any issues with the proposed annexation.

PUBLIC COMMENTS:

No written public comments have been received by Staff at this time.

LEGAL NOTICE (17.07.040 (E)):

Legal Notice (minimum of 15 days prior to Planning Commission)	
June 20, 2022 (22 days prior)	Post Cards [17.07.040 (E)(1)(d)]
June 22, 2022 (20 days prior)	Sign Posting [17.07.040 (E)(1)(c)]
June 24, 2022 (18 days prior)	Legal Ad [17.07.040 (E)(1)(a)]



NOTICE OF PUBLIC HEARING

The Fruita Planning Commission will hold a public hearing **Tuesday, July 12, 2022 at 6:00 p.m.** This meeting may be held in person subject to public health orders or by City Council direction. Details on how to access this meeting will be found at www.fruita.org. If the meeting is held in person, the virtual link will remain open for public participation. The following item will be presented at the public hearings. The Planning Commission will formulate a recommendation, which will be forwarded to the Fruita City Council. If the item listed below is acted on by the Planning Commission, the Fruita City Council will hold a public hearing on this same item on **Tuesday, October 4, 2022 at 7:00 p.m.** Please check www.fruita.org for more details. If you have an interest on the item please call 858-0786 or come to the Planning & Development Department office located at 325 E. Aspen Avenue to review the information in the file. Your appearance at both hearings is encouraged to ensure your concerns are accurately represented or you can write a letter outlining your concerns and submit it to the Planning & Development Department.

Application #	2022-16
Application Name	Dogleg 2
Application Type	Annexation
Location	Parcel #2697-213-00-094
Current Zone:	Mesa County Zoning AFT
Description	This is a request to annex approximately 5 acres into the city limits.

Physically disadvantaged persons who wish to obtain information or need assistance in attending the Public Hearing, may call (970) 858-0786, the hearing impaired may call Relay Colorado at 1-800-659-2656, or visit our website: www.fruita.org

STAFF RECOMMENDATION:

Staff recommends **approval** of the annexation petition with the condition that there will be dedication of additional right of way on I 1/2 Road, an access and utility easement for the benefit of the parcel to the south, and a 14-ft multipurpose easement adjacent to the right of way.

SUGGESTED PLANNING COMMISSION MOTION:

Mr. Chair, I move that we recommend **approval** to City Council, of application #2022-16, the Dogleg 2 Annexation with the condition that all review comments and issues identified in the Staff Report be adequately addressed or included with the Annexation Ordinance.

ANNEXATION SCHEDULE:

<i>Dogleg 2 Annexation Schedule</i>	
Date	Action
July 5, 2022	Resolution to set a hearing date to determine eligibility
	Published in Daily Sentinel (Once a week for 4 consecutive weeks) * July 8, 2022 * July 15, 2022 * July 22, 2022 * July 29, 2022
July 12, 2022	Planning Commission considers Annexation & Zone
September 6, 2022	Resolution to find the property eligible for Annexation
September 6, 2022	1st Reading of an Ordinance to Annex 1st Reading of an Ordinance to Zone
October 4, 2022	2nd Reading of an Ordinance to Annex 2nd Reading of an Ordinance to Zone
Legal Notice (minimum of 15 days prior to Planning Commission)	
June 20, 2022	Post Cards
June 22, 2022	Sign Posting
June 24, 2022	Legal Ad

ANNEXATION IMPACT REPORT
CITY OF FRUITA
JUNE 17, 2022

Application #: 2022-16
Project Name: Dogleg #2 Annexation
Application: Annexation
Property Owner: Dogleg LLC
Representative: APEX Consulting Engineers
Location: Parcel # 2697-213-00-094
Zone: Currently zoned Agricultural, Forestry and Transitional (AFT-County zoning)
Request: This is a request for approval of the annexation of approximately 4.54 acres into the Fruita City Limits.

Section 17.17.040 of the Fruita Land Use Code states that any annexation not requiring an election shall be accompanied by an annexation impact report which contains the following elements.

A. Plans of the municipality for extending to or otherwise providing for municipal services;

The Future Land Use Map (FLUM) within The Fruita In Motion: Plan Like A Local Comprehensive Plan shows the subject property within the City's Urban Growth Boundary. The Urban Growth Boundary was developed with the anticipation of providing the necessary municipal services. With that said, the city does have plans to provide municipal services to this area.

Historically, the City of Fruita has not forced the extension of municipal services. The city has been proactive in planning for future extensions of the city limits with regards to providing municipal services to the areas designated in the Urban Growth Boundary. This includes the municipal services provided by the City of Fruita (sanitary sewer and police).

B. The City of Fruita's anticipated financing of the extension of services;

The City of Fruita will not be financing the extension of services (water, sewer, gas, etc.) to the subject property at this time.

C. The special districts included in the territory to be annexed;

No special districts are included within the territory to be annexed. Below are the agencies or entities that have taxing authority over the territory to be annexed. These agencies will be notified of the annexation application.

1. Lower Valley Fire Protection District.
2. Mesa County School District 51.
3. Grand Valley Irrigation Company.
4. Grand Valley Mosquito Control District.
5. Mesa County Public Library District.
6. Grand Valley Drainage District.
7. Colorado River Water District.
8. Library District.
9. Mesa County Social Services.

D. The effect of annexation on the public school district system including the estimated number of students generated and capital construction required to educate each student;

The school district boundaries for the recently constructed Monument Ridge Elementary School, Fruita Middle School, Fruita 8/9, and Fruita Monument High School already include the subject property. This implies that no new impacts on the school system would be generated from this annexation application. The impacts to the school district system will be evaluated by the Mesa County Valley School District when this property develops. The School District has been made aware of this annexation.

E. Traffic/pedestrian/bicycle impacts;

Traffic, pedestrian and bicycle impacts should not change with the annexation of the subject property. Traffic, pedestrian and bicycle impacts will remain the same.

F. Wastewater, water, drainage, and irrigation impacts, and;

Impacts on these facilities shouldn't change with the annexation itself. When the property develops, necessary regulations from review agencies will be reviewed with a land development application.

G. Other relevant information as required by the Community Development Department.

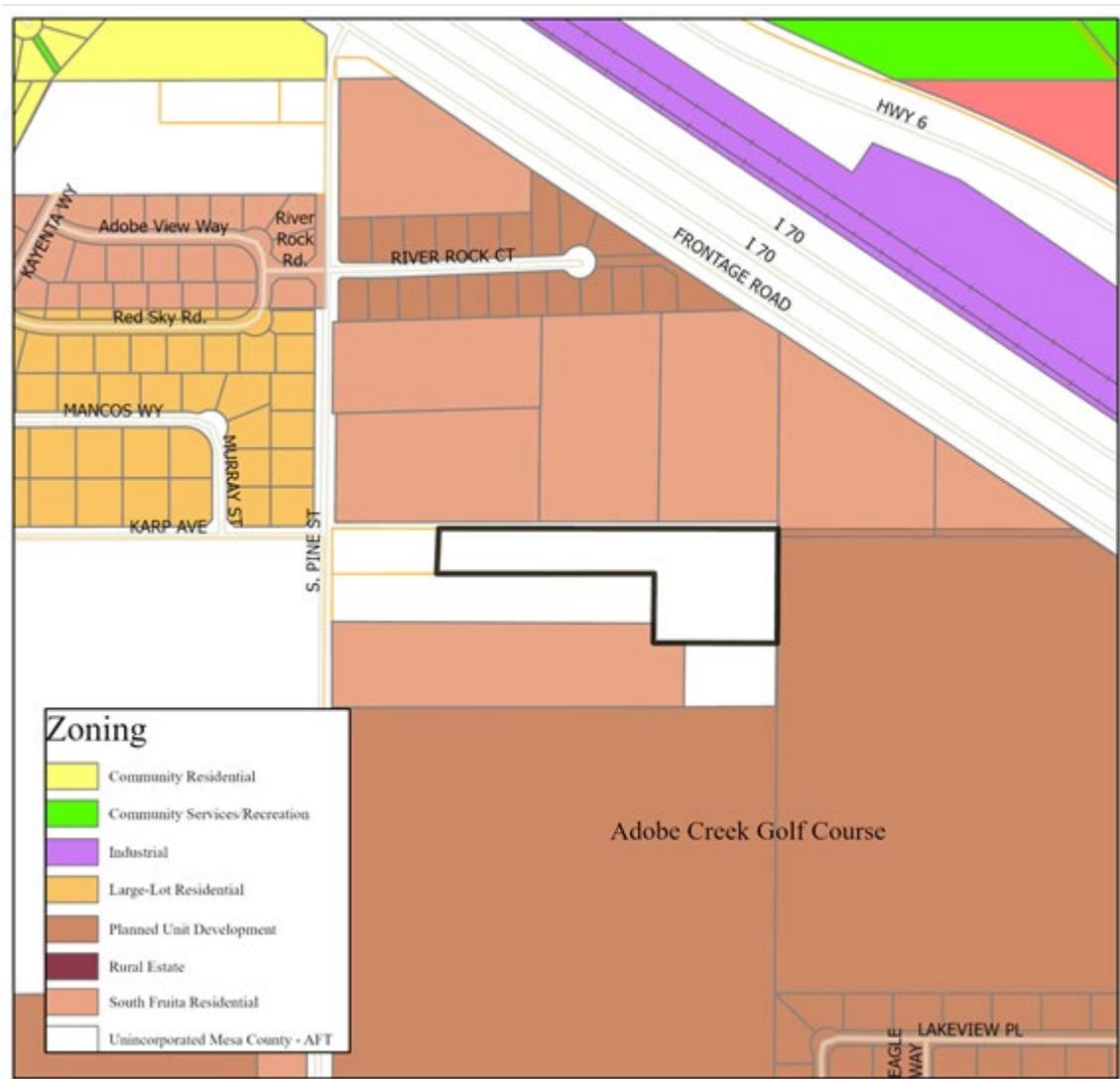
Review Agencies:

1. Xcel Energy
2. Grand Valley Power Company
3. Charter Communications
4. Century Link
5. Ute Water

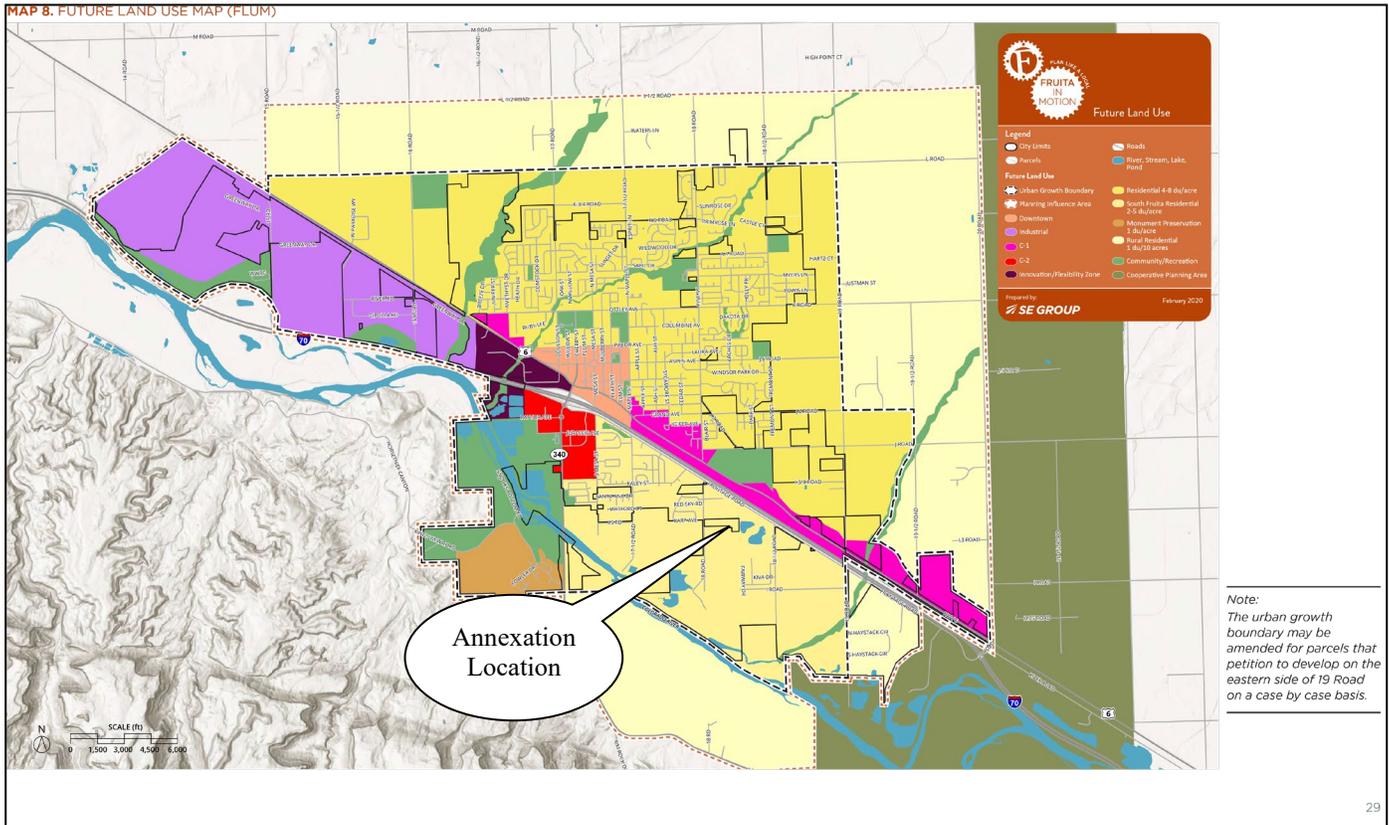
6. Grand Valley Drainage District
7. Grand Valley Irrigation Company
8. Mesa County Community Development Department
9. Mesa County Building Department
10. Mesa County Surveyor
11. Mesa County Valley School District (School District 51)
12. 5-2-1 Drainage Authority
13. Lower Valley Fire Protection District
14. Grand River Mosquito District

Map Exhibits:

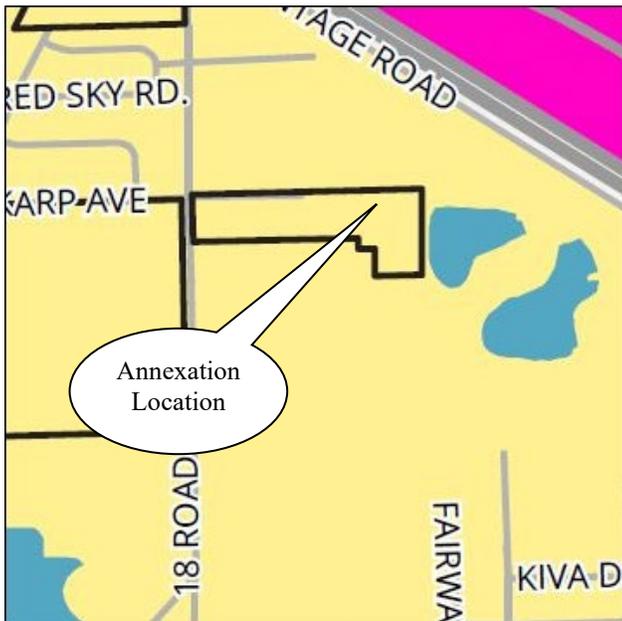
Present City boundary



Proposed City boundary as set forth in the Future Land Use Map (FLUM)



29



Source: City of Fruita Comprehensive Plan Fruita In Motion: Plan Like A Local. Chapter 3, Page 29. Approved by Resolution 2020-09



2022-16 Dogleg 2 Annexation
Consolidated Review Comments

Grand Valley Drainage District

GVDD has no objection to the annexation.

Grand Valley Power

Thanks for the opportunity to review this project. It is not in the GVP Service Area.

Lower Valley Fire District

No comments or objections.

Mesa County Stormwater

Mesa County Stormwater Division has no comments or objections. However, any subsequent development (if any) will need to apply for MS4 permit following annexation.

Mesa County Planning Department

Mesa County Planning has no comments.

Mesa County Building Department

MCBD has no objections.

Mesa County Public Works Department

#2022-16 Dogleg 2 Annexation

Mesa County Development Engineering has no comments on the proposed annexation.

Ute Water

No objection to annexation.

- ALL FEES AND POLICIES IN EFFECT AT TIME OF APPLICATION WILL APPLY.
- If you have any questions concerning any of this, please feel free to contact Ute Water.



FRUITA
COLORADO

LAND DEVELOPMENT APPLICATION

Project Name: Dogleg Subdivision
 Project Location: East of 18 Rd and South of proposed I 1/2 Rd
 Current Zoning District: AFT Requested Zone: SFR
 Tax Parcel Number(s): 2697-213-00-094 Number of Acres: 4.59
 Project Type: Annexation

Property Owner: Dogleg LLC Developer: APEX Consulting Engineers
 Property Owner: _____ Contact: Eric Marquez
 Address: 595 20 3/4 Rd Address: 1000 N 9th St #44
 City/State/Zip: Grand Junction, CO 81507 City/State/Zip: Grand Junction, CO 81501
 Phone: _____ Fax: _____ Phone: 970-424-5280 Fax: _____
 E-mail: _____ E-mail: eric@apexgj.com

Please designate a representative as the coordinator for this application. The representative should attend all conferences/hearings, will receive all correspondence, and communicate all information to the property owners.

Owner Rep: APEX Consulting Engineers Engineer: APEX Consulting Engineers
 Contact: Eric Marquez Contact: Eric Marquez
 Address: 1000 N 9th St #44 Address: 1000 N 9th St #44
 City/State/Zip: Grand Junction, CO 81501 City/State/Zip: Grand Junction, CO 81501
 Phone: 970-424-5280 Fax: _____ Phone: 970-424-5280 Fax: _____
 E-mail: eric@apexgj.com E-mail: eric@apexgj.com

This Notarized application authorizes the owner's representative, if designated, to act on behalf of the property owners regarding this application.

The above information is correct and accurate to the best of my knowledge.

ERIC C. MARQUEZ, MANAGER

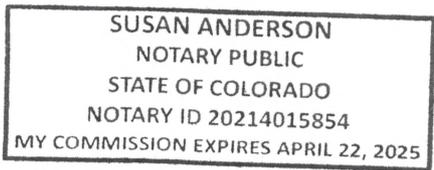
DOGLEG LLC

[Signature]

4-8-2022

Name of Legal Owner	Signature	Date
Name of Legal Owner	Signature	Date
Name of Legal Owner	Signature	Date

STATE OF COLORADO)
) ss.
 COUNTY OF MESA)



The foregoing instrument was acknowledged before me this 8 day of April, 2022.

My Commission expires: April 25 2025

[Signature]
 Notary Public

Dogleg Subdivision

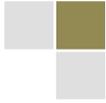
ANNEXATION NARRATIVE

Project Location: Parcel # 2697-213-00-078
Parcel # 2697-213-00-094
Fruita, CO

Property Owner: Dogleg, LLC

Prepared By: APEX Consulting Engineers, LLC
1000 N 9th Street, Suite 44
Grand Junction, CO 81501

Report Date: April 4, 2022



Annexation Narrative
Dogleg Subdivision

Contents

A.	Project Description.....	1
B.	Requirements of State Law	1
C.	Urban Services and Facilities.....	1
D.	Existing Development	1
E.	City’s Master Plan.....	2
F.	Local Support	2
G.	Social and Economic Association	2
H.	Conclusion	2

A. Project Description

The property owner proposes an Annexation (the Annexation) of the combined 5.72 acre parcels. The Project is located on the east side of 18 Road and south of the proposed I 1/2 Road. It will be annexed into the City of Fruita as it currently resides in Mesa County’s jurisdiction.

B. Requirements of State Law

This annexation meets the requirements of State law Title 31, Article 12.

C. Urban Services and Facilities

1. Utilities

a) Utility Providers

The following utility providers currently service and/or are able to service the property:

- | | |
|-----------------------|---------------------------------|
| ◆ Potable Water | Ute Water Conservancy District |
| ◆ Irrigation Water | Grand Valley Irrigation Company |
| ◆ Sanitary Sewer | Fruita Sewer District |
| ◆ Electric | Grand Valley Power |
| ◆ Natural Gas | Xcel Energy |
| ◆ Communications/Data | Charter/Spectrum |
| ◆ Stormwater | Curb and Gutter |

b) Irrigation

A concrete lined irrigation ditch borders the east property line and provides irrigation water to proposed project. Two water shares are owned by Dogleg LLC, under accounts 52079 and 39212. Additional shares, if required will be secured during the subdivision land use application.

2. Impact

a) Public Safety

No unusual demands or increases are anticipated for public safety resources.

b) Streets

No increase in volume of traffic along 18 road will occur due to the Annexation.

c) Irrigation

No changes are proposed to the irrigation system as a part of this application.

D. Existing Development

The surrounding area is occupied with agricultural land and detached, single family residences. The Annexation is compatible with the surrounding area.

E. City’s Master Plan

The future Land Use Map identifies the property as “South Fruita Residential (2-5 DU/Acre)” defined as 2 to 5 units/acre density attached or detached single-family residential neighborhoods with the inclusion of other housing types such as attached dwelling units. The Annexation is in compliance with the 2020 Comprehensive Plan.

F. Local Support

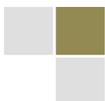
A neighborhood meeting was not required but was suggested for this application.

G. Social and Economic Association

Approval of this application will provide the ability for infill development of two underutilized lots. The 5.72 acre property is labeled as South Fruita Residential (2-5 DU/Acre) in the City of Fruita Comprehensive Plan, February 2020. Providing infill opportunities encourages efficient use of existing infrastructure and can reduce development pressure on outlying areas.

H. Conclusion

The Project is in compliance with the City of Fruita Land Use Code Title 17 and will allow for the use of underutilized property.



PETITION FOR ANNEXATION

WE, THE UNDERSIGNED, in accordance with the Municipal Annexation Act of 1965, Part 1, Article 12, Title 31, Colorado Revised Statutes, as amended, hereby petition the City Council of the City of Fruita, Colorado, for the annexation of the unincorporated area located in the County of Mesa, State of Colorado, as described on attached Exhibit A.

In support of this Petition, the Petitioners state:

1. It is desirable and necessary that the above-described area be annexed to the City of Fruita, Colorado.
2. The requirements of Section 31-12-104, C.R.S., as amended, exist or have been met, to wit:
 - a. Not less than one-sixth of the perimeter of the area proposed to be annexed is contiguous with the City of Fruita;
 - b. A community interest exists between the area proposed to be annexed and the City of Fruita;
 - c. The area proposed to be annexed is urban or will be urbanized in the near future; and
 - d. The area proposed to be annexed is integrated with or is capable of being integrated with the City of Fruita.
3. The requirements of Section 31-12-105 C.R.S., as amended, exist or have been met, to wit:
 - a. In establishing the boundaries of the territory to be annexed, no land held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate, has been divided into separate parts or parcels without the written consent of the landowners thereof unless such tracts or parcels are separated by a dedicated street, road, or other public way;
 - b. In establishing the boundaries of the area proposed to be annexed, no land held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate, comprising twenty acres or more (which, together, with the buildings and improvements situated thereon) has a valuation for assessment in excess of two hundred thousand dollars for ad valorem tax purposes for the year

- next preceding the annexation is included within the area proposed to be annexed without the written consent of the landowner or landowners;
 - c. No annexation proceedings have been commenced for the annexation of part or all of the subject property to another municipality;
 - d. The annexation of the area proposed to be annexed will not result in the detachment of the area from any school district and the attachment of same to another school district;
 - e. The annexation of the area proposed to be annexed will not have the effect of extending the boundary of the City of Fruita more than three miles in any direction from any point of the City's boundary in any one year;
 - f. If any portion of the platted street or alley is to be annexed, the entire width of said street or alley is included within the area to be annexed; and
 - g. Reasonable access shall not be denied to landowners, owners of easements, or the owners of franchises, adjoining any platted street or alley to be annexed that will not be bordered on both sides by the City of Fruita.
4. The Petitioners are the landowners of more than fifty percent (50%) of the area sought to be annexed, exclusive of streets and alleys.
5. This Petition for Annexation satisfies the requirements of Article II, Section 30, of the Colorado Constitution in that it is signed by persons comprising more than fifty percent (50%) of the landowners in the area proposed to be annexed who own more than fifty percent (50%) of said area, excluding public streets and alleys and any land owned by the City of Fruita.
6. Attached hereto and incorporated by reference is an Annexation Map showing:
- a. The boundary of the area proposed to be annexed including a legal description of the area to be annexed;
 - b. The location of each ownership tract in unplatted land and the boundaries and the plat numbers of plots or of lots and blocks; and
 - c. The contiguous boundary of the City of Fruita abutting the area proposed to be annexed.

7. All of the petitioners signed this Petition for Annexation no more than 180 days prior to the date of the filing of this Petition for Annexation.

WHEREFORE, the Petitioners request that the Fruita City Council approve the annexation of the area proposed to be annexed.

Dated this 1st day of DECEMBER, 2021.

[Signature]
Property Owner

Property Owner

County of Mesa)
) ss.
State of Colorado)

Subscribed and sworn to before me this 1st day of December, 2021 by
Myah Lewis

Witness my hand and official seal.

MYAH LEWIS
NOTARY PUBLIC - STATE OF COLORADO
Notary ID #20214032476
My Commission Expires 8/13/2025

Myah Lewis
Notary Public

My commission expires:
8/13/2025

Mailing address of each property owner:

ERIC C. MARQUEZ
595 203/425 GS CO 81507

04/08/2022

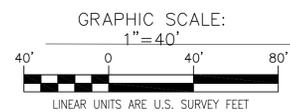
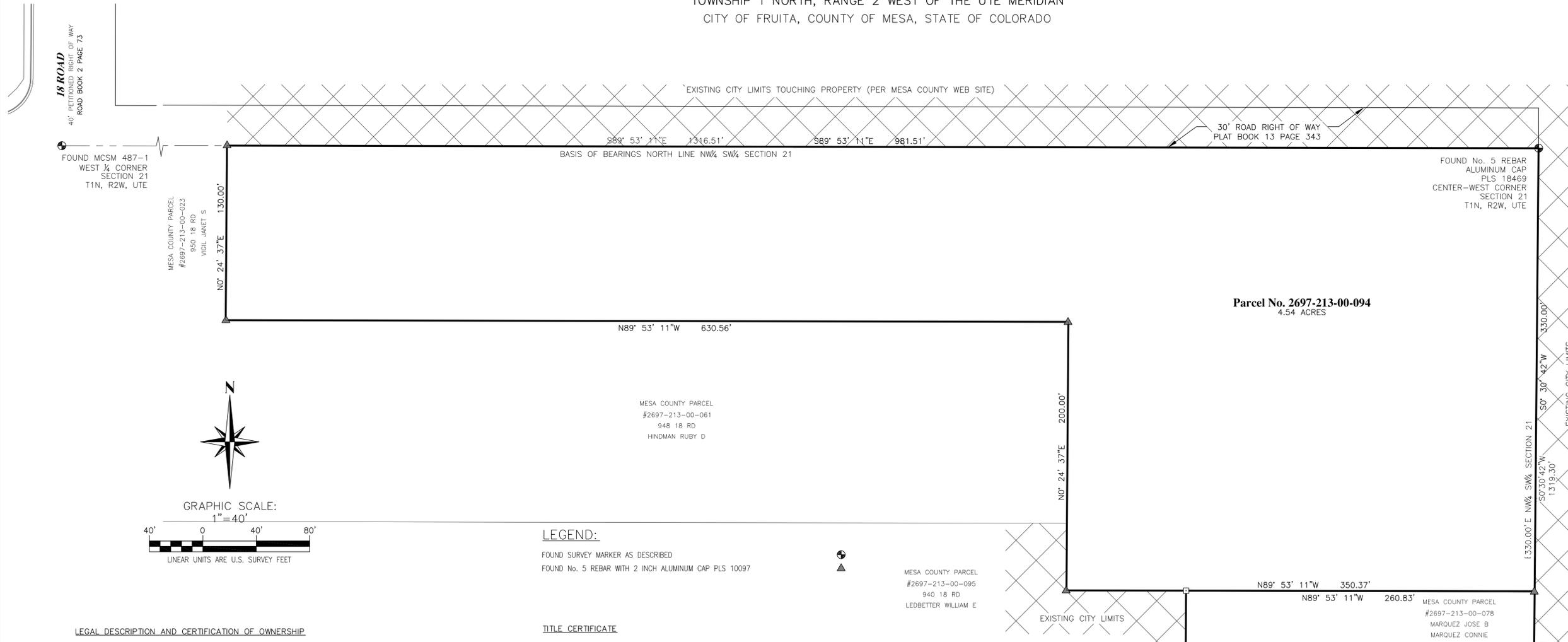
Dogleg Irrigation Shares

Grand Valley Irrigation Company 688 26 Road Grand Junction, CO 81506 Phone (970) 242-2762		FIRST CLASS MAIL U.S. POSTAGE PAID GRAND JUNCTION, CO PERMIT NO. 16
Notice of Assessment BILLING		
Owner of record Jose B & Connie Marquez		Account No. 39212
Account No. 39212 A Stock.. \$293.61 B Stock.. \$14.04		Mail to: Jose B & Connie Marquez 170 S. Apple Fruita CO 81521
Records show you own 1 A/B stock		
Assessment Due... \$293.61 Interest Charge.... \$0.00 Previous Balance..... \$0.00 TOTAL DUE..... \$293.61		
Billing Date 01/13/22 <i>Assessment must be paid whether water is used or not.</i>	Date Due 04/01/22	Please enter your headgate orders on back of stub. Enclose stub with payment.

Grand Valley Irrigation Company 688 26 Road Grand Junction, CO 81506 Phone (970) 242-2762		FIRST CLASS MAIL U.S. POSTAGE PAID GRAND JUNCTION, CO PERMIT NO. 16
Notice of Assessment BILLING		
Owner of record Dogleg LLC		Account No. 52079
Account No. 52079 A Stock.. \$293.61 B Stock.. \$14.04		Mail to: Dogleg LLC 595 20 3/4 Rd Gr Jct CO 81507
Records show you own 1 A/B stock		
Assessment Due... \$293.61 Interest Charge.... \$0.00 Previous Balance..... \$0.00 TOTAL DUE..... \$293.61		
Billing Date 01/13/22 <i>Assessment must be paid whether water is used or not.</i>	Date Due 04/01/22	Please enter your headgate orders on back of stub. Enclose stub with payment.

ANNEXATION SURVEY PARCEL NUMBER 2697-213-00-094

SITUATED IN THE NW¼ SW¼ SECTION 21
TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE UTE MERIDIAN
CITY OF FRUITA, COUNTY OF MESA, STATE OF COLORADO



LEGEND:

FOUND SURVEY MARKER AS DESCRIBED
FOUND No. 5 REBAR WITH 2 INCH ALUMINUM CAP PLS 10097



MESA COUNTY PARCEL
#2697-213-00-095
940 18 RD
LEDBETTER WILLIAM E

TITLE CERTIFICATE

_____ does hereby certify that it has examined the title to all lands shown on this Map and that title to such lands is vested in _____ free and clear of all liens, taxes, and encumbrances, except as follows:

[INSERT EXCEPTIONS IN DETAIL]

EXECUTED this _____ day of _____, 2021.

Title Examiner _____

CITY COUNCIL CERTIFICATE

The City Council of the City of Fruita, Colorado, by Resolution Number _____, duly adopted on the _____ day of _____, 2021,

found and determined that annexation of the property designated herein complies with the requirements contained in Article 12, Title 31, C.R.S., as amended, and that said property is eligible for annexation to the City of Fruita. The City Council of the City of Fruita, Colorado, by Ordinance Number _____, duly adopted on the _____ day of _____, 2021, did annex the property herein described to the City of Fruita, Colorado. ATTEST,

Mayor _____ City Clerk _____

PLANNING COMMISSION CERTIFICATION

This plat approved by the City of Fruita Planning Commission the _____ day of _____, 2021.

Chairman _____

NOTES

- OWNERSHIP, RECORDED RIGHTS-OF-WAY, AND EASEMENT INFORMATION WAS DONE WITHOUT USING A CURRENT TITLE POLICY.
- BEARINGS ARE BASED ON THE NORTH LINE OF NW¼ SW¼ SECTION 21, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE UTE MERIDIAN. THE VALUE USED S89°53'11"E, WAS CALCULATED USING THE MESA COUNTY SURVEY INFORMATION MANAGEMENT SYSTEM USING PUBLISHED INFORMATION FOR GPS ID NO: P111 AT THE WEST END OF SAID LINE AND T0276 AT THE EAST END OF SAID LINE.
- ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- THIS BOUNDARY SURVEY IS BASED ON THE DEED AS RECORDED AT RECEPTION NUMBER 2569091, OF THE MESA COUNTY RECORDS.

SURVEYOR'S CERTIFICATE

I, Patrick Click, a registered land surveyor licensed under the laws of the State of Colorado, do hereby certify that this survey was made under my direct supervision and that the information hereon is correct to the best of my knowledge and belief, and that no less than one-sixth (1/6) of the perimeter of the area as shown hereon is contiguous with the existing boundaries of the City of Fruita, Colorado. I further certify that the external boundaries of the property shown on this Map have been monumented on the ground.

EXECUTED this _____ day of _____, 2021.

FOR REVIEW

Registered Land Surveyor _____

LEGAL DESCRIPTION AND CERTIFICATION OF OWNERSHIP

We, _____, the owners of _____ percent of the following described property, excluding any public streets and alleys, to wit:

Beginning at a point on the north line of the NW¼ SW¼ of Section 21, Township 1 North, Range 2 West of the Ute Meridian whence the Northwest corner of the said NW¼ SW¼ (west quarter corner) bears N89°53'11"W 335.00 feet;
thence S0°24'37"W 130.00 feet;
thence S89°53'11"E 630.56 feet;
thence S0°24'37"W 200.00 feet;
thence S89°53'11"E 350.45 feet to the east line of said NW¼ SW¼ ;
thence along the said east line N0°30'42"E 330.01 feet to the Northeast corner of the said NW¼ SW¼ ;
thence along the said North line N89°53'11"W 981.78 feet to the Point of Beginning, County of Mesa, State of Colorado.

above legal description represents warranty deed recorded at Reception No. 2569091 of the Mesa County Clerk and Recorder's Office rotated to the Mesa County Coordinate System.

SAID PARCEL CONTAINS 4.54 ACRES AS DESCRIBED.

have by these presents laid out the same as shown hereon and designate the same as _____ Annexation to the City of Fruita, County of Mesa, State of Colorado.

EXECUTED this _____ day of _____, 2021.

Owner(s) _____

STATE OF COLORADO)
) ss.
COUNTY OF Mesa)

The foregoing certification was acknowledged before me this _____ day of _____, 2021, by _____.

Witness my hand and official seal.

My commission expires: _____

Notary Public _____

FOUND No. 5 REBAR ALUMINUM CAP PLS 18469 CENTER-WEST CORNER SECTION 21 T1N, R2W, UTE

Parcel No. 2697-213-00-094
4.54 ACRES

MESA COUNTY PARCEL
#2697-213-00-061
948 18 RD
HINDMAN RUBY D

MESA COUNTY PARCEL
#2697-213-00-086
935 18 1/2 RD
ADOBE CREEK NATIONAL LLC
c/o WILSON TOOL INTERNATIONAL

MESA COUNTY PARCEL
#2697-213-00-078
MARQUEZ JOSE B
MARQUEZ CONNIE

FOUND 3 1/2 INCH ALUMINUM CAP PLS 24306 SOUTHWEST 1/8 CORNER SECTION 21 T1N, R2W, UTE

ANNEXATION SURVEY	
SITUATED IN THE NW¼ SW¼ SECTION 21 TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE UTE MERIDIAN COUNTY OF MESA, STATE OF COLORADO	
JOB #: 2011-024 FIELD WORK: SL	DRAWN BY: OM
DATE: 8/25/21	DRAWING NAME: DOGLEG, LLC
POLARIS SURVEYING	
PATRICK W. CLICK P.L.S.	
3194 MESA AVE. #B GRAND JUNCTION, CO 81504 PHONE (970)434-7038	