

### PLANNING & DEVELOPMENT DEPARTMENT STAFF REPORT JULY 12, 2022

**Application #: 2022-14** 

Project Name: Dogleg #1 Annexation

Application: Annexation

Property Owner: Connie & Jose B Marquez c/o Dogleg LLC

Representative: APEX Consulting Engineers Location: Parcel # 2697-213-00-078

Zone: Currently zoned Agricultural, Forestry and Transitional (AFT-

County zoning)

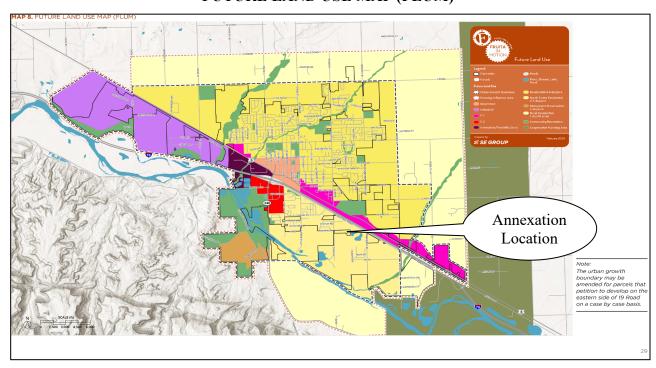
Request: This is a request for approval of the annexation of approximately 1

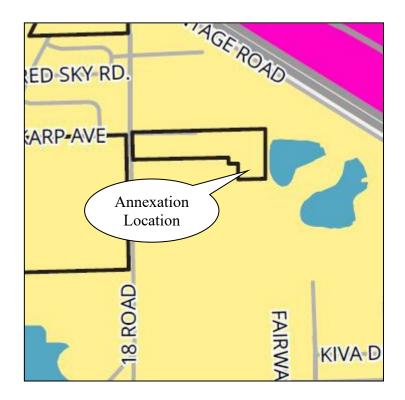
acre into the Fruita City Limits.

### **PROJECT DESCRIPTION:**

The property owner of Parcel # 2697-213-00-078, Connie & Jose B Marquez c/o Dogleg LLC, applied to annex the property. In August 2021, Eric Marquez was made the personal representative of the Estate of Connie Marquez and granted the property to Dogleg LLC. Currently, the property is vacant and is north of a portion of the Adobe Creek Golf Course.

### **FUTURE LAND USE MAP (FLUM)**



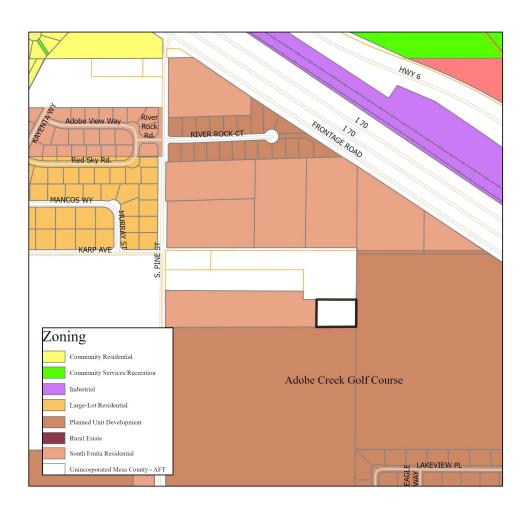




### **SURROUNDING LAND USES AND ZONING:**

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 Golf 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 1/6<sup>th</sup> 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 east side by 165.35 feet, the south side by 260.54 feet, and the west side by 165.34 feet for a total of 591.23 feet according to the annexation map submitted with the application. This meets the 1/6<sup>th</sup> 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 <u>has been met</u>.

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.

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. In most cases, irrigation water shares are evaluated at the time the property develops.

With regards to access, the title policy acknowledges an ingress/egress (book 2677-page 3 reception #1937944) 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.

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 <u>has been met</u>.

# 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 ensure 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.

The subject property can meet and will be required to meet the city's infrastructure standards when the property does develop.

This criterion can be met.

Based on this information, the annexation of the subject property <u>meets or can meet the approval criteria</u> 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 nonconforming as the property is vacant.

### **REVIEW COMMENTS:**

No reviewer expressed any issues with the proposed annexation.

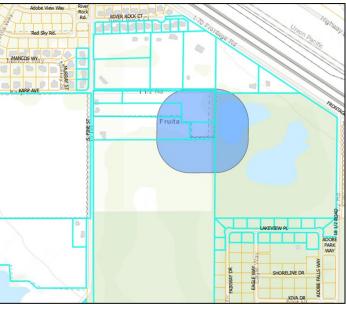
### **PUBLIC COMMENTS:**

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 <a href="https://www.fruita.org">www.fruita.org</a> 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 #
 2022-14

 Application Name
 Dogleg 1

 Application Type
 Annexation

 Location
 Parcel #2697-213-00-078

Current Zone: Mesa County Zoning AFT

Description This is a request to annex approximately 1 acre 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 no additional conditions.

### **SUGGESTED PLANNING COMMISSION MOTION:**

Mr. Chair, I move that we recommend <u>approval</u> to City Council, of application #2022-14, the Dogleg 1 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:**

Dogleg 1 Annexation Schedule				
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 #: 2022-14** 

**Project Name:** Dogleg #1 Annexation

Application: Annexation

Property Owner: Connie & Jose B Marquez c/o Dogleg LLC

Representative: APEX Consulting Engineers Location: Parcel # 2697-213-00-078

Zone: Currently zoned Agricultural, Forestry and Transitional (AFT-

County zoning)

Request: This is a request for approval of the annexation of approximately 1 acre

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 <u>does</u> 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 <u>not</u> 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.

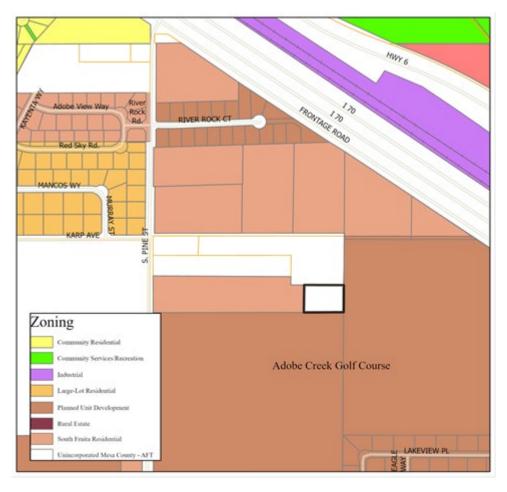
### **Review Agencies:**

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

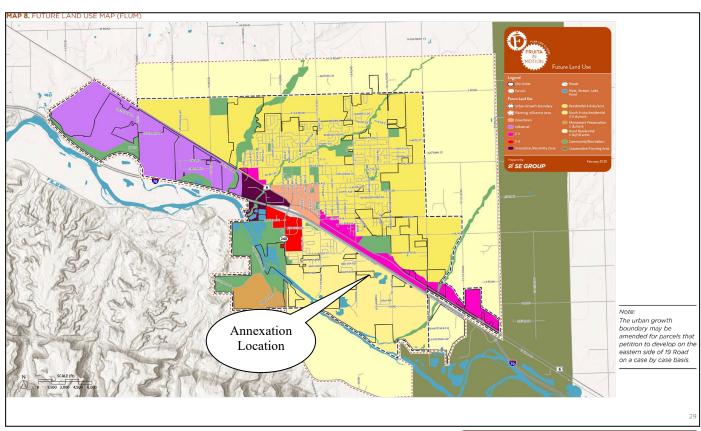
- 6. Grand Valley Drainage District
- 7. Grand Valley Irrigation Company
- 8. Mesa County Community Development Department
- 9. Mesa County Building Department
- 10. Mesa County Surveyor
- 11. Mesa County Valley School District (School District 51)
- 12. 5-2-1 Drainage Authority
- 13. Lower Valley Fire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





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



### 2022-14 Dogleg 1 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

#2022-14 Dogleg 1 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.



## LAND DEVELOPMENT APPLICATION

Project Name: Dogleg Subdivision		
Project Location: East of 18 Rd and South of proposed   1/2	? Rd	
Current Zoning District: AFT	Requested Zone: SFR	
Tax Parcel Number(s): 2697-213-00-078	Number of Acres: 1.13	
Project Type: Annexation		
Property Owner: Marquez Connie Estate c/o Dogleg LLC	Developer: APEX Consulting Engineers	
Property Owner: Marquez Jose B Estate c/o Dogleg LLC	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	
	receive all correspondence, and communities the property owners.	esentative inicate all
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 obehalf of the property own  The above information is correct and accurate the control of the property own  The above information is correct and accurate the control of the property own	ers regarding this application.	4-8-202
Name of Legal Owner		Date
Name of Legal Owner	Signature	Date
Name of Legal Owner	Signature	Date
Name of Legal Owner	Signature	Date
STATE OF COLORADO) ) ss.  STATE OF COLORADO)	SAN ANDERSON NOTARY PUBLIC TE OF COLORADO	
COUNTY OF MESA ) NOTA MY COMMISS	RY ID 20214015854 SION EXPIRES APRIL 22, 2025	
The foregoing instrument was acknowledged before	ore me this 8 day of April	, 20 27_
My Commission expires: April 22, 25	Notary Public	lusa

# 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 9<sup>th</sup> Street, Suite 44 Grand Junction, CO 81501

Report Date: April 4, 2022





# Annexation Narrative Dogleg Subdivision

### Contents

Α.	Project Description
	Requirements of State Law
	Urban Services and Facilities
	Existing Development
	City's Master Plan
	Local Support
	Social and Economic Association
	Conclusion



### 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
 Irrigation Water
 Ute Water Conservancy District
 Grand Valley Irrigation Company

Sanitary Sewer
 Electric
 Fruita Sewer District
 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 Dogleleg 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

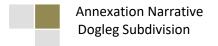
No increase in volume of traffic along 18 road will occur due to the Annexation.

### 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

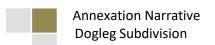
A neighborhood meeting was not required but was suggested for this application.

### 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.

WHEREFORE, the Petitioners request that the Fruita City Council approve the annexation of the area proposed to be annexed. Dated this 8th day of APRIL , 20 22. Property Owner SUSAN ANDERSON County of Mesa STATE OF COLORADO NOTARY ID 20214015854 MY COMMISSION EXPIRES APRIL 22, 2025 Subscribed and sworn to before me this 8 day of 40, 20 by Witness my hand and official seal. Notary Public My commission expires: April 22, 2015 Mailing address of each property owner: ERIC C. MARQUEZ 595 203/4 ZD, GRAND SCT, CO 81507

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.

7.

### AFFIDAVIT OF CIRCULATOR

The undersigned, being of lawful age, being first duly sworn upon oath, deposes and says:

That he/she was the circulator of the foregoing Petition for Annexation consisting of \_\_\_\_\_ pages, including this page and that each signature thereon was witnessed by your affidavit and is the true signature of the person whose name it purports to be.

Circulator

State of Colorado ) ) ss County of Mesa )

The foregoing Affidavit of Circulator was subscribed and sworn to before me this day of April , 2022 by Susan L. Anderson .

Witness my hand and official seal.

SUSAN ANDERSON NOTARY PUBLIC STATE OF COLORADO NOTARY ID 20214015854 MY COMMISSION EXPIRES APRIL 22, 2025

My commission expires: April 22,2025

### **Dogleg Irrigation Shares**

Grand Valley Irrigation Company

688 26 Road

Grand Junction, CO 81506 Phone (970) 242-2762

Notice of Assessment

Owner of record

BILLING

Jose B & Connie Marquez

Account No.

39212

A Stock..

\$293.61

B Stock..

\$14.04

Records show you own

A/B stock

Assessment Due...

\$293.61

Interest Charge.... Previous Balance.....

\$0.00 \$0.00

TOTAL DUE.....

\$293.61

Billing Date

Date Due

01/13/22 Assessment must be paid whether water is used or not.

FIRST CLASS MAIL U.S. POSTAGE PAID GRAND JUNCTION, CO PERMIT NO. 16

Account No.

39212

Mail to:

Jose B & Connie Marquez

170 S. Apple

Fruita CO 81521

Please enter your headgate

Enclose stub with payment.

> ODE S. TROS. CO. PARTITION

Grand Valley Imgation Company 685 26 Road

Grand Junction, CO 81503 Phone (970) 242-2762

Notice of Assessment

BILLING

Owner of record Dogleg LLC

Account No.

52079

A Stock.. B Stock.. \$293,61 \$14.04

Records show you own .

A/B stock

Dogleg LLC

595 20 3/4 Rd Gr Jct CO 81507

Mail to:

Account No.

52079

Assessment Due... Interest Charge....

\$293.61

Previous Balance.... TOTAL DUE.....

\$293.61

Billing Date

Date Due

Please enter your headgate

Assessment must be paid whether water in

water a deed or how the payment.

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18 ROAD 40' PETITIONED RIGHT OF WAY ROAD BOOK 2 PAGE 73	ANNEXATION SURVEY PARCEL NUMBER 2697-213-00-078  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				
FOUND MCSM 487-1 WEST ¼ CORNER SECTION 21 T1N, R2W, UTE	S89° 53' 11"E 1316.51'  BASIS OF BEARINGS NORTH LINE NW¼ SW¼ SECTION 21				FOUND No. 5 REBAR ALUMINUM CAP PLS 18469 CENTER-WEST CORNER SECTION 21 T1N, R2W, UTE
		MESA COUNTY PARCEL #2697-213-00-095		DOGLEG, LLC #2697-213-00-094	330.00,
GRAPHIC SCALE:  1"= 40'  40'  0  40'  80'	LECEND.	940 18 RD LEDBETTER WILLIAM E	EXISTING CITY LIMITS  So. 24' 37"W 165.34'	Parcel No. 2697-213-00-07 0.99 ACRES  S89° 53' 11"E 260.54'	NO' 30' 42"E 165.35'  SO' 30' 42"W 13.8:30'  EAST LINE NW4 SW4 SECTION 21  MESA COUNTY PARCEL  #2697-213-00-086  935 18 1/2 RD  ADOBE CREEK NATIONAL LLC  c/o WILSON TOOL INTERNATIONAL
LINEAR UNITS ARE U.S. SURVEY FEET	LEGEND:  FOUND SURVEY MARKER AS DESCRIBED  FOUND No. 5 REBAR WITH 2 INCH ALUMINUM CAP PLS 10097  SET No. 5 REBAR WITH 2 INCH ALUMINUM CAP PLS 37904  □			ADOBE CREEK NATIONAL, LLC #2697-213-00-092	823.95,
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 South 330 Feet & North 89'41' East from the West Quarter corner of Section 21, Township 1 North, Range 2 West of the Ute Meridian thence South 165.34 feet; thence S89'41W 264.00 feet; thence North 165.34 feet; thecne N89'41E 264.00 feet to the Point of Beginning. County of Mesa, State of Colorado.  SAID PARCEL CONTAINS 0.99 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)	TITLE CERTIFICATE  does hereby certify that it has examined the all lands shown on this Map and that title to such lands is vested in 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 com the requirements contained in Article 12, Title 31, C.R.S., as amended, and the property is eligible for annexation to the City of Fruita. The City Council of Fruita, Colorado, by Ordinance Number, duly add the day of, 2021, did property herein described to the City of Fruita, Colorado. ATTEST,	nplies with the City of opted on	NOTES  OWNERSHIP, RECORDED RIGHTS—OF—WAY, AND EAS WITHOUT USING A CURRENT TITLE POLICY.  BEARINGS ARE BASED ON THE NORTH LINE OF NW NORTH, RANGE 2 WEST OF THE UTE MERIDIAN. THE CALCULATED USING THE MESA COUNTY SURVEY INF PUBLISHED INFORMATION FOR GPS ID NO: P111 AT T0276 AT THE EAST END OF SAID LINE.  ACCORDING TO COLORADO LAW YOU MUST COMMEN ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS DEFECT. IN NO EVENT MAY ANY ACTION BASED UP COMMENCED MORE THAN TEN YEARS FROM THE DATHEREON.  THIS BOUNDARY SURVEY IS BASED ON THE DEED NUMBER 2569091, OF THE MESA COUNTY RECORDS	ANY SECTION 21, TOWNSHIP 1 E VALUE USED S89°53'11"E, WAS FORMATION MANAGEMENT SYSTEM USING THE WEST END OF SAID LINE AND  NCE ANY LEGAL ACTION BASED UPON AFTER YOU FIRST DISCOVERED SUCH ON ANY DEFECT IN THIS SURVEY BE ATE OF THE CERTIFICATION SHOWN  AS RECORDED AT RECEPTION	FOUND 3 ¼ INCH ALUMINUM CAP PLS 24306 SOUTHWEST ¼6 CORNER SECTION 21 T1N, R2W, UTE
STATE OF COLORADO ) ss.  COUNTY OF Mesa )  The foregoing certification was acknowledged before me this day of  Witness my hand and official seal.  My commission expires:	Mayor  City Clerk  PLANNING COMMISSION CERTIFICATION  This plat approved by the City of Fruita Planning Commission the	l, C t t c day	SURVEYOR'S CERTIFICATE  , Patrick Click, a registered land surveyor licensed uson to the control of the control of the best of the less that the information hereon is correct to the best of that no less than one—sixth (1/6) of the perimeter contiguous with the existing boundaries of the City of the external boundaries of the property shown monumented on the ground.	de under my direct supervision and of my knowledge and belief, and of the area as shown hereon is of Fruita, Colorado. I further certify	ANNEXATION SURVEY  SITUATED IN THE NW1/4 SW1/4 SECTION 21  TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE UTE MERIDIA  COUNTY OF MESA, STATE OF COLORADO
	Chairman , 2021.		FOR REVIEW		JOB #: 2011-024 FIELD WORK: SL DRAWN BY DATE: 8/25/21 DRAWING NAME: DOGLEG, LLC CHECKED  POLARIS SURVEYING  PATRICK W. CLICK P.L.S.  3194 MESA AVE #B

Registered Land Surveyor

3194 MESA AVE. #B GRAND JUNCTION, CO 81504 PHONE (970)434-7038