



AGENDA ITEM COVER SHEET

TO: FRUITA CITY COUNCIL AND MAYOR

FROM: PLANNING & DEVELOPMENT DEPARTMENT

DATE: OCTOBER 5, 2021

RE: RESOLUTION 2021-26, A RESOLUTION OF THE FRUITA CITY COUNCIL SETTING A HEARING DATE FOR NOVEMBER 16, 2021 TO DETERMINE THE ELIGIBILITY OF APPROXIMATELY 13.9 ACRES OF PROPERTY LOCATED AT PARCEL NUMBER 2697-164-00-050 TO BE ANNEXED INTO THE CITY OF FRUITA AND TO CONSIDER INITIATION OF ANNEXATION PROCEDURES.

BACKGROUND

The property owner of Parcel Number 2697-164-00-050 has submitted an application to annex and zone the property. Staff has reviewed this annexation request and finds that the property meets the city and state laws that must be met to find a property eligible for annexation.

The property has at least 1/6th of its perimeter contiguous with existing city limits and it is within the city's Urban Growth Boundary. Urban development exists on the west side of the property and is identified for urban development by the city's Master Plan.

This finding of eligibility is the first step in the annexation process. The second step is to annex the property and designate a city zoning district. The Planning Commission will be considering this annexation at their October 12, 2021, public hearing.

FISCAL IMPACT

Annexation of property requires that the city provide it with city services (such as police protection and sewer service). The cost of providing services varies with each annexation. This Resolution is to set a hearing date to find the property eligible for annexation which does not create a fiscal impact.

APPLICABILITY TO CITY GOALS AND OBJECTIVES

The city's primary goal is to protect the health, safety and welfare of the city's residents. Annexation ensures that the city has some control over development which might otherwise occur outside the city limits and drain city resources and infrastructure. This step in the annexation process simply finds the property eligible or ineligible for annexation.

Staff is continuing to review this annexation request to determine more clearly whether or not the annexation meets all of the city's goals and objectives.

OPTIONS AVAILABLE TO COUNCIL

1. Approve Resolution 2021-26, A Resolution of the Fruita City Council setting a hearing date for November 16, 2021, to determine the eligibility of approximately 13.9 acres of property located at Parcel Number 2697-164-00-050 to be annexed into the City of Fruita and to consider initiation of annexation procedures.
2. Deny the Resolution.

RECOMMENDATION

Staff recommends that the Council Approve Resolution 2021-26, A Resolution of the Fruita City Council setting a hearing date for November 16, 2021, to determine the eligibility of approximately 13.9 acres of property located at Parcel Number 2697-164-00-050 to be annexed into the City of Fruita and to consider initiation of annexation procedures.

RESOLUTION 2021-26

A RESOLUTION OF THE FRUITA CITY COUNCIL SETTING A HEARING DATE FOR NOVEMBER 16, 2021 TO DETERMINE THE ELIGIBILITY OF APPROXIMATELY 13.9 ACRES OF PROPERTY LOCATED AT PARCEL NUMBER 2697-164-00-050 TO BE ANNEXED INTO THE CITY OF FRUITA AND TO CONSIDER INITIATION OF ANNEXATION PROCEDURES.

WHEREAS, the City of Fruita has received a petition for annexation of property into the city limits of Fruita which is signed by 100% of the property owners of the property requested to be annexed, and

WHEREAS, the property to be annexed is described and shown on attached Exhibit A.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL to hold a public hearing on November 16, 2021 at 7:00 p.m., to determine if the real property described and shown on Exhibit A complies with Colorado Revised Statutes 31-12-104, 105 and 106 and is eligible for annexation and to consider the adoption of a Resolution to initiate procedures to annex said real property to the City of Fruita.

**PASSED AND ADOPTED BY THE FRUITA CITY COUNCIL
THIS 5TH DAY OF OCTOBER 2021.**

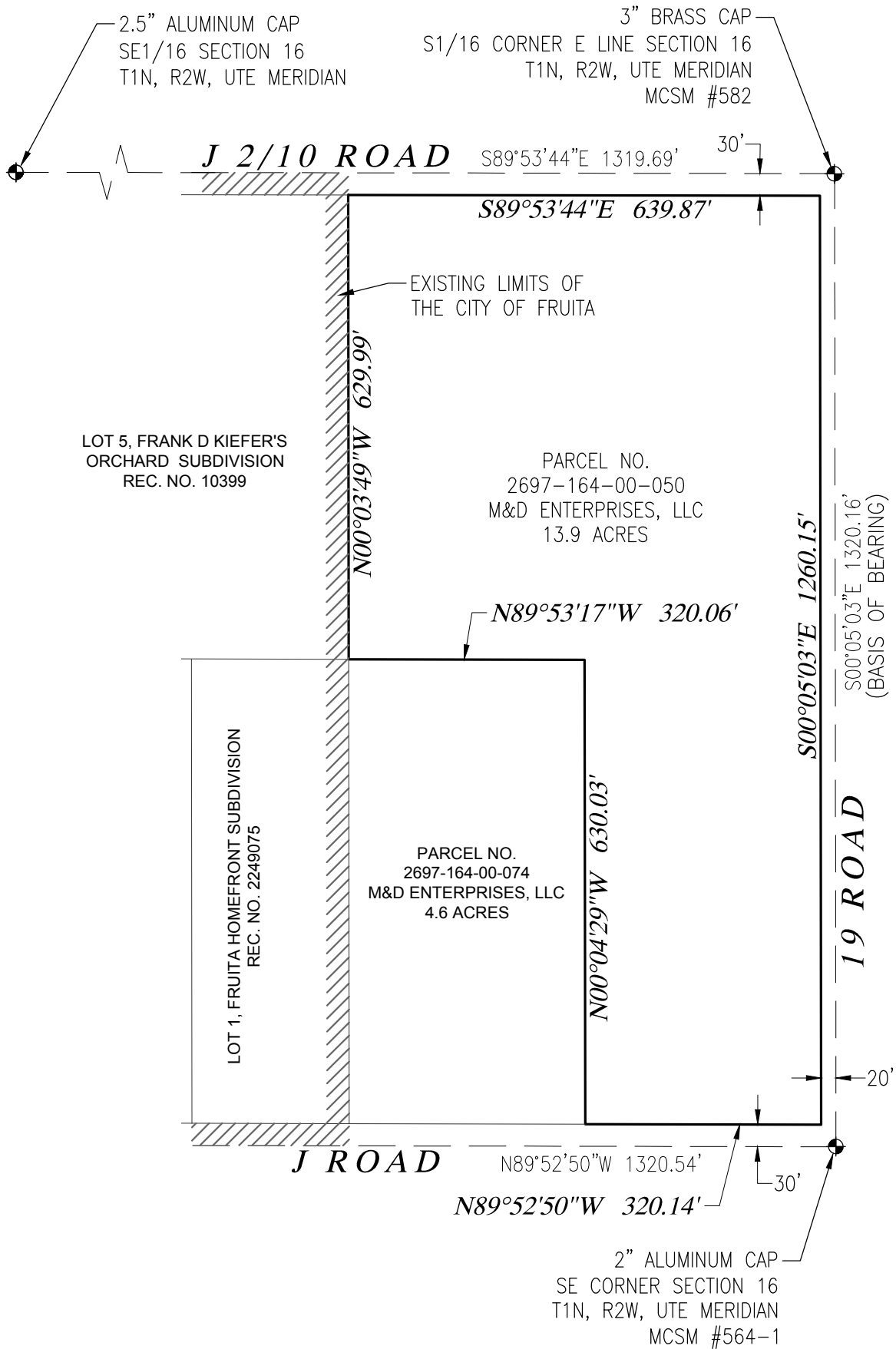
ATTEST:

City of Fruita

Margaret Sell, City Clerk

Joel Kincaid, Mayor

EXHIBIT A



PROPERTY DESCRIPTION

A PARCEL OF LAND SITUATED IN THE SE1/4SE1/4 OF SECTION 16, T1N, R2W,
UTE MERIDIAN, CITY OF FRUITA, MESA COUNTY, COLORADO, BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 7 AND THE EAST 1/2 OF LOT 8, FRANK D. KIEFER'S ORCHARD
SUBDIVISION (REC. NO. 10399).

PARCEL CONTAINS 13.9 ACRES

LEGEND

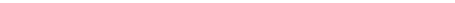
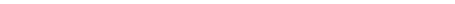
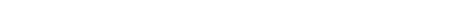


 PROPERTY BOUNDARY
 SECTION LINE
 ADJOINER PROPERTY LINE
 EXISTING CITY LIMITS
 FOUND SURVEY CONTROL MONUMENT

TABLE OF ABBREVIATIONS

MCSM -	MESA COUNTY SURVEY MONUMENT
N -	NORTH
S -	SOUTH
E -	EAST
W -	WEST
C -	CENTER
T -	TOWNSHIP
R -	RANGE
AC -	ACRES
REC. NO. -	RECEPTION NUMBER



SCALE IN FEET

200 100 0 200 400

1" = 200'

[illegible]

ALEXANDRE B. LHERITIER

PROFESSIONAL LAND SURVEYOR
COLORADO LICENSE No. 38464

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EXHIBIT

ANNEXATION EXHIBIT

WESTON SUBDIVISION

J ROAD AND 19 ROAD
FRUITA, COLORADO 81521

SCALE: 1"=200'
DATE: 7/13/2021
PROJECT NO: F20-052
DWG ID:
Boston annex exhibit.dwg

SHEET~

A