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<b>AGENDA ITEM COVER SHEET</b>
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**TO: FRUITA CITY COUNCIL AND MAYOR**

**FROM: PLANNING & DEVELOPMENT DEPARTMENT**

**DATE: OCTOBER 5, 2021**

**RE: RESOLUTION 2021-25, A RESOLUTION OF THE FRUITA CITY COUNCIL SETTING A HEARING DATE FOR NOVEMBER 16, 2021 TO DETERMINE THE ELIGIBILITY OF APPROXIMATELY 4.6 ACRES OF PROPERTY LOCATED AT PARCEL NUMBER 2697-164-00-074 TO BE ANNEXED INTO THE CITY OF FRUITA AND TO CONSIDER INITIATION OF ANNEXATION PROCEDURES.**

**BACKGROUND**

The property owner of Parcel Number 2697-164-00-074 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 1/6<sup>th</sup> 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 2021-25, A Resolution of the Fruita City Council setting a hearing date for November 16, 2021, to determine the eligibility of approximately 4.6 acres of property located at Parcel Number 2697-164-00-074 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 2021-25, A Resolution of the Fruita City Council setting a hearing date for November 16, 2021, to determine the eligibility of approximately 4.6 acres of property located at Parcel Number 2697-164-00-074 to be annexed into the City of Fruita and to consider initiation of annexation procedures.

**RESOLUTION 2021-25**

**A RESOLUTION OF THE FRUITA CITY COUNCIL SETTING A HEARING DATE FOR NOVEMBER 16, 2021 TO DETERMINE THE ELIGIBILITY OF APPROXIMATELY 4.6 ACRES OF PROPERTY LOCATED AT PARCEL NUMBER 2697-164-00-074 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 5<sup>TH</sup> DAY OF OCTOBER 2021.**

ATTEST:

City of Fruita

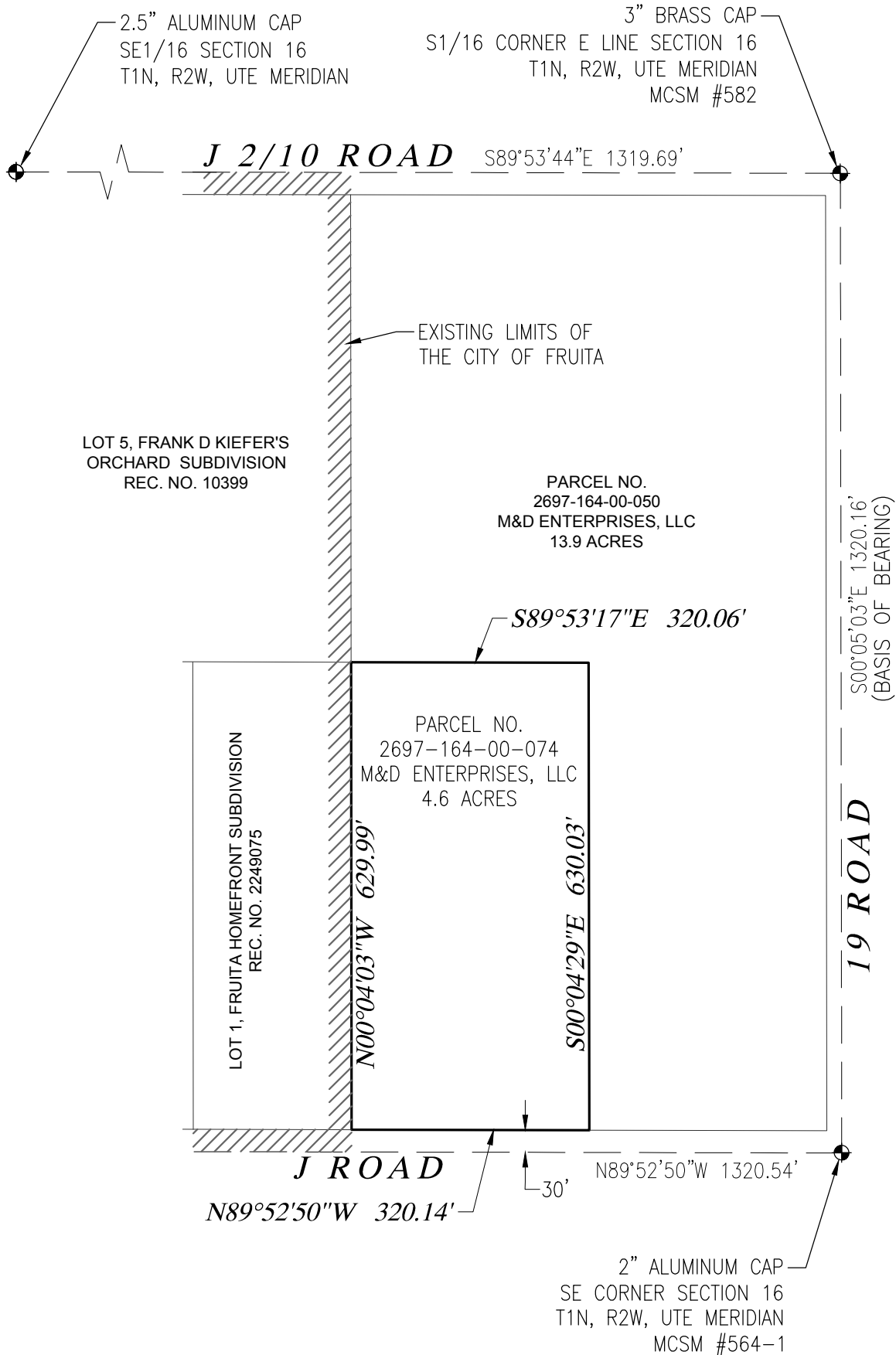
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Margaret Sell, City Clerk

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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:

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

PARCEL CONTAINS 4.6 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]

**VORTEX**  
**ENGINEERING, INC.**

- \* CONSTRUCTION MANAGERS & SITE PLANNERS
- \* PROJECT MANAGERS
- \* CIVIL & CONSULTING ENGINEERS

861 Road Avenue  
Grand Junction, Colorado 81501  
Phone: (970) 245-9051  
Fax (970) 245-7639

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: 7/14/2021  
PROJECT NO: F20-052  
CAD ID:  
weston annex exhibit.dwg

SHEET~

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